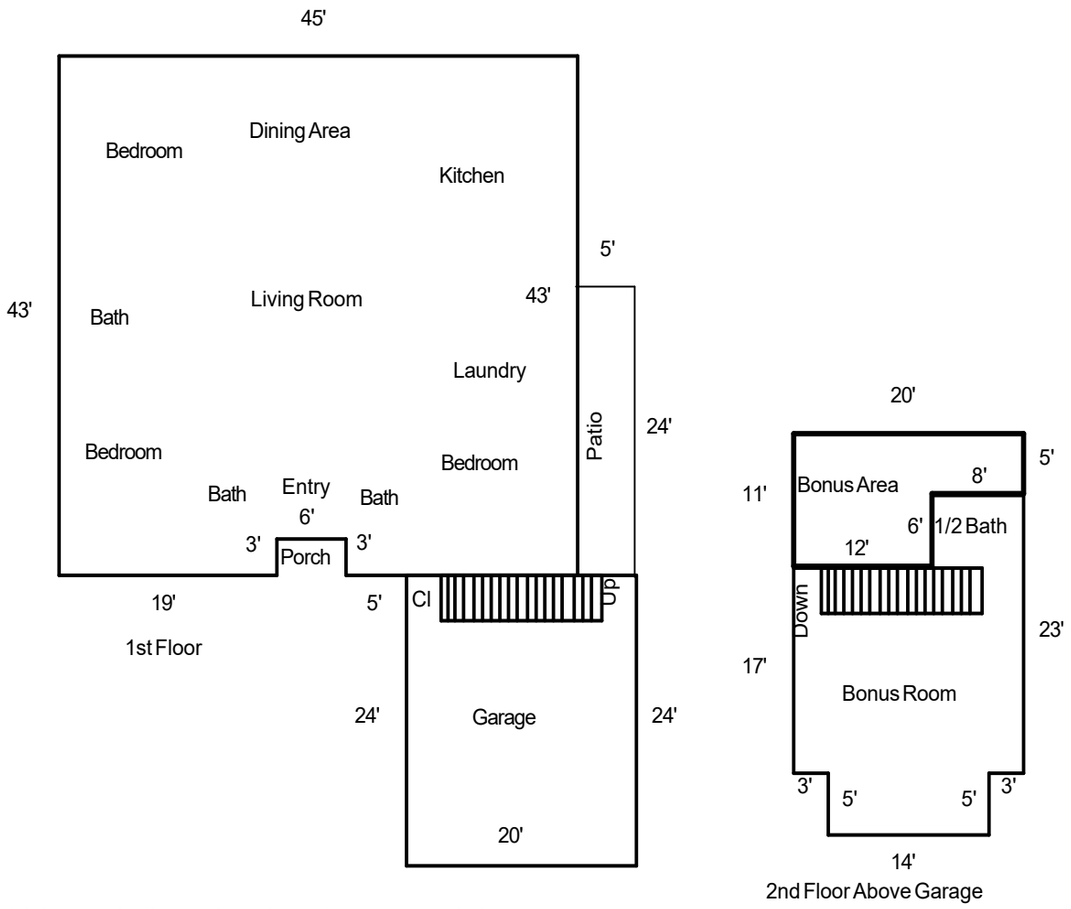
48 Hours Real Estate Appraisal Service

SKETCH ADDENDUM

File No. 10009 Whitaker Ave
Case No. 11/02/2026

Borrower Edgar Marsikyan
Property Address 10009 Whitaker Ave
City North Hills County Los Angeles State CA Zip Code 91343
Lender/Client Vahan Avanesyan Address 20065 Rinaldi St Suite 210, Chatsworth, CA 91326



Sketch is to assist the reader only - not an exact rendering.

SKETCH CALCULATIONS		Perimeter	Area
A1 / A2	A1: 20.0 x 5.0 =		100.0
	A2: 12.0 x 6.0 =		72.0
	Bonus Area		172.0
A3 / A4 / A5	A3: 8.0 x 6.0 =		48.0
	A4: 20.0 x 17.0 =		340.0
	A5: 14.0 x 5.0 =		70.0
	Bonus Room		458.0
	Total Misc. Area		**630.0**
A7 / A6 / A8	A6: 19.0 x 3.0 =		57.0
	A7: 45.0 x 40.0 =		1800.0
	A8: 20.0 x 3.0 =		60.0
	First Floor		1917.0
	Total Living Area		**1917.0**
A9	A9: 20.0 x 24.0 =		480.0
	Attached Garage		480.0
Scale: 1 inch = 15 feet	**Total Garage Area**		**480.0**

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10009 N Whitaker Ave

Permit #: **03014 - 20001 - 09233**
Plan Check #: APC
Event Code:
Printed: 06/01/04 09:07 AM

Bldg-Addition
1 or 2 Family Dwelling
Appointment Plan Check
Plan Check Submittal

City of Los Angeles - Department of Building and Safety

APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY

Last Status: Ready to Issue
Status Date: 06/01/2004

1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
TR 18887		65		M B 589-41/43	204B133 651	2685 - 004 - 012

3. PARCEL INFORMATION

Airport Hazard Area - 270' Height Limit Above Elevation
Area Planning Commission - North Valley
LADBS Branch Office - VN
Council District - 12
Cmpt. Fill Grd. - FG
Certified Neighborhood Council - North Hills West
Community Plan Area - Granada Hills - Knollwood
Census Tract - 1114.00
District Map - 204B133
Energy Zone - 9
Hillside Grading Area - YES
Hillside Ordinance - YES
Lot Size - IRR
Lot Type - Interior
Near Source Zone Distance - 5.6

ZONE(S): RS-1 /

10107092004171101

4. DOCUMENTS

CDBG - LARZ-Valley

5. CHECKLIST ITEMS

Combine Elec - Wrk. per 91.107.2.1.1.1
Combine HVAC - Wrk. per 91.107.2.1.1.1
Combine Plumbg - Wrk. per 91.107.2.1.1.1
Fabricator Reqd - Prefabricated Truss
Special Inspect - Epoxy Bolts
Special Inspect - Structural Observation

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s):
Bucher, Max And Amy — 10009 Whitaker Ave — NORTH HILLS CA 91343

Tenant:

Applicant: (Relationship: Owner-Bldr)
- Owner-Builder — Same As Owner — NORTH HILLS 91343 — (818) 363-6634

7. EXISTING USE / **PROPOSED USE**

(01) Dwelling - Single Family
(07) Garage - Private

8. DESCRIPTION OF WORK

REVISION TO 03014-20000-09233: 5' x 44' addition to the rear (enlarge kitchen, family room, and master bedroom), 4' x 20 addition at the front (garage enlargement), and 4' x 24'-6" covered porch at the side.

9. # Bldgs on Site & Use: 1 - SFD W/ ATTACHED GARAGE

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By: Michael Ayers
DAS PC By:
OK for Cashier: Michael Ayers
Coord. OK:
Signature: [signature] Date: 6-01-04

For information and/or inspection requests originating within LA County,
Call toll-free (888) LA4BUILD
Outside LA County, call (213) 482-0000. (LA4BUILD = 524-2845)

For Cashier's Use Only W/O #: **31409233**

LA Department of Building and Safety
VN 16 08 078378 06/01/04 09:15AM

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period

Permit Valuation: $20,000 PC Valuation:

FINAL TOTAL Bldg-Addition	585.19	Permit Issuing Fee	0.00
Permit Fee Subtotal Bldg-Addition	319.00		
Energy Surcharge			
Electrical	82.94		
HVAC	41.47		
Plumbing	82.94		
Plan Check Subtotal Bldg-Addition	0.00		
Fire Hydrant Refuse-To-Pay	0.00		
E.Q. Instrumentation	2.00		
O.S. Surcharge	10.57		
Sys. Surcharge	31.70		
Planning Surcharge	9.57		
Planning Surcharge Misc Fee	5.00		

Sewer Cap ID: Total Bond(s) Due:

BUILDING PERMIT-RES	$319.00
ELECTRICAL PERMIT RES	$82.94
HTG/REF PMT RES	$41.47
PLUMBING PERMIT RES	$82.94
EI RESIDENTIAL	$2.00
ONE STOP SURCH	$10.57
SYSTEMS DEVT FEE	$31.70
CITY PLANNING SURCH	$9.57
MISCELLANEOUS	$5.00
Total Due:	$585.19
Credit Card:	$585.19

04VN 51753

12. ATTACHMENTS

Plot Plan MSA

* P 0 3 0 1 4 2 0 0 0 1 0 9 2 3 3 F N *

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CITY OF LOS ANGELES
CERTIFICATE OF OCCUPANCY

DEPARTMENT OF BUILDING AND SAFETY

ADDRESS OF BUILDING: **10009 N WHITAKER AVE**
ASSESSOR PARCEL NUMBER: **2685-004-012**

NOTE: Any change of use of occupancy must be approved by the Department of Building and Safety.

[ ] This certifies that, so far as ascertained or made known to the undersigned, the vacant land, building or portion of building described below and located at the address complies with the applicable construction requirements (Chapter 9) and/or the applicable zoning requirements (Chapter 1) of the Los Angeles Municipal Code for the use, or occupancy group in which it is classified.*
(Non-Residential Uses)

[X] This certifies that, so far as ascertained by or make known to the undersigned, the building or portion of building described below and located at the above address complies with the applicable requirements of the Municipal Code, as follows: Ch. 1, as to permitted uses, Ch. 9, Arts. 1,3,4, and 5; and with applicable requirements of State Housing Law-for following occupancies:*
(Residential uses)

Permit No. and Year: **03014-20000-09233** **03014-20001-09233** **03014-20002-09233**

ADD 568 SQUARE FOOT IRREGULAR SHAPED ADDITION TO AN EXISTING 1 STORY, TYPE V, DWELLING AND ATTACHED GARAGE.

R-3/U-1 OCCUPANCY.

[X] No Change in Parking Requirement.

* **ALSO SUBJECT TO ANY AFFIDAVITS OR BUILDING AND ZONING CODE MODIFICATIONS WHETHER LISTED ABOVE OR NOT.**

Issued By/Office: VN C.D. #:7
Bureau: INSPECTION
Division: RESIDENTIAL

OWNER: MAX & AMY BUCHER
OWNER'S ADDRESS: 10009 WHITAKER AVE NORTH HILLS, CA 91343

Issued: April 9, 2009

BY: E. TATE/ rf

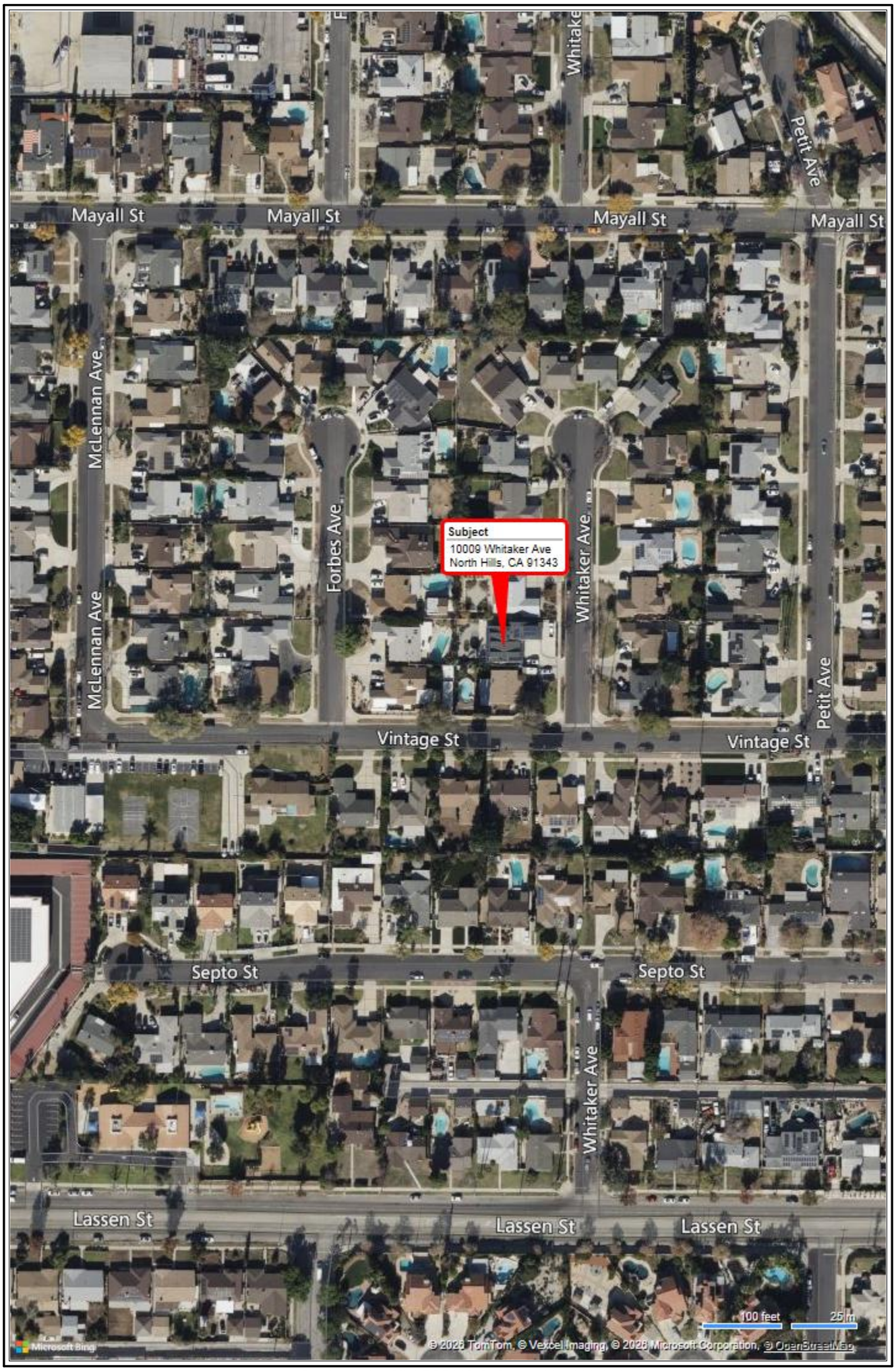
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AERIAL MAP ADDENDUM

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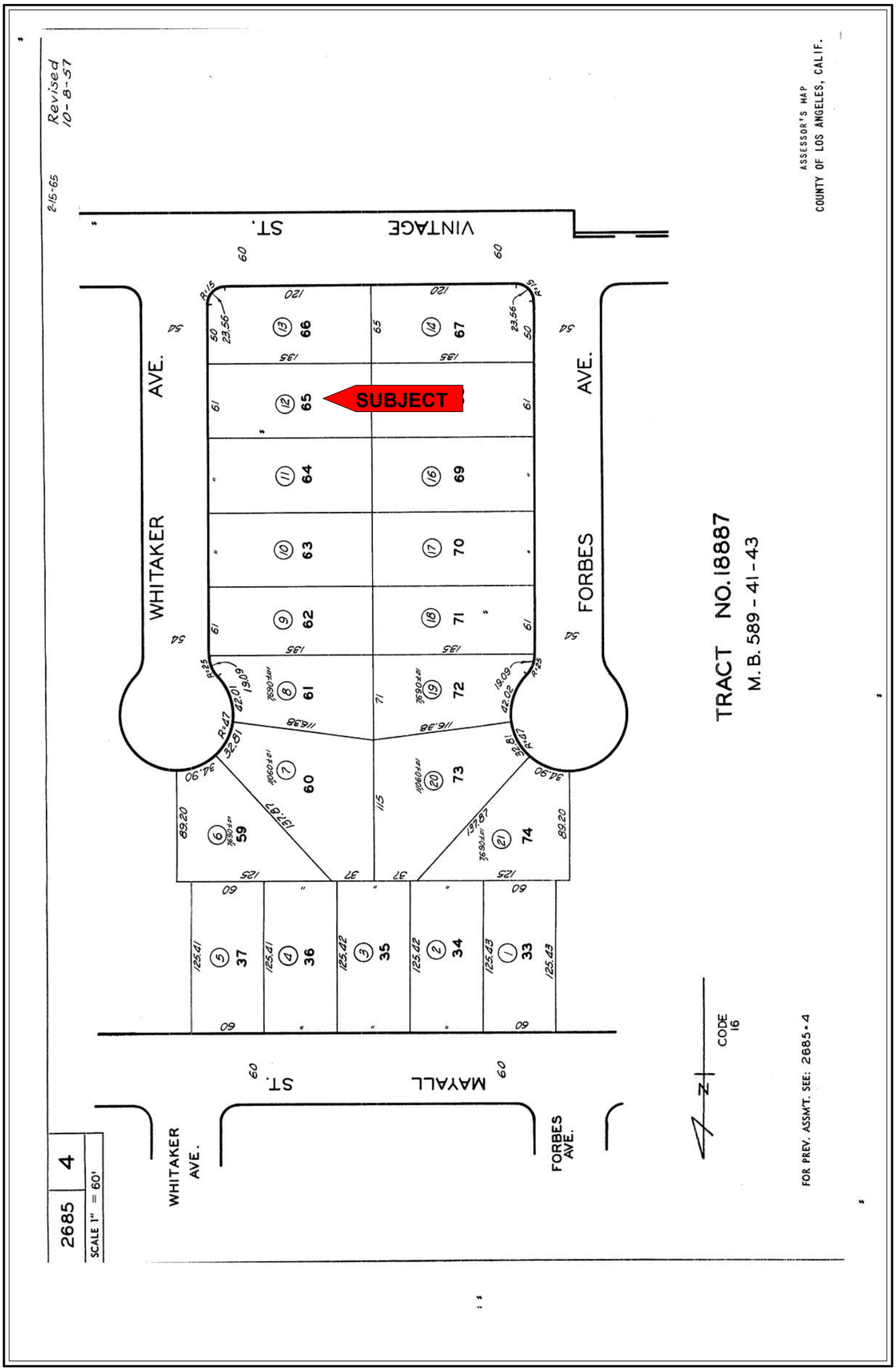
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PLAT MAP

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SUBJECT PHOTO ADDENDUM

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FRONT OF SUBJECT PROPERTY
10009 Whitaker Ave
North Hills, CA 91343



REAR OF SUBJECT PROPERTY



STREET SCENE

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STREET SCENE



LIVING ROOM



KITCHEN

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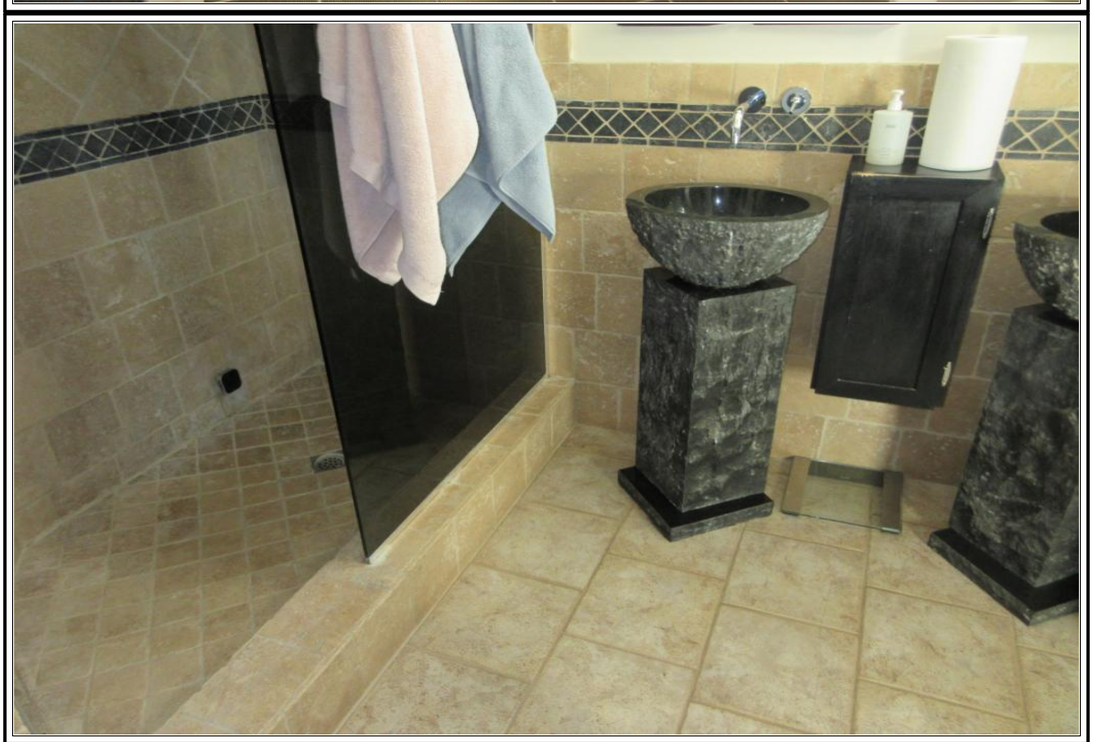
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BATHROOM



BATHROOM



BATHROOM

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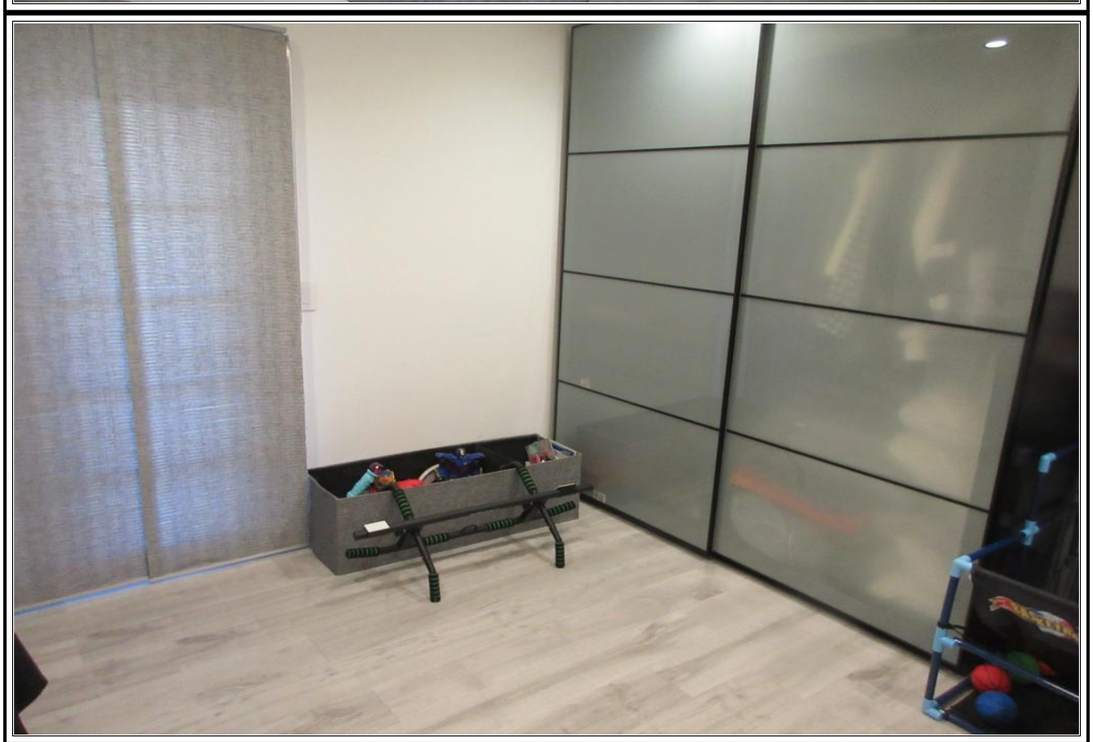
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BEDROOM



BEDROOM



BEDROOM

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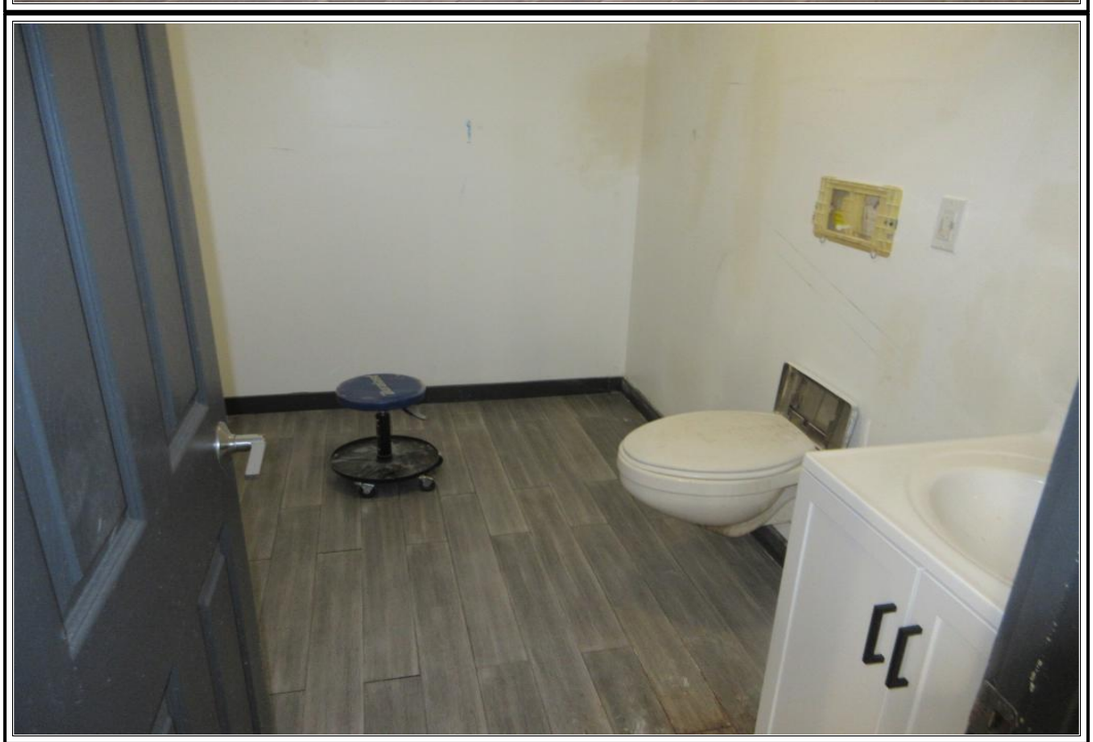
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DINING AREA



BONUS ROOM ABOVE GARAGE



BONUS HALF BATHROOM ABOVE GARAGE

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BONUS AREA
ABOVE GARAGE



GARAGE INTERIOR



YARD