



Office of the City Manager
1685 Main Street, Suite 209
PO Box 2200
Santa Monica, CA 90407-2200

September 15, 2016

Mr. Michael Forth, Director
Mr. R. Clark McCormick
ATE of California, dba
American Flyers Flight School
2501 Airport Avenue
Santa Monica, California 90405

Re: 30-Day Notice of Termination of Tenancy & 30-Day Notice to Vacate the Premises
pursuant to California Civil Code §1946. (Santa Monica Airport Lease No. 8547)

Dear Mr. Forth,

Attached please find your NOTICE TO VACATE. Please note you have 30 days to vacate the premises. Please coordinate your departure and pro-rated rent amount due with the Airport Manager, Stelios Makrides. Mr. Makrides can be reached at 310.434.2693.

Should you have further questions please feel free to contact me directly at 310.434.2699.

Sincerely,

A handwritten signature in black ink, appearing to read "Nelson Hernandez". The signature is fluid and cursive, with a large loop at the end.

Nelson Hernandez
Senior Advisor to the City Manager



Rick Cole
City Manager

Office of the City Manager
1685 Main Street
PO Box 2200
Santa Monica, CA 90407-2200

September 15, 2016

Mr. Michael Forth, Director
Mr. R. Clark McCormick
ATE of California, dba
American Flyers Flight School
2501 Airport Avenue
Santa Monica, California 90405

Re: **30-Day Notice of Termination and 30-Day Notice to Quit and Vacate the Premises pursuant to California Civil Code §1946. (Santa Monica Airport Lease No. 8547)**

Dear Sirs,

ATE of California, doing business as American Flyers, ("Flyers") currently is in possession of premises at 2501 Airport Avenue, Santa Monica, California, at the Santa Monica Municipal Airport. Flyers originally occupied the premises under a lease with the City of Santa Monica, Santa Monica Airport Lease Agreement No. 8547 ("Lease"), which was entered into by American Flyers and City of Santa Monica on or around June 23, 2006. The Lease expired by its terms on June 30, 2015 and American Flyers has remained in possession of the premises since then on a month-to-month basis. This Notice is intended as, and shall be construed as, a 30-day notice terminating Flyers' month-to-month tenancy.

PLEASE TAKE NOTICE that pursuant to California Civil Code § 1946, **Flyers must quit and vacate the premises and surrender possession to the City of Santa Monica within 30 days after service of this notice.** Flyers' failure to quit and vacate the premises within such 30 days will cause the City to initiate legal proceedings against Flyers to recover possession of the premises and to seek a money judgment for damages for each day of occupancy after the expiration date of this notice. Such a judgment against Flyers may include attorney fees and court costs as allowed by law or contract. Current rental payments (including prorated rent for any partial month) shall remain due and payable through and including the date of termination of under this Notice.

PLEASE TAKE FURTHER NOTICE that California law permits former tenants to reclaim abandoned personal property left at the former address of the tenant, subject to certain conditions. Flyers may or may not be able to reclaim property without incurring additional costs, depending on the cost of storing the property and the length of time before it is reclaimed. In general, these costs will be lower the sooner Flyers is able to contact the City after being notified that property belonging to it was left behind after Flyers vacates the premises.

A handwritten signature in black ink, appearing to read "Rick Cole".

Rick Cole
City Manager