

Escrow #

Property
 Address 2640 Via Rivera Owner Fay H. Owen Date Received 07/26/2023

Applicant Debbie Allen Applicant's Phone 310-812-4164

Email Address debbie.allen@me.com City Business License _____

Obtaining a Real Property Records Report is a requirement prior to sale of home per PVEMC 5.25.030.

FEE: **Effective 3/15/2023, fee is \$174.00** payable upon application. Completed reports are available ten (10) working days after date of application.

NOTICE: The issuance of the Real Property Records is not a warranty or representation by the City that the subject property or its present use is, or is not, in compliance with the law. The City does not represent or warrant that the information contained in the Report will always be complete and /or accurate, and all persons receiving the report should independently verify the information contained therein before relying upon it. The preparation and delivery of this report shall not impose any mandatory duty upon the City to completely and accurately report the information from its records or impose any liability upon the City for any errors or omissions contained in said Report.

(Office Use Only)

APN#7543-029-009

Lot	Block	Tract	16945	Zone	R-1	Occupancy	DWELLING
Building	Date of	Nature of Construction	Permit #	Issuance	Permit Status		
B-1726	05/12/54	Single family residence and garage			Final	09/08/54	
4257	08/03/62	Addition			Final	11/29/62	
S-3575	05/05/69	House sewer connecting to public sewer			Final	05/07/69	
32863	04/29/10	Re-roof			Final	05/24/10	

Report Prepared By: Kimberly Bernal Date Completed: 08/08/2023

INSTRUCTIONS:

- a) The buyer shall sign acknowledging receipt of this report.

THIS REPORT REMAINS VALID FOR A PERIOD NOT TO EXCEED SIX (6) MONTHS FROM DATE ISSUED.
PLEASE PRINT CLEARLY & PROVIDE LEGAL ADDRESS IF DIFFERENT FROM REPORT.

Receipt Acknowledged: _____
(Buyer's Signature) (Print Name)

(Address)

Please state the date you are moving to this property, thank you.

FOR APPLICANT TO FILL IN

BUILDING ADDRESS <i>2640 Via Rivera</i>		
LOCALITY <i>P.V.E.</i>		
NEAREST CROSS ST.		
OWNER <i>Pasquale Rocca</i>		
MAIL ADDRESS <i>729 E 135th St</i>		
CITY <i>Hawthorne Calif</i>		TEL. NO. <i>OS: 54981</i>
ARCHITECT OR ENGINEER <i>S. Roy Angier</i>		TEL. NO.
ADDRESS		
CONTRACTOR <i>Owner</i>		TEL. NO.
ADDRESS		
LEGAL DESCRIPTION	LOT NO. <i>9</i>	BLOCK <i>5</i>
TRACT <i>16945</i>		
SIZE OF LOT <i>107 x 87</i>	NO. OF BLDGS. NOW ON LOT <i>none</i>	
USE OF EXISTING BLDG.	NO. OF FAMILIES <i>1</i>	
DESCRIPTION OF WORK		
NEW <input checked="" type="checkbox"/>	ALTERATION <input type="checkbox"/>	ADDITION <input type="checkbox"/>
REPAIR <input type="checkbox"/>	DEMOLITION <input type="checkbox"/>	
SQ. FT. SIZE <i>1496</i>	NO. OF ROOMS <i>5</i>	STORIES <i>1</i>
EXT. WALL COVERING <i>Stu.</i>	ROOF COVERING <i>Shingul</i>	
USE OF STRUCTURE		
<i>Dwelling + Garage</i>		
<i>H.H.</i>		
I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND STATE THAT THE INFORMATION GIVEN IS CORRECT.		
I AGREE TO COMPLY WITH ALL COUNTY ORDINANCES AND STATE LAWS REGULATING BUILDING CONSTRUCTION.		
SIGNATURE OF PERMITTEE <i>Pasquale Rocca</i>		
ADDRESS <i>729 E. 135th St Hawthorne</i>		
AUTHORIZED AGT.		
\$ VALUATION <i>19960 00</i>	P. C. FEE \$ <i>19 50</i>	
	FEE \$ <i>39 00</i>	

FOR OFFICE USE ONLY

DISTRICT NO. <i>PVE</i>	PLAN Ck. OR REG. No. <i>1429</i>	PERMIT NO. <i>1720B</i>
RECEIVED BY <i>EJR</i>	DATE OF APPL. <i>4/27/54</i>	DATE ISSUED <i>5-12-54</i>
BUILDING ADDRESS <i>2640 Via Rivera</i>		
LOCALITY <i>PVE</i>		
NEAREST CROSS ST.		
FIRE ZONE <i>C</i>	NO. OF PLANS <i>2</i>	TYPE <i>V</i>
BLDG. SETBACK LINE <i>20 FPL</i>		ORD. NO.
USE ZONE	APPROVED BY	DATE
HOUSE NUMBERING		
MAP NUMBER	NO. ASSIGNED BY	
CORRECTIONS		
<i>20' Rivera</i>		
<i>10' Avenida</i>		
STREET		
APPROVALS		
INSPECTOR'S SIGNATURE DATE		
FOUNDATION: LOCATION FORMS, MATERIALS	<i>EJB</i>	<i>5-19-54</i>
FRAME: FIRE STOPS, BRACING, BOLTS	<i>EJB</i>	<i>5-24</i>
FURNACE: LOCATION, GAS VENT, DUCTS	<i>EJB</i>	<i>5-26</i>
LATH, INT.	<i>EJB</i>	<i>5-26</i>
LATH, EXT.		
PLASTER, INT.		
PLASTER, EXT.		
HOUSE NUMBER CORRECT AND POSTED	<i>EJB</i>	<i>8-27</i>
FINAL	<i>EJB</i>	<i>8-27</i>

ORIGINAL

CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY

DEPARTMENT OF BUILDING AND SAFETY

CITY OF PALOS VERDES ESTATES

Palos Verdes Estates, California

Nº 1099

Lot 9

Block 5

Tract 16945

CERTIFICATE OF COMPLETION

AND COMPLIANCE

Palos Verdes Estates, Calif. 9-8, 1954

THIS CERTIFIES THAT THE BUILDING OF Pasqual Rosca
located at No. 2640 Via Rivera, has been

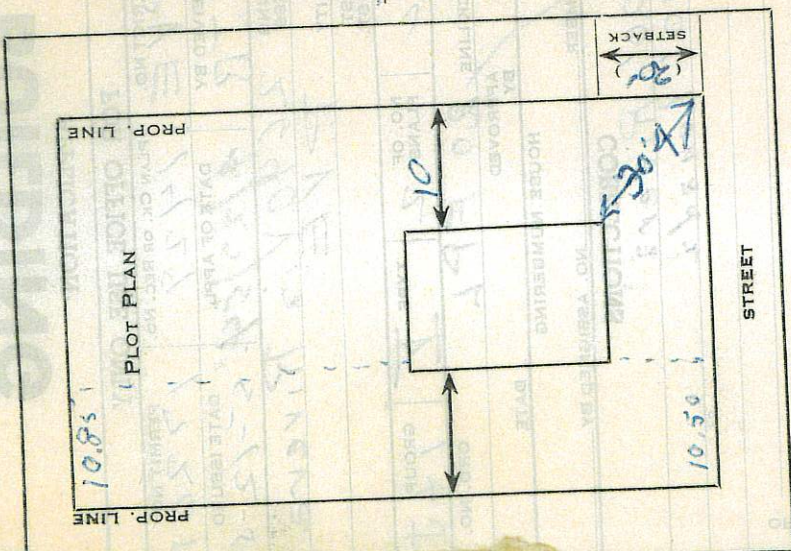
inspected and found to comply with the provisions of Ordinance No. 80 of City of Palos Verdes Estates.

E. J. Blumby
Building Inspector

P. V. E. File No. _____

By William O. Pitts

Canada



APPROVALS	INSPECTOR'S SIGNATURE	DATE
	<i>E. J. Blumby</i>	9-8-54
	<i>William O. Pitts</i>	9-8-54

CITY OF PALOS VERDES ESTATES
DEPARTMENT OF BUILDING AND SAFETY

FOR APPLICANT TO FILL IN			
BUILDING ADDRESS <u>2640 VIA RIVERA</u>			
LOCALITY _____			
OWNER <u>W W Rohde</u>			
MAIL ADDRESS <u>2640 VIA RIVERA</u>			
CITY <u>Palos Verdes Ests</u>		TEL. NO. _____	
ARCHITECT <u>NONE</u>			
ADDRESS _____		TEL. NO. _____	
CONTRACTOR <u>Charles O. Good</u>			
ADDRESS <u>PO. Box 967 PVE.</u>			
CITY LICENSE NO. _____		TEL. NO. <u>FR 93093</u>	
LEGAL DESCRIPTION	LOT NO. <u>9</u>	BLOCK _____	
TRACT <u>16945</u>			
SIZE OF LOT _____		NO. OF BLDGS. NOW ON LOT <u>1</u>	
USE OF EXISTING BLDG. <u>DWELLING</u>		NO. OF FAMILIES <u>1</u>	
DESCRIPTION OF WORK			
NEW	ALTERATION	ADDITION	<input checked="" type="checkbox"/>
REPAIR	DEMOLITION		
SO. FT. SIZE <u>200</u>	NO. OF ROOMS _____	STORIES <u>1</u>	
EXT. WALL COVERING <u>Stucco</u>	ROOF COVERING <u>Shale</u>		
USE OF STRUCTURE <u>BED Room</u>			
I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND STATE THAT THE INFORMATION GIVEN IS CORRECT. I AGREE TO COMPLY WITH ALL CITY ORDINANCES AND STATE LAWS REGULATING BUILDING CONSTRUCTION. SIGNATURE OF PERMITTEE <u>Charles O. Good</u> ADDRESS _____ AUTHORIZED AGT. _____			
VALUATION \$ <u>3,000.⁰⁰</u>		P. C. & FEE <input checked="" type="checkbox"/> PERMIT \$ <u>12⁰⁰</u> FEE _____	

FOR OFFICE USE ONLY			
DISTRICT NO. _____	PLAN CK. OR REC. NO. _____	PERMIT NO. <u>4257</u>	
RECEIVED BY <u>ONS</u>	DATE OF APPL. _____	DATE ISSUED <u>8-3-68</u>	
FIRE ZONE _____	NO. OF PLANS _____	TYPE _____	GROUP _____
BLDG. SETBACK LINE _____			ORD. NO. _____
CORRECTIONS			
APPROVALS			
	INSPECTOR'S SIGNATURE	DATE	
FOUNDATION: LOCATION FORMS, MATERIALS			
FRAME: FIRESTOPS, BRACING, BOLTS			
FURNACE: LOCATION, GAS VENT, DUCTS			
LATH, INT.			
LATH, EXT.			
PLASTER, INT.			
PLASTER, EXT.			
FINAL			

DEPARTMENT OF BUILDING AND SAFETY
CITY OF PALOS VERDES ESTATES

APPLICATION FOR CERTIFICATE OF COMPLETION

Art Jury Approval

R. Wellman
BY
12-3-62
DATE

H. A. No. 4674

Lot 9

Block 3

Tract 16745

Palos Verdes Estates 1111, 1962

I, Mrs. Walter W. Rohde
(Name)

2642 W. Palms
(Address)

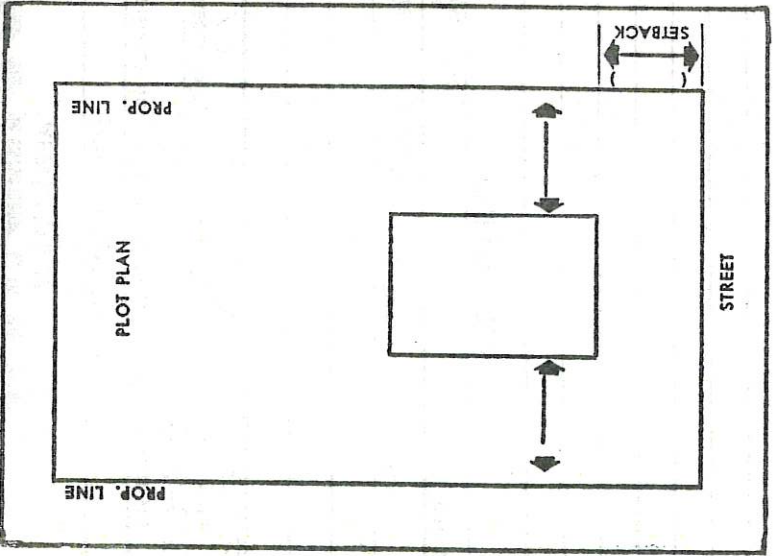
hereby apply for certificate of completion. I certify the building to be fully completed in all details and in compliance with plans as approved by the Palos Verdes Art Jury, as issued under Building Permit No. 1257.

Occupancy prior to receiving certificate is a violation of City Ordinance No. 80.

Ready None Hold _____

Key FR 7-1945 OK _____ (Signed) Walter W. Rohde

500 SETS 8-60 T-7372



FOR APPLICANT TO FILL IN

BUILDING ADDRESS 2640 Via Riviera

OWNER Mr. J. Owen

MAIL ADDRESS 2640 Via Riviera

CITY Palos Verdes St. TEL. NO. _____

CONTRACTOR Sam Leon

ADDRESS 15200 Condon Ave.

CITY Lawndale TEL. NO. 371-3732

SKETCH LOCATION ON REVERSE

RECEIVED BY [Signature]

DATE 5-5-69

PERMIT NO. **S 3575**

NO.	DESCRIPTION OF WORK	FEE		
1	HOUSE SEWER CONNECTING TO PUBLIC SEWER	@ \$ 5.00	5	00
	PRIVATE DISPOSAL SYSTEM	10.00		
	CONNECT ADDITIONAL BLDG. OR WORK TO HOUSE SEWER	5.00		
	ALTER OR REPAIR EXISTING SEWER OR DISPOSAL SYSTEM	5.00		
1	DISCONNECT AND ABANDON SEWER AND/OR DISPOSAL SYSTEM	5.00	5	00
	SEPTIC TANK, SEEPAGE PIT OR PITS AND/OR DRAINFIELD	5.00		

CASH	<input type="checkbox"/>	PERMIT	\$	5	00
CHECK	<input checked="" type="checkbox"/>	TOTAL FEE		15	00

I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND STATE THAT THE ABOVE IS CORRECT AND AGREE TO COMPLY WITH ALL THE ORDINANCES AND STATE LAWS REGULATING PLUMBING AND SEWERS.

I HEREBY CERTIFY THAT I AM PROPERLY LICENSED AS REQUIRED BY THE CITY OF PALOS VERDES ESTATES AND STATE OF CALIFORNIA OR THAT I AM THE LEGAL OWNER OF THE ABOVE DESCRIBED RESIDENTIAL PROPERTY.

SIGNATURE OF PERMITTEE Sam Leon

BY _____

APPROVALS

INSPECTOR'S SIGNATURE	DATE
<u>[Signature]</u>	<u>5-6-69</u>
NEW HOUSE SEWER	
CONNECT ADDITIONAL BUILDING OR WORK	
SEPTIC TANK, SEEP. PIT(S) AND/OR DRAINFIELD	
CESSPOOL <input type="checkbox"/> DRYWELL <input type="checkbox"/>	
ALTER, REPAIR, SEWER OR SEWAGE DISPOSAL SYSTEM	
DISCONNECT PLUG AND ABANDON HOUSE SEWER	
BACKFILL SEPTIC TANKS <input checked="" type="checkbox"/> SEEP. PIT(S) <input type="checkbox"/> CESSPOOLS <input checked="" type="checkbox"/>	<u>[Signature] 5-7-69</u>



City of Palos Verdes Estates

APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY

Building and Safety
340 Palos Verdes Drive West
Palos Verdes Estates, CA 90274
(310) 378-0383 Fax (310) 378-7820

Inspection request line 310-791-8400

Building Address
St No. 02640 Street VIA RIVERA
APN 7543029009 Lot 009 Tract 16945 Block 00005

Applicant
St No. _____ Street _____
City _____ Zip _____ Phone _____

Engr/ Arch _____ Lic No. _____

Owners name Owen Trust
Telephone 310.377.0134

Contractor _____ Lic No. 800810
Handy Roofman
2350 248 Th St
Lomita 90717

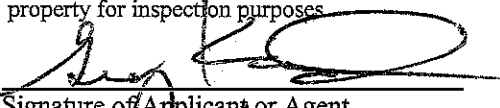
Licensed Contractor's Declaration
I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000 of Division 3 of the Business and Professions Code) and my license is in full force and effect.
License Class C-39 License Number 800810
Date 4/29/2010 Contractor Handy Roofman
Address 2350 248 th St
City and Zip Lomita 90717 Phone 310-488-6533

Construction Lending Agency
I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 1097, Clv.C)
Lender's Name _____
Lender's Address _____

Owner-Builder Declaration
I hereby affirm that I am exempt from the Contractor's License Law for the following reason [Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the contractor's License Law (Chapter 9, commencing with Section 7000, of Division 3 of the Business and Professions Code) or that he is exempt therefrom, and the basis for the alleged exemption. Any violation of section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five
 I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve the purpose of sale.)
 I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and contracts for such projects with contractor(s) licensed pursuant to the contractor's License Law).
 I am exempt under Sec. _____, B&PC for this reason
Date _____ Initial _____

Workers' Compensation Declaration
I hereby affirm under penalty of perjury one of the following declarations:
 a. I have and will maintain a certificate of consent to self-insure for workers' compensation as provided by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.
 b. I have and will maintain worker's compensation, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My worker's compensation insurance carrier and policy number are:
Policy No: _____
Exp Date: _____

(This section need not be completed if the permit is for one hundred dollars (\$100) or less).
c. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.
Date _____ Signature _____
Warning: Failure to secure workers' compensation coverage is unlawful, and shall subject an employer to criminal penalties and civil fines up to one hundred thousand dollars (\$100,000), in addition to the cost of compensation, damages as provided for in Section 3706 of the Labor Code, interest, and attorney's fees.

I certify that I have read this application and state that the above information is correct, and that I am the owner or the duly authorized agent of the owner. I agree to comply with all city and state laws relating to building construction. I hereby authorize representatives of the City of Palos Verdes Estates to enter upon the above mentioned property for inspection purposes.

Signature of Applicant or Agent
Print Applicant's/Agent's Name Greg Rose Date 4/29/10

Permit Number **32863** Plan Review No.: _____

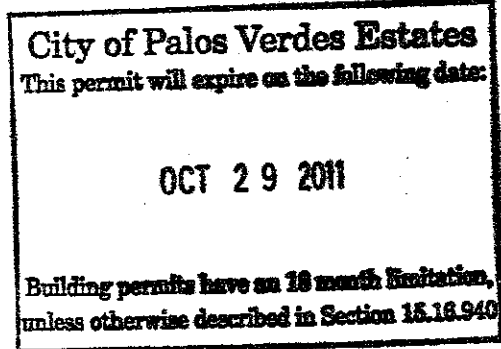
The following work is authorized by this permit
 Struct. Plumb. Mech. Elect.

Type of Project New Alter Addition Repair
 Tenant Improvement Demo Occupancy Permit

Project Description	Location on Property	Size in Sq. Feet
1. Re-Roof Replacement		
2.		
3.		

Business Lic No 800810

Remarks/Special Conditions/Project Description
2800 sqft Re- roof Monier Brown Cedar Lite



Finaled Date: 24 MAY 10 Inspector: JBO
All work shall conform to the 2001 C.B.C., 2001 C.M.C., 2001 C.P.C. and the 1999 N.E.C.

Group/Division/Type	Lot sqft 9880
Valuation	House sqft 2052
\$7,700.00	

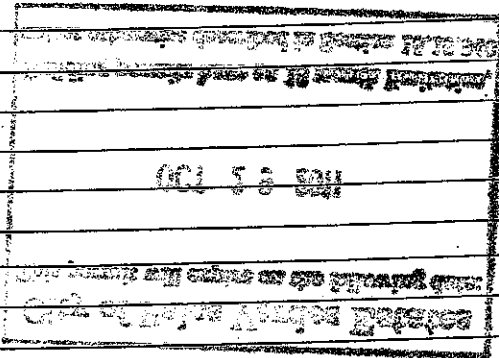
Structural	\$264.00
Elect	
Mech	
Plumb	
Plan check	
Issuance	\$30.75

Grading	
Soils/Geology	
Total City Fee Due	\$294.75
Total Amount Paid	\$294.75

Issuance Approved **Rebecca Burt**
Date Issued **Thu, Apr 29, 2010** Permit Number **32863**
Check # **573** Cash

POST THIS INSPECTIONS RECORD IN A CONSPICUOUS PLACE ON THE JOB SITE - FOR NEXT DAY INSPECTION CALL BEFORE 4:00 P.M.
THE DAY BEFORE @ 310-791-8400

DATE:	PERMIT #	ADDRESS:		REMARKS/NOTES
		DATE	INSPECTOR	
PLUMBING				
Ground Soil/Ground Water				
Rough/Top Out				
Sewer				
Building Water				
Gas Test				
Water heater				
Final Plumbing Inspection				
MECHANICAL				
Underground / Floor				
Rough Mechanical				
Final Mechanical Inspection				
ELECTRICAL				
Temporary Power Pole				
Underground				
Rough Wiring				
Rough Service/Circuit				
Final Electrical Inspection				
GRADING				
Pre-Grade Meeting				
Drainage Devices				
Retaining wall footing				
Block wall footing				
Grout lift #1				
Grout lift #2				
Grout lift #3				
Final Grading Inspection				
SWIMMING POOL/SPA				
Location/Dig				
Steel Bonding/Plumbing Test				
Approved gunite				
P" Trap				
Gas test				
Underground electric				
Fence enclosure				
Final Pool/Spa Inspection				
STRUCTURAL				
Foundation Location				
Reinforced Ufer				
Slab: Reinforced Membrane				
Floor Joist / Insulation				
Fireplace footings				
Grout lift #1				
Grout lift #2				
Grout lift #3				
Grout lift #4				
Masonry Grout				
Roof framing / Sheathing		10 MAY 10	PH	BOTTLED SYSTEM 13 MAY 10 PH
Framing				
Insulation Sound / Energy				
Shower Pan / Lath				
Lath exterior				
Lath interior / Gypboard				
FIRE DEPT. Roughs				
FIRE DEPT. Final				
Final Building Inspection				



FINAL SIGNATURE FROM BUILDING OFFICIAL DENOTES CERTIFICATE OF USE & OCCUPANCY.