

The Building Permit Report

Date ~ March 18, 2022

Escrow ~ None

Subject Property

566 Tahquitz Place Pacific Palisades, CA 90272

~

Prepared For

Rhett Winchell of Kennedy Wilson

Phone: (818) 908 – 8945 ~ <u>www.solutionsforproperty.com</u> ~ Fax: (818) 908 - 8946

THE BUILDING PERMIT REPORT STATEMENT

FOR

566 TAHQUITZ PLACE., PACIFIC PALISADES, CA 90272

Enclosed on the following pages are copies of all available Building Permits, Plot Plans, and Certificates of Occupancy on file with the Local Department of Building & Safety. The Law requires that Property Owners obtain a permit whenever the valuation exceeds \$200.00. If there is no permit on file, this may mean that the work may have not been legally permitted.

BUILDING & SAFETY RECORDS DIVISION INDICATE: Enclosed are all available Building Permits (structures) on file with the Local Department of Building & Safety. No records were found after a review of the Local Department of Building & Safety Records. Original Building Permits were not found for subject property. PUBLIC WORKS RECORDS DIVISION INDICATE: There <u>IS</u> a permitted sewer connection to the public city sewer line. Sewer Permit Number and Year of Connection: # 16934-48 Enclosed is an official sewer permit as proof of a permitted sewer connection. There <u>IS NOT</u> a permitted sewer connection to the public city sewer line. A Video Camera Inspection must be performed to determine condition and connection to a municipal city sewer line. I acknowledge disclosure of all available Building Permits, Sewer Permits, or Building Code Violations on file with the Department of Building and Safety and Department of Public Works. Signature of Buyer:_

.500 Tahquitz Fl Address of Building George C. Beck .557 Tahquita. Will 1948 Number 1948

Form B.Os. CITY OF LOS ANGELES DEPARTMENT BUILDING AND SAFETY

CERTIFICATE OF OCCUPANCY

Date Certificate Issued:

November 15, 1946, 19

This certifies that, so far as ascertained by or made known to the undersigned, the building at the above address complies with the applicable requirements of the Municipal Code, as follows: Chapter 1, as to permitted uses of said property; Chapter 9, Articles 1, 3, 4, and 5; and with the applicable requirements of the State Housing Act,—for the following occupancies:

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

G. E. MORRIS Superintendent of Building

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Form B-05-20M CETY OF LOS ANGELES DEPARTMENT

BUILDING AND SAFETY

CERTIFICATE OF OCCUPANCY

Date Certificate Issued: November 15, 1948

This certifies that, so far as ascertained by or made known to the undersigned, the building at the above address complies with the applicable requirements of the Municipal Code, as follows: Chapter 1, as to permitted uses of sald property; Chapter 9, Articles 1, 3, 4, and 5; and with the applicable requirements of the State Housing Act,—for the following occupancies:

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Occupancy

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

G. E. MORRIS Superintendent of Building

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Address of Building

566 Tahquitz Pl.

Permit No. and Year

WLA 18261 - 1956

Certificate Issued

Jan. 17, 1957

DEPARTMENT OF BUILDING AND SAFETY

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CERTIFICATE OF OCCUPANCY

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

This confirmes that, so far as ascertained by or made known to the undersigned, the building at above address complications with the applicable requirements of the Municipal Code, as follows: Ch. 1, as to permitted uses: Ck. 9, Arts. 11, 3, 4, and 5; and with applicable requirements of State Housing Act,—for following occupancies:

I Story - Type V - 10' X 20' addition of Storage Room to existing Garage.

Accessory to R Occupancy

Owner-

George O. Beck

Owner's Address

566 Tahquitz Pl.

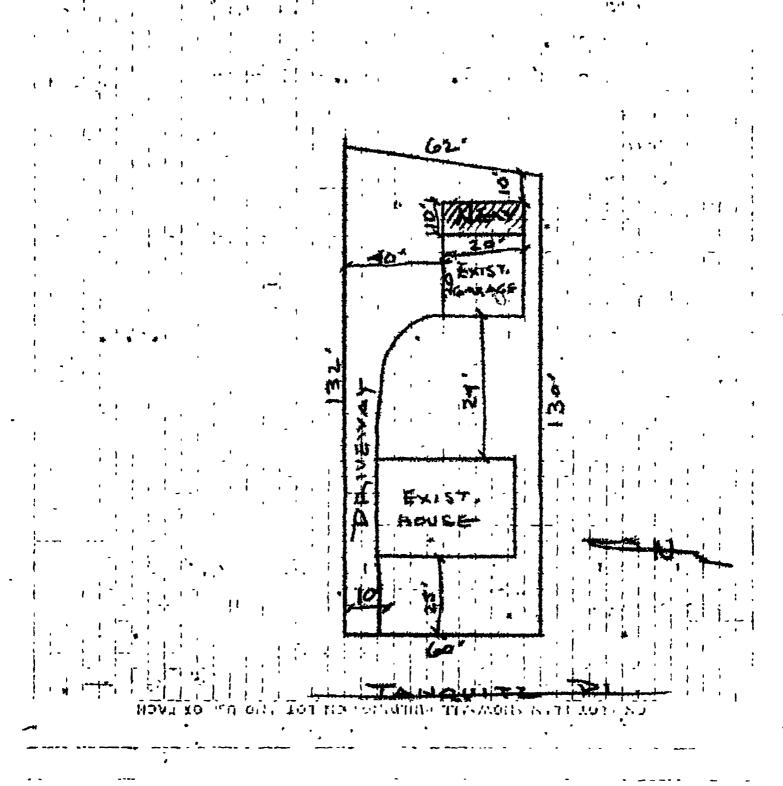
Pacific Palisades, Calif.

Form B-95-a-10M-11-56

G. E. MORRIS, Superintendent of Building

By W.M. GOUDGE

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Addresssstof Buildingsg

566 Tahquitz Place

CITY OF LOS ANGELES Certificate of Occupancy

NOTE: Any change of use or occupancy must be approved by the Department of Building and Safety. This certificities that, so far as ascertained by or made known to the undersigned, the building at above address complies with the applicable requirements of the Municipal Code, as follows: Ch. 1, as to permitted uses; Ch. 9, Arts. 1, 3, 4, and 5; and with applicable requirements of State: Hothousing Act,—for following occupancies:

Issued 3

Permit No. and Year

11-33-60

LA 60697-1960

155' X 30' - Private swimming pool - Enclosure provided.

H. Linck

Owner-

566 Tahquitz Place

Owner's s

Pacific Palisades, Calif.

W.E. Ruth:np

Form B-95a-10M-3-60 (R-37) G, E. MORRIS, Superintendent of Building - By.....

APPLICATION TO CONSTRUCT NEW BUILDING AND FOR CERTIFICATE OF OCCUPANCY DEPT. OF BUILDING AND SAFETY

INSTRUCTIONS: 1. Applicant to Complete Numbered Items O	nly.
2. Plot Plan Required on Back of Original. 1. LEGAL LOT BLK. TRACT 9300	DIST. MAP
566 Tabquitz Pl W.L.A.	ZONE 7
2. BETWEEN CROSS STREETS Pl. AND Airlon St.	FIRE DIST.
3. PURPOSE OF BUILDING	INSIDE 50
a owner Phone H. Linck	CON. LOT
5. OWNER'S ADDRESS P. O. ZONE 566 Tahquitz Pl WLA	REV. COR.
6. CERT. ARCH. STATE LIGENSE PHONE	2.60 × 134.44
7. LIC. ENGR. PHONE T. BOYD 2216 DI 44596	REAR ALLEY
STATE LICENSE PHONE	BLOG MINE
Catalina Pool Co 185122 DI 33014 9 CONTRACTORS ADDRESS - POGG C. ZONE	AFFIDAVITS
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1 566 Tanquitz Pl. 1960 Steel ROOFING	SPRINKLERS 3
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Address of 566 Tahquitz Place Bulldling

CITY OF LOS ANGELES CERTIFICATE OF OCCUPANCY



NOTE: Any change of use or occupancy must be approved by the Department of Building and Safety. This certifies that, so far as ascertained by or made known to the undersigned, the building at the above address compiles with the applicable requirements of the Municipal Code, as follows: Ch. 1, (Zoning Code), Ch. 9, Arts. 1, (Building Code)—for following occupancies:

6-23-70

Permit No. and Year

WLA 80925W/70

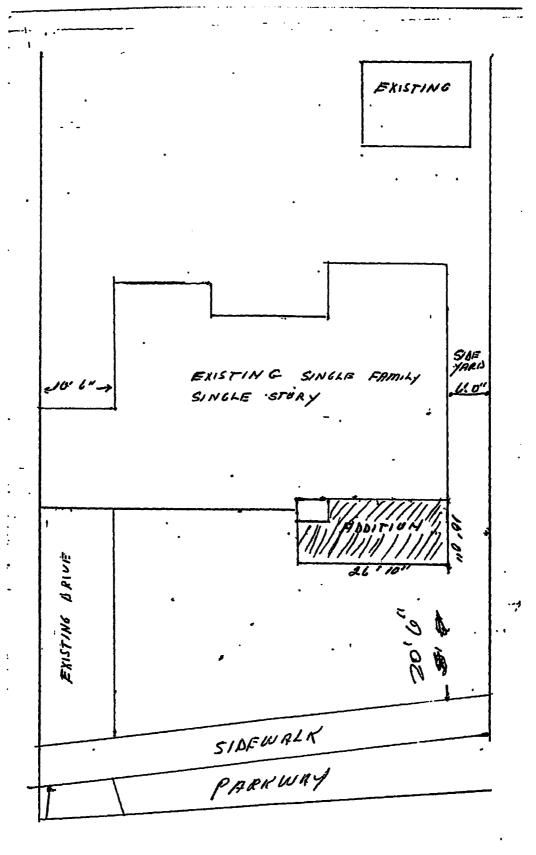
10' x 26'10" addition to an existing one story, Type V, 45' x 36', one family dwelling, R-1 occupancy.

Owner Owner's Addresses Mr. & Mrs. Hyndman 566 Tahquitz Place Pacific Palisades, Calif. 90272

B&S Form B-95a-4M Sheet Sets-11-68 (C-10)

A.R. MENDENHALL: bo

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- 1. SITE WHERE WORK IS PROPOSED IS LEVEL.
- 2. NO GRADING IS COMO DONE.
- 3. PROJECTED WOLK IS NOT LE CALLE ON FILL NOW CLOSER THAT PERMIT-TED DISTANCE TO SLOPE OF BANK.

Address of Building

566 Tahguitz Pl

CITY OF LOS ANGELES CERTIFICATE OF OCCUPANCY



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

This certifies that, so far as ascertained by or made known to the undersigned, the building at the above address complies with the applicable requirements of the Municipal Code, as follows: Ch. 1, as to permitted uses, Ch. 9, Arts. 1, 3, 4, and 5; and with applicable requirements of State Housing Law—for following occupancies:

Issued

4-8-87

Permit No. and Year WLA 37955/81

One story, type V, 10x17 & 18'6"x20 addition to an existing one story, type V, single family dwelling. R-3 Occupancy.

2 3 6 0 0

Owner

Hoyt Wilkinson

Owner's Address

566 Tahquitz

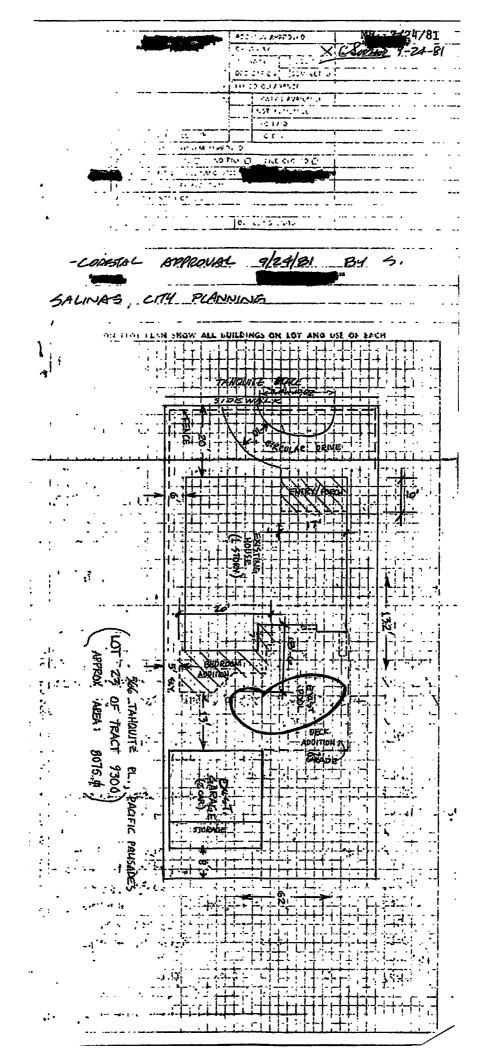
Pac. Pals., CA 90272

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BY RM: jf

Form B-05b

			FOR INSPEC	PUBLIC	RECO	OR D	DEDAID.N	EMO	H ISH	
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suh ebb jessjour	Gods) or	that he is ex-	empt therefrom a	nd the bests to a civil pe	for the al	leged exem	notion. Any vio n five hundred	istion dollars	of Section 7:	031.5 by
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		that there is a	CONST construction les	RUCTION wing agency	LENDING for the pe	AGENC	Y of the work for	which	this permit is	s issued
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Sign	(Owner	or agent havin	ig property owns	(Insence Pr	. _ <i>UU</i>	Position		4	Date .	



3		PPLICATION LOS ANGELES	FOR INSPEC	ction —	-TC	record ADD-ALTE ATE OF OCCU			OLISH BASI OF BUILDING	B-3 (R 12-80)
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P.C. 140		NOW	<u> </u>		_	S *** ###8#	pa '			*
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Policy N	lo	hereof (Sec. 38) y is hereby furn	Compa			insura, or a certifi				
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		TIFICATE OF the performance	EXEMPTION	N FRON	W	ORKERS' COM	PENSATI	ON INSU	RANCE person in any	manner
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			CONST	RUCTIO	N L	ENDING AGEN for the performance	ICY .			
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Address of Building

8 & S B-95A (R. 3/88)

566 TAHQUITZ PLACE 0 7





CERTIFICATE OF OCCUPANCY

Note	e: Any change of use of occupancy must be approved by the Department of Building
	and Safety.
	This certifies that, so far as ascertained or made known to the undersigned, the vacant land, building or portion of building described below and located at the above address complies with the applicable construction requirements (Chapter 9) and/or the applicable zoning requirements (Chapter 1) of the Los Angeles Municipal Code for the use, or occupancy group in which it is classified.* (Non-Residentia Uses)
X	This certifies that, so far as ascertained by or made known to the undersigned, the building or portion o building described below and located at the above address complies with the applicable requirements o the Municipal Code, as follows: Ch. 1, as to permitted uses, Ch. 9, Arts. 1, 3, 4, and 5; and with applicable requirements of State Housing Law-for following occupancies:* (Residential Uses)
Permi	t No. and Year
WLA	69284/87 and wl 70673/87
	2 story, type V, 26'x51' two car garage, recreation room, 1/2 bath and a 22'7"x20'6" loft.
	M-1 occupancy
	5808228280680084819
Total	Parking Required D No Change in Parking requirement.
	Parking Provided = Standard + Compact
	SO SUBJECT TO ANY AFFIDAVITS OR BUILDING AND ZONING CODE MODIFICATIONS WHETHER TED ABOVE OR NOT
lssı	led By / Office: Bureau' Division: LA - VN - WLA - SP - C.D. # 11 BLDG - BCS GEN - MS - EQ - BMI - COMM
Owne	, Hoyt Wilkingon
Owne	r's 566 Tahquitz Rl.
Addre	Pacific Palisades CA 90272 TOWN
leeue	8/30/88 RM:gds

Applicant's Mailing Address

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

18- 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 Lows of California.

Date

Applicant's Bignature

Applicant's Bignature

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

19-1 hereby affilm that there is a construction lending agency for the performance of the work for which this permit is issued (80c. 2007, CW. C.).

Lender's Address

20-1 certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ardinances and plate laws relating to building construction, and hereby outherize representatives of this city to enter upon the above-mentioned property for inspection purposes.

I realize that this permit is an application of inspection, that it does not authorize the work specified herein, that it does not authorize or permit any violation or failure to comply with any applicable law, that outher the city of Los Angeles for any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or fature of a grain and a state or the performent. (Secret. \$1.0002 UAMC)

City Law (Contract of Secret Contract).

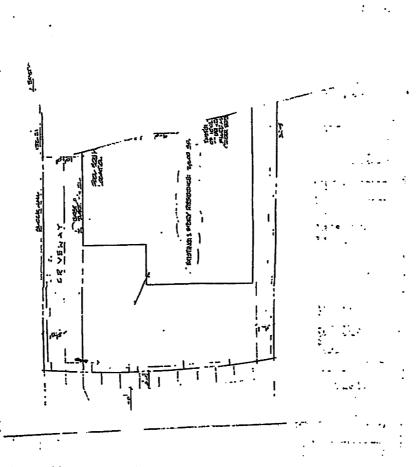
City Law (Contract)

Contract of Secret Contract of Secret Contract of the property or soil upon which such work is performed.

(Contract of Secret Contract).

Contract of Secret Contract Contr

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CITY OF LOS ANGELES DEPT. OF BUILDING AND SAFETY TO ADD-ALTER-REPAIR-DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY **APPLICATION** ; 0 9 FOR INSPECTION 4 INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. DISTRICT NO. DIST. MAP RI OCK 9300 121 LEGAL 23 BESCR 2627.01 NEW USE OF BUILDING 2. PRESENT USE OF BUILDING R1-1 2 IOR ARROWS 566 Tahquitz Place
4. BETWEEN CORS STREETS Mus Muskingum Inside S. OWNER'S HAME BHUNE HOUT WILKINSON IRREG 566 Tahquitz Place PF 90272
ENGINEER BUS. LIC. NO. ACTIVE STATE LIC. NO. BUS. LI ALLEY ACTIVE STATE LIC. NO. PHONE
9 744 9900962 BLDG. LINE AFFIDAVITS STORIES HEIGHT NO. OF EXISTING BUILDINGS ON LOT AND USE-11. SZE OF EXISTING. BLDG.
WIDTH

LENGTH

LENGTH CZCA See Map P.C. RECTO CONST. MATERIAL JUB ADDRESS
566 Tahquitz Place
14. VALUATION TO INCLUDE ALL FIRST
EQUIPMENT REQUIRED TO OPERATE
AND USE PROPOSED BUILDING
HEW WORK
(Describe) NO. B STREET GUIDE DISTRICT OFFICE SEISMIC STUDY ZOKE 2,000. 15, FLCOD GARACIN CONS. HAND UPREK PEMO NEW USE OF BUIL ZONED BY Breher (TYPIST DWELL UNITS INSPECTOR PARKING PROVIDED GUEST ROOMS TOUR JOHN MAJE CONE EQ. STD. **₹. P.C.** GPL 8888-3 (R 5.05 86,00 B-CI ¢ ₹ 8.P.C. C Cisins for reliand el lecs pald con permits must be fiect 1. William con year from date of payment of less; or 2. William one year from date of aspiración of extension for beliafing or grading permits yearted by the fiert, of 0. 8 S. SECTIONS 22.92 6.72.13 LAMO. 1.00 058 C ⁶0.50 692 89 0081 **₹**IF F,N. MH480 3 06/25/87 33 27.50 CHTD % 50 WLA 69289 DIST. OFFICE 2022 SPRUXXLEBS REOTO SPEC ₹ P.C. HQ. CEO FRERCY PLAN CHEEK EXPIRES ORE YEAR AFTER FEE IS PAID. PERILIT EXPIRES TWO YEARS AFTER FEE IS PAID ON 180 DAYS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMERCED. **DECLARATIONS AND CERTIFICATIONS** 16. I heroby affilm that I am licensed under the provisions of Chapter 8 (commencing with Susiness and Redgestons Gode, and my license is in full force and check.

Date 6-25-8 Lie, Closs Lie, Number 24019 Contractor: Section 7000) of Division 3 of the Law for the intimates reason (Sec. 7031.5, Business and dentilish, or repeir any structure, that he is decensed pursuant to the division of the Besiness and Pro-Any violation of Section 7031.5 by confined dollars (SSQD,):

will do the work, and the structure of the Structure Lie does not apply if or Grough his own employees, and the structure of the Structure o OWNER-BUILDER DECLARATION 17. I heroby atilim that I am exempt from Professions Code: Any city or prior to its instance, also regularly the provisions of the Contractor's lessions Gode) or that he is easy applicant for a permit subject of the property of the provided that such improvement on regard or completion, the orolless on year of completion, the orolless of the provision year of the property of the 26.00 F-C! .50 Folo 1.00 055 09289 LEA1 H=42U 3 06/25/87 TS i, as owner of the propo.

Construct the project (Sec. 7 Eustanss and Professions Code;

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Harris and Professions Code;

Harris and Professions Code;

Construct the project (Sec. 7 Eustanss Andrews A 🗋 i em exempt under Sec. _ , B. & P. C. for this reason. Owner's Stansture witte Applicant's Mailing Address. CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE
19-1 certify that in the performance of the work for which this permit is issued, I shall not employ any person in any means as as to become subject to the Workers' Compensation Laws of California. Date Applicant's Signature

Applicant's Compensation of the Labor Code, you must be challed to Examplion, you should become subject to the Workers' Compensation provisions of the Labor Code, you must be from the provisions or this permit shall be deemed revoked.

COMMETCIAL I FINDING AGENCY CONSTRUCTION LENDING AGENCY

20. I heraby affirm that there is a construction lending agency for the performance of the work for which this permit is tessed (Sec. 3097, Ctv. C.). 21. I certify that I have read this application and state that the above information is correct. I agree to comply with all city and coomy ordinances and state inwe relating to building construction, and hereby sutherize representatives of this city to enter upon the above-inentioned property for inspection purposes.

I realize that this permit is an application for inspection, that it does not approve or authorize the work specified herein, that it does not authorize or permit any evisitation or fallow to comply with any application law, that notifier the city of Los Angelsa for any board, department, bifleer or employee that of any watternity or shall be responsible for the performance or results of any work described herein or the condition of the property or soil upon which such work is performed. (See Sec. 91:0202 LAMO) Owner or eigent having property await's consent) OU LEY Position

Dala

CARPINA R STREECE

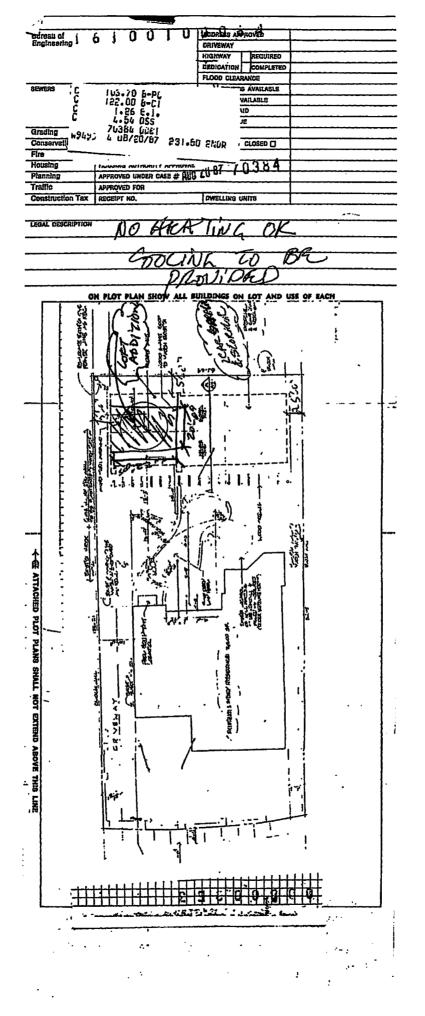
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TO ADD-ALTER-REPAIR-DEMOLISH AND FOR CENTIFICATE OF OCCUPANCY CITY OF LOS ANGELES DEPT. OF BUILDING AND EAFETY APPLICATION 00100063 FOR 6 INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. BLOCK 0151. MA 7284 LEGAL 121 9300 11 2627-01 DESCR 2. PRESENT USE OF SUILDING
P GGArage & Rec. Rm
3. 506 Delect
566 Tahquitz Pl
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Owner's Signature

WORNERS' COMPENSATION DECLARATION

18. I hereby affirm that I have a contillect of consent to sall-insure, or a certificate of Wo a contilled copy thereof (Sec. 3500, Lab. C.). NATION WIRE NOTICE TO APPLICANT: II, allef making this Certificale of Examption, you should become subject to the Workers' Com-ponestion provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be dozen CONSTRUCTION LENDING AGENCY 20. I hereby effirm that there is a consti (Sec. 5027, Civ. C.). rer's consent) Postion 9-19-87



in the little

8/30/88

issued: __

B&S B-95A (R 3/88)

566 TAHQUITZ PL

CITY OF LOS ANGELES CERTIFICATE OF OCCUPANCY

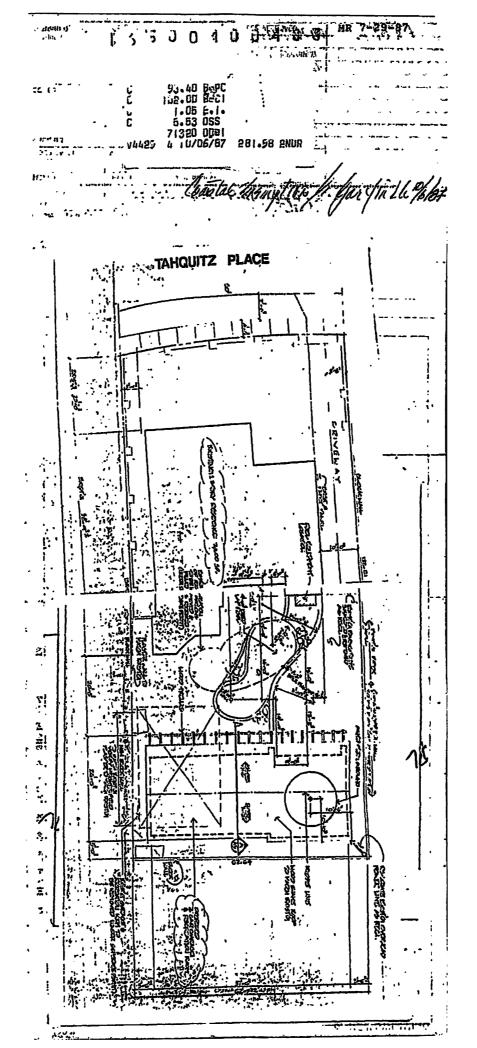


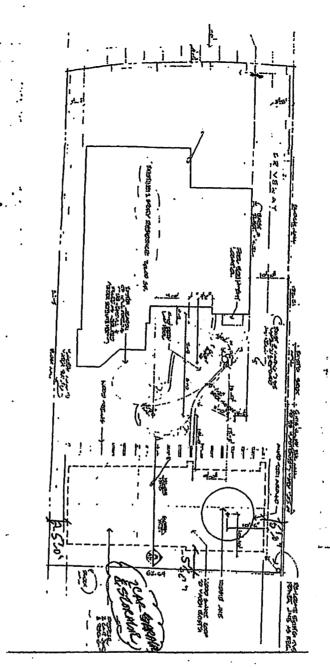
Note: Any change of use of occupancy must be approved by the Department of Building and Safety. This certifies that, so far as ascertained or made known to the undersigned, the vacant land, building or portion of building described below and located at the above address complies with the applicable construction requirements (Chapter 9) and/or the applicable zoning requirements (Chapter 1) of the Los Angeles Municipal Code for the use, or occupancy group in which it is classified.* (Non-Residential Uses) 【X】 This certifies that, so far as ascertained by or made known to the undersigned, the building or portion of building described below and located at the above address compiles with the applicable requirements of the Municipal Code, as follows: Ch. 1, as to permitted uses, Ch. 9, Arts. 1, 3, 4, and 5; and with applicable regulrements of State Housing Law-for following occupancies:* (Residential Uses) Permit No. and Year 87WL71320 15'x 30' GUNITE SWIMMING POOL. ACCESSORY TO AN EXISTING SINGLE FAMILY DWELLING. REQUIRED POOL COVER PROVIDED AND APPROVED ENCLUSURE. 5006228200600003532 · A Total Parking Required _____ No Change in Parking requirement Total Parking Provided _____ = Standard _____ + Compact ___ · ALSO SUBJECT TO ANY AFFIDAVITS OR BUILDING AND ZONING CODE MODIFICATIONS WHETHER LISTED ABOVE OR NOT Issued By / Office; Bureau: Division. LA - VN (WLA) SP - C.D. # 11 BLDG BCS GEN - MS - EQ BMD COMM Owner MR WILKINSON 566 TAHQUITZ P Owner's **Address** PACIFIC PAL

By RM:SCC

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LOACKES"						11411			
19.1 heret (Ben. 300	oy affirm that t	there is a con	struction ten	ding agency	for the performance	e of the w	ork for which	h this pecult l	s leaved
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Lender's 20. I conti	Address	read this appli	nation and at	ato that the	above information	is correct	, I agree to	comply with	all city
and cour	ny ordinances no the above-m	end siste law cord benefits	s relating to erty for inspe-	ction purpose	above information istruction, and her	eny sulfict	theries she	mode seesing	tendo
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05044 - 90000 - 04945

Printed: 05/23/05 10:00 AM

HVAC

City of Los Angeles - Department of Building and Safety

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

APPLICATION FOR HVAC PLAN CHECK AND INSPECTION Issued On: 05/23/2005

Last Status: Issued

Status Date: 05/23/2005

1. PROPERTY OWNER

Wilkinson, Hoyt E

566 Tahquitz Pl

PACIFIC PALISADES CA 90272

2. APPLICANT INFORMATION (Relationship: Net Applicant)

Randall L. Gibbs -

2718 S Robertson Blvd

LOS ANGELES, CA, CA 90034

(310) 836-0606

3. TENANT INFORMATION

4. CONTRACTOR, ARCHITECT, & ENGINEER NAME

(C) Brody Heating Air Conditioning & 2718 South Robertson Blvd, Los Angeles, CA 90034

CLASS LICENSE# C20 256821

PHONE #

3108360606

5. APPLICATION COMMENTS

E-Permit paid by credit card, fax number-> (310)836-4731.

6. DESCRIPTION OF WORK

Replace existing fan coil and condenser.

7. COUNCIL DISTRICT: 11

8. APPLICATION PROCESSING INFORMATION

PC OK By:

OK for Cashier:

Signature:

For information and/or inspection requests originating within LA County,

Call toll-free (888) LA4BUILD

Outside LA County, call (213) 482-0000.

(LA4BUILD = 524-2845)

For Cashier's Use Only

W/0 #: 54404945

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.

Date:

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. FER INFORMATION Inspection Fee Period

Permit Fee: 70.20 INSPECTION TOTAL HVAC 70.20 Permit Total 70.20 Permit Fee Subtotal HVAC 65.00 Permit One Stop Surcharge 1.30 Permit Sys. Development Surcharge 3.90 Permit Issuing Fee 0.00

> Payment Date: 05/23/05 Receipt No: IN050162511

Amount: \$70.20

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10 FEE PERS INFORMATION					03044 - 90000 - 04945
10. FEE ITEM INFORMATION					
COMPRESSOR AC <- 25 IIP	(1)	7.00			
SYSTEM COMPONENTS	(1) 1	7.00			
Air Handling Unit	(1) 1	7.00			
DEDAMT PURPATION OF THE	C. This a service		La canaliticament The Control	atti alaa amataa te'aa aa aa at	
period of 180 days (Sec. 98.0602 I					work is performed for a continuous
					request for final inspection (HS 17951).
		11. LK	ENSED CONTRACTOR'S DEC	LARATION	
I hereby affirm under pena	lty of perjury that I				the Business and Professions Code.
					mess and Professional Code related
to my ability to take prime	contracts or subco	ontracts involving specialty trade	es.		
		AEC041 -	BDODY BENNELL	HEADING AID CONDIC	IONING & EL EGERIG
License Class: C20	Lic. No.:	256821 Contractor	BRODY-PENNELL	HEATING, AIR CONDIT	IONING & ELECTRIC
		12. WORKE	RS' COMPENSATION DECLA	RATION	
I hereby affirm, under pena	lty of perjury, one	of the following declarations:			
		onsent to self insure for workers	compensation, as provided for l	by Section 3700 of the Labor Co	de, for the performance of the work for
which this permit is is	suca.				Į.
(X) I have and will mainta	in workers' comne	nsation insurance, as required by	Section 3700 of the Labor Code	. for the performance of the worl	k for which this permit is issued. My
		and policy number are:		, p	
		· ·			
Carrier: STATE CO	<u>OMPENSATIO</u>	N INS. FUND		_Policy Number:1757779-	04
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					subject to the workers' compensation
provisions.	i agree mat it i sno	and become subject to the workt	ers compensation provisions of S	ection 3700 of the Labor Code, 1	i snan formwith comply with those
	SECURE WORK	ERS' COMPENSATION COVE	RAGE IS UNLAWFUL, AND S	HALL SUBJECT AN EMPLOY	ER TO CRIMINAL PENALTIES
					AMAGES AS PROVIDED FOR
		INTEREST, AND ATTORNEY			
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Section 17920.10 and 105256 and may l					
locate a Lead Certified Professional and					
					-3
		14. CONSTRU	CTION LENDING AGENCY DE	CLARATION	
I hereby affirm under penalty of perjury	that there is a cor				97, Civil Code).
			•	•	
Lender's name (if any):		Le	ender's address:		
		15 FI	NAL DECLARATION		
I certify that I have read this application	INCLUDING TH			INCLUDING THE AROVE D	FCLARATIONS is correct. Lagree to
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 (c) estic factory to the holder(c) of the easement will be provided (Sec. 91.0106.4.3.4.1.4.MC)					
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 tha	t:			· · · · · · · · · · · · · · · · · · ·	
(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.					
DANDALL CIDE	8	n Indonusta	Darmit System Dadamet		W
Print Name: RANDALL L. GIBB		Sign: Internet e	Permit System Declaration	Date:05/23/2005	Contractor Authorized Agent

Los Angeles Department of Building and Safety

Certificate Information: 566 N TAHQUITZ PL 90272

Application / Permit

05044-90000-04945

Plan Check / Job No.

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Group

Mechanical

Type

HVAC

Sub-Type

1 or 2 Family Dwelling

Primary Use

0

Work Description

Replace existing fan coil and condenser.

Permit Issued

Issued on 5/23/2005

Issuing Office

Current Status

Permit Expired on 5/24/2006

Permit Application Status History

Issued	5/23/2005	INTERNET PERMIT
Permit Finaled	6/2/2005	GREG ALLTON
Permit Expired	5/24/2006	JEFF NAPIER

Permit Application Clearance Information

No Data Ava	No Data Available.				
Contact I	nformation				
Contractor	Brody Heating Air Conditioning & Electrical Contractors Inc; Lic. No.: 256821-C20		2718	SOUTH ROBERTSON BLVD	LOS ANGELES, CA 90034
Inspector	Information				
JUAN VALENZUELA, (310) 914-3889 Office Hours: 7:00-8:00 AM MON-FRI					
Pending I	nspections				
No Data Avai	lable.		·		
Inspection	n Request History				
Final	6/2/2005	Permit Finaled	Markey, the second state of the market method to be because of the second state of the	<u> </u>	

Los Angeles Department of Building and Safety

Certificate Information: 566 N TAHQUITZ PL 90272

Application / Permit

03016-40000-20107

Plan Check / Job No.

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Group

Building

Type

Bldg-Alter/Repair

Sub-Type

1 or 2 Family Dwelling

Primary Use

(1) Dwelling - Single Family

Work Description

REMOVE WOOD SHAKES & REROOF W/CLASS A, COMP SFD - 30SQS & DET GAR - 10SQS (ALREADY HAS SOLID SHE

Permit Issued

Issued on 10/6/2003

Issuing Office

San Pedro

Current Status

Permit Expired on 5/24/2006

Permit Application Status History

Issued	10/6/2003	RODNEY DUNCAN
Permit Expired	5/24/2006	JEFF NAPIER

Permit Application Clearance Information

No Data Available.

Contact Information

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Contractor	Safe-Way Roofing Co; Lic. No.: 479634-C39	21205 JUAN AVE UNIT B	HAWAIIAN GARDENS, CA 90716

Inspector Information

JUAN VALENZUELA, (310) 914-3889	Office Hours: 7:00-8:00 AM MON-FRI

Pending Inspections

No Data Available.

Inspection Request History

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Final	5/15/2006	OK to Expire Permit	JEFF NAPIER

BUILDING PERMIT DISCUSSIONS

This generalized Discussion/Explanation section is intended for information purposes only in order to provide a better understanding of Building Permits and the Permit Process. Should you have any further questions, please feel free to contact Solutions For Property, Inc. and one of our Experts will be glad to assist you!!

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Introduction

You have taken an important step in obtaining this report to help inform yourself about the home you are planning to purchase or the home you are presently living in. This section contains some general background information on certain subjects that can help you better understand what building permits are and the processes involved. It also contains information about the different types of reports and permits you can request information on. The information is of necessity generalized as specific planning and permit processes vary among the different jurisdictions.

There is no question that when permit information is available *and* property analyzed, a more complete history of a home is available. A permit search helps document the history of a home's construction and additional work that may have been undertaken after initial construction. However, buyers and sellers should not over-rely on permit searches. A permit search has the possibility of providing incomplete or ambiguous results due to the age of the home; differences in the way various jurisdictions maintain and file permit information. In addition, permits can be lost, misplaced, or even thrown-out (yes, this can happen!) With these potential limitations in mind, the Property Solutions Permit Report provided the results of what our search has uncovered for this home. Take this information as *part of* what is being provided to you by a home inspector, the seller, real estate agent, and your own experience.

This section includes discussions on topics to help you in understanding and assessing building permits and general permit processes. It is for general information purposes only and is not intended to be an exhaustive study nor a synopsis of all aspects of building permits and what may exist in jurisdictional planning and or engineering files. What types of projects may or may no require a permit and the permit process vary over time and by jurisdiction. If you have questions about building or permit requirements at a specific property, we suggest you contact that area's jurisdictional planning and/or engineering department.

This discussion section is divided into the following parts:

- Part 1. The Building Permit Process
- Part 2. Understanding the Potential Limitations of Permits
- Part 3. Why Search for Sewage System Permits?
- Part 4. What is a "Geo-technical", "Soils", or "Geologic" Report?

*For additional information on building permit topics in your area, contact the planning, development, or engineering departments of you city or county.

~

THE BUILDING PERMIT PROCESS

(Part 1)

WHAT GOVERNS CONSTRUCTION STANDARDS?

To help assure the building we live and work in are built appropriately, there are a set of uniform codes published by the International Conference of Building Officials. These codes establish minimum standards and procedures for most aspects of construction and development. The purpose of establishing minimum standards is to help safeguard life, limb, health and public welfare by regulating and controlling the design, construction, materials, and location of buildings. Some common codes you may be familiar with are the Uniform Building Code, The Uniform Plumbing Code, or the Uniform Electric Code. City and County jurisdictions who are empowered to oversee and regulate development and construction can adopt the various Uniform Codes as they are published, or they can amend and revise the Codes to produce a set of standards suited to local conditions.

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WHAT IS A BUILDING PERMIT?

A building permit is simply a "license" to construct something. Permits are required for new construction as well as most "remodeling" activities such as adding a skylight, or re-plumbing a bathroom. Some types of home maintenance projects may require permits too, such as replacing a water heater of a window. The types of projects that require a permit very between jurisdictions, and may be based on the value of the proposed work. The types of projects that require a permit have changed over time too. For example, a project that requires a permit today may not have required a permit 20 years ago. This is an important point to keep in mind when assessing the permits on file for the property you are interested in.

An application for a permit must be completed when a construction project is planned. This process has to be repeated for every separate permit such a building, mechanical, electrical, grading, sewer plumbing, etc. A fee is charges for each permit. Once the county or city is satisfied that the applicant's plans satisfy the relevant codes and ordinances, a permit is issued. The proposed construction must take place within a certain time period, because permits eventually expire.

A jurisdiction can decide not to issue a permit if the plans do not satisfy its requirements or if other circumstances such as the site's geology would not permit safe construction etc. Jurisdictions also have the authority to revoke or suspend permits if violations occur or significant changes are proposed.

~

THE BUILDING INSPECTION PROCESS

Jurisdictions have the right to inspect the construction process and materials used in any project that requires a permit. In many types of permits, an inspection or series of inspections by an official building inspector is actually required. Some types of construction even require constant monitoring! The inspection process is to help assure that the construction is following the plans approved by the jurisdiction during the permit application process. The persons undertaking the construction process are responsible for contacting the appropriate department to schedule the necessary inspections.

The inspector is to observe the work. If the inspector approves the work, that approval and the fact that the inspection was done is supposed to be recorded on the permit. After the work is completed and the jurisdiction is satisfied that the project complied with the current requirements, the permit is "finalized" or "signed off". This fact should be clearly noted on the permit itself.

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SUMMARY

A building permit is simply a "license" to construct something. The inspection process associated with building permits is a policing action to help assure that construction is completed according to the jurisdictionally approved plans for that project. Although, neither the permit nor inspection process guarantee or warrantee "quality" of construction, they help us establish that the construction process was monitored for compliance with local requirements and approved plans.

Understanding the Potential Limitations of Permits

(Part 2)

There are hundreds of county and city level jurisdictions in California. Each tends to use a slightly different method of requiring, processing, storing, and making permits available. Jurisdictional records may be incomplete because permits were not obtained, are filed in a different department, were lost, misplaced or even accidentally thrown-out (yes, this may happen!) Therefore, the absence of a building permit does not necessarily mean that construction was done without a permit. As we discuss next, the mere presence of a building permit does not necessarily mean that construction took place or was properly accomplished either.

If permits are found, they must be properly examined and analyzed. It's not uncommon for property owners to obtain permits and then simply not build. Such permits may give the impression that remodeling or changes were made to a home that were not. Sometimes permits are obtained and owners do not go through the proper inspection process. In this case, permits are not "sign-offs" or a passing final inspection may be recorded on the back of the permit. When the permit is microfilmed for storage, the back of the permit may not be included. We are left not knowing if the permit was finalized or not!

When analyzing permits, remember that order homes may not "conform" to current codes and requirements, but this does not necessarily mean that the home is in "non-compliance". Minimum building and construction standards are revised and changed over time as new information, materials, and methods are found and implemented. An older home, addition, or re-model may have been built in compliance to an older set of standards. In this case, the home is said to be "non-conforming". It does not necessarily mean there is anything wrong with the quality of the home. If a construction project or home is said to be in "non-compliance", it means the work was not done according to the minimum code that was current when the work was undertaken.

Keep these possibilities in mind as you read through the Property Solutions Permit Report.

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WHAT ELSE CAN I DO?

The best method to help determine the quality of a home of addition is to simply inspect it today. We should all be realistic and understand that as homes get older, they usually show cosmetic signs of aging. If construction defects exist, these may be evident too. This is just one reason for a quality home inspection. Although home inspections are not generally code compliance checks, a good home inspection can identify many types of construction concerns if they exist.

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WHY SEARCH FOR SEWAGE SYSTEM PERMITS?

Is the home on a municipal sewer system or does it have a private septic system? These questions can be answered by a search of jurisdictional records to see what type of sewage permit is current for the property. Why is this important? A home on a private septic system will have certain maintenance requirements that a home on a municipal sewer system does not have. It's best to know and investigate potential maintenance routines and costs in advance, so problems don't occur later on.

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MUNICIPAL SEWER SYSTEMS

(PART 3)

Most homes in well-developed areas are connected to a municipal sewer system. This means waste is carried from the home into sewer pipes that transport the waste to treatment facilities where it is processed and rendered harmless before releasing into the environment. The sewer pipes are usually in the street. In some older areas, the sewage pipes carry both waste and storm water run-off. Although it is rare, there are certain areas where a home is on a municipal sewer system and is refused a permit to add an addition onto the home with more plumbing fixtures. This would generally be referred to as a type of "moratorium" on development. Sewer moratoriums can be put in place when a municipality's sewer system is at capacity, and additional fixtures and associated effluent could overload the system. This is important to check on if you are planning a house expansion.

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PRIVATE SEPTIC SYSTEMS

In areas where municipal sewer systems are not available, a home will have a private septic system to handle waste.

The most common and currently utilized private septic system is a septic tank with a leach field. Although there are many variations, a septic tank is just a tank buried in the ground. Pipes carry waste from the home into the tank where the waste material naturally degrades biologically. Liquid in the tank gradually flows out into the surrounding area or "leach field" where it continues to degrade. A septic system that is functioning properly is invisible and odorless.

Although very rare, the private septic system may consist of pipes that carry waste from the home to a cesspool on the property. A cesspool is simply a hole in the ground that is lined with porous masonry and is open to the air. Material in the cesspool gradually breaks down and leaches into the ground were additional degradation takes place. Cesspools are no longer allowed to be installed, but some older systems may remain in use.

All septic systems are dependent on bacterial degradation to work. Therefore, care must be taken to avoid bleaches and strong detergents from getting into the system where they can kill the necessary bacteria. Too much water entering the tank can overload the system too. Septic systems may need to be "pumped" periodically. If there are mechanical parts on the system, regular maintenance can help avoid problems. In general, if the home utilizes a private septic system, consult the current owner on proper maintenance of that particular system. It may be prudent to have the system checked by an expert too. If the property has had a home inspection, the septic system may have been checked and addressed. In any case, it is prudent to know where the septic system is located so its condition can be monitored and that no structures are placed on top of it.

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WHAT IS A "GEOTECHNICAL", "SOILS", OR GEOLOGIC REPORT? (PART 4)

As part of your permit search, you may have elected to determine if there were any geotechnical, soils, or geologic reports on file for the property you are interested in purchasing. As discussed in the section on building permits, there are a set of uniform codes that have been established to set minimum standards for most aspects of construction in order to help assure that the buildings we live and work in are build appropriately. The purpose of establishing minimum standards is to help safeguard life, limb, and public welfare by regulating and controlling the design, construction, materials, and location of buildings.

Geologist and soil engineers are intricately involved with development in California. As valleys and relatively level areas are steadily built-up development has moved towards those areas, which tend to be more difficult to build on. Much of this land has a potential for geologic hazards from such things as steep hillsides, faults or expansive soil conditions.

Before development can proceed, most jurisdictions require a "soil engineering" and often a geologic study prior to construction. Such studies are undertaken to determine if geologic hazards exist on the property or in the immediate area that could impact the proposed development. In this way, engineers can design buildings to help avoid future problems.

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WHAT ARE THESE TYPES OF REPORTS?

Common sense tells us that the land a structure is to be built upon may affect "how" that building is constructed. For instance, is the site on a hillside? Are there geological conditions on the site such as a fault or a landslide or perhaps soil conditions that could impact the proposed structure? What type of foundation is best suited for this property? How will water drainage and grading be handled? These are the types of questions jurisdictional planning and engineering departments want answered before building permits are issued. Such questions are answered in "geotechnical", "soils", and "geologic" reports.

"Geotechnical reports" and "soils engineering reports" are synonymous with each other. In California, these reports must be signed by a State licensed Civil Engineer. This type of report is commonly required on most new home development or the structural re-modeling of an existing home. In general, the purpose of a geotechnical report is to address the adequacy of a site for development by investigating the conditions that could impact a structure such as the type of soils or bedrock, the topography, etc. These reports are designed to provide recommendations for foundations, grading and mitigation measures that should be undertaken to make the site suitable for development. Foundations which are fine for a house on level ground may not be adequate for the same house on a hillside. Soil and foundation studies use "subsurface exploration" (such as drilling holes to collect soil samples) to investigate underground conditions at a particular site. Soil samples are collected and tested in soil engineering laboratories to determine the properties of that soil which could affect a building constructed on that property.

In a geologically complex or hazardous area, a jurisdiction may require a more detailed report to specifically address the geological conditions in detail before new home development or certain types of remodeling. This type of report is called "geological report". NOTE: A geological report prepared for home development is different than the Property Solutions Natural Hazards Disclosure Reports you may receive during a real estate transaction. A geologic report prepared for new home development is going to provide on-site inspections and possibly laboratory analysis in order to describe the site's geology in detail and offer conclusions and recommendations as to how the geology could impact a proposed development. A geologic "disclosure" report informs you of State, County, or City mapped general geologic hazard areas that may affect the property. It does not provide conclusions or recommendations for development. A geologic report submitted for development purposes must be signed by a State licensed Geologist or Engineering Geologist.

Once a geotechnical or geologic report is submitted to the County or City as part of the permit process, it becomes public record and is kept on file at the local jurisdiction's planning or engineering department. Such reports are what we search for in this report.

DEVELOPMENT IN FAULT AREAS

Since the early seventies, the State of California has delineated on maps areas around active fault traces. These areas called Alquist-Piolo Earthquake Fault Zones. For those properties in an Alquit-Priolo Earthquake Fault Zone, State law requires that a geologic study be performed to determine if a fault trace exists on the property before development of structures intended for human occupancy is permitted. However, there are some exceptions to this requirement for single family homes. Check your Property Solutions Geologic, Flood and Fire Zone Report for the Alquist-Priolo determination. In the case of existing structures built before enactment of the Special Studies Zone Act in 1972, any addition that adds living-area square footage (i.e. a bedroom) to the structure usually requires a geologic study before it is built. Even if an active fault trace is found, most properties can be developed as long as there is room for an adequate setback from the fault trace. Jurisdictions can require on-site geologic studies in any area where they suspect a fault trace may exist, even if that area is not an Alquist-Priolo Earthquake Fault Zone.

ONCE DEVELOPMENT BEGINS

Once construction has begun, soils engineers and geologists are again involved. In many jurisdictions, soils engineers are required to monitor the construction of foundations or drainage schemes and any grading or excavation. Fills are observed and tested to assure the quality of their compaction. Each step of the construction process that is monitored by a soils engineer is generally recorded with the builder and the local jurisdiction in the form of "observation letters". Buyers of homes built within the last 10 to 15 years may be able to discover much about the care with which the home was constructed by reviewing available engineering observation letters at the local jurisdiction's planning or engineering department.

In many jurisdictions, a geologist or soil engineer is again involved after the construction is completed in order to "finalize" it. Once the soils engineer is satisfied that the components of the home that he was responsible for was built in accordance with the approved soils engineering report, the engineer provides a Final Letter of Inspection. This final letter should be available in the jurisdictional files. Although a building permit can be applied for and received, there is no guarantee that the construction was completed according to building codes and recommendations unless it is "finalized" or "signed off".