

Etchandy Industrial Complex I
1800-1890 E. Miraloma Avenue
Placentia, CA 92870

Service Numbers

AT & T (Phone):	(800) 750-2355
Placentia Business License Info:	(714) 993-8230
Placentia Chamber of Commerce:	(714) 528-1873
Placentia City Clerk:	(714) 993-8231
Placentia City Council:	(714) 993-8261
Placentia Fire Department:	(714) 744-0400
Placentia Planning and Zoning:	(714) 993-8124
Placentia Police Department:	(714) 993-8164
Placentia Public Works:	(714) 993-8245
Republic Services (Trash):	(714) 238-3300
Southern California Edison (Electric):	(800) 655-4555
Time Warner (Internet/TV/Phone)-Account Rep: Ron Assef:	(714) 231-5812
United States Postal Service:	(800) 275-8777

Additional Tenant Information

Management Office Information:

Office Phone:	(714) 777-1468
Office Fax:	(714) 777-5779
Office Hours:	8:00am - 5:00pm Monday to Thursday 8:00am - 1:00pm Friday Closed Weekends
Property Manager:	Brian Dalton
Accounts Payable/Receivable:	Natalie Whitehead natalie@prpropertiesinc.com
Office Address:	1241 N. Lakeview Avenue Suite F Anaheim, CA 92807

Rent Payment Policy:

- **All rent is due on the 1st of each month.**
- **Rent should be made payable to ETCHANDY INDUSTRIAL COMPLEX I, LLC**
- A late fee shall be charged if rent is not received in our office by 5:00 PM on the 10th day of the month.
- Should the 10th fall on a weekend, a late fee will be charged if rent is not received in our office by 5:00 PM the following Monday.
- A late fee shall be charged regardless of method of payment or delivery, including, but not limited to, electronic payments and other online banking methods. Slower than expected mail delivery shall not be considered an acceptable excuse for late receipt of rent.
- If your rent check is returned by the bank for any reason, including, but not limited to, non-sufficient funds, and a valid replacement check is not received by the 10th (or other acceptable timeframes as provided above), a late fee shall be charged.
- Whether a late fee is charged or not, tenants shall be charged a fee of \$25.00 for each time a check is returned for non-sufficient funds and for all costs charged by the bank.

Please be aware there is a mail slot in the door of our office and rent can be dropped off there at any time. Finally, please note that we send monthly statements as a courtesy to our tenants, but they are not mandatory, and rent is due regardless of your receipt of a statement.

Insurance Requirements:

A liability policy must be in effect at all times throughout the term of your lease and we must have a current insurance certificate in our office at all times. You may contact your insurance agent and request that a valid certificate be sent to our office any time that your insurance is renewed. The Lessor and property manager must be named as additional insured on your policy *exactly* as follows:

Etchandy Industrial Complex I, LLC

PR Properties, Inc.

1241 N. Lakeview Avenue, Suite F

Anaheim, CA 92807