

1805 N Nichols Canyon Road



Permit #: B12VN01702  
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 Plan Check	City of Los Angeles - Department of Building and Safety <b>APPLICATION FOR GRADING PERMIT AND GRADING CERTIFICATE</b>	Issued on: 02/25/2013 Last Status: Issued Status Date: 02/25/2013
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1. TRACT	BLOCK	LOT(s)	ABB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
TR 13404		3		M B 273-16	150B177 567	5551 - 007 - 024

<b>3. PARCEL INFORMATION</b> 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
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ZONES(S): R1-1

**4. DOCUMENTS**  
Z1 - Z1-2374 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

For Cashier's Use Only W/O #: 23000719

<b>7. EXISTING USE</b>	<b>PROPOSED USE</b> (70) Grading - Hillside
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**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. # Bldgs on Site & Use: SFD

**10. APPLICATION PROCESSING INFORMATION**  
BLDG. PC By: Hernan Arreola      DAS PC By:  
OK for Cashier: Hernan Arreola      Coord. OK:  
Signature:      Date: 02/25/2013

VN 0011 201002764 2/25/2013 11:29:15 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 SURCH \$8.80
GRADING PLAN CHECK \$0.00

**11. PROJECT VALUATION** Final For Period  
Permit Valuation: 60 cu yd      PC Valuation:  
Sewer Cap ID:      Total Bond(s) Due:

**12. ATTACHMENTS**  
Misc. (See Comments)      Plot Plan  
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.

Sub Total: \$651.44

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



\* P 1 2 0 3 0 2 0 0 0 0 0 7 1 9 F N \*

**13. STRUCTURE INVENTORY**

(Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting numeric value")

12030 - 20000 - 00719

(P) Cut: 35 Cuyd  
 (P) Export: 21 Cuyd  
 (P) Fill: 36 Cuyd  
 (P) Import: 0 Cuyd  
 (P) Max Slope for Cut: +2 Horiz / 1 Vert  
 (P) Max Slope for Fill: +2 Horiz / 1 Vert

**14. APPLICATION COMMENTS:**

1. Permission for offsite grading. 2. Offsite Grading permit for 1807 Nichols Canyon and 1800 N Binkley Dr.

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 19425 of the Health and Safety Code of the State of California.

**15. BUILDING RELOCATED FROM:****16. CONTRACTOR, ARCHITECT & ENGINEER NAME****ADDRESS****CLASS****LICENSE #****PHONE #**

(E) DE, LEON CYNTHIA AGUILAR

8061 SAN MATEO CIR,

BUENA PARK, CA 90620

C31604

(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 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 inspect on (HS 17951).

**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 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he 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 the applicant to a civil penalty of not more than five 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 or offered for sale (Sec. 7044, Business and Professions Code). The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year from completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale).

OR

I, as the owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code). The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law.)

**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 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: \_\_\_\_\_

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.**

**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 Safety Code. Information is available at (909) 396-2336 and the notification form at [www.aqmd.gov](http://www.aqmd.gov). 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 [www.dhs.ca.gov/childlead](http://www.dhs.ca.gov/childlead).

**20. 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 Owner-Builder Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead 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: 02/25/2013

 Owner Authorized Agent



**OWNER'S ACKNOWLEDGMENT AND VERIFICATION OF INFORMATION**

**(OWNER-BUILDER DECLARATION)**

12030 - 20000 - 00719

Application Number: ~~1805 Nichols~~

Project Address: 1805 Nichols Canyon Rd

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

RD 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.

RD 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.

RD 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.

RD 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.

RD 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.

RD 6. 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.

RD 7. I understand under California Contractors' State License Law, an Owner-Builder who builds single-family residential structures cannot 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.

RD 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.

RD 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 License Board (CSLB) at 1-800-321-CSLB (2752) or www.cslb.ca.gov for more information about licensed contractors.

FOR INFORMATION

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 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 allow flexibility and timely distribution of information to the public.



**OWNER'S ACKNOWLEDGMENT AND VERIFICATION  
 OF INFORMATION**

**(OWNER-BUILDER DECLARATION, cont.)**

Application Number: 12030 20000-00719

Project Address: 1805 Nichols Cyn Rd, LA CA 90046

10 I am aware of and consent to an Owner-Builder building permit applied for in my name, and understand that I am the party legally and financially responsible for proposed construction activity at the following address: 1805 Nichols Cyn Rd

11 I agree that, as the party legally and financially responsible for this proposed construction activity, I will abide by all applicable laws and requirements that govern Owner-Builders as well as employers.

12 I agree to notify the issuer of this form immediately of any additions, deletions, or changes to any of the information I have provided on this form. Licensed contractors are regulated by laws designed to protect the public. If you contract with someone who does not have a license, the Contractors' State License Board may be unable to assist you with any financial loss you may sustain as a result of a complaint. Your only remedy against unlicensed Contractors may be in civil court. It is also important for you to understand that if an unlicensed Contractor or employee of that individual or firm is injured while working on your property, you may be held liable for damages. If you obtain a permit as Owner-Builder and wish to hire Contractors, you will be responsible for verifying whether or not those Contractors are properly licensed and the status of their workers' compensation insurance coverage. Before a building permit can be issued, this form must be completed and signed by the property owner and returned to the agency responsible for issuing the permit.

Note: A copy of the property owner's driver's license, form notarization, or other verification acceptable to the agency is required to be presented when the permit is issued to verify the property owner's signature.

Owner's Name: Robert Dinkson

Signature of property owner [Signature] Date: 11/27/12

- SEC. 3. Section 19830 of the Health and Safety Code is repealed.
- SEC. 4. Section 19831 of the Health and Safety Code is repealed.
- SEC. 5. Section 19832 of the Health and Safety Code is repealed.

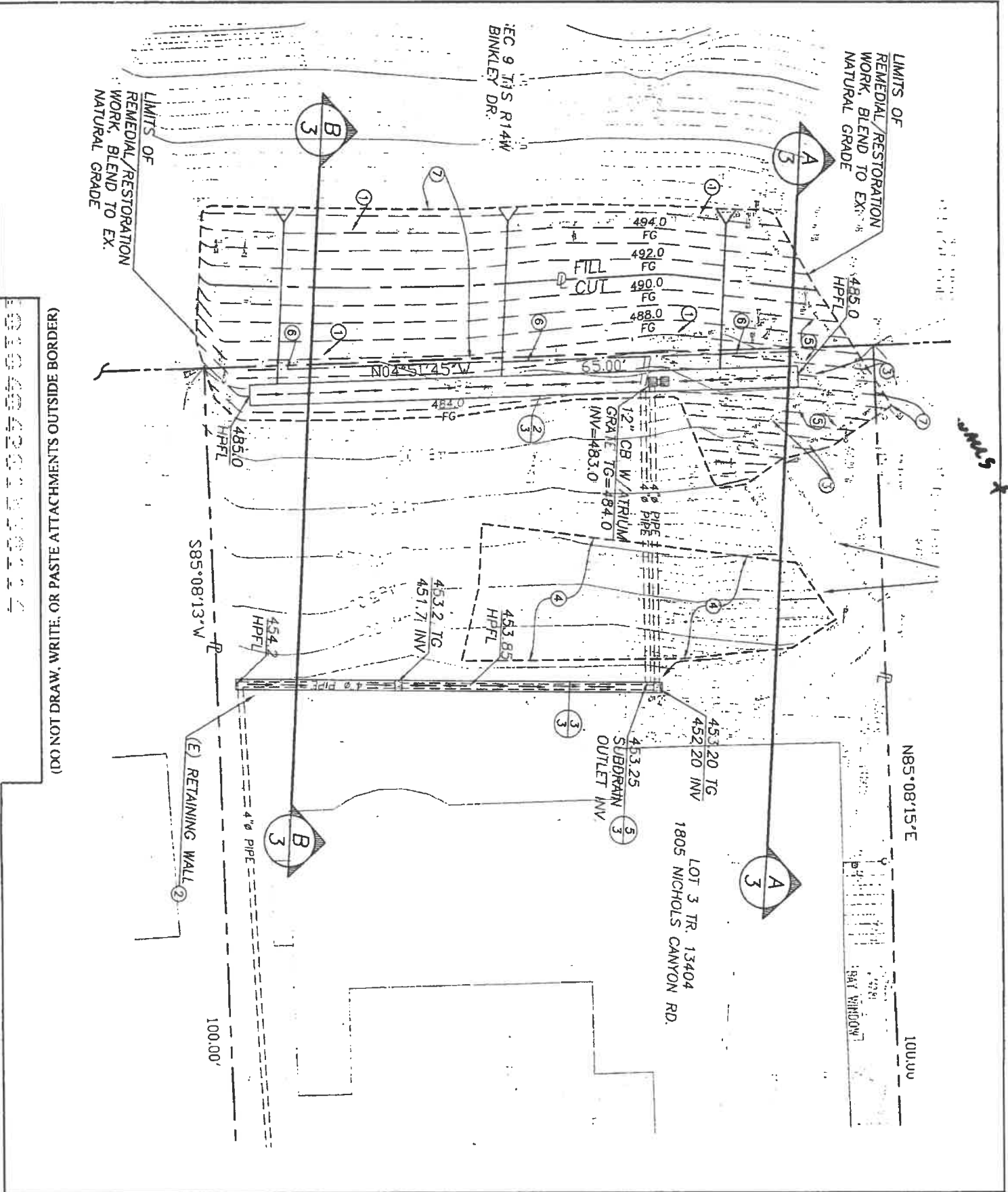
As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities. For efficient handling of information 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 allow flexibility and timely distribution of information to the public.

Grading -  
1 or 2 Family Dwelling  
Plan Check

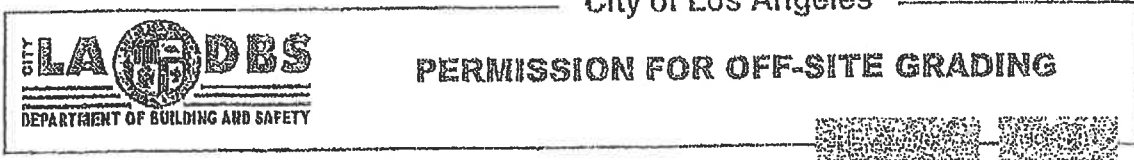
City of Los Angeles - Department of Building and Safety

Plan Check #: B12VN01702FO  
Initiating Office: VAN NUYS  
Printed on: 02/27/12 16:35:21

### PLOT PLAN ATTACHMENT



(DO NOT DRAW, WRITE, OR PASTE ATTACHMENTS OUTSIDE BORDER)



DATE: 1/1

TO: LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY

I, owner of 1800 N. Binkley Dr (Job address)

Lot: NW 1/4 SEC 9 T15 R11W Block: None Tract: None have reviewed the grading plan

(Legal description) prepared by LC Engineering dated 11/9/12 and hereby grant

permission to owner

of 1805 Nichols Canyon Rd (Job address)

Lot: 3 Block: None Tract: TR 13404 to perform grading on my property for

the purpose of slope restoration

I also grant permission to the contractor, soil engineer, geologist and City Inspector to have access to the premises.

SIGNATURE MUST BE NOTARIZED

Sabah H. Khalifa Signature

SABAH H. KHALIFA Owner's Name (Printed)

415 E. North Water St. Chicago IL 60611 Mailing Address

ILLINOIS (STATE OF CALIFORNIA, COUNTY OF COOK) On 11-9-12 before me, SABAH KHALIFA

personally appeared 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 hand and official seal.

Signature [Signature]

"OFFICIAL SEAL" 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 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 bulletins including MGD and RGA that were previously issued will also allow flexibility and timely distribution of information to the public.



PERMISSION FOR OFF-SITE GRADING

DATE: 1/1

TO: LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY

I, owner of 1867 Nichols Canyon Rd (Job address)

Lot: 4 Block: None Tract: TR 13464 have reviewed the grading plan (Legal description) prepared by LC Engineering dated 11/9/12 and hereby grant permission to

owner of 1865 Nichols Canyon Rd. (Job address)

Lot: 3 Block: None Tract: TR 13464 to perform grading on my property for the purpose of slope restoration

I also grant permission to the contractor, soil engineer, geologist and City Inspector to have access to the premises.

Signature of Sabah H. Khalifa

SABAH H. KHALIFA Owner's Name (Printed)

415 E. North Western Chicago IL 60611 Mailing Address

SIGNATURE MUST BE NOTARIZED

ILLINOIS (STATE OF CALIFORNIA, COUNTY OF COOK) On 11-9-12 before me, SABAH KHALIFA, 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 hand and official seal.

Signature of Sonia Ramos

OFFICIAL SEAL 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 discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.



PERMISSION FOR OFF-SITE GRADING

DATE: 1/18/2003

TO: LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY

I, owner of 1800 N. Binkley Dr (Job address)

Lot: None Block: None Tract: None have reviewed the grading plan prepared by LG Engineering dated 11/9/12 and hereby grant

permission to Robert Dirksen owner of 1805 Nichols Canyon Rd (Job address)

Lot: 3 Block: None Tract: TK 13404 to perform grading on my property for the purpose of slope restoration

I also grant permission to the contractor, soil engineer, geologist and City Inspector to have access to the premises.

Sabah H. Khalifa Signature

SABAH H. KHALIFA Owner's Name (Printed)

415 E. Northwaterst. Chicago 60611 Mailing Address

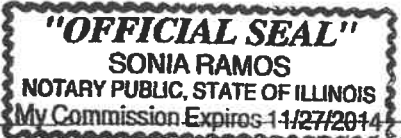
SIGNATURE MUST BE NOTARIZED

ILLINOIS (STATE OF CALIFORNIA, COUNTY OF COOK) On 11-9-12 before me, SABAH KHALIFA

personally appeared 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 hand and official seal.

Signature [Signature]



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.





PERMISSION FOR OFF-SITE GRADING

DATE: 1/18/2013

TO: LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY

I, owner of 1507 Nichols Canyon Rd (Job address)

Lot: 4 Block: None Tract: TR 13409 have reviewed the grading plan (Legal description)

prepared by LC Engineering dated 11/9/12 and hereby grant

permission to Robert Dirksen, owner

of 1507 Nichols Canyon Rd (Job address)

Lot: 3 Block: None Tract: TR 13409 to perform grading on my property for

the purpose of slope restoration

I also grant permission to the contractor, soil engineer, geologist and City Inspector to have access to the premises.

Handwritten signature of Birchner Rawlings

Signature

BIRCHNER RAWLINGS Owner's Name (Printed)

1507 NICHOLS CANYON RD Mailing Address LA CA 90046

SIGNATURE MUST BE NOTARIZED

(STATE OF CALIFORNIA, COUNTY OF Los Angeles) On 1/18/2013 before me, Sally J. Kim, Notary Public, personally appeared BIRCHNER RAWLINGS, 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 hand and official seal.

Signature

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 bulletins including MGD and RGA that were previously issued will also allow flexibility and timely distribution of information to the public.

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

State of California )  
County of Los Angeles )

On **January 18, 2013**, before me, Sally J. Kim, Notary Public, personally appeared **BIRKNER RAWLINGS**, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person 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]*  
\_\_\_\_\_  
Sally J. Kim, Notary Public

-----OPTIONAL SECTION-----

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

**CAPACITY CLAIMED BY SIGNER**

- INDIVIDUAL
- CORPORATE OFFICER(S)

\_\_\_\_\_  
TITLE(S)

- PARTNER(S)  LIMITED  GENERAL
- ATTORNEY-IN-FACT
- TRUSTEE(S)
- GUARDIAN/CONSERVATOR
- OTHER: \_\_\_\_\_

**DESCRIPTION OF ATTACHED DOCUMENT**

**PERMISSION FOR OFF-SITE GRADING**

TITLE OR TYPE OF DOCUMENT

*[Signature]*  
\_\_\_\_\_  
NUMBER OF PAGES

*1-18-13*  
\_\_\_\_\_  
DATE OF DOCUMENT

**SIGNER IS REPRESENTING:**

NAME OF PERSON(S) OR ENTITY(IES)  
\_\_\_\_\_  
\_\_\_\_\_

*None*  
\_\_\_\_\_  
\_\_\_\_\_

SIGNER(S) OTHER THAN NAMED ABOVE

11  
10  
9  
8  
7  
6  
5  
4  
3  
2  
1

1805 N Nichols Canyon Road



Permit #:  
Plan Check #:  
Event Code:

**09044 - 90000 - 00241**  
Printed: 01/12/09 03:10 PM

HVAC 1 or 2 Family Dwelling Express Permit No Plan Check	City of Los Angeles - Department of Building and Safety	Issued On: 01/12/2009 Last Status: Issued Status Date: 01/12/2009
<b>APPLICATION FOR HVAC PLAN CHECK AND INSPECTION</b>		

<u>1. PROPERTY OWNER</u>		
Dirksen, Robert B	1805 Nichols Canyon Rd	LOS ANGELES CA 90046
<u>2. APPLICANT INFORMATION</u> (Relationship: Net Applicant)		
Yitchak Giron -	14620 Keswick	VAN NUYS, CA 91405 (800) 211-0708
<u>3. TENANT INFORMATION</u>		

<u>4. CONTRACTOR, ARCHITECT &amp; ENGINEER NAME</u>			<u>CLASS</u>	<u>LICENSE#</u>	<u>PHONE #</u>
(C) A G Heating & Air Conditioning	14620 Keswick Street,	Van Nuys, CA 91405	C20	558220	8002110708

<u>5. APPLICATION COMMENTS</u> E-Permit paid by credit card, fax number-> (800)516-0708.
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<u>6. DESCRIPTION OF WORK</u> CHANGE OUT FURNACE, ZONING SYSTEM AND NEW DUCTS
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<u>7. COUNCIL DISTRICT:</u> 4
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<u>8. APPLICATION PROCESSING INFORMATION</u> PC OK By: OK for Cashier: Signature: _____ Date: _____
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For Inspection requests, call toll-free (888) LA4BUILD (524-2845).  
LA County, call (213) 482-0000 or request Inspections via  
[www.ladbs.org](http://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 #: 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.

<u>9. FEE INFORMATION</u> <b>Inspection Fee Period</b>	
Permit Fee: <b>43.40</b>	
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

**10. FEE ITEM INFORMATION****HEATING APPLIANCE**

Gas Furnace-MBTu/h

(1)

13.50

**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: **C20** Lic. No.: **558220** Contractor: **AG HEATING & AIR CONDITIONING**

**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: \_\_\_\_\_

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 [www.aqmd.gov](http://www.aqmd.gov). 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 [www.dhs.ca.gov/childlead](http://www.dhs.ca.gov/childlead).

**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): \_\_\_\_\_ Lender's address: \_\_\_\_\_

**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: **YITCHAK GIRON** Sign: **Internet ePermit System Declaration** Date: **01/12/2009**  Contractor  Authorized Agent



Plumbing  
1 or 2 Family Dwelling  
Express Permit  
No Plan Check

City of Los Angeles - Department of Building and Safety

**APPLICATION FOR PLUMBING  
PLAN CHECK AND INSPECTION**

Issued On: 01/02/2008  
Last Status: Issued  
Status Date: 01/02/2008

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

(C) Tri - State Retrofitters Inc	P O Box 3781,	Beverly Hills, CA 90212	<u>CLASS</u> C36	<u>LICENSE#</u> 758898	<u>PHONE #</u> 3102862890
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5. APPLICATION COMMENTS

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

6. DESCRIPTION OF WORK

E.Q. VALVE

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](http://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 #: 84200087**

**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 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

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 [www.aqmd.gov](http://www.aqmd.gov). 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 [www.dhs.ca.gov/childlead](http://www.dhs.ca.gov/childlead).

**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): \_\_\_\_\_ Lender's address: \_\_\_\_\_

**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**  Contractor  Authorized Agent



Grading GREEN - MANDATORY 1 or 2 Family Dwelling Plan Check at Counter Plan Check	City of Los Angeles - Department of Building and Safety <b>APPLICATION FOR GRADING PERMIT                  AND GRADING CERTIFICATE</b>	Issued on: 10/30/2015 Last Status: Issued Status Date: 10/30/2015
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1. TRACT	BLOCK	LOT(s)	ABB	COUNTY MAP REF #	PARCEL ID # (PIN#)	2. ASSESSOR PARCEL #
TR 13404		3		M B 273-16	150B177 567	5551 - 007 - 024

<b>3. PARCEL INFORMATION</b> Area Planning Commission - Central LADBS Branch Office - LA Council District - 4 Certified Neighborhood Council - Hollywood Hills West Community Plan Area - Hollywood	Census Tract - 1941.02 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
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ZONES(s): R1-I

<b>4. DOCUMENTS</b> ZI - ZI-2374 Los Angeles State Enterprise Zor HLSAREA - Yes CDBG - SEZ-Los Angeles State Enterprise Zc BHO - Yes
--

<b>5. CHECKLIST ITEMS</b> .
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<b>6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION</b> 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
--

For Cashier's Use Only W/O #: 23000719

<b>7. EXISTING USE</b>	<b>PROPOSED USE</b> (70) Grading - Hillside
------------------------	--

<b>8. DESCRIPTION OF WORK</b> Supplemental permit to revise plan . "COMPLY WITH DEPARTMENT ORDER effective date 10/17/2011. PERMIT WILL EXPIRE 30 DAYS FROM ISSUANCE DATE"
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<b>9. # Bldgs on Site &amp; Use:</b> SFD
--

<b>10. APPLICATION PROCESSING INFORMATION</b>	
BLDG. PC By: Niloofar Mehraan OK for Cashier: Hernan Arreola Signature:	DAS PC By: Coord. OK: Date: 10/30/2015

<b>11. PROJECT VALUATION</b> <small>Final Fee Period</small>	
Permit Valuation: 51 cu yd	PC Valuation:
Sewer Cap ID:	Total Bond(s) Due:

<b>12. ATTACHMENTS</b> Owner-Builder Declaration Plot Plan
--

For inspection requests, call toll-free (888) LA4BUILD (524-2845). Outside LA County, call (213) 482-0000 or request inspections via [www.ladbs.org](http://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	\$0.00
<b>Sub Total:</b>	<b>\$390.80</b>

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")

12030 - 20001 - 00719

## 14. 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.

## 15. BUILDING RELOCATED FROM:

## 16. CONTRACTOR, ARCHITECT &amp; ENGINEER NAME

## ADDRESS

## CLASS

## LICENSE #

## PHONE #

(E) DE, LEON CYNTHIA AGUILAR

8061 SAN MATEO CIR,

BUENA PARK, CA 90620

C31604

(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 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).

## 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 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he 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 the applicant to a civil penalty of not more than five 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 or offered for sale (Sec. 7044, Business and Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year from completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale).

OR

I, as the owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law.)

## 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 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: \_\_\_\_\_

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.**

## 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 Safety Code. Information is available at (909) 396-2336 and the notification form at [www.aqmd.gov](http://www.aqmd.gov). 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 [www.dhs.ca.gov/childlead](http://www.dhs.ca.gov/childlead).

## 20. 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 Owner-Builder Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning, and Final Declaration; and

(2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: BLYTHE MCKINNEY

Sign: 

Date: 10/30/2015



Owner



Authorized Agent

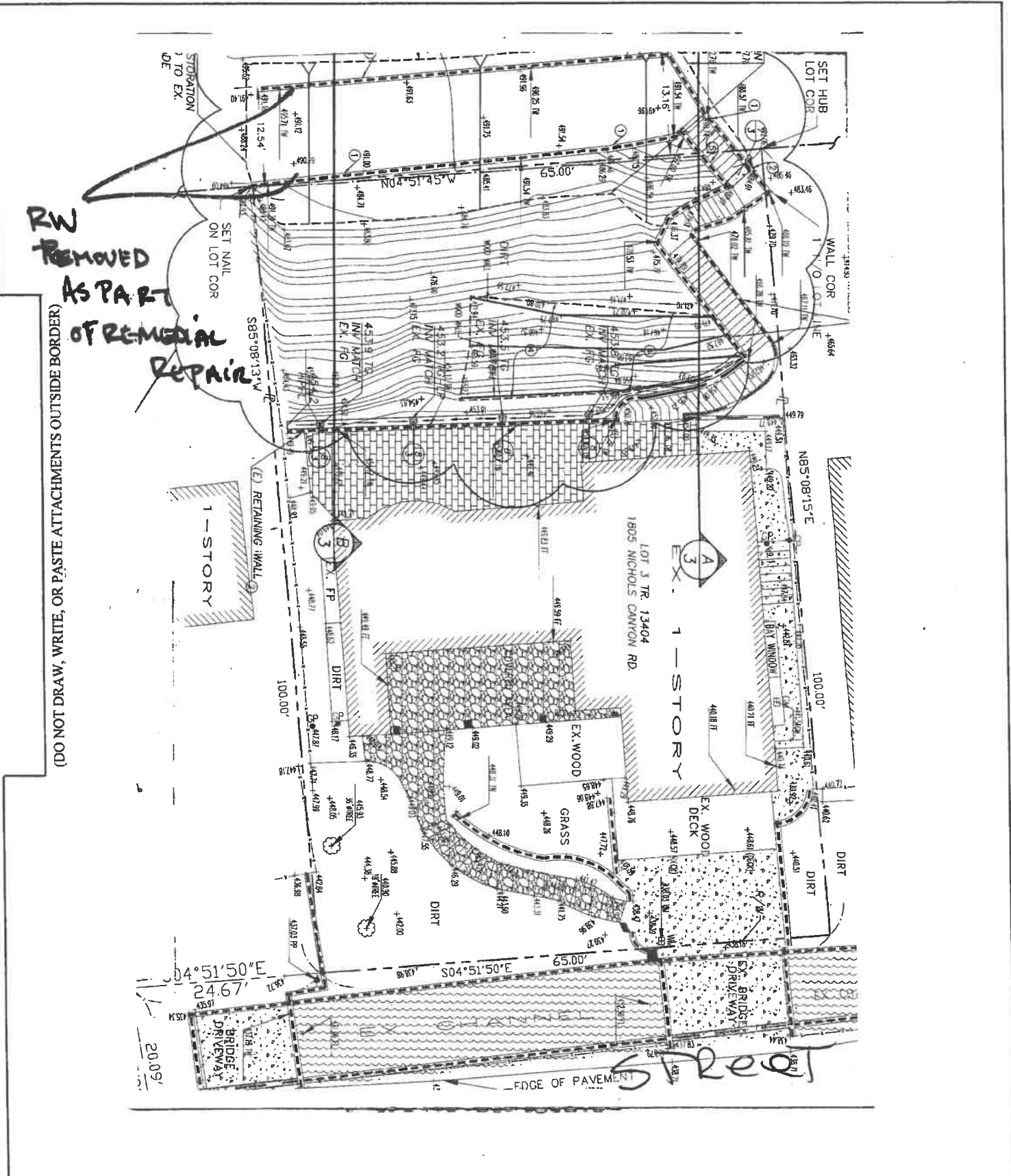


Grading  
1 or 2 Family Dwelling  
Plan Check

City of Los Angeles - Department of Building and Safety

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

PLOT PLAN ATTACHMENT





**OWNER'S ACKNOWLEDGMENT AND VERIFICATION OF INFORMATION**

**(OWNER-BUILDER DECLARATION, cont.)**

Application Number: 12030-20000-00719

Project Address: 1805 Nichols Canyon Rd, LA CA 90046

10 I am aware of and consent to an Owner-Builder building permit applied for in my name, and understand that I am the party legally and financially responsible for proposed construction activity at the following address: 1805 Nichols Canyon Rd

11 I agree that, as the party legally and financially responsible for this proposed construction activity, I will abide by all applicable laws and requirements that govern Owner-Builders as well as employers.

12 I agree to notify the issuer of this form immediately of any additions, deletions, or changes to any of the information I have provided on this form. Licensed contractors are regulated by laws designed to protect the public. If you contract with someone who does not have a license, the Contractors' State License Board may be unable to assist you with any financial loss you may sustain as a result of a complaint. Your only remedy against unlicensed Contractors may be in civil court. It is also important for you to understand that if an unlicensed Contractor or employee of that individual or firm is injured while working on your property, you may be held liable for damages. If you obtain a permit as Owner-Builder and wish to hire Contractors, you will be responsible for verifying whether or not those Contractors are properly licensed and the status of their workers' compensation insurance coverage. Before a building permit can be issued, this form must be completed and signed by the property owner and returned to the agency responsible for issuing the permit.

Note: A copy of the property owner's driver's license, form notarization, or other verification acceptable to the agency is required to be presented when the permit is issued to verify the property owner's signature.

Owner's Name: Robert Driscoll

Signature of property owner

Date: 11/27/12

- SEC. 3. Section 19830 of the Health and Safety Code is repealed.
- SEC. 4. Section 19831 of the Health and Safety Code is repealed.
- SEC. 5. Section 19832 of the Health and Safety Code is repealed.

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 internally and in the internet, conversion to this new format of code related and administrative information buildings including MGD and RGA that were previously issued will allow flexibility and timely distribution of information to the public.



**OWNER'S ACKNOWLEDGMENT AND VERIFICATION OF INFORMATION**

**(OWNER-BUILDER DECLARATION)**

Application Number: 12030-2000-00719  
~~#805 Nichols~~

Project Address: 1805 Nichols Canyon Rd

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

RD 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.

RD 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.

RD 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.

RD 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.

RD 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.

RD 6. 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.

RD 7. I understand under California Contractors' State License Law, an Owner-Builder who builds single-family residential structures cannot 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.

RD 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.

RD 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 License Board (CSLB) at 1-800-321-CSLB (2752) or www.cslb.ca.gov for more information about licensed contractors.

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 internally and in the Internet, conversion to this new format of code related and administrative information contains including MGD and RGA that were previously issued will allow flexibility and timely distribution of information to the public.



Electrical 1 or 2 Family Dwelling Express Permit No Plan Check	City of Los Angeles - Department of Building and Safety <b>APPLICATION FOR ELECTRICAL                  PLAN CHECK AND INSPECTION</b>	Issued On: 05/05/2017 Last Status: Issued Status Date: 05/05/2017
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<b>1. PROPERTY OWNER</b>			
SILVERS, JENNIFER AND BUHLE, JASON	1805 NICHOLS CANYON RD	LOS ANGELES CA 90046	
<b>2. APPLICANT INFORMATION</b> (Relationship: Not Applicant)			
ROSSEN PINKAS	14050 MAGNOLIA AVE 208	SHERMAN OAKS, CA 91423	(818) 633-3673
<b>3. TENANT INFORMATION</b>			

4. CONTRACTOR, ARCHITECT, & ENGINEER NAME	ADDRESS	CLASS	LICENSE #	PHONE #
(C) ELECTRIC UNIVERSE CA	14050 MAGNOLIA SHERMAN OAKS, CA 91423	C10	1007618	(818) 633-3673

<b>5. APPLICATION COMMENTS</b> E-Permit paid by credit card, fax number-> (818)633-3673.	<b>6. DESCRIPTION OF WORK</b> panel
---	--

**7. CHECKLIST ITEMS:**

<b>8. COUNCIL DISTRICT:</b> 4	For inspection requests, call toll-free (888) LA4BUILD (524-2845). Outside LA County, call (213) 473-3231 or request inspections via <a href="http://www.ladbs.org">www.ladbs.org</a> . To speak to a Call Center agent, call 311 or (866) 4LACITY (452-2489). Outside LA County, call (213) 473-3231.
<b>9. APPLICATION PROCESSING INFORMATION</b>	

Plan Check By:  
 OK for Cashier:  
 Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**For Cashier's Use Only** W/O #: 74115065

**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.

10. FEE INFORMATION	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		0.00

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

1805 N Nichols Canyon Road  
 17041 - 90000 - 15065

**11. FEE ITEM INFORMATION**

**SERVICES**

Services 0-200 Amp (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).

**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.
- 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 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 Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead [www.aqmd.gov](http://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 Services for LA County at (800) 524-5323 or the State of California at (800) 597-5323 or [www.dhs.ca.gov/eh/lead](http://www.dhs.ca.gov/eh/lead)

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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): \_\_\_\_\_ Lender's Address: \_\_\_\_\_

**16. 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:**

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- (2) This permit 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  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](http://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 inspection matters, please call our Customer Hotline at (213) 482-0056.

For use by cashier only

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

**PERMIT #:** 17041 - 90000 - 15065  
**ADDRESS:** 1805 N Nichols Canyon Road  
**OWNER:** SILVERS, JENNIFER AND BUHLE, JASON  
 1805 NICHOLS CANYON RD  
 LOS ANGELES CA 90046

Electrical  
 1 or 2 Family Dwelling  
 Express Permit  
 No Plan Check

**JOB DESCRIPTION:** panel

## INSPECTION RECORDS AND PLANS MUST BE AVAILABLE DURING INSPECTION

GRADING INSPECTIONS		
TYPE	DATE	INSPECTOR
Initial Grading		
Toe or Bottom		
Soils Report Approved		
DO NOT PLACE FILL UNTIL ABOVE IS SIGNED		
Backfill		
Fill		
Excavation		
Drainage Devices		
Rough Grading		
Approved Compaction Report		
FOOTING INSPECTIONS		
Footing Excavation		
Forms		
Reinforcing Steel		
OK to Place Concrete		
GROUNDWORK INSPECTIONS		
Electrical		
Plumbing		
Plumbing Methane		
Gas Piping		
Heating & Refrigeration		
Fire Sprinklers		
Disabled Access		
Methane		
OK to Place Floor		
DO NOT PLACE FLOOR UNTIL ABOVE IS SIGNED		
ROUGH INSPECTIONS		
Green Code		
Electrical		
Plumbing		
Fire Sprinkler		
Heating & Refrigeration		
Roof Sheathing		
Disabled Access		
Framing		
Insulation		
Suspended Ceiling		
OK to Cover		

DO NOT COVER UNTIL PREVIOUS IS SIGNED		
TYPE	DATE	INSPECTOR
Exterior Lathing		
Interior Lathing		
Drywall		
DO NOT COVER UNTIL ABOVE IS SIGNED		
WORK OUTSIDE OF THE BUILDING		
Electrical Underground		
Gas		
Heating & Refrigeration		
Sewer		
Disabled Access		
POOL INSPECTIONS		
Excavation		
Reinforcing Steel		
Bonding		
Piping		
Pre-Gunite		
Deck		
Enclosure/Fence		
Pool/Spa Cover		
DO NOT FILL POOL UNTIL ABOVE IS SIGNED		
FINAL INSPECTIONS		
Grading		
Electrical		
Plumbing		
Gas Test		
Gas		
Heating & Refrigeration		
Pressure Vessels		
Elevator		
Fire Sprinkler		
Disabled Access		
Green Building		
LAFD (Title 19 only)		
LAFD Fire Life Safety		
Pool Final		
AQMD Sign-off Provided		
Public Works		
Building		
PROJECT FINAL		

**FOR INSPECTION REQUESTS, PLEASE CALL  
 3-1-1 OR OUTSIDE CITY OF LOS ANGELES  
 888-LA4-BUILD (888)524-2845 or [www.ladbs.org](http://www.ladbs.org)**

Certificate of Occupancy Required  YES  NO





Electrical  
1 or 2 Family Dwelling  
Express Permit  
No Plan Check

City of Los Angeles - Department of Building and Safety  
**APPLICATION FOR ELECTRICAL  
PLAN CHECK AND INSPECTION**

Issued On: 05/05/2017  
Last Status: Issued  
Status Date: 05/05/2017

**1. PROPERTY OWNER**

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

(C) ELECTRIC UNIVERSE CA 14050 MAGNOLIA SHERMAN OAKS, CA 91423 CLASS LICENSE # C10 1007618 PHONE # (818) 633-3673

**5. APPLICATION 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: \_\_\_\_\_

For inspection requests, call toll-free (888) LA4BUILD (524-2845).  
Outside LA County, call (213) 473-3231 or request inspections via [www.ladbs.org](http://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 #: 74115065**

**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.

**10. FEE INFORMATION**

**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	0.00

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

1805 N Nichols Canyon Road  
17041 - 90000 - 15065



**11. FEE ITEM INFORMATION****SERVICES**

Services 0-200 Amp

(1)

16.00

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License Class: **C10** License No.: **1007618** Contractor: **ELECTRIC UNIVERSE CA**

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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.

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Lender's Name (If Any): \_\_\_\_\_ Lender's Address: \_\_\_\_\_

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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).

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Print Name: **ROSSEN PINKAS**Sign: **Internet e-Permit System Declaration** Date: **05/05/2017**

Contractor



Authorized Agent

# EXPRESS PERMIT INSPECTION RECORD



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 Receipt No: ON198537  
 Amount: \$59.95  
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**OWNER:** SILVERS, JENNIFER AND BUHLE, JASON  
 1805 NICHOLS CANYON RD  
 LOS ANGELES CA 90046

Electrical  
 1 or 2 Family Dwelling  
 Express Permit  
 No Plan Check

**JOB DESCRIPTION:** panel

## INSPECTION RECORDS AND PLANS MUST BE AVAILABLE DURING INSPECTION

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TYPE	DATE	INSPECTOR
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Toe or Bottom		
Soils Report Approved		
DO NOT PLACE FILL UNTIL ABOVE IS SIGNED		
Backfill		
Fill		
Excavation		
Drainage Devices		
Rough Grading		
Approved Compaction Report		
FOOTING INSPECTIONS		
Footing Excavation		
Forms		
Reinforcing Steel		
OK to Place Concrete		
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Plumbing Methane		
Gas Piping		
Heating & Refrigeration		
Fire Sprinklers		
Disabled Access		
Methane		
OK to Place Floor		
DO NOT PLACE FLOOR UNTIL ABOVE IS SIGNED		
ROUGH INSPECTIONS		
Green Code		
Electrical		
Plumbing		
Fire Sprinkler		
Heating & Refrigeration		
Roof Sheathing		
Disabled Access		
Framing		
Insulation		
Suspended Ceiling		
OK to Cover		

DO NOT COVER UNTIL PREVIOUS IS SIGNED		
TYPE	DATE	INSPECTOR
Exterior Lathing		
Interior Lathing		
Drywall		
DO NOT COVER UNTIL ABOVE IS SIGNED		
WORK OUTSIDE OF THE BUILDING		
Electrical Underground		
Gas		
Heating & Refrigeration		
Sewer		
Disabled Access		
POOL INSPECTIONS		
Excavation		
Reinforcing Steel		
Bonding		
Piping		
Pre-Gunite		
Deck		
Enclosure/Fence		
Pool/Spa Cover		
DO NOT FILL POOL UNTIL ABOVE IS SIGNED		
FINAL INSPECTIONS		
Grading		
Electrical		
Plumbing		
Gas Test		
Gas		
Heating & Refrigeration		
Pressure Vessels		
Elevator		
Fire Sprinkler		
Disabled Access		
Green Building		
LAFD (Title 19 only)		
LAFD Fire Life Safety		
Pool Final		
AQMD Sign-off Provided		
Public Works		
Building		
PROJECT FINAL		

**FOR INSPECTION REQUESTS, PLEASE CALL  
 3-1-1 OR OUTSIDE CITY OF LOS ANGELES  
 888-LA4-BUILD (888)524-2845 or [www.ladbs.org](http://www.ladbs.org)**

Certificate of Occupancy Required

YES  NO





Bldg-Alter/Repair 1 or 2 Family Dwelling Express Permit No Plan Check	City of Los Angeles - Department of Building and Safety <b>APPLICATION FOR BUILDING PERMIT                  AND CERTIFICATE OF OCCUPANCY</b>	Last Status: Ready to Issue Status Date: 10/28/2009
--	---	--

TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	ASSESSOR PARCEL #
TR 13404		3		M B 273-16	150B177 567	5551 - 007 - 024

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: R1-1 /

<b>4. DOCUMENTS</b> Z1 - Z1-2374 Los Angeles State Enterpris CDBG - SEZ-Los Angeles State Enterpri
--

<b>5. CHECKLIST ITEMS</b>
---------------------------

<b>6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION</b>		
Owner(s) Dirksen, Robert B	1805 Nichols Canyon Rd	LOS ANGELES CA 90046
Tenant Applicant (Relationship Contractor)		

LA Department of Building and Safety  
 LA 06 37 161588 10/28/09 01:10PM

EXISTING USE	PROPOSED USE	DESCRIPTION OF WORK	
(01) Dwelling - Single Family		Window change-out (same size & type) of residential buildings. Dual glazing, labeled and certified by National Fenestration Rating Council (NFRC) required for doors and windows replaced in all residential buildings, three years before Section 152(b) of Title 24.	BUILDING PERMIT-RES \$75.00 CITY PLANNING SURCH \$6.12 INSPECTION FEE \$1.00 TOTAL \$82.12

<b>9. # Bldgs on Site &amp; Use:</b>	For inspection requests call (866) 4LADBS (524-2845). Outside LA County call (213) 788-0009 or inspections via www.ladbs.org. To speak to a Call Center agent, call 311 or (866) 4LADBS (524-2845). Outside LA County call (213) 473-3231.
--------------------------------------	---

<b>10. APPLICATION PROCESSING INFORMATION</b>	
BLDG PC By: <i>Jenny Ayala</i> OK for Cashier: Jenny Ayala Signature: _____	DAS PC By: _____ Coord. OK: _____ Date: 10/28/09

For Cashier's Use Only  
 W/O #: 91617618  
 Total Due: \$122.82  
 Carry Over TO Trans# 161589: \$122.82  
 2009LA43540

<b>11. PROJECT VALUATION &amp; FEE INFORMATION</b> Final Fee Period	
Permit Valuation: \$2,800	PC Valuation:

FINAL TOTAL Bldg-Alter/Repair 122.82 Permit Fee Subtotal Bldg-Alter/Rep: 75.00 Fire Hydrant Refuse-To-Pay E.Q. Instrumentation 0.50 O.S. Surcharge 2.05 Svs. Surcharge 6.15 Planning Surcharge 6.12 Planning Surcharge Misc Fee 5.00 Green Building Fee 1.00 Permit Issuing Fee 27.00 Permit Fee-Single Inspection Flag	Total Bond(s) Due:
---	--------------------

<b>12. ATTACHMENTS</b>	
------------------------	--



14. 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.

15. Building Relocated From:

16. CONTRACTOR, ARCHITECT, & ENGINEER NAME	ADDRESS	CLASS	LICENSE#	PHONE #
(C) Pacific Home Remodeling Inc	12658 W Washington Blvd,	B	768166	310-437-4700

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).

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License Class: **B** Lic. No.: **768166** Contractor: **PACIFIC HOME REMODELING INC**

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I hereby affirm, under penalty of perjury, one of the following declarations:

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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: **State Comp. Ins. Fund** Policy Number: **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 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.

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Lender's name (if any): \_\_\_\_\_ Lender's address: \_\_\_\_\_

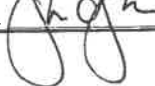
21. FINAL DECLARATION

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).

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- (2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: **Jose Aurora**

Sign: 

Date: **10-28-09**

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 PROFILE

## 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

<b>Bedrooms :</b> 2	<b>Year Built :</b> 1947	<b>Square Feet :</b> 1662
<b>Bathrooms :</b> 2.0	<b>Garage :</b> N/A	<b>Lot size :</b> 6500 SF
<b>Partial Bath :</b> 0	<b>Fireplace :</b> N/A	<b>Number of Units :</b> 0
<b>Total Rooms :</b> 0	<b>Pool/Spa :</b> N	<b>Use Code :</b> Single Family Residential
<b>Zoning :</b> LAR1		

## Sale/Loan Information

<b>Transfer Date :</b> 01/22/2016	<b>Document # :</b> 16-0077364
<b>Transfer Value :</b> \$1,195,000	<b>Cost/Sq Feet :</b> \$ 719
<b>First Loan Amt :</b> \$1,000,000	<b>Lender :</b> THE UNIVERSITY OF CALIFORNIA HO LOAN P

## Assessment/Tax Information

<b>Assessed Value :</b> \$1,359,701	<b>Tax Amount :</b> \$16,773.20
<b>Land Value :</b> \$1,087,762	<b>Tax Status :</b> Current
<b>Improvement Value :</b> \$271,939	<b>Tax Rate Area :</b> 0-067
<b>Percent Improvement :</b> 19 %	<b>Homeowner Exemption :</b> N





### Prior Transfer

Recording Date:	01/22/2016	Document #:	16-0077364
Price:	\$1,195,000	Document Type:	Grant Deed
First TD:	\$1,000,000	Type of Sale:	Sales Price Rounded from Tax
Lender Name:	THE UNIVERSITY OF CALIFORNIA HOME		
Buyer Name:	SILVERS, JENNIFER; BUHLE, JASON		
Buyer Vesting:	Joint Tenancy		
Sell Name:	DIRKSEN, ROBERT BRUCE		
City/Muni/Twp:	NEW YORK		
Legal:	LOT:3 CITY:UNINCORPORATED TR#:13404 MAP REF:MB273 PG16		

### Prior Transfer

Recording Date:	01/22/2016	Document #:	16-0077363
Price:		Document Type:	Grant Deed
First TD:		Type of Sale:	Price as "0", "None", "No
Lender Name:	DIRKSEN, ROBERT BRUCE		
Buyer Name:	Married Man as his sole and separate property		
Buyer Vesting:	GOMES, ANTHONY		
Sell Name:	LOS ANGELES		
City/Muni/Twp:	LOS ANGELES		
Legal:	LOT:3 CITY:LOS ANGELES TR#:13404 MAP REF:MB273 PG16		

### Mortgage Record

Recording Date:	01/13/2011	Document #:	11-0074230
Loan Amount:	\$662,500	Loan Type:	New Conventional
TD Due Date:	02/01/2051	Type of Financing:	FIX
Lender Name:	UNION BANK NA		
Lender Type:	Bank		
Buyer Vesting:	DIRKSEN,ROBERT BRUCE		
Vesting:			

### Mortgage Record

Recording Date:	12/28/2007	Document #:	07-2849649
Loan Amount:	\$82,800	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type of Financing:	VAR
Lender Name:	UNION BANK OF CALIFORNIA NA		
Lender Type:	Bank		
Buyer Vesting:	DIRKSEN,ROBERT BRUCE		
Vesting:			

### Prior Transfer

Recording Date:	12/27/2007	Document #:	07-2839382
Price:	\$828,000	Document Type:	Grant Deed
First TD:	\$662,400	Type of Sale:	Full-Computed from Transfer Tax
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

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02/18/2024 13:33:37 PM

Customer Service Rep: SPENCER GORDY



Recording Date: 03/20/2007  
Loan Amount: \$325,000  
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:

Document #: 07-0629538  
Loan Type: Credit Line (Revolving)  
Type of Financing: VAR

### Prior Transfer

Recording Date: 09/30/2004  
Price: \$845,000  
First TD: \$650,000  
Lender Name: UNION BANK OF CALIFORNIA NA  
Buyer Name: MEYERS, LAURA  
Buyer Vesting:  
Sell Name: ROSATI, BARBARA  
City/Muni/Twp:  
Legal: LOT:3 CITY:LOS ANGELES TR#:13404 MAP REF:MB273 PG16

Document #: 04-2515939  
Document Type: Grant Deed  
Type of Sale: Full-Computed from Transfer Tax

### Prior Transfer

Recording Date: 06/18/1999  
Price: \$499,000  
First TD:  
Lender Name:  
Buyer Name: ROSATI, BARBARA  
Buyer Vesting: Married Woman as her sole and separate property  
Sell Name: MCGOWAN, DENNIS; VANBRUSSEL, RUDIE  
City/Muni/Twp: MACHESNEY PARK  
Legal: CITY:LOS ANGELES TRACT NO 134O4 LOT 3

Document #: 99-1125287  
Document Type: Grant Deed  
Type of Sale: Full-Computed from Transfer Tax

### Prior Transfer

Recording Date: 06/18/1999  
Price:  
First TD:  
Lender Name:  
Buyer Name: ROSATI, BARBARA  
Buyer Vesting: Married Woman as her sole and separate property  
Sell Name: ROSATI, RICHARD I  
City/Muni/Twp: MACHESNEY PARK  
Legal: CITY:LOS ANGELES TRACT NO 134O4 LOT 3

Document #: 99-1125286  
Document Type: Intrafamily Transfer & Dissolution  
Type of Sale: Price as "0", "None", "No

### Mortgage Record

Recording Date: 07/29/1998  
Loan Amount: \$10,000  
TD Due Date:  
Lender Name: GLENDALE FEDERAL BANK FSB  
Lender Type: Bank  
Buyer Vesting: MCGOWAN, DENNIS; VANBRUSSEL, RUDI  
Vesting:

Document #: 98-1303962  
Loan Type: Credit Line (Revolving)  
Type of Financing:

### Mortgage Record

Recording Date: 03/12/1998  
Loan Amount: \$370,000  
TD Due Date: 04/01/2028  
Lender Name: STERLING NATIONAL BANK  
Lender Type: Bank  
Buyer Vesting: MCGOWAN,DENNIS; BRUSSEL,RUDI VAN  
Vesting: Joint Tenancy

Document #: 98-0407744  
Loan Type: Unknown  
Type of Financing:

## Prior Transfer

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Recording Date: 06/27/1997  
Price: \$395,000  
First TD: \$316,000  
Lender Name: BANK OF AMERICA NATIONAL TR & SVGS  
Buyer Name: MCGOWAN, DENNIS; VANBRUSSEL, RUDI  
Buyer Vesting: Joint Tenancy  
Sell Name: ALLEN, LUIS E; , HAUCK, CHRISTOPHER D  
City/Muni/Twp: LOS ANGELES  
Legal: CITY:LOS ANGELES TRACT NO 13404 LOT 3

Document #: 97-0958235  
Document Type: Grant Deed  
Type of Sale: Full-Computed from Transfer Tax

**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 Area: 2,077 SqFt.  
 Maximum Bathrooms: 3 Minimum Bathrooms: 1  
 Maximum Bedrooms: 3 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
<b>Bedrooms:</b>	2	2	3
<b>Baths:</b>	1	2	3
<b>Lot Size:</b>	0	5,679	7,656
<b>Living Area (SqFt):</b>	1,282	1,607	1,922
<b>Sale Price:</b>	\$1,485,000	\$1,675,000	\$2,775,000
<b>Year Built:</b>	1911	1941	1967
<b>Age:</b>	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 GREENACRE AVE WEST HOLLYWOOD, CA	11/28/2023	\$1,530,000	\$1,377,000	\$1,088	1,406	3/2	1941	5,266 SF	N/A	
<b>Owner:</b> SHAWN SIAVASH ROKNI, SAYEH		<b>Seller:</b> MICHAEL HEINZEL, ESTATE OF SHERRILEE									
<b>APN:</b> 5531-004-017		<b>Document #:</b> 23-0820719									
<b>Legal:</b> Lot:33 Tract No:11327 Map Ref:MB 223 PG 4		<b>City/Muni/Twp:</b> WEST HOLLYWOOD									
<b>Land Use:</b> Single Family Residential		Located approximately 0.99 miles from subject property.									
2	1129 GREENACRE AVE WEST HOLLYWOOD, CA	08/14/2023	\$1,551,000	\$0	\$1,209	1,282	2/2	1941	5,679 SF	N/A	
<b>Owner:</b> KEITH A PETERSON		<b>Seller:</b> VAUGHAN RIDER, ESTATE OF WAYNE									
<b>APN:</b> 5531-004-018		<b>Document #:</b> 23-0535210									
<b>Legal:</b> Lot:34 Tract No:11327 Map Ref:MB 223 PG 4		<b>City/Muni/Twp:</b> WEST HOLLYWOOD									
<b>Land Use:</b> Single Family Residential		Located approximately 1.00 miles from subject property.									
3	1310 N FULLER AVE LOS ANGELES, CA 90046	11/09/2023	\$1,550,000	\$0	\$952	1,628	2/1	1920	7,656 SF	N/A	
<b>Owner:</b> GI PROPERTY 78 LLC		<b>Seller:</b> LOUISE UNDERWOOD, PATRICIA A									
<b>APN:</b> 5548-020-006		<b>Document #:</b> 23-0773503									
<b>Legal:</b> Lot:2 Tract No:3370 Map Ref:MB 39 PG 44&45		<b>City/Muni/Twp:</b> LOS ANGELES									
<b>Land Use:</b> Single Family Residential		Located approximately 0.83 miles from subject property.									
4	1623 N GARDNER ST LOS ANGELES, CA 90046	07/18/2023	\$2,200,000	\$0	\$1,364	1,612	2/2	1911	7,021 SF	P	
<b>Owner:</b> MARIA TERESA DE GENOVER, JOAQUIN		<b>Seller:</b> SAMUEL P DELUG, SAMUEL P DELUG									
<b>APN:</b> 5550-011-017		<b>Document #:</b> 23-0469824									
<b>Legal:</b> Lot:41 Subdivision:BAKER AND HATHAWAYS		<b>INGOMAR TRACT Map Ref:</b> MB 9 PG 83		<b>City/Muni/Twp:</b> LOS							
<b>Land Use:</b> Single Family Residential		Located approximately 0.40 miles from subject property.									

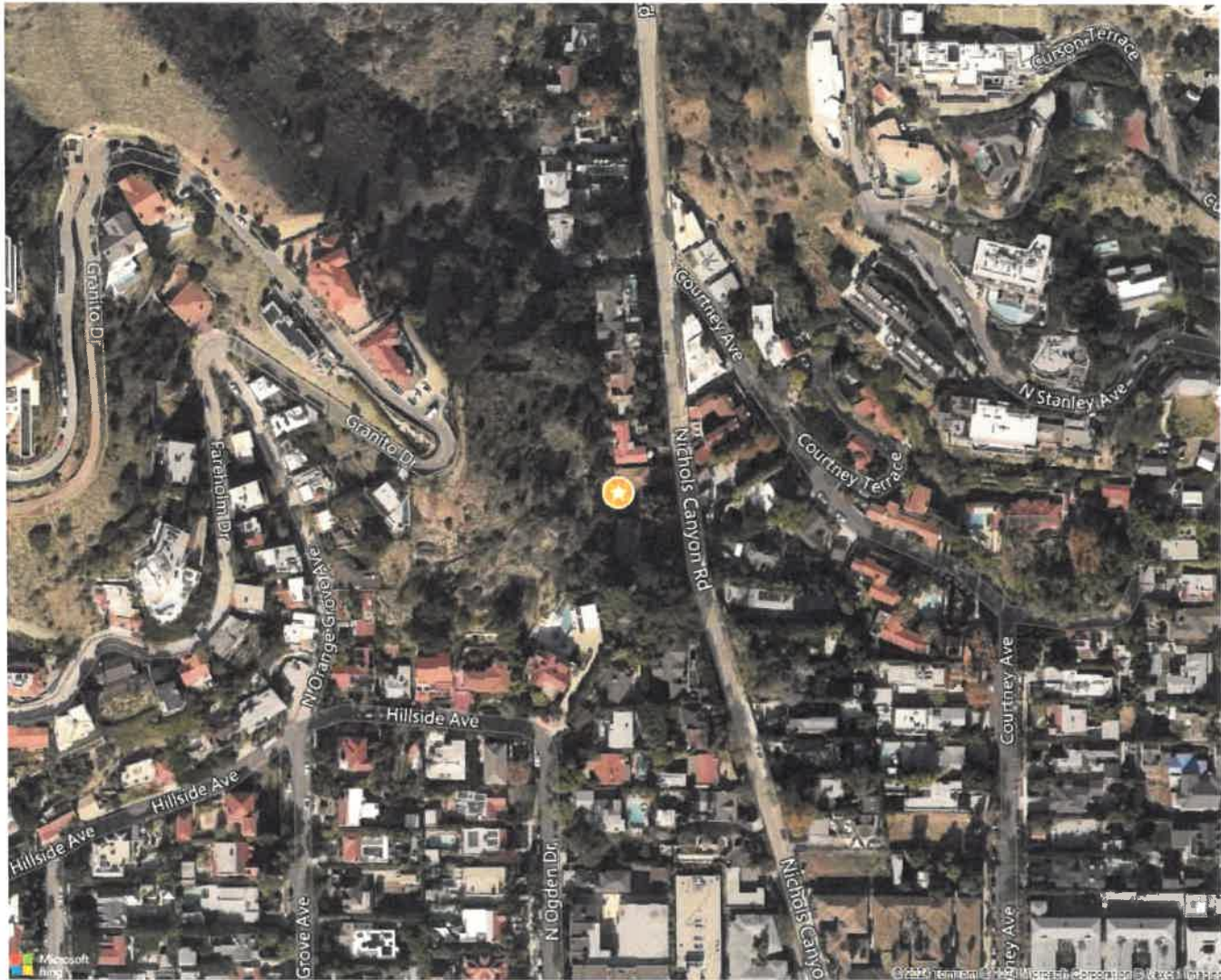
## Comparable Sales Data

No.	Address	Date	Price	Loan	\$/SF	SqFt	BR/Bth	Year Built	Lot Si:	Pool
5	1328 N SPAULDING AVE LOS ANGELES, CA 90046	09/12/2023	\$1,630,000	\$1,000,000	\$1,220	1,336	2/1	1917	6,771 SF	N/A
	<b>Owner:</b> TIMOTHY KURYAK, MATTHEW MICHAEL <b>APN:</b> 5550-031-007 <b>Legal:</b> Lot:18 Tract No:2508 Map Ref:MB 27 PG 76City/Muni/Twp:LOS ANGELES <b>Land Use:</b> Single Family Residential									
										Located approximately 0.59 miles from subject property.
6	8010 FAREHOLM DR LOS ANGELES, CA 90046	02/01/2024	\$2,775,000	\$1,775,000	\$1,514	1,832	3/2	1951	4,657 SF	N/A
	<b>Owner:</b> RANDALL S KROZSNER, DAVID L NELSON <b>APN:</b> 5551-003-024 <b>Legal:</b> Lot:10 Tract No:6716 Map Ref:MB 100 PG 5&6City/Muni/Twp:LOS ANGELES <b>Land Use:</b> Single Family Residential									
										Located approximately 0.27 miles from subject property.
7	1727 NICHOLS CANYON RD LOS ANGELES, CA 90046	06/20/2023	\$2,225,000	\$1,668,750	\$1,284	1,732	2/2	1923	6,163 SF	P
	<b>Owner:</b> ALP KUTLU, XIAOMING HU <b>APN:</b> 5551-008-034 <b>Legal:</b> Sec/Twnship/Range:E2NW4 S09T01SR14W SBM City/Muni/Twp:LOS ANGELES <b>Land Use:</b> Single Family Residential									
										Located approximately 0.08 miles from subject property.
8	1444 N GENESEE AVE LOS ANGELES, CA 90046	08/17/2023	\$2,500,000	\$2,125,000	\$1,300	1,922	3/2	1938	6,750 SF	N/A
	<b>Owner:</b> ADRIANO BALESTRA <b>APN:</b> 5551-023-014 <b>Legal:</b> Lot:46 Tract No:2508 Map Ref:MB 27 PG 76City/Muni/Twp:LOS ANGELES <b>Land Use:</b> Single Family Residential									
										Located approximately 0.43 miles from subject property.
9	1300 N GENESEE AVE LOS ANGELES, CA 90046	06/27/2023	\$1,675,000	\$1,256,250	\$1,098	1,525	2/1	1921	7,003 SF	N/A
	<b>Owner:</b> GRANT SLOSS <b>APN:</b> 5551-030-022 <b>Legal:</b> Lot:65 Tract No:2508 Map Ref:MB 27 PG 76City/Muni/Twp:LOS ANGELES <b>Land Use:</b> Single Family Residential									
										Located approximately 0.63 miles from subject property.
10	8297 PRESSON PL LOS ANGELES, CA 90069	11/03/2023	\$2,360,000	\$0	\$1,464	1,612	2/3	1964	4,962 SF	P
	<b>Owner:</b> REVINVE CIRNIC CAPITAL LLC <b>APN:</b> 5555-027-005 <b>Legal:</b> Tract No:9472 Map Ref:MB 178 PG 29-31Abbreviated Description:PORTION LOT1 City/Muni/Twp:LOS <b>Land Use:</b> Single Family Residential									
										Located approximately 0.72 miles from subject property.
11	8347 YUCCA TRL LOS ANGELES, CA 90046	02/09/2024	\$1,699,000	\$600,000	\$1,033	1,644	2/2	1965	5,423 SF	N/A
	<b>Owner:</b> KATHLEEN ROSANETTE CULLEN <b>APN:</b> 5555-009-006 <b>Legal:</b> Lot:50 Tract No:798 Map Ref:MB 16 PG 34&35City/Muni/Twp:LOS ANGELES <b>Land Use:</b> Single Family Residential									
										Located approximately 0.74 miles from subject property.
12	8329 KIRKWOOD DR LOS ANGELES, CA 90046	12/19/2023	\$1,487,000	\$0	\$1,094	1,359	3/2	1949	6,005 SF	N/A
	<b>Owner:</b> THOM MEIJER, ROCIO GERALDINE <b>APN:</b> 5556-010-004 <b>Legal:</b> Lot:190&191 Tract No:798 Map Ref:MB 16 PG 34Abbreviated Description:PORTION LOT190 <b>Land Use:</b> Single Family Residential									
										Located approximately 0.82 miles from subject property.

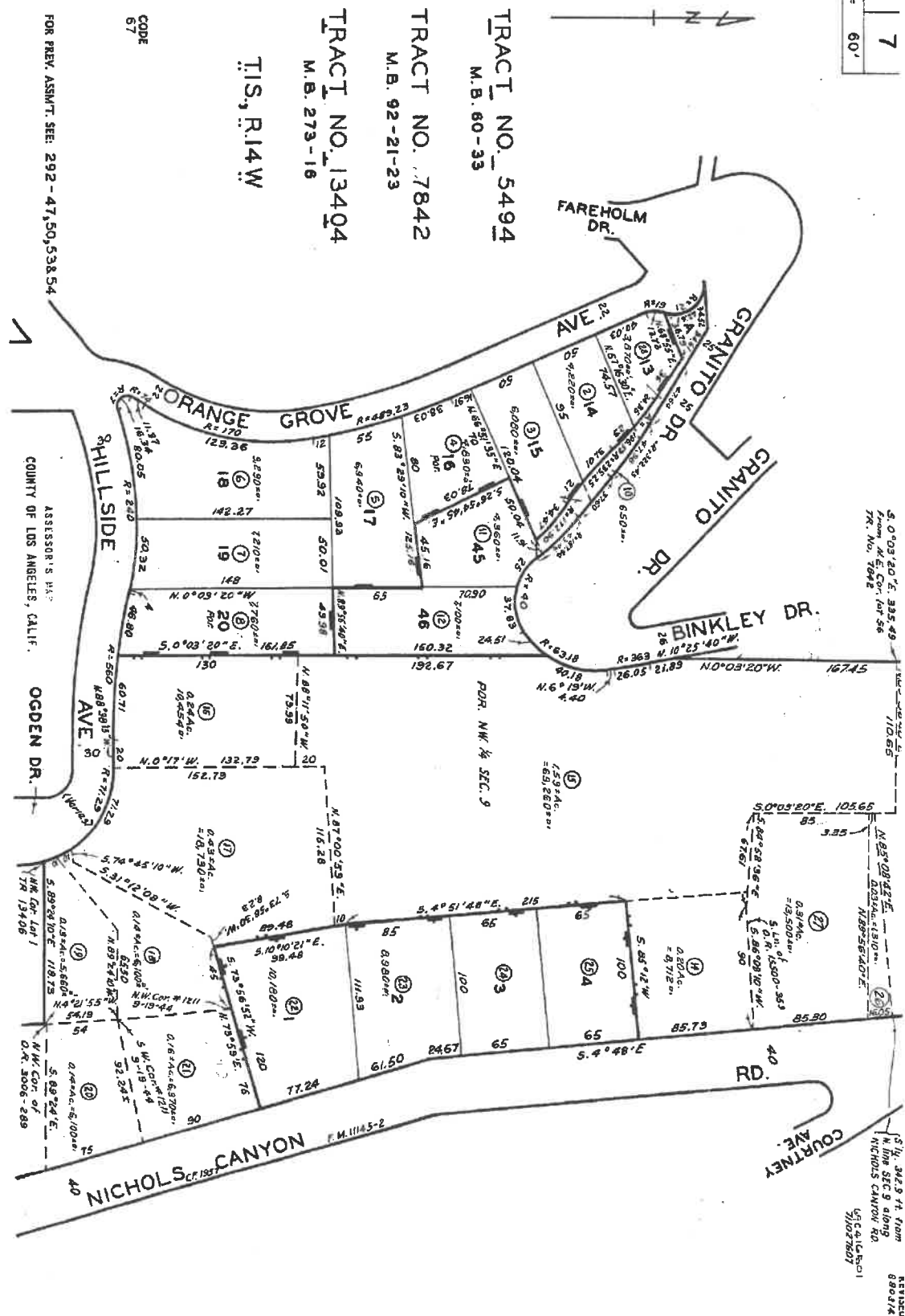


### Comparable Sales Data

No.	Address	Date	Price	Loan	\$/SF	SqFt	BR/Bth	Year Built	Lot St:	Pool
13	8211 KIRKWOOD DR LOS ANGELES, CA 90046	05/26/2023	\$1,497,000	\$1,122,562	\$1,070	1,398	2/1	1967	3,969 SF	N/A
	<b>Owner:</b> SANDRA CICONTE <b>APN:</b> 5567-027-025 <b>Legal:</b> Lot:1-3 Block:43 Tract No:2021 Map Ref:MB 21 PG 187 <b>Land Use:</b> Single Family Residential									
										Located approximately 0.77 miles from subject property.
14	8001 HIGHLAND TRL LOS ANGELES, CA 90046	07/06/2023	\$1,749,000	\$1,399,200	\$1,297	1,348	2/1	1925	2,844 SF	N/A
	<b>Owner:</b> BROCK DEVLIN LIN, CHRISTOPHER <b>APN:</b> 5569-011-034 <b>Legal:</b> Lot:5 Tract No:4202 Map Ref:MB 47 PG 35&36 <b>Land Use:</b> Single Family Residential									
										Located approximately 0.32 miles from subject property.
15	8028 HIGHLAND TRL LOS ANGELES, CA 90046	10/25/2023	\$1,800,000	\$1,200,000	\$1,120	1,607	2/1	1925	2,563 SF	N/A
	<b>Owner:</b> FABIO ALBANO <b>APN:</b> 5569-011-041 <b>Legal:</b> Tract No:4202 Map Ref:MB 47 PG 35&36 <b>Land Use:</b> Single Family Residential									
										Located approximately 0.36 miles from subject property.
16	2004 N CURSON AVE LOS ANGELES, CA 90046	08/03/2023	\$1,525,000	\$1,067,500	\$834	1,828	2/2	1952	6,729 SF	N/A
	<b>Owner:</b> MICHAEL L RENNER <b>APN:</b> 5571-029-010 <b>Legal:</b> Lot:19 Tract No:6709 Map Ref:MB 102 PG 17-19 <b>Land Use:</b> Single Family Residential									
										Located approximately 0.38 miles from subject property.
17	2177 OUTPOST DR LOS ANGELES, CA 90068	06/23/2023	\$1,485,000	\$485,000	\$1,111	1,336	3/2	1946	1.18 SF	N/A
	<b>Owner:</b> ANDREW DAWEI TAN, JONATHAN JAWEI <b>APN:</b> 5572-014-003 <b>Legal:</b> Lot:53 Tract No:9932 Map Ref:MB 145 PG 41-50 <b>Land Use:</b> 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: 2023-2024  
 Tax Cover: 02/09/2024  
 Searched By: SPENCER GORDY  
 Searched On: 2/18/2024 4:32 PM

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

APN:	<b>5551-007-024</b>
Described As:	<b>TRACT NO 13404 LOT 3</b>
Address:	<b>1805 NICHOLS CANYON RD</b>
City:	<b>LOS ANGELES CITY</b>
Billing Address:	<b>330 DE NEVE DR #8382 LOS ANGELES CA 90024</b>
Assessed Owner(s):	<b>SILVERS,JENNIFER BUHLE,JASON</b>
Search As:	<b>Lot 3 Map 273/16 (Tr 13404)</b>

Tax Rate Area:	<b>00067</b>	<b>Value</b>	Conveyance Date:
Use Code:	<b>0100</b>	Land:	Conveying Instrument:
<b>SINGLE RESIDENTIAL</b>		Improvements:	Date Transfer Acquired:
Region Code:	<b>CULVER CITY</b>	Personal Property:	Vesting:
Flood Zone:		Fixtures:	Year Built:
Zoning Code:	<b>LAR1</b>	Inventory:	Year Last Modified:
Taxability Code:		<b>Exemptions</b>	<b>Square Footage</b>
Tax Rate:	<b>1.233591</b>	Homeowner:	Land:
Auditor Tax Rate:	<b>1.199398</b>	Inventory:	Improvements:
Bill #:		Religious:	Tax Defaulted:
Issue Date:	<b>10/15/2023</b>	Personal Property:	Total Tax:
		All Other:	<b>16,773.15</b>
		Net Taxable Value:	<b>1,359,701.00</b>

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	4/10/2024	UNPAID		8,386.57
<b>Total Balance:</b>						<b>8,386.57</b>

Bonds: **1** Parcel Changed: Sold to State: **0** Mello-Roos: **N** NSF: **N**

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
03694	REGIONAL PARK AND OPEN SPACE DISTRICT PROPOSED MEASURE A	30.08
06111	LOS ANGELES COUNTY WEST VECTOR CONTROL DIST	13.95
06851	MRCA·BRUSH FIRE CLEAR'G DIST #1	40.00
06853	MOUNTAINS REC & CONSERVATION AUTH	103.00
18850	LOS ANGELES CITY LANDSCAPE & LIGHTING DISTRICT #96-1	17.51
18851	LOS ANGELES CITY LIGHT MAINTENANCE	55.19
18869	LOS ANGELES STORMWATER POLLUTION ABATEMENT	22.50

## Bonds

Issued For: MRCA·BRUSH FIRE CLEAR'G DIST #1 Assessment No: Book/Page:

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:

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Orig Principal:	Amount Due:	To Pay Off:
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**1915 ACT BOND IS COLLECTED WITH TAXES**

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**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:  
16

DAR - Title Company (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

T21

E042318

# Fidelity-Sherman Oaks

2

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**

- 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  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

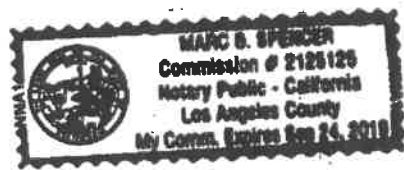
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA  
COUNTY OF

On 12/29/15 Los Angeles before me, Marc B. Spencer A Notary Public personally appeared Robert Bruce Dirksen 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)



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



16c

### 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: MARA B. Spencer  
 Commission no.: 2125125  
 County where bond is filed: Los Angeles  
 Commission expiration date: 9/24/19  
 Vendor/Manufacturer's no: NNA 7

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

State of \_\_\_\_\_  
 County of \_\_\_\_\_  
 On \_\_\_\_\_ before 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: Vemus  
 \_\_\_\_\_, DPS Agent

