#### 1805 N Nichols Canyon Road



Permit #:

Plan Check #: B12VN01702

Event Code:

12030 - 20000 - 00719

Printed: 02/25/13 11:29 AM

**Grading GREEN - MANDATORY** 

1 or 2 Family Dwelling Regular Plan Check

City of Los Angeles - Department of Building and Safety

APPLICATION FOR GRADING PERMIT

AND GRADING CERTIFICATE

02/25/2013 Issued on:

Last Status: Issued

Status Date: 02/25/2013

Plan Check I. TRACT TR 13404

BLOCK 3 COUNTY MAP REF

M B 273-16

150B177 567

2. ASSESSOR PARCEL# 5551 - 007 - 024

J. PARCEL INFORMATION

Area Planning Commission - Central

LADBS Branch Office - LA Council District - 4

Certified Neighborhood Council - Hollywood Hills West Community Plan Area - Hollywood

Census Tract - 1941.00 District Map - 150B177

Energy Zone - 9 Fire District - VHFHSZ Hillside Grading Area - YES Hillside Ordinance - YES

Earthquake-Induced Landslide Area - Yes Earthquake-Induced Liquefaction Area - Yes

Near Source Zone Distance - 0 Thomas Brothers Map Grid - 593-B4

ZONES(S): R1-1

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4. DOCUMENTS

ZI - ZI-2374 Los Angeles State Enterprise Zor

**HLSAREA - Yes** 

CDBG - SEZ-Los Angeles State Enterprise Zc

BHO - Yes

S. CHECKLIST ITEMS

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

DIRKSEN, ROBERT B

1805 NICHOLS CANYON RD, LOS ANGELES CA 90046 --

Applicant: (Relationship: Agent for Owner) VICKI D - MID VALLEY PERMIT SVC

8808 HILLCROFT, WEST HILLS, CA 91304 -- (818) 340-4622

7. EXISTING USE

PROPOSED USE

(70) Grading - Hillside

8. DESCRIPTION OF WORK

GRADING PERMIT TO REMOVE RETAINING WALL AND RETURN SLOPE TO ORIGINAL GRADES. "COMPLY WITH DEPARTMENT ORDER effective date 10/17/2011. PERMIT WILL EXPIRE 30 DAYS FROM ISSUANCE DATE"

9. # Bidgs on Site & Use:

IR. APPLICATION PROCESSING INFORMATION

BLDG. PC By: Hernan Arreola OK for Cashier: Heman Arreola

DAS PC By: Coord. OK:

Date: 02/25/2013

Signature:

II. PROJECT VALUATION Final Fee Period

Permit Valuation: 60 cu yd

PC Valuation:

Sewer Cap ID:

Total Bond(s) Due:

12 ATTACHMENTS

Misc. (See Comments)

Owner-Builder Declaration

For inspection requests, call toll-free (888) LA4BUILD (524-2845). Outside LA County, call (213) 482-0000 or request inspections via www.ladbs.org. To speak to a Call Center agent, call 311 or (866) 4LACITY (452-2489). Outside LA County, call (213) 473-3231.



For Cashier's Use Only

W/O #: 23000719

\$651.44

VN 0011 201002764 2/25/2013 1	1:29:15 AM
GRADING PERMIT	\$176.00
GRADING PLAN CHECK	\$0.00
GRADING PLAN CHECK	\$0.00
INVESTIGATION - CE	\$400.00
ONE STOP SURCH	\$11.52
SYSTEMS DEVT FEE	\$34.56
CITY PLANNING SURCH	\$10.56
MISCELLANEOUS	\$10.00
PLANNING GEN PLAN MAINT SURCE	\$8.80
GRADING PLAN CHECK	\$0.00

Sub Total:

Permit #: 120302000000719 Receipt #: 0201014488 Building Card #: 2013VN52980

13.STRUCTURE INVENTORY   (Note: Numeric measurement data in the format "number" implies "change in numeric value / total resulting numeric (P) Cut: 35 Cuyd (P) Export: 21 Cuyd (P) Fill: 36 Cuyd (P) Import: 0 Cuyd (P) Import: 0 Cuyd (P) Max Slope for Cut: +2 Horiz / 1 Vert (P) Max Slope for Fill: +2 Horiz / 1 Vert (P) Max	In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information has been captured electronically and could no be printed due to space restrictions. Nevertheless the information printed exceeds
	that required by section 19F25 of the Health and Safety Code of the State of California.
15. BUILDING RELOCATED FROM:	
16. CONTRACTOR, ARCHITECT A ENGINERR NAME (E) DE, LEON CYNTHIA AGUILAR (O) OWNER-BUILDER  ADRESS 8061 SAN MATEO CIR, BUENA PARK, CA 90	<u>SLASS</u> <u>LICENSR# PHONE,8</u> 620 C31604 0
PERMIT EXPIRATION/REFUNDS: This permit expires two years after the date of the permit issuance. This permit will also expire if no period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for perm LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of r	ts granted by LADBS (Sec. 22.12 & 22.13
I hereby affirm under penalty of perjury that I am exempt from the Contractors' State License Law for the following reason (Section city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the atthat he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 (commencing with Section 7000) of Division or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects hundred dollars (\$500).):  () I, as the owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended professions Code. The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold will have the burden of proving that he or she did not build or improve for the purpose of sale).  OR  (2) I, as the owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Pades not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licenses.	plicant for such permit to file a signed statement 3 of the Business and Profession: Code) or that he the applicant to a civil penalty of rot more than five and or offered for sale (Sec. 7044, Business and tuch work himself or herself or through his or her within one year from completion, the owner-builder
18. WORKERS' COMPENSATION DECLARATION	
I hereby affirm, under penalty of perjury, one of the following declarations:  () I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor this permit is issued.	ode, for the performance of the work for which
() I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the woompensation insurance carrier and policy number are:	ork for which this permit is issued. My workers'
Carrier: Policy Number:  O  O  California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall	subject to the workers' compensation laws of forthwith comply with those provisions.
WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPL CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DA 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.	
19. ASBESTOS REMOVAL DECLARATION / LEAR HAZARD WARNING  I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19827.5 of the Health and  (909) 396-2336 and the notification form at <a href="https://www.aqmd.gov">www.aqmd.gov</a> . Lead safe construction practices are required when doing repairs that disturb paint in pre-197  6716 and 6717 of the Lebor Code. Information is available at Health Services for LA County at (800) 524-5323 or the State of California at (800) 597-532	buildings due to the presence of lead per section
1 certify that I have read this application INCLUDING THE ABOVE DECLARATIONS and state that the above information INCLUDING THE AB comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize the work specified herein, and it does not authorize the work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, the unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unresubstitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).	the above-mentioned property for inspection rize or permit any violation or fail are to comply all be responsible for the performar ce or results of at the proposed work will not destuny or
By signing below, I certify that:  (1) I accept all the declarations above namely the Owner-Builder Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration /	ead Hazard Warning, and Final
Declaration; and  (2) This permit is being obtained with the consent of the legal owner of the property.	
Print Name: VICKI DEHAAN Sign: Date: 0	2/25/2013 Quner V Authorized Appet

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# OWNER'S ACKNOWLEDGMENT AND VERIFICATION OF INFORMATION

(OWNER-BUILDER DECLARATION)

12030	- 20000-	00719
KAC	and of	'

Application Number:

Project Address: 1805

DIRECTIONS: Read and initial each statement below to signify you understand or verify this information.

101. I understand a frequent practice of unlicensed persons is to have the property owner obtain an "Owner-Builder" building permit that erroneously implies that the property owner is providing his or her own labor and material personally. I, as an Owner-Builder, may be held liable and subject to serious financial risk for any injuries sustained by an unlicensed person and his or her employees while working on my properly. My homeowner's insurar ce may not provide coverage for those injuries. I am willfully acting as an Owner-Builder and am aware of the limits of my insurance coverage for injuries to workers on my property.

2. I understand building permits are not required to be signed by property owners unless they are responsible for the construction and are not hiring a licensed Contractor to assume this responsibility.

20 3. I understand as an "Owner-Builder" I am the responsible party of record on the permit. I understand that I may protect myself from potential financial risk by hiring a licensed Contractor and having the permit filed in his or her name instead of my own.

20 4. I understand Contractors are required by law to be licensed and bonded in California and to list

their license numbers on permits and contracts.

6. 1 understand If I employ or otherwise engage any persons, other than California licensed Contractors, and the total value of my construction is at least five hundred dollars (\$500), including labor and materials, I may be considered an "employer" under state and federal law.

208. I understand if I am considered an "employer" under state and federal law, I must register with the state and federal government, withhold payroll taxes, provide workers' compensation disability insurance, and contribute to unemployment compensation for each "employee." I also understand my failure to abide

by these laws may subject me to serious financial risk.

7. I understand under Californ a Contractors' State License Law, an Owner-Builder who builds singlefamily residential structures cannol legally build them with the intent to offer them for sale, unless all work is performed by licensed subcontractors and the number of structures does not exceed four within any calendar year, or all of the work is performed under contract with a licensed general building Contractor.

20 8. I understand as an Owner-Builder if I sell the property for which this permit is issued, I may be held liable for any financial or personal injuries sustained by any subsequent owner(s) that result from any latent

construction defects in the workmanship or materials.

(4) 9. I understand I may obtain more information regarding my obligations as an "employer" from the Internal Revenue Service, the United States Small. Business Administration, the California Department of Benefit Payments, and the California Division of Industrial Accidents. I also understand i may contact the California Contractors' State Lipense Board (CSLB) at 1-800-321-CSLB (2752) or www.cslb.ca.gov for more information about licensed dontractors.

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities. For efficient handling of information internetly and limit in internet, convention to this new format of code related and point its information building MGD and RGA that were previously issued with allow flexibility and limity distribution of information to the

(3)

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# OWNER'S ACKNOWLEDGMENT AND VERIFICATION OF INFORMATION

(OWNER-BUILDER DECLARATION, cont.)

Application Number:	12030	20000-00719
Project Address:	1805 N	Indo Cyn Ted, LA CA 90046
10, I am aware o understand that I am the following address	the party led	to an Owner-Builder building permit applied for in my name, and ally and financially responsible for proposed construction activity at
11. I agree that, a limit abide by all app 20 12. I agree to not of the information I h protect the public. If License Board may be sustain as a result of it is also important for firm is injured while wobtain a permit as Owor not those Contractoverage. Before a b	as the party le ilcable laws a lify the issuer ave provided you contract to unable to a complaint. If you to under yorking on you nor-Builder a lors are propullding permit	gally and financially responsible for this proposed construction activity, not requirements that govern Owner-Builders as well as employers. of this form immediately of any additions, deletions, or changes to any on this form. Licensed contractors are regulated by laws designed to with someone who does not have a license, the Contractors' State salst you with any financial loss you may rour only remedy against unlicensed Contractors may be in civil court. stand that if an unlicensed Contractor or employee of that individual or un property, you may be held liable for damages. If you not wish to hire Contractors, you will be responsible for verifying whether entry licensed and the status of their workers' compensation insurance can be issued, this form must be completed and signed by the property responsible for issuing the permit.
		's driver's license, form notarization, or other verification acceptable to ted when the permit is issued to verify the property owner's signature.
Owner's Name: R	pent Dh	2/10/
Signature of property	owner	0/11//// Date: 11/27/n
SEC. 4. Section 198	31 of the Hea	th and Safety Code is repealed. The and Safety Code is repealed. The and Safety Code is repealed.

Grading -

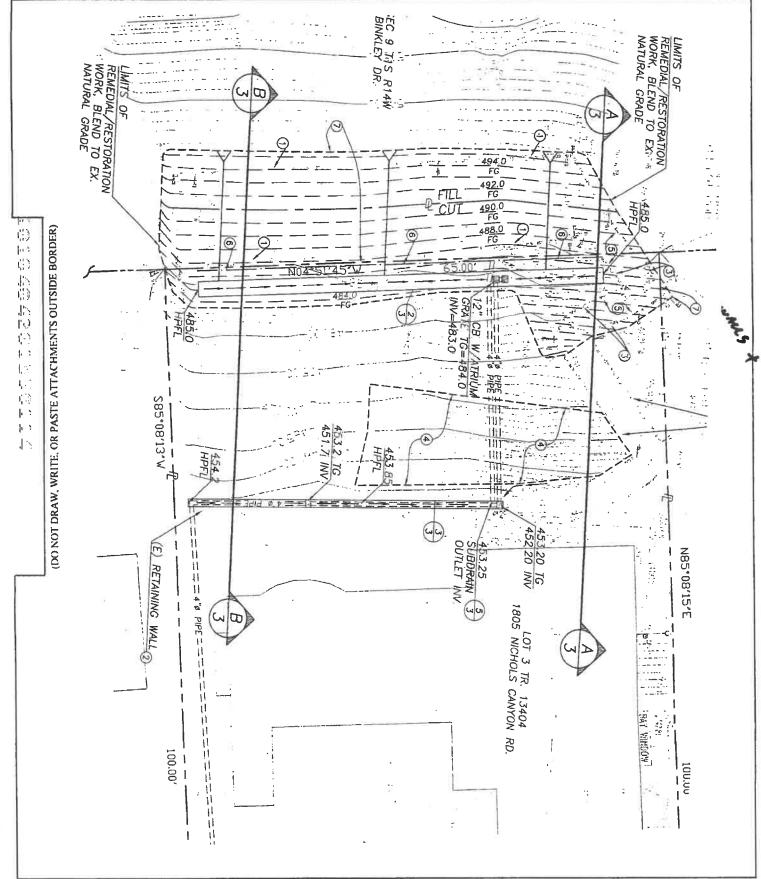
1 or 2 Family Dwelling Plan Check

City of Los Angeles - Department of Building and Safety

Plan Check #: B12VN01702FO

Initiating Office: VAN NUYS Printed on: 02/27/12 16:35:21

# PLOT PLAN ATTACHMENT





# City of Los Angeles -

# PERMISSION FOR OFF-SITE GRADING



DATE: / /	· ·		
TO: LOS ANGELES	DEPARTMENT OF BUILDING A	AND SAFETY	
I, owner of (ECO N. (Job address)	Biokley Dr		on the same major range !
NW 1/4 SUCH TIN BIYW None	Tract: None	have reviewed the gra	iding plan
(Legal description) prepared by	gineering date	ed WG/12 and her	eby grant
narminaian ta	•		. owner
of 805 Aichels (Job address)	Canyon Rol.		rando Andreas de autre com a participa (
Lot: 3 Block: None			
the purpose of Stope	restoration	and the annual state of the sta	Toward and the Shakers and
I also grant permission to the or	ontractor, soil engineer, geologis	t and City Inspector to have a	coess to
the premises.	Store	lagh H-C	Quelef
SIGNATURE MUST BE	SA	BAHH · KHAL ner's Name (Printed)	IFA
NOTARIZED	OWI	ec f. Nov+luble =	lenst. Chicagol
	Mail	ling Address	lerst. Chicagol 60611
TLUNOIS			
(STATE OF CALIFORNIA, COU On //- 9-/2 befor	ome, SABAH ICHAU	ea , personal , personal	ly appeared by known to
me (or proved to me the basis of swithin instrument and acknowled capacity(ies), and that by his/her/which the person(s) acted, execute WITNESS my hand and official se	iged to me that he/she/they executed heir signature(s) on the instrument of the instrument.	on(s) whose name(s) is/are subsc cuted the same in his/her/their	ribed to the authorized
WITTERS IN HAIR and official sc		"OFFICIAL SEAL	بربر ا

Signature

SONIA RAMOS

NOTARY PUBLIC, STATE OF ILLINOIS

My Commission Expires 11/27/2014

As a cover entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discommind for the Disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities. For efficient handling of information internally and in the internet, conversion to this new format of code related and administrative information bulletins including MGD and RGA that were previously issued will also allow flexibility and timely distribution of information to the public.

Signature \_

DEPARTMENT OF MUILDING AND SAFETY



# PERMISSION FOR OFF-SITE GRADING



My Commission Expires 11/27/2014

DATE: / /
TO: LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY
1, owner of 1807 Nichels Cenyen Rd.  (Job address)
Lot: 4 Block: Nonc. Tract: TF 13969 have reviewed the grading plan
prepared by LC Engineering dated 11/9/12 and hereby grant
Lot: 4 Block: Nonc. Tract: TF 13464 have reviewed the grading plan (Legal description) prepared by LC Engineering dated 11/9/12 and hereby grant permission to, owner
of 1805 Dichels Canyon Rd. (Job address)
Lot: 3 Block: None Tract: TR 13464 to perform grading on my property for
the purpose of <u>slupe restoration</u>
I also grant permission to the contractor, soil engineer, geologist and City Inspector to have access to
the premises.  Signature
SIGNATURE MUST BE NOTARIZED  SIGNATURE  Owner's Name (Printed)
NOTARIZED  Owner's Name (Printed)  4/5 E. North Waterst. Chicago 10  Mailing Address  606/11
Waning Address
(STATE OF CALIFORNIA, COUNTY OF LOOK On 11-9-12 before mc, SASAH ICHALIFA , personally appeared , personally known to
me (or proved to me the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ics), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.  "OFFICIAL SEAL"  SONIA RAMOS
Signature Signature Notaty Public, State of IlLinois

As a cover entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities. For efficient transling of information internally and in the internet, conversion to this new format of code related and administrative information bulletins including MGD and RGA that were previously issued will also allow flexibility and timely distribution of information to the public.



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# PERMISSION FOR OFF-SITE GRADING



DATE: 1 / 16 / 2003
TO: LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY
I, owner of 1800 N. Brakley A.
(Job address) No 14 566 T13 R140 None Tract: Pone have reviewed the grading plan Lot: have reviewed the grading plan
Lot: Block: Nove Tract: Posts have reviewed the grading plan
prepared by
permission to Robert Divises dated 11911 and hereby grant permission to Robert Divises
of 1805 Alichels Conyon Rox. (Job address)
Lot: 3 Block: None Tract: 118 13904 to perform grading on my property for
the purpose of Stepe restaration
I also grant permission to the contractor, soil engineer, geologist and City Inspector to have access to
the premises.  Signature
SIGNATURE SABAHH. KHALIFA
MUST BE Owner's Name (Printed)
NOTARIZED 415 E. Northwaterst. Chicago!
Mailing Address 60611
ILLI NOIS
(STATE OF CALIFORNIA, COUNTY OF COOK On 11-9-12 before me, SABAH ICHALIFA personally appeared , personally known to
me (or proved to me the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the
within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of
which the person(s) acted, executed the instrument.
WITNESS my band and official scal. "OFFICIAL SEAL"
Signature South Comments Signature Notary Public, State of Illinois

As a cover entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not use minute in our bandling and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities. For efficient handling of information internally and in the internet, conversion to this new format of code related and administrative information bulletins including MGD and RGA that were previously issued will also allow Rexibility and timely distribution of information to the public.



# City of Los Angeles \_\_\_\_\_

# PERMISSION FOR OFF-SITE GRADING

DATE:	1/18/2013
ĩO:	LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY
I, owner of	(Job address) Conyon Kd
(Legal description of the control of	Block: Nonc. Tract: [F 13461] have reviewed the grading plan plan plan block: Nonc. Tract: [F 13461] have reviewed the grading plan plan plan block: Nonc. Tract: [F 13461] have reviewed the grading plan plan plan block: Nonc. Tract: [F 13461] have reviewed the grading plan plan plan plan plan plan plan plan
or 1805	(Job address)
	Block: New C Tract: TR 13401 to perform grading on my property for
the purpose o	1 Supe restaration
Lalso grant pe	ermission to the contractor, soil engineer, geologist and City Inspector to have access to
E N	IGNATURE JUST BE OTARIZED  Description  Owner's Name (Printed)  US07 NUCHOUS CANGON R  Mailing Address  LA CA 90004
BIRK	LIFORNIA, COUNTY OF LOS Angeles  20.13 before me, Sally I. kim, Notary Public personally appeared personally known to one the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the

As a cover entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities. For efficient handling of information internally and in the internet, conversion to this new format of code related and administrative information buffelins including MGD and RGA that were previously issued will also allow thexibility and timely distribution of information to the public.

within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ics), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of

which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature

# 阿克巴巴上岛 播放器 医线过滤检查 群

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

County of Los Angeles )	
be the person whose name is su acknowledged to me that he executed to	J. Kim, Notary Public, personally appeared me on the basis of satisfactory evidence to ubscribed to the within instrument and he same in his authorized capacity, and that erson, or the entity upon behalf of which the
I certify under PENALTY OF PERJURY the foregoing paragraph is true and corn	under the laws of the State of California that ect.
SALLY J. KIM  Comm. #1996582  Notary Public California To Los Angeles County  Comm. Expires Nov 11, 2016	WITNESS my hand and official seal.  Sally J. Kim, Notary Public  NALSECTION
Though the data below is not required by law, it may prove valuable to person	ons relying on the document and could prevent fraudulent reattachment of this form.
CAPACITY CLAIMED BY SIGNER  INDIVIDUAL	DESCRIPTION OF ATTACHED DOCUMENT
	DESCRIPTION OF ATTACHED DOCUMENT
☐INDIVIDUAL ☐CORPORATE OFFICER(S)  TITLE(S) ☐PARTNER(S) ☐LIMITED ☐GENERAL ☐ATTORNEY-IN-FACT	PERMISSION FOR OFF-SITE GRADING TITLE OR TYPE OF DOCUMENT  A CONTROL OF THE OFF DOCUMENT
☐INDIVIDUAL ☐CORPORATE OFFICER(S)  TITLE(S) ☐PARTNER(S) ☐LIMITED ☐GENERAL	DESCRIPTION OF ATTACHED DOCUMENT  PERMISSION FOR OFF-SITE GRADING

SIGNER(S) OTHER THAN NAMED ABOVE

#### 1805 N Nichols Canyon Road



# 09044 - 90000 - 00241

Printed: 01/12/09 03:10 PM

HVAC

City of Los Angeles - Department of Building and Safety

Issued On: 01/12/2009 Last Status: Issued Status Date: 01/12/2009

1 or 2 Family Dwelling **Express Permit** No Plan Check

APPLICATION FOR HVAC PLAN CHECK AND INSPECTION

1. PROPERTY OWNER

Dirksen, Robert B 1805 Nichols Canvon Rd LOS ANGELES CA 90046

2. APPLICANT INFORMATION (Relationship: Net Applicant)

Yitchak Giron -14620 Keswick VAN NUYS, CA 91405 (800) 211-0708

3. TENANT INFORMATION

I. CONTRACTOR	ARCHITECT	& ENGINEER NAME	
---------------	-----------	-----------------	--

(C) A G Heating & Air Conditioning 14620 Keswick Street,

Van Nuys, CA 91405

CLASS LICENSE# C20 558220 PHONE # 8002110708

5. APPLICATION COMMENTS

E-Permit paid by credit card, fax number-> (800)516-0708.

6. DESCRIPTION OF WORK

CHANGE OUT FURNACE, ZONING SYSTEM AND NEW DUCTS

7. COUNCIL DISTRICT: 4

8. APPLICATION PROCESSING INFORMATION

PC OK By:

OK for Cashier:

Signature: \_ Date: For Inspection requests, call toll-free (888) LA4BUILD (524-2845). LA County, call (213) 482-0000 or request Inspections via www.ladbs.org. To speak to a Call Center agent, call 311 or (866) 4LACITY (452-2489). Outside LA County, call (213) 473-3231.

For Cashier's Use Only

W/0 #: 94400241

NOTICE: The work included in this permit shall not be construed as establishing the legal number of dwelling units or guest rooms. That number is established by a Building Permit or a Certificate of Occupancy.

In the event that any box (i.e. 1-10) is filled to its capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless, the information printed exceeds that required by Section 19825 of the Health and Safety Code of the State of California.

9. FEE INFORMATION Inspection Fee Period Permit Fee: 43.40

INSPECTION TOTAL HVAC 43.40 Permit Total 43.40 Permit Fee Subtotal HVAC 40.00 Permit One Stop Surcharge 1.00 Permit Sys. Development Surcharge 2.40 Permit Issuing Fee 0.00

> Payment Date: 01/12/09 Receipt No: IN0501152470

Amount: \$43.40

	M INFORMAT				
HEATING Gas Furnace	APPLIANCE		(1)	12.50	
Gas rumace	-MBtw/n		(1)	13.50	
BEDI	APP EXPED A	PROST / PRESENTATION	n This		
					the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13
					if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HS 17951).
					11. LICENSED CONTRACTOR'S DECLARATION
					the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code,
- 1					to B contractors only: I understand the limitations of Section 7057 of the Business and Professional Code related
	to my abili	ty to take prime	contracts or	subcontracts involving sp	ecialty trades.
	License Cla	ss: C20	Lic. No.:	558220	Contractor: AG HEATING & AIR CONDITIONING
i					
- 1	I hereby aff	irm under nenal	ty of periury	I one of the following dec	2. WORKERS' COMPENSATION DECLARATION
	1 neleby an	min, under penai	ity or perjury	, one of the following dec	natations.
	(X) I have	and will maintai	n a certificate	of consent to self insure	for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for
	which	this permit is iss	ued.		
	( ) I have	and will maintai	- woodcood oo		and the Section 2700 of the Lebes Code for the section of the Linds and the Linds
	() I nave	and will maintai rs' compensation	n workers co	rrier and policy number a	required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My
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	Carrie	г:			Policy Number:
	( ) T - 21				
					ermit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation
	provis		agree mai n	i should become subject	to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those
			SECURE WO	RKERS' COMPENSAT	ION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES
	AND CIVIL	FINES UP TO	ONE HUND	RED THOUSAND DOL	LARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR
	IN SECTIO	N 3706 OF THE	LABOR CO	DDE, INTEREST, AND	ATTORNEY'S FEES.
				13. ASRE:	STOS REMOVAL DECLARATION / LEAD HAZARD WARNING
I certify th	at notification	of asbestos rem	oval is either	not applicable or has been	en submitted to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Information is available at
(909) 396-	2336 and the	notification form	at www.agr	nd.gov. Lead safe constru	action practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead per
					ervices for LA County at (800) 524-5323 or the State of California at (800) 597-5323 or www.dhs.ca.gov/childlead.
_					
I horoby	offirm under r	analty of navisum	that than in		CONSTRUCTION LENDING AGENCY DECLARATION
I hereby	ammin under p	enany or perjury	mai mere is	a construction lending as	gency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).
Lender's	name (if any):				Lender's address:
					15. FINAL DECLARATION
L certify th	at I have read	this application	INCLUDING	THE AROVE DECLAR	ATIONS and state that the above information INCLUDING THE ABOVE DECLARATIONS is correct. I agree to
comply w	ith all city and	county ordinan	es and state	laws relating to building	construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection
					oes not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to
comply w	ith any applica	able law. Furthe	rmore, neithe	r the City of Los Angele	s nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the
					property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed
					ment belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere
With Such	cascinciit, a s	abstitute easeine	iii(s) saiisiaci	ory to the horder(s) or the	e easement will be provided (Sec. 91.0106.4.3.4 LAMC).
		I certify tha			
	I accept all th	e declarations a	bove namely		Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning,
	Construction	Lending Agenc	y Declaration	and Final Declaration; a	nd
(2)	This permit is	s being obtained	with the con	sent of the legal owner of	the property.
Print	Name: YIT	CHAK GIRON		Sign:	Internet ePermit System Declaration Date: 01/12/2009 X Contractor Authorized Agent
1				orgn.	- Date - State - Contractor - Authorized Agent

# 1805 N Nichols Canyon Road



08042 - 90000 - 00087

Printed: 01/02/08 03:20 PM

Plumbing City of Los Angeles - Department of Building and Safety Issued On: 01/02/2008 1 or 2 Family Dwelling APPLICATION FOR PLUMBING Last Status: Issued **Express Permit** PLAN CHECK AND INSPECTION Status Date: 01/02/2008 No Plan Check

1. PROPERTY OWNER

Meyers, Laura 1805 Nichols Canyon Rd LOS ANGELES CA 90046

2. APPLICANT INFORMATION (Relationship: Net Applicant)

Johnny K. Riley -1611 Camden Ave LOS ANGELES, CA 90025 (310) 286-2890

3. TENANT INFORMATION

4. CONTRACTOR, ARCHITECT, & ENGINEER NAME CLASS LICENSE#

Beverly Hills, CA 90212 (C) Tri - State Retrofitters Inc PO Box 3781, C36 758898 3102862890

5. APPLICATION COMMENTS

E-Permit paid by credit card, fax number-> (310)286-2890.

6. DESCRIPTION OF WORK E.Q. VALVE

-	COMMON	DICTRICT.	
٠.	COUNCIL	DISTRICT:	4

8. APPLICATION PROCESSING INFORMATION

PC OK By:

OK for Cashier:

Signature: Date:

NOTICE: The work included in this permit shall not be construed as establishing the legal number of dwelling units or guest rooms. That number is established by a Building Permit

In the event that any box (i.e. 1-10) is filled to its capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless, the information printed exceeds that required by Section 19825 of the Health and Safety Code of the State of California.

or a Certificate of Occupancy.

9. FEE INFORMATION Inspection Fee Perio	d	
Permit Fee: 43.40		
INSPECTION TOTAL Plumbing	43.40	
Permit Total	43.40	
Permit Fee Subtotal Plumbing	40.00	
Permit One Stop Surcharge	1.00	
Permit Sys. Development Surcharge	2.40	
Permit Issuing Fee	0.00	

For Inspection requests, call toll-free (888) LA4BUILD (524-2845). LA County, call (213) 482-0000 or request Inspections via www.ladbs.org. To speak to a Call Center agent, call 311 or (866) 4LACITY (452-2489). Outside LA County, call (213) 473-3231.

For Cashier's Use Only W/0 #: 84200087

> Payment Date: 01/02/08 Receipt No: IN0501126276

Amount: \$43,40

10. FEE ITEM INFORMATION
WATER HEATERS AND GAS SYSTEMS
Earthquake Valve (1) 16.00
PERMIT EXPIRATION/REFUNDS: This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous
period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HS 17951).
11. LICENSED CONTRACTOR'S DECLARATION
I hereby affirm under penalty of perjury 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. The following applies to B contractors only: I understand the limitations of Section 7057 of the Business and Professional Code related to my ability to take prime contracts or subcontracts involving specialty trades.
License Class: C36 Lie, No.: 758898 Contractor. TRI-STATE RETROFITTERS
12. WORKERS' COMPENSATION DECLARATION  I hereby affirm, under penalty of perjury, one of the following declarations:
() I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for
which this permit is issued.
() I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:
Carrier: Policy Number:
(X) 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.
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.
13. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Information is available at (909) 396-2336 and the notification form at <a href="https://www.aqmd.gov">www.aqmd.gov</a> . Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead per section 6716 and 6717 of the Labor Code. Information is available at Health Services for LA County at (800) 524-5323 or the State of California at (800) 597-5323 or <a href="https://www.dhs.ca.gov/childlead.">www.dhs.ca.gov/childlead.</a>
14. CONSTRUCTION LENDING AGENCY DECLARATION
I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).
Lender's name (if any):
15. FINAL DECLARATION  I certify that I have read this application INCLUDING THE ABOVE DECLARATIONS and state that the above information INCLUDING THE ABOVE DECLARATIONS is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).
By signing below, I certify that:  (1) I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning, Construction Lending Agency Declaration and Final Declaration; and  (2) This permit is being obtained with the consent of the legal owner of the property.
Print Name: JOHNNY K. RILEY Sign: Internet ePermit System Declaration Date: 01/02/2008 X Contractor Authorized Agent



Permit #:

Plan Check #: B15VN14699

For Cashier's Use Only

Event Code

12030 - 20001 - 00719

Printed: 10/30/15 03:41 PM

**Grading GREEN - MANDATORY** 

1 or 2 Family Dwelling

City of Los Angeles - Department of Building and Safety

Issued on:

10/30/2015

Plan Check at Counter

APPLICATION FOR GRADING PERMIT

Last Status: Issued

Plan Check

AND GRADING CERTIFICATE

Status Date: 10/30/2015

1. TRACT TR 13404

BLOCK LOT(s) 3

**COUNTY MAPREF**# M B 273-16

PARCEL ID # (PIN #) 150B177 567

2. ASSESSOR PARCEL# 5551 - 007 - 024

W/O #: 23000719

3. PARCEL INFORMATION

Area Planning Commission - Central

LADBS Branch Office - LA

Council District - 4

Certified Neighborhood Council - Hollywood Hills West

Community Plan Area - Hollywood

District Map - 150B177 Energy Zone - 9 Fire District - VHFHSZ Hillside Grading Area - YES

Census Tract - 1941.02

Hillside Ordinance - YES

Earthquake-Induced Landslide Area - Yes Earthquake-Induced Liquefaction Area - Yes

Near Source Zone Distance - 0

Thomas Brothers Map Grid - 593-B4

ZONES(S): R1-1

4. DOCUMENTS

ZI - ZI-2374 Los Angeles State Enterprise Zor

HLSAREA - Yes

CDBG - SEZ-Los Angeles State Enterprise Zc

BHO - Yes

5. CHECKLIST ITEMS

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s):

DIRKSEN, ROBERT B

1805 NICHOLS CANYON RD, LOS ANGELES CA 90046 --

Tenant:

Applicant: (Relationship: Agent for Owner)

VICKI D - MID VALLEY PERMIT SVC

8808 HILLCROFT, WEST HILLS, CA 91304 -- (818) 340-4622

7. EXISTING USE

PROPOSED USE

(70) Grading - Hillside

8. DESCRIPTION OF WORK

Æ

Supplemental permit to revise plan. "COMPLY WITH DEPARTMENT ORDER effective date 10/17/2011, PERMIT WILL EXPIRE 30 DAYS FROM ISSUANCE DATE"

9. # Bldgs on Site & Use; SED

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By: Niloofar Mehrain OK for Cashier: Hernan Arreola

DAS PC By: Coord, OK:

Signature:

Date: 10/30/2015

11. PROJECT VALUATION Permit Valuation:

51 cu yd

PC Valuation:

Sewer Cap ID:

Total Bond(s) Due;

12. ATTACHMENTS

Owner-Builder Declaration

Plot Plan

For inspection requests, call toil-free (888) LA4BUILD (524-2845). Outside LA County, call (213) 482-0000 or request inspections via www.ladbs.org. To speak to a Call Center agent, call

311. Outside LA County, call (213) 473-3231.

VN TONI 201069548 10/30/2015 3:41:11 PM GRADING PERMIT \$176,00 GRADING PLAN CHECK \$144.00 ONE STOP SURCH \$6.40 SYSTEMS DEVT FEE \$19.20 CITY PLANNING SURCH \$19.20 MISCELLANEOUS \$10.00 PLANNING GEN PLAN MAINT SURCH \$16.00

GRADING PLAN CHECK Sub Total:

\$0.00 \$390.80

Permit #: 120302000100719 Building Card #: 2015VN06785 Receipt #: 0201268425

13. STRUCTURE INVENTORY (Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting numeric value	t'')	1203	0 - 20001 - 00719
	In the event that any b	oox (i.e. 1-16) is fille	ed to canacity it is
14. APPLICATION COMMENTS:	possible that additions	al information has be	en captured
	restrictions. Neverthe	less the information	printed exceeds
	that required by section Code of the State of C		th and Safety
	L		_
15. BUILDING RELOCATED FROM:			
16. CONTRACTOR ARCHITECT A ENGINEER NAME (E) DE, LEON CYNTHIA AGUILAR 8061 SAN MATEO CIR, BUENA PARK, CA 90620	CLASS	C3 1604	PHONE #
(O) OWNER-BUILDER		0	
PERMIT EXPIRATION/REFUNDS: This permit expires two years after the date of the permit issuance. This permit will also expire if no con-			S
period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits gu LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiv	ring a request for final i	nspection (HS 1795)	1).
17. OWNER-BUILDER DECLARATION			
I hereby affirm under penalty of perjury that I am exempt from the Contractors' State License Law for the following reason (Section 76 city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applications of the contractors of th			nt
that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 (commencing with Section 7000) of Division 3 of	f the Business and Prof	essions Code) or the	it he
or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section <u>7031.5</u> by any applicant for a permit subjects the hundred dollars (\$500).):	applicant to a civil pena	ny or not more than	live
() I, as the owner of the property, or my employees with wages as their sale compensation, will do the work, and the structure is not intended of	r offered for sale (Sec.	7044, Business and	
<u>Professions Code:</u> The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold with			
will have the burden of proving that he or she did not build or improve for the purpose of sale).	in one year from comp	retton, the owner -or	illus:
OR .			
(3) 1, as the owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Profedoes not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed put.			
			III III III
18. WORKERS' COMPENSATION DECLARATION  I hereby affirm, under penalty of perjury, one of the following declarations:			
() 1 have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Cod	e, for the performance of	of the work for which	1
this permit is issued.			
() I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work compensation insurance carrier and policy number are:	for which this permit is	issued. My workers	•
Carrier: Policy Number:			
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 so     California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall for			
WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOY			
CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAM.			
3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.			
19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING			
I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19827.5 of the Health and Sat (909) 396-2336 and the notification form at <a href="https://www.aqmd.gov">www.aqmd.gov</a> . Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 be			ion
6716 and 6717 of the Labor Code. Information is available at Health Services for LA County at (800) 524-5323 or the State of California at (800) 597-5323 or			
20, FINAL DECLARATION			
I certify that I have read this application INCLUDING THE ABOVE DECLARATIONS and state that the above information INCLUDING THE ABOV			
comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize			ly
with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that			s of
unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreas			
substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).			
By signing below, I certify that:			
(1) I accept all the declarations above namely the Owner-Builder Declaration, Workers' Compensation Declaration, Asbestos Removál Declaration / Le	ad Hazard Warning, and	Final	
Declaration; and			
(2) This permit is being obtained with the consent of the legal owner of the property.	20/2015	п.	<b>5</b>
Print Name: BLYTHE MCKINNEY Sign: Date: 10/	30/2015	Owner	X Authorized Agent

Permit Application #: 12030 - 20001 - 00719

Grading

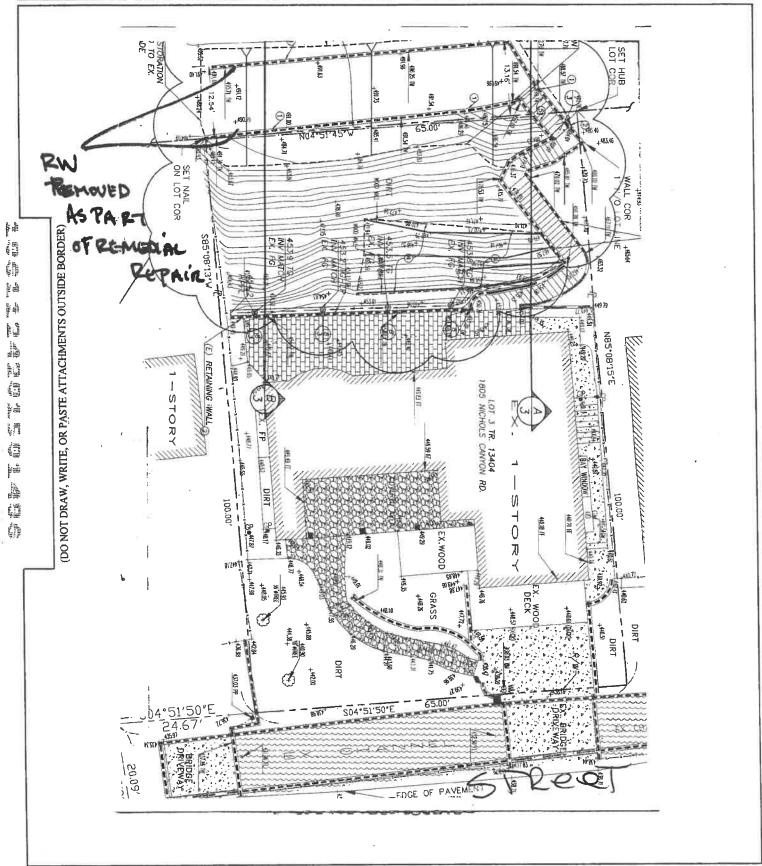
1 or 2 Family Dwelling

Plan Check

City of Los Angeles - Department of Building and Safety

# PLOT PLAN ATTACHMENT

Plan Check #: B15VN14699 Initiating Office: VAN NUYS Printed on: 10/30/15 15:28:27



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# OWNER'S ACKNOWLEDGMENT AND VERIFICATION OF INFORMATION

(OWNER-BUILDER DECLARATION, cont.)

Application Number:	2030- 20	000-007	19		
Project Address:	805 Non	& Cyn Pd,	LA CA-900	16	
10. I am aware of a understand that I am the ting following address:	e party legally	y and financially	responsible for	nit applied for in proposed constr	my name, and uction activity at 
11. I agree that, as I will abide by all applic 20 12. I agree to notify of the information I hav protect the public. If you license Board may be sustain as a result of a lit is also important for y firm is injured while wor obtain a permit as Owner or not those Contractor coverage. Before a build owner and returned to	able laws and  / the issuer of /e provided on ou contract wi unable to ass complaint. /oou to understa rking on your er-Builder and rs are propert iding permit ca	I requirements the this form immed this form. Licenth someone who the tyou with any only remedy a land that if an uniproperty, you may licensed and this land the lan	at govern Owner lately of any additions of any additions of the lately of any additional lately of the lately of t	er-Builders as we dillions, deletions a are regulated b a a license, the ou may ed Contractors m ctor or employee of for damages. If be responsible for ompleted and sig	ell as employers. , or changes to any y laws designed to Contractors' State hay be in civil court. of that individual or you or verifying whether ensation insurance
Note: A copy of the pro the agency is required					
Owner's Name: Robe	nt Dins	1/10	,		
Signature of property of	owner	w Ille		Date: 11 /271	n
SEC. 3. Section 19830 SEC. 4. Section 19831 SEC. 5. Section 19832	of the Health	and Safety Coo	le is repealed.		

As a covered untily under Tille II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities. For elificient handling of information intermity and in the intermit, conversion to this new format of code related and administrative information building MGD and RGA (test were proviously issued will allow floodity and timely distribution of information to the



# OWNER'S ACKNOWLEDGMENT AND VERIFICATION OF INFORMATION

(OWNER-BUILDER DECLARATION)

12034-20004-00719

Application Number:

N. chob

DIRECTIONS: Read and initial each statement below to signify you understand or verify this information.

10 1. I understand a frequent practice of unlicensed persons is to have the property owner obtain an "Owner-Builder" building permit that erroneously implies that the property owner is providing his or her own labor and material personally. I, as an Owner-Builder, may be held liable and subject to serious financial risk for any injuries sustained by an unlicensed person and his or her employees while working on my property. My homeowner's insurance may not provide coverage for those injuries. I am willfully acting as an Owner-Builder and am aware of the limits of my insurance coverage for injuries to workers on my property.

20 2, I understand building permits are not required to be signed by property owners unless they are responsible for the construction and are not hiring a licensed Contractor to assume this responsibility.

3. I understand as an "Owner-Builder" I am the responsible party of record on the permit. I understand that I may protect myself from potential financial risk by hiring a licensed Contractor and having the permit filed in his or her name instead of my own.

M) 4. I understand Contractors are required by law to be licensed and bonded in California and to list

their license numbers on permits and contracts.

5. I understand if I employ or otherwise engage any persons, other than California licensed Contractors, and the total value of my construction is at least five hundred dollars (\$500), including labor

and materials, I may be considered an "employer" under state and federal law.

LD6. I understand if I am considered an "employer" under state and federal law, I must register with the state and federal government, with hold payroli taxes, provide workers' compensation disability insurance, and contribute to unemployment compensation for each "employee." I also understand my failure to abide

by these laws may subject me to serious financial risk.

7. I undersland under California Contractors' State License Law, an Owner-Builder who builds singlefamily residential structures cannot legally build them with the intent to offer them for sale, unless all work is performed by ilcensed subcontractors and the number of structures does not exceed four within any calendar year, or all of the work is performed under contract with a licensed general building Confractor.

20 8. I understand as an Owner-Builder If I sell the property for which this permit is issued, I may be held liable for any financial or personal injuries sustained by any subsequent owner(s) that result from any latent

construction defects in the workmanship or materials.

20 9. I understand I may obtain more information regarding my obligations as an "employer" from the Internal Revenue Service, the United States Small. Business Administration, the California Department of Benefit Payments, and the California Division of Industrial Accidents. I also understand I may contact the Cailfornia Contractors' State Lipense Board (CSLB) at 1-800-321-CSLB (2752) or www.cslb.ca.gov for more information about licensed dontractors.

As a covered early under Title II of the Americans with Disebilities Act, the City of Los Angeles does not dischrinate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities. For efficient heading of information blammily and in the internat, conversion to this new format of code related and administrative information building MGD and RGA that were previously issued with allow partiting and imply and imply displacion of information to the

Page 3 of 4

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# 1805 N Nichols Canyon Road



17041 - 90000 - 15065

Printed: 05/05/17 03:19 PM

Electrical City of Los Angeles - Department of Building and Safety Issued On: 05/05/2017 1 or 2 Family Dwelling APPLICATION FOR ELECTRICAL Last Status: Issued **Express Permit** PLAN CHECK AND INSPECTION Status Date: 05/05/2017 No Plan Check L PROPERTY OWNER SILVERS, JENNIFER AND BUHLE, JASON 1805 NICHOLS CANYON RD LOS ANGELES CA 90046 2 AFFLICANT INFORMATION (Relationship: Net Applicant) ROSSEN PINKAS 14050 MAGNOLIA AVE 208 SHERMAN OAKS, CA 91423 (818) 633-3673 J. TENANT INFORMATION 4. CONTRACTOR, ARCHITECT, & ENGINEER NAME ADDRESS CLASS LICENSE# PHONE # (C) ELECTRIC UNIVERSE CA 14050 MAGNOLIA SHERMAN OAKS, CA 91423 C10 1007618 (818) 633-3673 5.APPLICATION COMMENTS 6. DESCRIPTION OF WORK E-Permit paid by credit card, fax number-> (818)633-3673. panel 7. CHECKLIST ITEMS: 8. COUNCIL DISTRICT: 4 For inspection requests, call toll-free (888) LA4BUILD (524-2845). Outside LA County, call (213) 473-3231 or request inspections via www. 9. APPLICATION PROCESSING INFORMATION ladbs.org. To speak to a Call Center agent, call 311 or (866) 4LACITY Plan Check By: N Nichols Canyon Road (452-2489). Outside LA County, call (213) 473-3231. OK for Cashier: For Cashier's Use Only W/O #: 74115065 Signature: Date: The work included in this permit shall not be construed as establishing the legal number of dwelling units or guest rooms. That number is established by a Building Permit or a Certificate of Occupancy. In the event that any box (i.e. 1-10) is filled to its capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless, the information printed exceeds that required by Section 19825 of the Health and Safety Code of the

Inspection Fee Period
Permit Fee: 59.95

INSPECTION TOTAL Electrical 59.95

Permit Total 59.95

Permit Fee Subtotal Electrical 55.00

Permit D.S.C. Surcharge 1.65

Permit Sys. Development Surcharge 3.30

Permit Issuing Fee 0.000

State of California.

Payment Date: 05/05/17 Receipt No: ON198537

Amount: \$59.95

	17041 - 90000 - 15003
	INFORMATION
SERVICES Services 0-200 A	
Services 0-200 A	AMP (1) 16.00
Claims for refu	PTRATION/REFUNDS: This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). fund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department ct an inspection within 60 days of receiving a request for final inspection (HS 17951).
1	It hereby affirm under penalty of perjury 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.  The following applies to B contractors only: I understand the limitations of Section 7057 of the Business and Professional Code related to my ability to take prime contracts or subcontracts involving specialty trades.  License Class: C10 License No.: 1007618 Contractor: ELECTRIC UNIVERSE CA
-	
1	13. WORKERS' COMPENSATION DECLARATION  1 hereby affirm, under penalty of perjury, one of the following declarations:  1 have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.  (X) I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance
	carrier and policy number are:
	Carrier: HARTFORD FIRE INS. CO. Policy Number: 57WECGG9864  ( ) 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.
1 1	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.
required when	14. ASBESTOS. REMOVAL DECLARATION / LEAD HAZARD.WARNING notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Information is available at Lead safe construction practices are n doing repairs that disturb paint in pre-1978 buildings due to the presence of lead <a href="https://www.agmd.gov">www.agmd.gov</a> (909) 396-2336 and the notification form at per section 6716 and 6717 of the Labor Code. Information is available at sea for LA County at (800) 524-5323 or the State of California at (800) 597-5323 or <a href="https://www.agmd.gov/childlead">www.agmd.gov/childlead</a>
I hereby affirm	15. CONSTRUCTION LENDING AGENCY DECLARATION  m under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).
Lender's Name	Lender's Address:
ordinances and and that it doe officer, or emp under penalty interfere with	I have read this application INCLUDING THE ABOVE DECLARATIONS and state that the above information INCLUDING THE ABOVE DECLARATIONS is correct. I agree to comply with all city and county and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection es not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department apployee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably a such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).
(1) I accept a	g below, I certify that:  all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning, Construction Lending Declaration, and Final Declaration; and mit is being obtained with the consent of the legal owner of the property.
Print Name:_]	ROSSEN PINKAS Sign: Internet e-Permit System Declaration Date: 05/05/2017 X Contractor Authorized Agent

# **EXPRESS PERMIT INSPECTION RECORD**



Your feedback is important. Please visit our website to complete a Customer Survey at www.ladbs.org/LADBSWeb/customer-survey.jsf. If you would like to provide additional feedback, need clarification, or have any questions regarding plan check or

PERMIT #: 17041 - 90000 - 15065 ADDRESS: 1805 N Nichols Canyon Road OWNER: SILVERS, JENNIFER AND BUHLE, JASON

1805 NICHOLS CANYON RD LOS ANGELES CA 90046

JOB DESCRIPTION: panel

inspection matters, please call our Customer Hotline at (213) 482-0056.

Electrical 1 or 2 Family Dwelling **Express Permit** No Plan Check

C		t	1			
For	IISE.	nv	casr	1106	nnı	w

Payment Date: 05/05/17 Receipt No: ON198537 Amount: \$59.95 Method:

# INSPECTION RECORDS AND PLANS MUST BE AVAILABLE DURING INSPECTION

GRADING INSPECTIONS		DO NOT COVER UNTIL PREVIOUS IS SIGNED			
ТҮРЕ	DATE	INSPECTOR	ТҮРЕ	DATE	INSPECTOR
Initial Grading			Exterior Lathing		
Toe or Bottom			Interior Lathing		
Soils Report Approved			Drywall		
DO NOT PLACE	FILL UNTIL	ABOVE IS SIGNED	DO NOT CO	VER UNTIL A	BOVE IS SIGNED
Backfill			WORK	OUTSIDE OF T	HE BUILDING
Fill			Electrical Underground		
Excavation			Gas		
Drainage Devices			Heating & Refrigeration		
Rough Grading			Sewer		
Approved Compaction Report			Disabled Access		
FC	OOTING INSPEC	TIONS		POOL INSPECT	rions
Footing Excavation			Excavation		
Forms			Reinforcing Steel		
Reinforcing Steel			Bonding		
OK to Place Concrete			Piping		
GRO	UNDWORK INS	PECTIONS	Pre-Gunite		
Electrical			Deck		
Plumbing			Enclosure/Fence		
Plumbing Methane			Pool/Spa Cover		
Gas Piping			DO NOT FILL	POOL UNTIL	ABOVE IS SIGNED
Heating & Refrigeration				FINAL INSPECT	rions
Fire Sprinklers			Grading		
Disabled Access			Electrical		
Methane			Plumbing		
OK to Place Floor			Gas Test		
DO NOT PLACE	FLOOR UNT	IL ABOVE IS SIGNED	Gas		
F	ROUGH INSPEC	TIONS	Heating & Refrigeration		
Green Code			Pressure Vessels		
Electrical			Elevator		
Plumbing			Fire Sprinkler		
Fire Sprinkler			Disabled Access		
Heating & Refrigeration			Green Building		
Roof Sheathing			LAFD (Title 19 only)		
Disabled Access			LAFD Fire Life Safety		
Framing			Pool Final		
Insulation			AQMD Sign-off Provided		
Suspended Ceiling			Public Works		
OK to Cover			Building		
			=		
		ESTS, PLEASE CALL OF LOS ANGELES	PROJECT FINAL		
		OF LOS ANGELES 845 or <u>www.ladbs.org</u>	Certificate of Occupancy F	Required	YES N

B- 8 Card ra v. 042011 RO

SI	UPPLEMENTAL NOTES:
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	IMPORTANT NOTICE
	Prior to the start of any construction work adjacent to any public way, pedestrian protection shall be provided (Sec. 91.3303 L.A.M.C.
*	Inspection(s) may be requested anytime via the internet or touch tone phone. To request an inspection via the internet, go to www.ladbs.org and click "Request an Inspection" under Online Services. To request an inspection via touch tone phone, call toll free (888) LA4BUILD (888-524-2845) and sel option 1 for Automated Request System. To request an inspection via the Customer Call Center, call 3-1-1 within the City of Los Angeles or (213) 473-32 outside the City of Los Angeles between 7:00 a.m. and 10:00 p.m. When requesting an inspection, the following are required: (1)The job address, (2)Type inspection, (3)Use of building, (4)Permit number, (5)Phone number of a contact person should the department need to reach someone.
*	Inspection requests received before 4:00 p.m. Monday through Friday (excluding holidays) will normally be made the next business day. Requests receive after 4:00 p.m. will be made following the next business day. The Automated Inspection Call Back System (AICBS) will attempt to telephone the continuous phone number to confirm the Inspection.
*	Permit fees provide for a limited number of inspections. A reinspection fee may be assessed when the work for which an inspection was requested is not complete, when the inspection record or plans are not available, or when there is failure to provide site access to department staff.
*	No person shall perform any construction or repair work between the hours of 9:00 p.m. (6:00 p.m. grading) and 7:00 a.m. the following day which result loud noises to the disturbance of persons occupying sleeping quarters in any dwelling, hotel, motel, apartment, or other place of residence (Sec. 41.40 L M.C.).
*	No person, other than an individual homeowner engaged in the repair or construction of his/her single-family dwelling, shall perform any construction repair work of any kind upon any building or structure located on land developed with residential buildings or perform work within 500 feet of land occupied, before 8:00 a.m. or after 6:00 p.m. on any Saturday or at any time on Sunday (Sec. 41.40 L.A.M.C.).
*	Dust control measures to prevent dust from being blown or deposited over or upon any private property in any residential area must be implement
	during any excavation or earth-moving phase of construction, sand blasting, or demolition.
*	A separate permit from the State of California Division of Industrial Safety is required prior to starting certain work involving substantial risk to workers sas: construction or demolition exceeding 3 stories or 36 feet in height, or excavations or trenches over 5 feet in depth involving entry by workers.
*	Building permits are valid for two years or expire on the 180th day from the date of issuance if the work permitted has not commenced. The departm

# **BUILDING AND SAFETY PERMIT AND PLAN CHECK OFFICE LOCATIONS**

Downtown Los Angeles 201 N. Figueroa St., 4th Fl. Los Angeles, CA 90012 Van Nuys 6262 Van Nuys Blvd., 2nd Fl. Van Nuys, CA 91401

West Los Angeles 1828 Sawtelle Blvd., 2nd Fl. Los Angeles, CA 90025

San Pedro 638 S. Beacon St., 2nd Fl. San Pedro, CA 90731

\* Inspection services will not be provided when there is an unleashed dog on the premises.

reserves the right to expire any permit where work has been suspended for a period of 180 days or more.

South Los Angeles 8475 S. Vermont Ave., 2nd Fl. Los Angeles, CA 90044

# 1805 N Nichols Canyon Road



17041 - 90000 - 15065

Printed: 05/05/17 03:19 PM

Electrical City of Los Angeles - Department of Building and Safety Issued On: 05/05/2017
1 or 2 Family Dwelling
Express Permit
No Plan Check PLAN CHECK AND INSPECTION Status Date: 05/05/2017

1. PROPERTY OWNER

SILVERS, JENNIFER AND BUHLE, JASON 1805 NICHOLS CANYON RD L

LOS ANGELES CA 90046

2. APPLICANT INFORMATION (Relationship: Not Applicant)

ROSSEN PINKAS

14050 MAGNOLIA AVE 208

SHERMAN OAKS, CA 91423

(818) 633-3673

3. TENANT INFORMATION

4. CONTRACTOR, ARCHITECT, & ENGINEER NAME	ADDRESS		CLASS	LICENSE#	PHONE#
(C) ELECTRIC UNIVERSE CA	14050 MAGNOLIA	SHERMAN OAKS, CA 91423	C10	1007618	(818) 633-3673
SAPPLICATION COMMENTS  E-Permit paid by credit card, fax number-> (818)	()633-3673.	6. DESCRIPTION OF WORK panel			
7. CHECKLIST ITEMS:					

8. COUNCIL DISTRICT: 4

9. APPLICATION PROCESSING INFORMATION

Plan Check By:

OK for Cashier:

Signature:\_\_\_\_\_ Date:\_\_\_\_

NOTICE:

1805 N Nichols Canyon Road

The work included in this permit shall not be construed as establishing the legal number of dwelling units or guest rooms. That number is established by a Building Permit or a Certificate of Occupancy. In the event that any box (i.e. 1-10) is filled to its capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless, the information printed exceeds that required by Section 19825 of the Health and Safety Code of the State of California.

Outside LA County, call (213) 473-3231 or ladbs.org. To speak to a Call Center agent,	, call 311 or (866) 4LACITY
(452-2489). Outside LA County, call (213) 47	73-3231.
For Cashier's Use Only	W/O #: 74115065

For inspection requests, call toll-free (888) LA4BUILD (524-2845).

10. FEE INFORMATION	Inspection Fee Period
	Permit Fee: 59.95
INSPECTION TOTAL E	lectrical 59.95
Permit Total	59.95
Permit Fee Subtotal Elec	rical 55.00
Permit D.S.C. Surcharge	1.65
Permit Sys. Developmen	Surcharge 3.30
Permit Issuing Fee	0.00

Payment Date: 05/05/17 Receipt No: ON198537

Amount: \$59.95

	1/041 - 70000 - 15005
IL FEE ITE	MINEGRALATION
SERVIC	
Services 0-2	00 Amp (1) 16.00
DEBAST	EVENDATION DEFINITE. This promit surpress true upon after the data of the average in the control of the control
Claims for	EXPIRATION/REFUNDS: This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department
fails to con	duct an inspection within 60 days of receiving a request for final inspection (HS 17951).
	12 LICENSED CONTRACTOR'S DECLARATION
	I hereby affirm under penalty of perjury 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.
	The following applies to B contractors only: I understand the limitations of Section 7057 of the Business and Professional Code related to my ability to take prime contracts or subcontracts involving specialty trades.
	License Class: C10 License No.: 1007618 Contractor: ELECTRIC UNIVERSE CA
	13. WORKERS' COMPENSATION DECLARATION
	I hereby affirm, under penalty of perjury, one of the following declarations:
	I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.
	(X) I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance
	carrier and policy number are:
	Carrier: HARTFORD FIRE INS. CO. Policy Number: 57WECGG9864
	(_) 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.
	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.
	14. ASBESTOS REMUYAL DECLARATION / LEAD HAZARD WARNING
I certify th	at notification of asbestos removal is cither not applicable or has been submitted to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Information is available at Lead safe construction practices are
required w	then doing repairs that disturb paint in pre-1978 buildings due to the presence of lead www.aqmd.gov (909) 396-2336 and the notification form at per section 6716 and 6717 of the Labor Code. Information is available at
Health Ser	vices for LA County at (800) 524-5323 or the State of California at (800) 597-5323 or www.dhs.ca.gov/childlead
	15. CONSTRUCTION LENDING AGENCY DECLARATION
I hereby at	firm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).
Lender's N	ame (If Any): Lender's Address:
	16. FINAL DECLARATION
	at I have read this application INCLUDING THE ABOVE DECLARATIONS and state that the above information INCLUDING THE ABOVE DECLARATIONS is correct. I agree to comply with all city and county
	and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection
	does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department
under nen	employed thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm alty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably
	rith such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).
	The second state of the second of the second
D	for Bullion Y and Control
By sign	ing below, I certify that:
(1) I acc	ept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning, Construction Lending
1	tcy Declaration, and Final Declaration; and
(2) This	permit is being obtained with the consent of the legal owner of the property,
Print Nam	e: ROSSEN PINKAS Sign: Internet e-Permit System Declaration Date: 05/05/2017 X Contractor Authorized Agent

# **EXPRESS PERMIT INSPECTION RECORD**



Your feedback is important. Please visit our website to complete a Customer Survey at www.ladbs.org/LADBSWeb/customer-survey.isf. If you would like to provide additional feedback, need clarification, or have any questions regarding plan check or inspection matters, please call our Customer Hotline at (213) 482-0056.

**DEPARTMENT OF BUILDING AND SAFETY** 

PERMIT #: 17041 - 90000 - 15065 ADDRESS: 1805 N Nichols Canyon Road SILVERS, JENNIFER AND BUHLE, JASON

1805 NICHOLS CANYON RD LOS ANGELES CA 90046

JOB DESCRIPTION: panel

Electrical 1 or 2 Family Dwelling **Express Permit** No Plan Check

For use	by	cashier	only
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Payment Date: 05/05/17 Receipt No: ON198537 Amount: \$59.95 Method:

# INSPECTION RECORDS AND PLANS MUST BE AVAILABLE DURING INSPECTION

G	RADING INSPEC	TIONS	DO NOT COVER UNTIL PREVIOUS IS SIGNED				
TYPE	DATE	INSPECTOR	TYPE	DATE	INSPECTOR		
Initial Grading			Exterior Lathing				
Toe or Bottom			Interior Lathing				
Soils Report Approved			Drywall				
DO NOT PLACE	FILL UNTIL	ABOVE IS SIGNED	DO NOT CO	VER UNTIL /	ABOVE IS SIGNED		
Backfill			WORK	OUTSIDE OF 1	THE BUILDING		
Fill			Electrical Underground				
Excavation			Gas				
Drainage Devices			Heating & Refrigeration				
Rough Grading			Sewer				
Approved Compaction Report			Disabled Access				
FC	OOTING INSPEC	TIONS		POOL INSPEC	TIONS		
Footing Excavation			Excavation				
Forms			Reinforcing Steel				
Reinforcing Steel			Bonding				
OK to Place Concrete			Piping				
GRO	UNDWORK INS	PECTIONS	Pre-Gunite				
Electrical			Deck				
Plumbing			Enclosure/Fence				
Plumbing Methane			Pool/Spa Cover				
Gas Piping			DO NOT FILL	POOL UNTIL	ABOVE IS SIGNED		
Heating & Refrigeration				FINAL INSPEC	TIONS		
Fire Sprinklers			Grading				
Disabled Access			Electrical				
Methane			Plumbing				
OK to Place Floor			Gas Test				
DO NOT PLACE	FLOOR UNTI	L ABOVE IS SIGNED	Gas				
	ROUGH INSPEC		Heating & Refrigeration				
Green Code	1		Pressure Vessels				
Electrical			Elevator				
Plumbing	1		Fire Sprinkler				
Fire Sprinkler			Disabled Access				
Heating & Refrigeration			Green Building				
Roof Sheathing			LAFD (Title 19 only)				
Disabled Access			LAFD Fire Life Safety				
Framing			Pool Final				
Insulation			AQMD Sign-off Provided				
Suspended Ceiling			Public Works				
OK to Cover			Building				
5.1.10 COTC			=	1			
FOR INSPECTION	ON REQUE	STS, PLEASE CALL OF LOS ANGELES	PROJECT FINAL				
		45 or <u>www.ladbs.org</u>	Certificate of Occupancy F	Required	YES NO		

B- 8 Card re v. 042011 RO

SI	JPPLEMENTAL NOTES:
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	IMPORTANT NOTICE
_	INFORTANT NOTICE
*	Prior to the start of any construction work adjacent to any public way, pedestrian protection shall be provided (Sec. 91.3303 L.A.M.C.).
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*	Permit fees provide for a limited number of inspections. A reinspection fee may be assessed when the work for which an inspection was requested is not complete, when the inspection record or plans are not available, or when there is failure to provide site access to department staff.
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*	No person, other than an individual homeowner engaged in the repair or construction of his/her single-family dwelling, shall perform any construction or repair work of any kind upon any building or structure located on land developed with residential buildings or perform work within 500 feet of land occupied, before 8:00 a.m. or after 6:00 p.m. on any Saturday or at any time on Sunday (Sec. 41.40 L.A.M.C.).
*	Dust control measures to prevent dust from being blown or deposited over or upon any private property in any residential area must be implemented by the property of any prope
*	during any excavation or earth-moving phase of construction, sand blasting, or demolition.  A separate permit from the State of California Division of Industrial Safety is required prior to starting certain work involving substantial risk to workers sur as: construction or demolition exceeding 3 stories or 36 feet in height, or excavations or trenches over 5 feet in depth involving entry by workers.
*	Building permits are valid for two years or expire on the 180th day from the date of issuance if the work permitted has not commenced. The department reserves the right to expire any permit where work has been suspended for a period of 180 days or more.

# **BUILDING AND SAFETY PERMIT AND PLAN CHECK OFFICE LOCATIONS**

Downtown Los Angeles 201 N. Figueroa St., 4th Fl. Los Angeles, CA 90012 Van Nuys 6262 Van Nuys Blvd., 2nd Fl. Van Nuys, CA 91401 West Los Angeles 1828 Sawtelle Blvd., 2nd Fl. Los Angeles, CA 90025

San Pedro 638 S. Beacon St., 2nd Fl. San Pedro, CA 90731

Inspection services will not be provided when there is an unleashed dog on the premises.

South Los Angeles 8475 S. Vermont Ave., 2nd Fl. Los Angeles, CA 90044

# 1805 N Nichols Canyon Road



Permit #:

09016 - 10000 - 17618

Plan Check #: X09LA17530

Printed: 10/28/09 01:05 PM

Event Code:

Bldg-Alter/Repair 1 or 2 Family Dwelling **Express Permit** No Plan Check

City of Los Angeles - Department of Building and Safety

APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY

Last Status: Ready to Issue

Status Date: 10/28/2009

L.TRACT TR 13404 **BLOCK** LOT(s) 3

ARB COUNTY MAP REF# M B 273-16

PARCEL ID # (PIN #) 150B177 567

2. ASSESSOR PARCEL# 5551 - 007 - 024

J. PARCEL INFORMATION

Area Planning Commission - Central LADBS Branch Office - LA Council District - 4

Certified Neighborhood Council - Hollywood Hills West Fire District - VHFHSZ Community Plan Area - Hollywood

Census Tract - 1941.00 District Map - 150B177 Energy Zone - 9 Hillside Grading Area - YES

Hillside Ordinance - YES Earthquake-Induced Landslide Area - Yes Earthquake-Induced Liquefaction Area - Yes Near Source Zone Distance - 0 Thomas Brothers Map Grid - 593-B4

ZONE(S): R [-] /

١.)

64.

4. DOCUMENTS

Z1 - Z1-2374 Los Angeles State Enterpris CDBG - SEZ-Los Angeles State Enterpri

5. CHECKLIST ITEMS

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

PROPOSED USE

Dirksen, Robert B

1805 Nichols Canyon Rd

LOS ANGELES CA 90046

Applicant (Relationship Contractor)

LA Department of Build (\$10)0184-\$700ets LA 06 37 161588 10/28/09 01:10PM

ZEXISTING USE

(01) Dwelling - Single Family

8. DESCRIPTION OF WORK

BUILDING PERMIT-RES 9**75**.00 | 90.50 Window change-out (same size & type) for rester the thing things. Dual glazing, labeled and certified by National Fenestration Ratingឡើយខេត្តព្រែក្នុងក្រុមquired for doors and windows) 2 05 96, 15

CITY PLANNING SURCH

12 96 00 21,00

\$27<sub>0</sub>00

9. # Bldgs on Site & Use:

10. APPLICATION PROCESSING INFORMATION BLDG: PC By:

OK for Cashier. Signature:

DAS PC By:

Coord. OK:

PC Valuation:

Date:

For inspection recipies [41] AND FACBUILD (524-2845). www.ladbs.org. To speak to a Call Center agent, call 311 or (866) 4LACITY (453) 2453 (94514) 57, 9 cmmy call (213) 473-3231.

For Cashier's Use Only

W/0 #: 91617618

IL PROJECT VALUATION & FEE INFORMATION Final Fee Period

Permit Valuation: \$2,800

FINAL TOTAL Bldg-Alter/Repair 122.82 Permit Fee Subtotal Bldg-Alter/Repa 75.00 Fire Hydrant Refuse-To-Pay E.O. Instrumentation 0.50 O.S. Surcharge 2.05 Sys. Surcharge 6.15 Planning Surcharge 6.12 Planning Surcharge Misc Fee 5.00 Green Building Fee 1.00

Permit Fee-Single Inspection Flag

Sewer Cap ID:

Permit Issuing Fee

Total Bond(s) Due:

27.00

12. ATT ACHMENTS

Total Due: Carry Over TO Trans 161589:

9122.82 9122.82

2007LA43540



3. STRUCTURE INVENTORY (Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting t	09016 - 10000 - 17618
4. APPLICATION COMMENTS	In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless, the information printed exceeds that required by Section 19825 of the Health and Safety Code of the State of California.
5. Building Relocated From:	
16. CONTRACTOR, ARCHITECT, & ENGINEER NAME (C) Pacific Home Remodeling Inc 12658 W Washington Blvd, Los Angeles, CA 90066	<u>CLASS LICENSE# PHONE#</u> B 768166 310-437-4700
PERMIT EXPIRATION/REFUNDS: This permit expires two years after the date of the permit issuance. This permit will also experied of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expirat LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within	
17. LICENSED CONTRACTOR'S DECLARATION  I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) my license is in full force and effect. The following applies to B contractors only: I understand the limitations of Section 7057 ability to take prime contracts or subcontracts involving specialty trades.	of the Business and Professional Code related to my
License Class: B Lic. No.: 768166 Contractor: PACIFIC HOME REMODELING	INC
18. WORKERS' COMPENSATION DECLARATION  1 hereby affirm, under penalty of perjury, one of the following declarations:	
() I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 which this permit is issued.	of the Labor Code, for the performance of the work for
() I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the perform workers' compensation insurance carrier and policy number are:	
Carrier: State Comp. Ins. Fund Policy Numb	er: 1585389
() I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of provisions.	the Labor Code, I shall forthwith comply with those
WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJE AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COI IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.	CT AN EMPLOYER TO CRIMINAL PENALTIES MPENSATION, DAMAGES AS PROVIDED FOR
19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WAI I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19827.5 (909) 396-2336 and the notification form at <a href="www.aqnnd.gov">www.aqnnd.gov</a> . Lead safe construction practices are required when doing repairs that disturs section 6716 and 6717 of the Labor Code. Information is avaiable at Health Services for LA County at (800) 524-5323 or the State of County at (800) 524-5323.	of the Health and Safety Code. Information is available at the paint in pre-1978 buildings due to the presence of lead per
20. CONSTRUCTION LENDING AGENCY DECLARATION  I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit  Lender's name (if any):  Lender's address:	t is issued (Sec. 3097, Civil Code).
I certify that I have read this application INCLUDING THE ABOVE DECLARATIONS and state that the above information INCLUDING THE ABOVE DECLARATIONS and state that the above information INCLUDING THE ABOVE DECLARATIONS and state that the above information INCLUDING comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, a comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed, work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).	only to enter upon the adover-mentioned property of masternal and it does not authorize or permit any violation or failure to make any warranty, nor shall be responsible for the I further affirm under penalty of perjury, that the proposed in the event such work does destroy or unreasonably interfere
By signing below, I certify that:  (1) I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbest Construction Lending Agency Declaration and Final Declaration; and	
Print Name: Tise Aurio Sign: Date:	8.28.09 Contractor   Authorized Agent

# Trusted everywhere, every day.



Fidelity National Title Los Angeles County

BRANDON MILLER FIDELITY NATIONAL TITLE COMPANY 5000 VAN NUYS BLVD SUITE 500 SHERMAN OAKS, CA 91411

Property Address: 1805 NICHOLS CANYON RD

LOS ANGELES, CA 90046

Assessor's Parcel #: 5551-007-024

Especially Prepared by Fidelity National Title Company and:

**BRANDON MILLER** 

This title information has been furnished without charge by Fidelity National Title Company in conformance with the rules established by the California Insurance Commissioner, who urges you to shop for the best service available and compare charges and fees for title insurance and other services associated with the purchase or sale of a home. This information is provided as a courtesy only and Fidelity National Title Company is not responsible for any errors, whether or not caused by Fidelity National Title Company negligence. If you require protection against errors, you must obtain a Title Policy.



# **Property Information**

Primary Owner: SILVERS JENNIFER
Secondary Owner: BUHLE JASON

Site Address: 1805 NICHOLS CANYON RD

LOS ANGELES, CA 90046-2125

Mailing Address: 330 DE NEVE DR # 8382

LOS ANGELES, CA 90024-8301

Assessor Parcel Number: 5551-007-024

CountyName: Los Angeles

Tax Account ID:

Phone: N/A

Census Tract: 1941.02 Housing Tract Number: 13404

Lot Number: 3

Page Grid: 593-B4

Legal Description: Lot: 3 ; Tract No: 13404 ; Abbreviated Description: LOT:3 TR#:13404

**TRACT NO 13404 LOT 3** 

# **Property Characteristics**

Bedrooms: 2 Year Built: 1947 Square Feet: 1662
Bathrooms: 2.0 Garage: N/A Lot size: 6500 SF

Partial Bath: 0 Fireplace: N/A Number of Units: 0

Total Rooms: 0 Pool/Spa: N Use Code: Single Family Residential

Zoning: LAR1

# Sale/Loan Information -

Transfer Value: \$1,195,000 Cost/Sq Feet: \$719

First Loan Amt: \$1,000,000 Lender: THE UNIVERSITY OF CALIFORNIA H

LOAN P

# Assessment/Tax Information —

Land Value:\$1,087,762Tax Status:CurrentImprovement Value:\$271,939Tax Rate Area:0-067

Percent Improvement: 19 % Homeowner Exemption: N



Document #:

Type of Sale:

Type of Sale:

Document #:

Document #:

Type of Financing:

Loan Type:

Type of Financing:

Loan Type:

Document Type:

16-0077364

**Grant Deed** 

16-0077363

**Grant Deed** 

11-0074230

07-2849649

VAR

Credit Line (Revolving)

FIX

**New Conventional** 

Price as "0", "None", "No

Sales Price Rounded from Tax

#### **Prior Transfer**

Recording Date: 01/22/2016 Price: \$1,195,000

First TD: \$1,000,000

Lender Name: THE UNIVERSITY OF CALIFORNIA HOME Buver Name: SILVERS, JENNIFER; BUHLE, JASON

Buyer Vesting: Joint Tenancy

DIRKSEN, ROBERT BRUCE Sell Name:

City/Muni/Twp: **NEW YORK** 

Legal: LOT:3 CITY:UNINCORPORATED TR#:13404 MAP REF:MB273 PG16

**Prior Transfer** 

Recording Date: 01/22/2016 Document #: Price: Document Type:

First TD:

Lender Name:

Buyer Name: DIRKSEN, ROBERT BRUCE

Married Man as his sole and separate property **Buyer Vesting:** 

Sell Name: GOMES, ANTHONY City/Muni/Twp: LOS ANGELES

Legal: LOT:3 CITY:LOS ANGELES TR#:13404 MAP REF:MB273 PG16

Mortgage Record

Recording Date: 01/13/2011 Loan Amount: \$662,500 TD Due Date: 02/01/2051

Lender Name: UNION BANK NA

Lender Type: Bank

Buyer Vesting:

Vesting:

DIRKSEN, ROBERT BRUCE

**Mortgage Record** 

Recording Date: 12/28/2007 Loan Amount:

TD Due Date:

\$82,800

Lender Name: UNION BANK OF CALIFORNIA NA

Lender Type:

**Buyer Vesting:** DIRKSEN, ROBERT BRUCE

Vesting:

**Prior Transfer** 

Recording Date: 12/27/2007 Document #: 07-2839382 Price: \$828,000 Document Type: Grant Deed Type of Sale: Full-Computed from Transfer Tax

First TD: \$662,400

Lender Name: UNION BANK OF CALIFORNIA NA Buyer Name: DIRKSEN, ROBERT BRUCE

**Buyer Vesting:** 

Sell Name: MEYERS, LAURA City/Muni/Twp: LOS ANGELES

Legal: LOT:3 CITY:LOS ANGELES TR#:13404 MAP REF:MB273 PG16

Mortgage Record

02/18/2024 13:33:37 PM

Customer Service Rep: SPENCER GORDY

Recording Date:

03/20/2007

Loan Amount:

\$325,000

Document #: 07-0629538 Loan Type:

Credit Line (Revolving) Type of Financing: VAR

TD Due Date:

02/13/2017

Lender Name: MORGAN STANLEY CREDIT CORP Lender Type: Other (company or corporation)

**Buyer Vesting:** 

MEYERS, LAURA; MAGRATH, SHAWN M

Vesting:

**Prior Transfer** 

09/30/2004

Price: \$845,000 First TD: \$650,000

Lender Name:

Recording Date:

UNION BANK OF CALIFORNIA NA

Buyer Name: Buyer Vesting: MEYERS, LAURA

Sell Name:

ROSATI, BARBARA

City/Muni/Twp:

LOT:3 CITY:LOS ANGELES TR#:13404 MAP REF:MB273 PG16 Legal:

**Prior Transfer** 

Recording Date: Price:

06/18/1999

\$499,000

Document #: Document Type:

Document #:

Type of Sale:

Document Type:

99-1125287 **Grant Deed** 

04-2515939

Grant Deed

Type of Sale:

Full-Computed from Transfer Tax

Full-Computed from Transfer Tax

Lender Name:

First TD:

Buyer Name:

ROSATI, BARBARA

**Buyer Vesting:** Married Woman as her sole and separate property MCGOWAN, DENNIS; VANBRUSSEL, RUDIE Sell Name:

City/Muni/Twp:

MACHESNEY PARK

Legal:

Price:

CITY:LOS ANGELES TRACT NO 13404 LOT 3

**Prior Transfer** 

Recording Date:

06/18/1999

Document #: Document Type: Type of Sale:

99-1125286

Intrafamily Transfer & Dissolution Price as "0", "None", "No

First TD: Lender Name:

Buver Name:

ROSATI, BARBARA

**Buyer Vesting:** Married Woman as her sole and separate property

ROSATI, RICHARD I Sell Name: MACHESNEY PARK City/Muni/Twp:

Legal: CITY:LOS ANGELES TRACT NO 13404 LOT 3

**Mortgage Record** 

Recording Date: Loan Amount:

07/29/1998

\$10,000

Document #: Loan Type: Type of Financing:

98-1303962 Credit Line (Revolving)

TD Due Date:

Lender Name:

GLENDALE FEDERAL BANK FSB

Lender Type:

**Buyer Vesting:** MCGOWAN.DENNIS: VANBRUSSEL.RUDI

Vestina:

**Mortgage Record** 

Recording Date: 03/12/1998 Document #: 98-0407744 Loan Amount: \$370,000 Loan Type: Unknown Type of Financing:

TD Due Date: 04/01/2028

STERLING NATIONAL BANK Lender Name:

Lender Type:

Buyer Vesting: MCGOWAN, DENNIS; BRUSSEL, RUDI VAN

Vesting: Joint Tenancy

#### **Prior Transfer**

Recording Date: 97-0958235 06/27/1997 Document #: Price: \$395,000 Document Type: **Grant Deed** 

Type of Sale: Full-Computed from Transfer Tax First TD: \$316,000

Lender Name: BANK OF AMERICA NATIONAL TR & SVGS Buyer Name: MCGOWAN, DENNIS; VANBRUSSEL, RUDI Buyer Vesting: Joint Tenancy

ALLEN, LUIS E; , HAUCK, CHRISTOPHER D Sell Name: City/Muni/Twp: LOS ANGELES

Legal: CITY:LOS ANGELES TRACT NO 134O4 LOT 3

# 1805 NICHOLS CANYON RD LOS ANGELES, CA 90046-2125



Address	Date	Price	SqFt	BR/Bth	Year Built	Lot Size
1. 1135 Greenacre Ave	11/28/2023	\$1,530,000	1406	3/2	1941	5266
2. 1129 Greenacre Ave	08/14/2023	\$1,551,000	1282	2/2	1941	5679
3. 1310 N Fuller Ave	11/09/2023	\$1,550,000	1628	2/1	1920	7656
4. 1623 N Gardner St	07/18/2023	\$2,200,000	1612	2/2	1911	7021
5. 1328 N Spaulding Ave	09/12/2023	\$1,630,000	1336	2/1	1917	6771
6. 8010 Fareholm Dr	02/01/2024	\$2,775,000	1832	3/2	1951	4657
7. 1727 Nichols Canyon Rd	06/20/2023	\$2,225,000	1732	2/2	1923	6163
8. 1444 N Genesee Ave	08/17/2023	\$2,500,000	1922	3/2	1938	6750
9. 1300 N Genesee Ave	06/27/2023	\$1,675,000	1525	2/1	1921	7003
10. 8297 Presson Pl	11/03/2023	\$2,360,000	1612	2/3	1964	4962



#### **Criteria Selected:**

Searched by Radius: 1 miles Minimum Area: 1,246 SqFt. Maximum Bathrooms: 3 Maximum Bedrooms: 3

Maximum Area: 2,077 SqFt. Minimum Bathrooms: 1 Minimum Bedrooms: 1

Pool: All

Land Use: Same as Subject

Date Range: 05/24/2023 to 02/18/2024

#### **Area Sales Analysis**

	Low	Median	High
Bedrooms:	2	2	3
Baths:	1	2	3
Lot Size:	0	5,679	7,656
Living Area (SqFt):	1,282	1,607	1,922
Sale Price:	\$1,485,000	\$1,675,000	\$2,775,000
Year Built:	1911	1941	1967
Age:	57	83	113

# **Subject Property**

Sale Date: 01/22/2016 Year Built: 1947 Price: \$1,195,000 Pool: N
Lot Size: 6,500 SF Square Feet: 1,662 \$/SF: \$719 BR/Bth: 2/2.0

#### **Comparable Sales Data**

No. Address		Date	Price	Loan	\$/SF	SqFt	BR/Bth	Year Built	Lot Si:	Pool
1 1135 GREEN WEST HOLL		11/28/2023	\$1,530,000	\$1,377,000	\$1,088	1,40	3/2	1941	5,266 SF	N/A
Owner: APN: Legal: Land Use:	SHAWN SIAVAS 5531-004-017 Lot:33 Tract No:1 Single Family Re	1327 Map Ref:			#: 23-08: WEST H	20719 OLLY\	NOOD	ESTATE C		

2 1129 GREENACRE AVE 0	08/14/2023	\$1,551,000	\$0	\$1,209 1,282	2/2	1941	5,679 SF N/A
------------------------	------------	-------------	-----	---------------	-----	------	--------------

Owner: KEITH A PETERSON Seller: VAUGHAN RIDER, ESTATE OF WAYNE

APN: 5531-004-018 Document #: 23-0535210

Legal: Lot:34 Tract No:11327 Map Ref:MB 223 PG 4City/Muni/Twp:WEST HOLLYWOOD

Land Use: Single Family Residential Located approximately 1.00 miles from subject property.

# 3 1310 N FULLER AVE 11/09/2023 \$1,550,000 \$0 \$952 1,628 2/1 1920 7,656 SF N/A LOS ANGELES. CA 90046

Owner: GI PROPERTY 78 LLC Seller: LOUISE UNDERWOOD, PATRICIA A APN: 5548-020-006 Pocument #: 23-0773503

APN: 5548-020-006 Document #: 23-0773503
Legal: Lot:2 Tract No:3370 Map Ref:MB 39 PG 44&45City/Muni/Twp:LOS ANGELES

Land Use: Single Family Residential Located approximately 0.83 miles from subject property.

# 4 1623 N GARDNER ST 07/18/2023 \$2,200,000 \$0 \$1,364 1,612 2/2 1911 7,021 SF P LOS ANGELES, CA 90046

Owner: MARIA TERESA DE GENOVER, JOAQUIN Seller: SAMUEL P DELUG, SAMUEL P DELUG
APN: 5550-011-017
Document #: 23-0469824

APN: 5550-011-017 Document #: 23-0469824
Legal: Lot:41 Subdivision:BAKER AND HATHAWAYS INGOMAR TRACT Map Ref:MB 9 PG 83City/Muni/Twp:LOS
Land Use: Single Family Residential Located approximately 0.40 miles from subject property

Customer Service Rep: SPENCER GORDY

#### **Comparable Sales Data**

No.	Address		Date	Price	Loan	\$/SF	SqFt	BR/Bth	Year Built	Lot Si:	Pool
5	1328 N SPAU LOS ANGEL	ILDING AVE ES, CA 90046	09/12/2023	\$1,630,000	\$1,000,000	\$1,220	1,336	2/1	1917	6,771 SF	N/A
	Owner: APN: Legal: Land Use:	TIMOTHY KURY 5550-031-007 Lot:18 Tract No:2 Single Family Re	2508 Map Ref:N			#: 23-06 OS ANG	05521 ELES		OLIM, THE		

6 8010 FAREHOLM DR 02/01/2024 \$2,775,000 \$1,775,000 \$1,514 1,832 3/2 1951 4,657 SF N/A LOS ANGELES. CA 90046

Owner: RANDALL S KROSZNER, DAVID L NELSON Seller: DAVID ANDREW SERRURIER, BARRY SCOTT

APN: 5551-003-024 Document #: 24-0070958
Legal: Lot:10 Tract No:6716 Map Ref:MB 100 PG 5&6City/Muni/Twp:LOS ANGELES

Land Use: Single Family Residential Located approximately 0.27 miles from subject property.

7 1727 NICHOLS CANYON RD 06/20/2023 \$2,225,000 \$1,668,750 \$1,284 1,732 2/2 1923 6,163 SF P LOS ANGELES, CA 90046

Owner: ALP KUTLU, XIAOMING HU Seller: EDWARD EGAN, MATTHEW BANKS

APN: 5551-008-034 Document #: 23-0400055
Legal: Sec/Twnship/Range:E2NW4 S09T01SR14W SBM City/Muni/Twp:LOS ANGELES

Land Use: Single Family Residential Located approximately 0.08 miles from subject property.

8 1444 N GENESEE AVE 08/17/2023 \$2,500,000 \$2,125,000 \$1,300 1,922 3/2 1938 6,750 SF N/A LOS ANGELES, CA 90046

Owner: ADRIANO BALESTRA Seller: SETH ALTHOFF, ANDREA ALTHOFF

APN: 5551-023-014 Document #: 23-0546205
Legal: Lot:46 Tract No:2508 Map Ref:MB 27 PG 76City/Muni/Twp:LOS ANGELES

Land Use: Single Family Residential Located approximately 0.43 miles from subject property.

9 1300 N GENESEE AVE 06/27/2023 \$1,675,000 \$1,256,250 \$1,098 1,525 2/1 1921 7,003 SF N/A LOS ANGELES. CA 90046

 Owner:
 GRANT SLOSS
 Seller:
 HAIWEI WU

 APN:
 5551-030-022
 Document #: 23-0419287

 Legal:
 Lot:65 Tract No:2508 Map Ref:MB 27 PG 76City/Muni/Twp:LOS ANGELES

Land Use: Single Family Residential Located approximately 0.63 miles from subject property.

10 8297 PRESSON PL 11/03/2023 \$2,360,000 \$0 \$1,464 1,612 2/3 1964 4,962 SF P LOS ANGELES, CA 90069

Owner: REVINVE CIRNIC CAPITAL LLC Seller: RANJIT BATH APN: 5555-027-005 Document #: 23-0756032

Legal: Tract No:9472 Map Ref:MB 178 PG 29-31Abbreviated Description:PORTION LOT1 City/Muni/Twp:LOS

Land Use: Single Family Residential Located approximately 0.72 miles from subject property.

11 8347 YUCCA TRL 02/09/2024 \$1,699,000 \$600,000 \$1,033 1,644 2/2 1965 5,423 SF N/A LOS ANGELES, CA 90046

Owner: KATHLEEN ROSANETTE CULLEN Seller: VERITAS REAL ESTATE LLC

APN: 5556-009-006 Document #: 24-0090916
Legal: Lot:50 Tract No:798 Map Ref:MB 16 PG 34&35City/Muni/Twp:LOS ANGELES

Land Use: Single Family Residential Located approximately 0.74 miles from subject property.

12 8329 KIRKWOOD DR 12/19/2023 \$1,487,000 \$0 \$1,094 1,359 3/2 1949 6,005 SF N/A LOS ANGELES, CA 90046

Owner: THOM MEIJER, ROCIO GERALDINE Seller: ZF SPV LLC
APN: 5556-010-004 Document #: 23-0889462

Lot:190&191 Tract No:798 Map Ref:MB 16 PG 34Abbreviated Description:PORTION LOT190

Land Use: Single Family Residential Located approximately 0.82 miles from subject property.

#### **Comparable Sales Data**

No.	Address		Date	Price	Loan	\$/SF	SqFt	BR/Bth	Year Built	Lot Si:	Pool
13	8211 KIRKW LOS ANGEL	OOD DR .ES, CA 90046	05/26/2023	\$1,497,000	\$1,122,562	\$1,070	1,398	2/1	1967	3,969 SF	N/A
	Owner: APN: Legal: Land Use:	SANDRA CICON 5567-027-025 Lot:1-3 Block:43 Single Family Re	Tract No:2021	Map Ref:MB 2		#: 23-03 eviated [	45285 Descript	tion:POF	ANDROMED  RTION LOTS  iles from su	S2&3	

Located approximately 0.77 miles from subject property.

Customer Service Rep: SPENCER GORDY

Owner: BROCK DEVLIN LIN, CHRISTOPHER Seller: DOUGLAS F WONG, PEARL WYEE

APN: 5569-011-034 Document #: 23-0440788 Legal: Lot:5 Tract No:4202 Map Ref:MB 47 PG 35&36City/Muni/Twp:LOS ANGELES

Land Use: Single Family Residential Located approximately 0.32 miles from subject property.

#### 15 8028 HIGHLAND TRL 10/25/2023 \$1,800,000 \$1,200,000 \$1,120 1,607 2/1 1925 2,563 SF N/A LOS ANGELES, CA 90046

Owner: **FABIO ALBANO** Seller: RUTH R DYKE, THE RUTH R DYKE 2014

Document #: 23-0728115 APN: 5569-011-041

Tract No:4202 Map Ref:MB 47 PG 35&36Abbreviated Description:PORTION LOT14 City/Muni/Twp:LOS Legal: Single Family Residential Land Use: Located approximately 0.36 miles from subject property.

#### **16 2004 N CURSON AVE** 08/03/2023 \$1.525,000 \$1.067.500 \$834 1.828 2/2 1952 6.729 SF N/A LOS ANGELES, CA 90046

MICHAEL L RENNER Owner: ROBERT MORRIS, LORI MORRIS Seller:

APN: 5571-029-010 Document #: 23-0513321 Legal: Lot:19 Tract No:6709 Map Ref:MB 102 PG 17-19City/Muni/Twp:LOS ANGELES

Land Use: Single Family Residential Located approximately 0.38 miles from subject property.

#### 17 2177 OUTPOST DR 06/23/2023 \$1,485,000 \$485,000 \$1,111 1,336 3/2 1946 1.18 SF N/A **LOS ANGELES, CA 90068**

JOSEPH CRUZ NACORDA, CARMINA NARDO Owner: ANDREW DAWEI TAN, JONATHAN JAWEI Seller. APN:

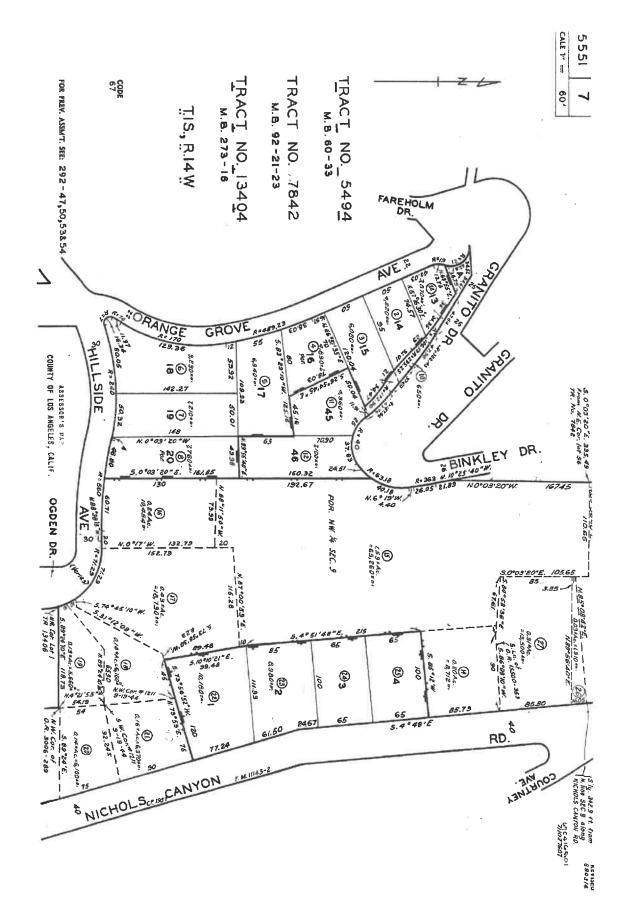
5572-014-003 Document #: 23-0410728 Lot:53 Tract No:9932 Map Ref:MB 145 PG 41-50City/Muni/Twp:LOS ANGELES Legal:

Land Use: Single Family Residential Located approximately 0.86 miles from subject property.





1805 NICHOLS CANYON RD LOS ANGELES, CA 90046-2125



#### **Tax Search**



Los Angeles, California Searched: 5551-007-024

Non-Order Search

Tax Year: Tax Cover: Searched By:

Searched On:

2023-2024 02/09/2024 SPENCER GORDY 2/18/2024 4:32 PM

30,08

13.95

40.00

17.51

55.19

22.50

103.00

Company: FIDELITY NATIONAL TITLE | LONG BEACH - (FNFSTR) | 01 | 00036-00022

APN: 5551-007-024 Described As: **TRACT NO 13404 LOT 3** Address: **1805 NICHOLS CANYON RD** City: LOS ANGELES CITY Billing Address: 330 DE NEVE DR #8382 LOS ANGELES CA 90024 Assessed Owner(s): SILVERS, JENNIFER BUHLE, JASON Search As: Lot 3 Map 273/16 (Tr 13404) Tax Rate Area: 00067 Value Conveyance Date: Use Code: 0100 Land: 1,087,762.00 Conveying Instrument: SINGLE RESIDENTIAL Improvements: 271,939.00 Date Transfer Acquired: Region Code: **CULVER CITY** Personal Property: Vestina: Flood Zone: Fixtures: Year Built: 1947 Zoning Code: LAR1 Inventory: Year Last Modified: 1949 Taxability Code: **Exemptions Square Footage** Tax Rate: 1.233591 Homeowner: Land: **Auditor Tax** Inventory: Improvements: 1662 1.199398 Rate: Religious: Tax Defaulted: Bill #: Personal Property: Total Tax: 16,773.15 Issue Date: 10/15/2023 All Other: Net Taxable Value: 1,359,701.00 Installment Amount Interest Due Date Status Payment Date Balance 1st 8,386,58 0.00 12/10/2023 PAID 11/30/2023 0.00 2nd 8,386.57 848.65 UNPAID 4/10/2024 8,386.57 **Total Balance:** 8,386.57 Bonds: 1 Parcel Changed: Sold to State: 0 Mello-Roos: N NSF: N **Special Liens** Account Special Lien Description Amount 00170 LOS ANGELES COUNTY TRAUMA/EMERG SRVS 83.10 00177 SAFE CLEAN WATER 71.38 03071 LOS ANGELES COUNTY FLOOD CONTROL 28.22

#### Bonds

03694

06111

06851

06853

18850

18851

18869

Assessment No:	Book/Page:	
	Assessment No:	Assessment No: Book/Page:

REGIONAL PARK AND OPEN SPACE DISTRICT PROPOSED MEASURE A

LOS ANGELES CITY LANDSCAPE & LIGHTING DISTRICT #96-1

LOS ANGELES COUNTY WEST VECTOR CONTROL DIST

LOS ANGELES STORMWATER POLLUTION ABATEMENT

MRCA·BRUSH FIRE CLEAR'G DIST #1

**MOUNTAINS REC & CONSERVATION AUTH** 

LOS ANGELES CITY LIGHT MAINTENANCE

Docket/Series: AD #1 Filed On:

City / County: COUNTY OF LOS ANGELES Payable to: COUNTY OF LOS ANGELES Bond No:

Bond Type: 1915 ACT

Lien Issued: 08/06/2003 Maturity Date: 06/30/2033 First Payment Date: 1/1/2007

Number of Years: 20 Total Installments: 60 Interest Rate: 0.00% Further Info Charge:

Oria Principale	Amount Duo	T. D. O.	
Orig Principal:	Amount Due:	To Pay Off:	
	1915 ACT BOND IS COLLECTED V	WITH TAXES	

THE INFORMATION PROVIDED IS A SUMMARIZED SEARCH OF OUR RECORDS. PROPERTY INSIGHT DOES NOT WARRANT NOR GUARANTEE THE ACCURACY NOR COMPLETENESS OF THE INFORMATION SHOWN. A FULL/EXTENDED TAX SEARCH IS RECOMMENDED.

\*\*\*END OF REPORT\*\*\*

# This page is part of your document - DO NOT DISCARD



# 20160077364



Pages: 0003

Recorded/Filed in Official Records Recorder's Office, Los Angeles County, California

01/22/16 AT 08:00AM

FEES: 25.00 TAXES: 6,692.00

OTHER: 0.00 PAID: 6,717.00



LEADSHEET



201601220150084

00011630904

007341234

SEQ:

DAR - Title Company (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

T21

E442318

# Fidelity-Sherman Oaks

# RECORDING REQUESTED BY: Fidelity National Title

#### AND WHEN RECORDED MAIL TO:

Mrs. Jennifer Silvers and Mr. Jason Buhle 230 Riverside Drive, #9K New York, NY 10025



Title Order No.: LA00105559

AP#: 5551-007-024

**GRANT DEED** 

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$1,314.50 CITY TRANSFER TAX \$5,377.50

[X] computed on full value of property conveyed, or

[ ] computed on full value less value of liens or encumbrances remaining at time of sale.

[ ] Unincorporated area [X] City of Los Angeles AND

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Robert Bruce Dirksen, a married man as his sole and separate property who acquired title as Robert Bruce Dirksen, a Single Man

hereby GRANT(s) to:

Jennifer Silvers and Jason Buhle, Wife and Husband as Joint Tenants

the real property in the City of Los Angeles, County of Los Angeles, State of California, described as: Lot 3 of Tract No. 13404, in the City of Los Angeles, County of Los Angeles, State of California, as per Map recorded in Book 273, Page 16 of Maps, in the Office of the County Recorder of said County.

Also Known as: 1805 Nichols Canyon Road, Los Angeles, CA 90046

Dated December 29, 2015

Robert Bruce Dirksen

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA COUNTY OF

On

Notary signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct

WITNESS my hand and official seal.

(Seal)

MAIL TAX STATEMENTS TO PARTY SHOWN BELOW; IF NO PARTY SHOWN, MAIL AS SHOWN ABOVE:

MARC B. SPENCE Commission # 2125125 otery Public - Catilornia Los Angeles County

# 3-in-1 CERTIFICATION

Pursuant to the provisions of Government Code 27361.7, I certify under penalty of perjury that the Notary Seal on the document to which this statement is attached reads as follows:

Name of Notary: MARC B. Spenter
Commission no.: 2125125
County where bond is filed: Los Orgeles
Commission expiration date:
Vendor/Manufacturer's no: NNA 7
Pursuant to the provisions of Government Code 27361.7, I certify under penalty of perjury that he illegible portion of this document to which this statement is attached reads as follows:
•
Pursuant to the provisions of Government Code 27361.7, I certify under penalty of perjury that he illegible portion of this document to which this statement is attached reads as follows:
State ofCounty of
Onbefore me,A NOTARY PUBLIC, personally appeared
who proved to me on the basis of satisfactory evidence to be the person(s) whose
name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the
entity upon behalf of which the person(s) acted, executed the instrument.
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is
true and correct.
WITNESS my hand and official seal. Signature (Seal)
PLACE OF EXECUTION: Brea, CA
DATE: 1 22 16
SIGNATURE: UR MUS
, DPS Agent