

CITY OF LOS ANGELES
CALIFORNIA

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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PRESIDENT

ELVIN W. MOON
VICE PRESIDENT

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LAUREL GILLETTE
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ERIC GARCETTI
MAYOR

DEPARTMENT OF
BUILDING AND SAFETY
201 NORTH FIGUEROA STREET
LOS ANGELES, CA 90012

OSAMA YOUNAN, P.E.
GENERAL MANAGER
SUPERINTENDENT OF BUILDING

JOHN WEIGHT
EXECUTIVE OFFICER

August 29, 2022

Honorable City Council
Room 395, City Hall
Los Angeles, CA 90012
Attention: Lisa Hughes

SUBJECT: REFUND CLAIM 160834 NAPOLI LAND GROUP – 1660 CASALE ROAD

Honorable Members:

In accordance with the Los Angeles Municipal Code (LAMC) Sections 22.12 and 22.13, the Los Angeles Department of Building and Safety (LADBS) requests Council approval of refund claim number 160834 in the amount of \$202,020.21.

On June 15, 2021, LADBS received payment in the amount of \$202,020.21 from the Napoli Land Group, LLC (Claimant) for linkage fee under building permit number 18010-10010-01720 for the project located at 1660 Casale Road. Upon further review, LADBS plan check staff determined the Claimant is entitled to a refund in the amount of \$202,020.21. Attached are supporting documents regarding the claim for refund.

Should you have any questions regarding this matter, please contact the LADBS Chief Accounting Employee at (213) 482-6782. Thank you for your consideration.

Sincerely,

for

Osama Younan
General Manager
Los Angeles Department of Building and Safety

**CITY OF LOS ANGELES
CLAIMS BOARD**

**RECOMMENDATION OF THE CLAIMS BOARD
FOR CONSIDERATION BY THE CITY COUNCIL**

The Honorable City Council
City of Los Angeles
Room 395, City Hall
200 North Spring Street
Los Angeles, CA 90012

Honorable Members:

At its meeting on November 7, 2022, the Claims Board of the City of Los Angeles considered a report of the Department of Building and Safety in the matter of:

Refund Claim 160834 Napoli Land Group – 1660 Casale Road

and voted (**2/0**) that your Honorable Body (**approve/reject**) the recommendation of the Department of Building and Safety.

Other action: _____

Claims Board, City of Los Angeles

By: /s/ Kellilyn Porter
Chairperson

cc: City Attorney



Margarit Avesyan <margarit.avesyan@lacity.org>

11/7/22 Claims Board

Kelli Porter <kelli.porter@lacity.org>
To: Margarit Avesyan <margarit.avesyan@lacity.org>

Mon, Nov 7, 2022 at 2:47 PM

The Claims Board approved items 2-21 by 2/0

Kellilyn Porter
Assistant City Attorney
Claims and Risk Management Division

City Hall East ■ 200 N. Main Street, 8th Floor ■ Los Angeles, CA 90012 ■ (213) 978-8373

*****Confidentiality Notice *****

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160834
 CLAIM # _____
 RECEIVED
 CITY OF LOS ANGELES
 2022 FEB 16 PM 3:05
 Received Date Stamp

2022 FEB 22 9:30

CLAIM FOR REFUND

- TWO INDEPENDENT REASONS FOR A 100% LINKAGE FEE REFUND:**
- (1) BUILDING PERMIT SUBMITTED 4/23/18, WHEN "NO-LINKAGE FEE" APPLIES
 - (2) NET INCREASED RFA DOES NOT EXCEED 1,500 SQUARE FEET.

Print Name of Claimant (Last) (First)
Napoli Land Group, LLC & Its attorney, The Law Office of Steve Hoffman

Mailing Address (Street) (City) (State/Zip)
C/O The Law Office of Steve Hoffman, 4929 Wilshire Blvd., Suite 410, Los Angeles, CA 90010

(Area Code) (Phone Number)
(323) 997-1188

REFUND INFORMATION

JOB LOCATION: 1660 Casale Rd, Los Angeles, CA 90272
 (LADBS had been closed to public for Covid 19)

Amount Claimed \$ 202,020.21 **Date Fee Paid:** 6/15/21 (Submitted 4/23/2018 = "No Linkage Fee")

RECEIPT #/PERMIT #/REFERENCE #: 18010 - 10000 - 01720 and 18019 - 10000 - 03957

STATE REASON FOR REQUESTING A REFUND - (Details):
 See attached letter and Exhibits documenting that we are owed \$202,020.21 for the improperly charged Linkage Fee (1) when "No-Linkage Fee" applies + (2) net increase of 981 sq feet of floor area.
 Because of the attached attorney's fee lien, please make the check payable to:
"Napoli Land Group, LLC & Law Office of Steve Hoffman" and mail to 4929 Wilshire Blvd., #410, L.A., CA 90010

NOTE: A Claimant may be required to submit to examination under oath. (Charter Section 217.)
 Presentation of a false claim is a felony. (California Penal Code Section 72.)

I HEREBY CERTIFY THAT THE ABOVE STATEMENTS ARE TRUE.

Steve Hoffman, Esq.,
 attorney for Napoli Land Group, LLC
SIGNATURE AND TITLE OF CLAIMANT

February 4, 2022
DATE

FOR DEPARTMENT OF BUILDING & SAFETY USE ONLY

AMOUNT APPROVED FOR REFUND \$ 202,020.21

REMARKS: Linkage fee floor area should have been based on Residential floor area. Application submitted 4/23/18 and no fee shall apply.

Audited by:	<i>JH</i>	Date:	<u>7/6/22</u>
Approved by:	<i>L</i>	Date:	<u>8/26/22</u>

LADBS Recommendation Form

CLAIM # 160834
Bureau: Engineering
Division: Green Building

APPROVED

Document Number: 18010-10000-01720
Receipt Number:
Receipt Date:
Fee Period:
Job Address: 1660 Casale ROAD 90272

1. Did LADBS perform any work for which the permit or receipt was issued?
yes

2. Are the reasons given by claimant correct?
yes

3. Did LADBS initiate an action that resulted in an error?
yes
Linkage fee floor area should have been based on Residential floor area and not assessable floor area (per school district fees).

4. Is this a duplicated permit or receipt of the same job or item?
no

5. Of the gross amount claimed, is the amount claimed pertaining to the(se) particular item(s) correct?
yes

6. Is a refund recommended?
yes
Linkage fee floor area should have been based on Residential floor area and not assessable floor area (per school district fees).

Reviewed By: TEODORO DIAZ RODRIGUEZ
Reviewed On: 03/16/2022
Approved By: CHARMIE HUYNH
Approved On: 03/16/2022

Financial Service Div.'s Comments:

Linkage Fee Overcharged

Liaison's Comments:

Reviewer's Comments:

Supervisor's Comments:

History

Action	By	On
Review Approved & Returned to FSD	CHARMIE HUYNH	3/16/2022 4:53:25 PM
Review Completed & Submitted for Supervisor Review (to CHARMIE HUYNH)	TEODORO DIAZ RODRIGUEZ	3/16/2022 1:07:18 PM
Assigned (to TEODORO DIAZ RODRIGUEZ)	MARGARET KUHN	2/28/2022 2:15:03 PM
Created	MARY SUM	2/28/2022 1:31:23 PM

STEVE A. HOFFMAN
Attorney At Law
4929 Wilshire Boulevard, Suite 410
Los Angeles, CA 90010
PHONE:(323) 997-1188/ FAX:(323) 937-1539

February 4, 2022

**REQUEST FOR FULL REFUND OF Overcharged LINKAGE FEE.
TWO INDEPENDENT REASONS FOR 100% LINKAGE FEE REFUND:
(1) BUILDING PERMIT SUBMITTED 4/23/18, WHEN "NO-LINKAGE FEE" APPLIES;
AND ALSO (2) NET INCREASED RFA DOES NOT EXCEED 1,500 SQUARE FEET.
NOTICE OF REPRESENTATION AND ATTORNEY'S FEE LIEN ON REFUND.**

Via Email Only – (LADBS has been closed for Covid 19)

City Clerk
Room 395, City Hall
200 N. Spring Street
Los Angeles, CA 90012

Re:	1660 Casale Rd, Los Angeles, CA 90272		
Permit #	18010 - 10000 - 01720 and 18019 - 10000 - 03957		
Linkage Fee & R3 RFA Charged	\$202,020.21	10,809 sq ft	-
True RFA		5,894 sq ft	
Demo'd/Existing RFA		<u>-4,913 sq ft</u>	-
Net RFA & Correct Linkage Fee	<u>-\$ -0-</u>	981 x \$0 Linkage Fee	
Overcharged Linkage Fee:	\$202,020.21		
Date Permit Paid:	6/15/21 (Submitted 4/23/2018 = "No Linkage Fee")		

Dear LADBS:

1. **NOTICE OF REPRESENTATION AND ATTORNEY'S FEE LIEN ON \$202,020.21 IN Overcharged LINKAGE FEES:** This office is also claiming an attorney's fees lien on the refund for the overcharged Linkage Fee and all checks must include our name and be mailed to our office. WARNING: The failure of LADBS to honor an attorney's fee lien, constitutes conversion, and entitles the attorney to maintain a separate lawsuit against LADBS for payment of his attorney's fees, plus treble damages. See, e.g., *Weiss v. Marcus*, 51 Cal.3d 590; *Siciliano v. Fireman's Fund*, 62 Cal.App.3d 745; *Fracasse v. Brent*, 6 Cal.3d 784; and *Kaiser Foundation Health Plan v. Aguiluz*, (1996) 47 Cal. App. 4th 302. Please communicate only with this office regarding this refund and our lien.

2. **Documentation:** In support of Napoli Land Group, LLC's **Application for Refund of the Overcharged \$202,020.21 in Linkage Fees – (1) BUILDING PERMIT SUBMITTED 4/23/18, WHEN "NO-LINKAGE FEE" APPLIES; AND ALSO (2) NET INCREASED RFA DOES NOT EXCEED 1,500 SQUARE FEET** – we have attached the following to this letter and the Claim for Refund Form:

- Exhibit 1:** (SFD) Building Permit# 18010 - 10000 - 01720, confirming we were charged for 10,809 square feet of **R3 floor area**, and receipt for payment of \$202,020.21 Linkage Fee. The permit also states **RFA of 5.894 sq ft.**
- Exhibit 2:** LADBS print-out stating the Building Permit was submitted on **4/23/18, when "No-Linkage Fee" applied.**
- Exhibit 3:** The City's Linkage Fee Implementation Memo stating that permits issued **4/23/2018** are charged "**No-Linkage Fee.**" (The Implementation Memo also states that on projects in which the net RFA does exceed 1,500 sq ft, the linkage fee must be charged on the net increased square footage).
- Exhibit 4:** As a second, independent reason for a full refund, the City's Linkage Fee Implementation Memo states the **Exemption**, i.e., that the Linkage Fee cannot not be charged unless the net increase in floor area exceeds 1,500 square feet.

**TWO INDEPENDENT REASONS FOR 100% LINKAGE FEE REFUND:
(1) BUILDING PERMIT SUBMITTED 4/23/18, WHEN "NO-LINKAGE FEE" APPLIES;
AND ALSO (2) NET INCREASED RFA DOES NOT EXCEED 1,500 SQUARE FEET (CONT.)**

- Exhibit 5:** City's letters stating that for SFD, the City uses RFA (and not R3 or FA) to Calculate the Linkage Fee.
- Exhibit 6:** (SFD) Demo Permit # 18019 - 10000 - 03957, confirming 4,913 square feet of Demo'd/Existing floor area.
- Exhibit 7:** Zimas and Assessor records confirming that pre-addition, the existing square footage was 4,913. Note that after deducting the Demo'd square ft. from the built RFA of 5,894, the net increased RFA is only 981 sq ft. This is the second, independent reason for a full refund, i.e., the project is exempt from the Linkage Fee for being less than 1,500 sq ft. of increased RFA.

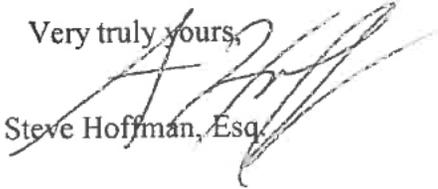
3. **Refund Calculations:**

Permit #	18010 - 10000 - 01720 and 18019 - 10000 - 03957
Linkage Fee & R3 RFA Charged	\$202,020.21 10,809 sq ft
True RFA	5,894 sq ft
Demo'd/Existing RFA	<u>-4,913</u> sq ft
Net RFA & Correct Linkage Fee	<u>-\$ -0-</u> 981 x \$0 Linkage Fee
Overcharged Linkage Fee:	\$202,020.21
Date Permit Paid:	6/15/21 (Submitted 4/23/2018 = "No Linkage Fee")

4. **Payment & Lien on refund of overcharged \$202,020.21 in Linkage Fees:**

Please issue Napoli Land Group, LLC's \$202,020.21 Linkage Fee refund, payable to:
"Napoli Land Group, LLC & S Hoffman Tr," and mail to Steve Hoffman, Esq., 4929
Wilshire Blvd., Suite 410, L.A., CA 90010. Thank you.

Very truly yours,


Steve Hoffman, Esq.

STEVE A. HOFFMAN

Attorney At Law

4929 Wilshire Boulevard, Suite 410 Los Angeles, CA 90010

PHONE: (323) 997 1188 FAX: (323) 937-1539

Email: hoffpi@sbjglobal.net Website: www.Hoffmanpi.com

DESIGNATION, LIEN, PAYMENT INSTRUCTIONS
& AUTHORIZATION TO RELEASE RECORDS

Napoli Land Group, LLC hereby designates attorney Steve A. Hoffman to represent it in obtaining the linkage fee refund for 1660 Casale Rd, Los Angeles, CA 90272. It further consents to have the City and LADBS, release to Steve A. Hoffman, Esq.'s office, documents and information, regarding this matter.

LIEN: It grants Steve Hoffman, Esq. a lien on its linkage fee refunds for 1660 Casale Rd, Los Angeles, CA 90272 and irrevocably requests that the refund check(s) be payable to "Napoli Land Group, LLC & attorney Steve A. Hoffman Trust Account" and mailed to Steve Hoffman, Esq., at 4929 Wilshire Blvd., Suite 410, Los Angeles, CA 90010. This lien is only on the refunds/overpayment, NOT on the property.

Dated: 01/28/2022

By:



Chris Clark or Robert Mendez, Managing Officer of Napoli Land Group, LLC

Lien

Exhibit "1"



**Secretary of State
Statement of Information
(Limited Liability Company)**

LLC-12

31

19-309519

FILED
Secretary of State
State of California

APR 29 2019

IMPORTANT — Read instructions before completing this form.

Filing Fee — \$20.00

Copy Fees — First page \$1.00; each attachment page \$0.50;
Certification Fee — \$5.00 plus copy fees

This Space For Office Use Only

1. **Limited Liability Company Name** (Enter the exact name of the LLC. If you registered in California using an alternate name, see instructions.)
NAPOLI LAND GROUP, LLC

2. **12-Digit Secretary of State File Number**
201710010059

3. **State, Foreign Country or Place of Organization** (only if formed outside of California)

4. **Business Addresses**

a. Street Address of Principal Office - Do not list a P.O. Box 881 ALMA REAL DRIVE, SUITE 307	City (no abbreviations) PACIFIC PALISADES	State CA	Zip Code 90272
b. Mailing Address of LLC, if different than Item 4a	City (no abbreviations)	State	Zip Code
c. Street Address of California Office, if Item 4a is not in California - Do not list a P.O. Box	City (no abbreviations)	State CA	Zip Code

5. **Manager(s) or Member(s)**
If no managers have been appointed or elected, provide the name and address of each member. At least one name and address must be listed. If the manager/member is an individual, complete Items 5a and 5c (leave Item 5b blank). If the manager/member is an entity, complete Items 5b and 5c (leave Item 5a blank). Note: The LLC cannot serve as its own manager or member. If the LLC has additional managers/members, enter the name(s) and addresses on Form LLC-12A (see instructions).

a. First Name, if an individual - Do not complete Item 5b ROBERT	Middle Name G	Last Name MENDEZ	Suffix
b. Entity Name - Do not complete Item 5a			
c. Address 881 ALMA RELA DRIVE, SUITE 307	City (no abbreviations) PACIFIC PALISADES	State CA	Zip Code 90272

6. **Service of Process** (Must provide either Individual OR Corporation.)
INDIVIDUAL — Complete Items 6a and 6b only. Must include agent's full name and California street address.

a. California Agent's First Name (if agent is not a corporation) ROBERT	Middle Name G	Last Name MENDEZ	Suffix
b. Street Address (if agent is not a corporation) - Do not enter a P.O. Box 881 ALMA REAL DRIVE, SUITE 307	City (no abbreviations) PACIFIC PALISADES	State CA	Zip Code 90272

CORPORATION — Complete Item 6c only. Only include the name of the registered agent Corporation.
c. California Registered Corporate Agent's Name (if agent is a corporation) — Do not complete Item 6a or 6b

7. **Type of Business**
a. Describe the type of business or services of the Limited Liability Company
REAL ESTATE

8. **Chief Executive Officer, if elected or appointed**

a. First Name	Middle Name	Last Name	Suffix
b. Address			
City (no abbreviations)			State Zip Code

9. **The information contained herein, including any attachments, is true and correct.**
4/21/17 Date ROBERT G. MENDEZ Type or Print Name of Person Completing the Form MEMBER Title [Signature] Signature

Return Address (Optional) (For communication from the Secretary of State related to this document, or if purchasing a copy of the filed document enter the name of a person or company and the mailing address. This information will become public when filed. SEE INSTRUCTIONS BEFORE COMPLETING.)

Name: []
Company:
Address:
City/State/Zip: []

112



**Attachment to
Statement of Information
(Limited Liability Company)**

**LLC-12A
Attachment**

A. Limited Liability Company Name

NAPOLI LAND GROUP, LLC

This Space For Office Use Only

B. 12-Digit Secretary of State File Number

201710010059

C. State or Place of Organization (only if formed outside of California)

D. List of Additional Manager(s) or Member(s) - If the manager/member is an individual, enter the individual's name and address. If the manager/member is an entity, enter the entity's name and address. Note: The LLC cannot serve as its own manager or member.

2a. First Name - Do not complete Item 2b CHRISTOPHER	Middle Name	Last Name CLARK	Suffix
2b. Entity Name - Do not complete Item 2a			
2c. Address 881 ALMA REAL DRIVE, SUITE 307	City (no abbreviations) PACIFIC PALISADES	State CA	Zip Code 90272
3a. First Name - Do not complete Item 3b ALEXANDRA	Middle Name	Last Name CLARK	Suffix
3b. Entity Name - Do not complete Item 3a			
3c. Address 881 ALMA REAL DRIVE, SUITE 307	City (no abbreviations) PACIFIC PALISADES	State CA	Zip Code 90272
4a. First Name - Do not complete Item 4b	Middle Name	Last Name	Suffix
4b. Entity Name - Do not complete Item 4a			
4c. Address	City (no abbreviations)	State	Zip Code
5a. First Name - Do not complete Item 5b	Middle Name	Last Name	Suffix
5b. Entity Name - Do not complete Item 5a			
5c. Address	City (no abbreviations)	State	Zip Code
6a. First Name - Do not complete Item 6b	Middle Name	Last Name	Suffix
6b. Entity Name - Do not complete Item 6a			
6c. Address	City (no abbreviations)	State	Zip Code
7a. First Name - Do not complete Item 7b	Middle Name	Last Name	Suffix
7b. Entity Name - Do not complete Item 7a			
7c. Address	City (no abbreviations)	State	Zip Code
8a. First Name - Do not complete Item 8b	Middle Name	Last Name	Suffix
8b. Entity Name - Do not complete Item 8a			
8c. Address	City (no abbreviations)	State	Zip Code

1660 N Casale Road



Permit #: B18LA07800
Plan Check #: B18LA07800
Event Code:

18010 - 10000 - 01720
Printed: 06/15/21 01:22 PM

Bldg-New GREEN - MANDATORY
For 2 Family Dwelling
Regular Plan Check
Plan Check

City of Los Angeles - Department of Building and Safety

**APPLICATION FOR BUILDING PERMIT
AND CERTIFICATE OF OCCUPANCY**

Issued on: 06/15/2021
Last Status: Issued
Status Date: 06/15/2021

TRACT	BLOCK	LOT/Id	ABB	COUNTY MAP REF #	PARCEL ID # (PIN #)	ASSESSOR PARCEL #
THE RIVIERA		50	5	MB 108-87/90	132B133 9	4425 - 022 - 008

PARCEL INFORMATION

Airport Hazard Area - 1140' Height Limit Above Elevatic
Area Planning Commission - West Los Angeles
LADBS Branch Office - WLA
Baseline Hillside Ordinance - Yes
Council District - 11

Community Plan Area - Brentwood - Pacific Palisades
Census Tract - 2624.00
District Map - 132B133
Environmentally Sensitive Area - YES
Energy Zone - 6

Fire District - VHFHSZ
Hillside Grading Area - YES
Hillside Ordinance - YES
Near Source Zone Distance - .5
Thomas Brothers Map Grid - 631-D3

ZONES(S): RE15-1-H

4. DOCUMENTS

ZI - ZI-2462 Modifications to SF Zones : ORD - ORD-132416
ORD - ORD-124934
ORD - ORD-128730
ORD - ORD-129279

HLSAREA - Yes
CPC - CPC-14348
CPC - CPC-1965-18760

CPC - CPC-2005-8252-CA
BHO - Yes
AFF - AFF-21085

5. CHECKLIST ITEMS

Special Inspect - Anchor Bolts
Special Inspect - Concrete > 2.5ksi
Special Inspect - Field Welding

Special Inspect - Grade Beam/Caisson
Special Inspect - Grading/Excav. Below 1:1 P
Special Inspect - Masonry

Special Inspect - Structural Observation
Fabricator Req'd - Glued-Laminated Timber
Fabricator Req'd - Shop Welds

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s):
NAPOLI LAND GROUP LLC 881 ALMA REAL DR STE 307 PACIFIC PALISADES CA 90272

Tenant:

Applicant: (Relationship: Agent for Owner)
CASON HALL - 241 S. FIGUEROA STREET SUITE 370 LOS ANGELES, CA 90012 (626) 824-7689

7. EXISTING USE	PROPOSED USE	8. DESCRIPTION OF WORK
	(01) Dwelling - Single Family (07) Garage - Private	1) NEW 2-STORY RESIDENCE SINGLE FAMILY DWELLING WITH BASEMENT 1 OF 5 PERMITS. 2) GRADING WORK 3) RETAINING WALL/ SHORING 4) SWIMMING POOL. 5) ACCESSORY BUILDING

9. APPLICATION PROCESSING INFORMATION

BLDG. PC By: Joe Vo DAS PC By:
OK for Cashier: Ansinee Townsend Coord. OK:

Signature: Date: 06/15/2021

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

For Cashier's Use Only W/O #: 81001720

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period

Permit Valuation: \$2,500,000	PC Valuation:
FINAL TOTAL Bldg-New	265,938.48
Permit Fee Subtotal Bldg-New	9,654.00
Energy Surcharge	
Electrical	2,510.04
HVAC	1,255.02
Plumbing	2,510.04
Plan Check Subtotal Bldg-New	0.00
Off-hour Plan Check	0.00
Plan Maintenance	193.08
E.Q. Instrumentation	325.00
D.S.C. Surcharge	493.42
Sys. Surcharge	986.83
Planning Surcharge	590.82
Sewer Cap ID:	Total Bond(s) Due:

Planning Surcharge Misc Fee 10.00
Planning Gen Plan Maint Surchar 689.30
School District Residential Level 1 44,100.72
Dwelling Unit Construction Tax 200.00
Residential Development Tax 300.00
CA Bldg Std Commission Surchar 100.00
Green Building 0.00
Permit Issuing Fee 0.00
Linkage Fee 202,020.21

LA JBITANGC 06/15/21 1:22:29 PM

Payment Date: 06/15/21
Receipt No.: 2021166001-41
Amount: \$265,938.48
Method: ICL Check

Building Card No.: 2021LA00849

12. ATTACHMENTS

Hillside Referral Form Signed Declaration
Plot Plan



* 0 8 0 0 1 1 8 0 1 0 1 0 0 0 0 0 1 7 2 0 F N *

(P) Basement (ZC): +1 Levels / 1 Levels (P) Floor Area (ZC): +11229 Sqft / 11229 Sqft (P) Height (ZC): +30 Feet / 30 Feet (P) Length: +67.1 Feet / 67.1 Feet (P) Residential Floor Area: +5894 Sqft / 5894 Sqft (P) Stories: +2 Stories / 2 Stories (P) Width: +76.2 Feet / 76.2 Feet (P) Dwelling Unit: +1 Units / 1 Units (P) NFPA-13D Fire Sprinklers Thru-out (P) Wood (Plywood, OSB, etc.) Shearwall	(P) R3 Occ. Group: +10809 Sqft / 10809 Sqft (P) U Occ. Group: +1195 Sqft / 1195 Sqft (P) Parking Req'd for Bldg (Auto+Bicycle): +2 Stalls / 2 : (P) Type V-B Construction (P) Floor Construction - Concrete Slab on Grade (P) Foundation - Concrete Caisson (P) Foundation - Continuous Footing (P) Foundation - Spread (Pad) Footing (P) Roof Construction - Wood Frame/Sheathing (P) Wall Construction - Masonry
--	---

(P) Wall Construction - Wood Stud

14. APPLICATION COMMENTS:

** Approved Seismic Gas Shut-Off Valve may be required. ** CLEARANCES OF MAIN BUILDING PERMIT WILL SERVE FOR ALL RELATED PERMITS UNDER THIS PLAN CHECK NUMBER.

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 #
(A) PEREIRA, MARISE G	1896 MATIN CIRCLE #182,		C35466	
(C) ARAGON FINE HOMES INC	766 NORTH WORKMAN STREET,	B	992249	
(E) IRVINE, JON ALAN	145 N SIERRA MADRE BLVD STE 1,		GE2891	
(E) KRIEF, DAN DOV	6420 WILSHIRE BLVD STE 1000,		C76041	
(E) VELASQUEZ, HUGO ANDRES	180 GRAND AVE STE 1410,		C87382	

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. 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: B License No.: 992249 Contractor: ARAGON FINE HOMES INC

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: INS. CO. OF THE WEST Policy Number: WSA504889901

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. 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.

20. CONSTRUCTION LENDING AGENCY DECLARATION

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

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).

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: _____ Sign: _____ Date: 06/15/2021 Contractor Authorized Agent

201 N. Figueroa St., 4th Floor
Los Angeles, CA 90012

Receipt

Your Reference Number:

2021166001-41

06/15/2021 1:21:47 PM

jbitangcol

TRANSACTIONS

LADBS PERMIT **\$265,938.48**
2021166001-41-1

Name: CASON HALL
Job Address: 1660 N CASALE ROAD
Permit Number: 18010-10000-01720
Building Permit Reference Number: 2021LA00849

Off-hour Plan Check	\$0.00
Plan Check Subtotal Bldg-New	\$0.00
Plan Maintenance	\$193.08
School District Residential Level 1	\$44100.72
E.Q. Instrumentation	\$325.00
Sys. Surcharge	\$986.83
Planning Surcharge	\$590.82
Planning Gen Plan Maint Surcharge	\$689.30
Planning Surcharge Misc Fee	\$10.00
Permit Issuing Fee	\$0.00
Linkage Fee	\$202020.21
D.S.C. Surcharge	\$493.42
Dwelling Unit Construction Tax	\$200.00
Residential Development Tax	\$300.00
CA Bldg Std Commission Surcharge	\$100.00
Permit Fee Subtotal Bldg-New	\$9654.00
Electrical	\$2510.04
HVAC	\$1255.02
Plumbing	\$2510.04
Total Amount: \$265,938.48	

PAYMENT

ICL Check **\$265,938.48**
Check Number: 001306

NM 8/1/22

iPayment Reference Number:

2021166001-41

Effective Date 6/15/2021

Workgroup Metro 4th Floor

User jbitangcol

NAPOLI LAND GROUP LLC 881 ALMA REAL DR., SUITE 307 PACIFIC PALISADES, CA 90272		FIRST REPUBLIC BANK	1306 11-11000018 OFFICE
PAY TO THE ORDER OF <u>City of Los Angeles</u>			06/03/21
Two Hundred Sixty-Five Thousand Nine Hundred Thirty-Eight and 48/100*****		\$ **265,938.48	DOLLARS
MEMO	Building Permit	[REDACTED]	
⑈001306⑈ ⑆321081669⑆ 80006095047⑈			

iPayment Reference Number:
2021166001-41
Effective Date 6/15/2021
Workgroup Metro 4th Floor
User jbitangcol

FOR DEPOSIT ONLY
PAY TO THE ORDER OF WELLS
City of LA Building and Safety
#601-Metro 4th Floor
2000046298718
06/15/2021 1:22:19 PM
2021166001-41
\$285938.48

Exhibit "2"

Plans submitted on or after:

- February 17, 2018: Effective date of AHLF ordinance (no fee applies)
- June 18, 2018: One-third of full fee amount at the time of building permit issuance
- December 20, 2018: Two-thirds of full fee amount at the time of building permit issuance
- June 17, 2019: Full fee amount

How is the Fee Calculated?

For each Development Project, the Linkage Fee is calculated by the Department of Building and Safety as follows:

- 1) The amount of new or added floor area in the Development Project devoted to the uses described in the Linkage Fee Schedule below (after subtracting any eligible demolished floor area as defined in LAMC 12.03 within the prior year);
- 2) Multiplied by the amount of the applicable fee, depending on the market area in which the project is located, and type of project, at the time the building permit for the Development Project is issued;
- 3) Multiplied by the applicable phase-in ratio ($\frac{1}{3}$ or $\frac{2}{3}$, based on when a building permit application or a complete planning or zoning entitlement is submitted). This phase-in ratio is applicable only during the initial phase-in period;
- 4) Minus any applicable deductions or credits.

Payment of Linkage Fee

- The Linkage Fee is due and payable prior to the issuance of a building permit for the Development Project (i.e. not a demolition permit or grading permit).
- The fee amount is based on the fee schedule and market area maps in effect at the time the building permit for the project is issued and the phase-in ratio in effect at the time of submittal.

Linkage Fee Schedule as of June 29, 2018*

	Low Market Area	Medium Market Area	Medium-High Market Area	High Market Area
Type of Development Project	Fee per Square Foot			
Residential Uses (single-family home or multifamily with 6 or more units)	\$8	\$10	\$12	\$18
Residential Uses (2-5 units)	\$1	\$1	\$1	\$18
Nonresidential Uses (including Hotels)	\$3	\$4	N/A	\$5
Additional Charge for the Net Loss of Dwelling Units (added to any other applicable fees)	\$3	\$3	\$3	\$3

* Please check the current Linkage Fee Schedule maintained by the Department of City Planning for the most up to date information.

1660 N CASALE ROAD 90272

Application / Permit 18010-10000-01720

Plan Check / Job No. B18LA07800

Group Building

Type Bldg-New

Sub-Type 1 or 2 Family Dwelling

Primary Use (1) Dwelling - Single Family

Work Description 1) NEW 2-STORY RESIDENCE SINGLE FAMILY DWELLING WITH BASEMENT. 1 OF 5 PERMITS. 2) GRADING WORK 3) RETAINING WALL / SHORING 4) SWIMMING POOL 5) ACCESSORY BUILDING

Permit Issued Issued on 6/15/2021

Issuing Office Metro

Current Status Issued on 6/15/2021

Certificate of Occupancy Pending [View Application](#)

Permit Application Status History

Submitted	4/23/2018	APPLICANT
Green Plans Picked Up	5/3/2018	APPLICANT
Assigned to Plan Check Engineer	5/10/2018	JOE VO
Corrections Issued	5/21/2018	JOE VO
Reviewed by Supervisor	5/23/2018	GARO TELMI
Applicant returned to address corrections	3/16/2021	JOE VO
Applicant returned to address corrections	3/22/2021	JOE VO
Plan Check Approved	4/5/2021	JOE VO
Issued	6/15/2021	APPLICANT
Building Plans Picked Up	6/16/2021	APPLICANT

Exhibit "3"

Plans submitted on or after:

February 17, 2018:	Effective date of AHLF ordinance (no fee applies)
June 18, 2018:	One-third of full fee amount at the time of building permit issuance
December 20, 2018:	Two-thirds of full fee amount at the time of building permit issuance
June 17, 2019:	Full fee amount

How is the Fee Calculated?

For each Development Project, the Linkage Fee is calculated by the Department of Building and Safety as follows:

- 1) The amount of new or added floor area in the Development Project devoted to the uses described in the Linkage Fee Schedule below (after subtracting any eligible demolished floor area as defined in LAMC 12.03 within the prior year);
- 2) Multiplied by the amount of the applicable fee, depending on the market area in which the project is located, and type of project, at the time the building permit for the Development Project is issued;
- 3) Multiplied by the applicable phase-in ratio ($\frac{1}{3}$ or $\frac{2}{3}$, based on when a building permit application or a complete planning or zoning entitlement is submitted). This phase-in ratio is applicable only during the initial phase-in period;
- 4) Minus any applicable deductions or credits.

Payment of Linkage Fee

- The Linkage Fee is due and payable prior to the issuance of a building permit for the Development Project (i.e. not a demolition permit or grading permit).
- The fee amount is based on the fee schedule and market area maps in effect at the time the building permit for the project is issued and the phase-in ratio in effect at the time of submittal.

Linkage Fee Schedule as of June 29, 2018*

	Low Market Area	Medium Market Area	Medium-High Market Area	High Market Area
Type of Development Project	Fee per Square Foot			
Residential Uses (single-family home or multifamily with 6 or more units)	\$8	\$10	\$12	\$18
Residential Uses (2-5 units)	\$1	\$1	\$1	\$18
Nonresidential Uses (including Hotels)	\$3	\$4	N/A	\$5
Additional Charge for the Net Loss of Dwelling Units (added to any other applicable fees)	\$3	\$3	\$3	\$3

* Please check the current Linkage Fee Schedule maintained by the Department of City Planning for the most up to date information.

Exhibit "4"



DEPARTMENT OF CITY PLANNING

City Hall • 200 N. Spring Street, Room 525 • Los Angeles, CA

July 16, 2018

TO: Department of City Planning Staff
Interested Parties

FROM: Kevin J. Keller, AICP 
Executive Officer

SUBJECT: **AFFORDABLE HOUSING LINKAGE FEE ORDINANCE AND UPDATED
FEE SCHEDULE**

The City Council adopted the Affordable Housing Linkage Fee (AHLF) Ordinance (#185,342) on December 13, 2017 and it became effective on February 17, 2018. The City Council subsequently adopted a revised fee schedule on June 29, 2018, increasing the residential fee amount in the City's high market areas.

The ordinance places a fee on certain new market-rate residential and commercial development to generate local funding for affordable housing. The amount of the fee varies by the type of use and by location. Because of the ordinance's phased-in approach, projects submitting plans on or after June 18, 2018 are subject to the fee and fees will increase over time. There are also various exemptions and deductions.

The basic provisions of the law are summarized below. This memo replaces the previous memo dated April 27th, 2018 in order to reflect the revised fee schedule.

Development Projects Subject to the Fee:

Unless determined to be exempt (per LAMC 19.18 B.2) the Linkage Fee applies to all *Development Projects*, which is defined as any project involving or requiring the issuance of a building permit that results in:

- 1) Additional dwelling units or guest rooms (after deducting the number of units/guest rooms removed in the previous year).
- 2) Additional nonresidential floor area (after deducting the amount of nonresidential floor area removed in the previous year).
- ✓ 3) A single-family residential project that results in a net increase of more than 1,500 square feet of floor area, unless the property will not be not sold within three years.
- 4) A change of use from nonresidential to residential.

Fee Phase-In Timeline

The fee is being phased-in based on the date by which a building permit application or complete planning entitlement application is submitted, whichever is first. This is calculated according to the date that plans sufficient for a plan check or zoning plan check are accepted by the Department of Building and Safety, or City Planning fees are paid for a planning entitlement, whichever is first. Projects submitted before June 18, 2018 will be exempt from the fee.

Exhibit "5"

1660 N Casale Road



Permit #: B18LA16686
Plan Check #: B18LA16686
Event Code:

18019 - 10000 - 03957
Printed: 06/04/21 02:44 PM

Bldg-Demolition
2 Family Dwelling
Plan Check at Counter
Plan Check

City of Los Angeles - Department of Building and Safety
**APPLICATION FOR INSPECTION TO
DEMOLISH BUILDING OR STRUCTURE**

Issued on: 06/04/2021
Last Status: Issued
Status Date: 06/04/2021

TRACT	BLOCK	LOT(s)	ARR	COUNTY MAP REF#	PARCEL ID # (PIN#)	ASSESSOR PARCEL#
THE RIVIERA		50	5	M B 108-87/90	132B133 9	4425 - 022 - 008

4. PARCEL INFORMATION

Airport Hazard Area - 1140' Height Limit Above Elevatic Area Planning Commission - West Los Angeles LADBS Branch Office - WLA Baseline Hillside Ordinance - Yes Council District - 11	Community Plan Area - Brentwood - Pacific Palisades Census Tract - 2624.00 District Map - 132B133 Environmentally Sensitive Area - YES Energy Zone - 6	Fire District - VHFHSZ Hillside Grading Area - YES Hillside Ordinance - YES Near Source Zone Distance - .5 Thomas Brothers Map Grid - 631-D3
---	--	--

ZONES(S): RE15-1-H

4. DOCUMENTS

ZI - ZI-2462 Modifications to SF Zones	ORD - ORD-132416	CPC - CPC-2005-8252-CA
ORD - ORD-124934	HLSAREA - Yes	BHO - Yes
ORD - ORD-128730	CPC - CPC-14348	AFF - AFF-21085
ORD - ORD-129279	CPC - CPC-1965-18760	

5. CHECKLIST ITEMS

Sewer Cap - Permit Required

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s):
NAPOLI LAND GROUP LLC 881 ALMA REAL DR STE 307 PACIFIC PALISADES CA 90272

Tenant:

Applicant (Relationship: Agent for Owner)
CASON HALL - 241 S FIGUEROA 370 LOS ANGELES 90012 (503) 753-8539

7. EXISTING USE	PROPOSED USE	8. DESCRIPTION OF WORK
(01) Dwelling - Single Family (07) Garage - Private	(23) Demolition	DEMOLITION OF SINGLE FAMILY DWELLING WITH ATTACHED GARAGE.

9. # Bids on Site & Use:

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By: Kevin Morales DAS PC By:
OK for Cashier: Michael Irigoyen Coord. OK:
Signature: *[Signature]* Date: *6/4/2021*

For inspection requests, call tollfree (888) LA4BUTLD (524-2845), or request inspections via www.ladbs.org. To speak to a Call Center agent, call 311. Outside LA County, call (213) 473-3231.

For Cashier's Use Only W/O #: 81903957

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period

Permit Valuation:	PC Valuation:
\$14,739	
FINAL TOTAL Bldg-Demolition	351.36
Permit Fee Subtotal Bldg-Demolit	225.00
Plumbing	58.50
Plan Check Subtotal Bldg-Demolit	0.00
E.Q. Instrumentation	1.92
D.S.C. Surcharge	8.56
Sys. Surcharge	17.13
Planning Surcharge	13.50
Planning Surcharge Misc Fee	10.00
Planning Gen Plan Maint Surchar	15.75
CA Bldg Std Commission Surchar	1.00
Permit Issuing Fee	0.00

Sewer Cap ID: Total Bond(s) Due:

Project: PLAYA VISTA

Payment Date: 06/04/21
Receipt No: 1037908
Amount: \$351.36
Method: CC

2021ON 42320

12. ATTACHMENTS

CEQA Bldg Demolition Notice Plot Plan
Demo Affirmation Posting *Signed declaration*



Dwelling Unit: -1 Units / 0 Units
R3 Occ. Group: -4913 Sqft / 0 Sqft

08171

APPLICATION COMMENTS:

METHOD OF DEMOLITION: HANDWRECK DPI UNDER:18019-10000-02068 notices mailed 5/4/18

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

BUILDING RELOCATED FROM:

CONTRACTOR, ARCHITECT & ENGINEER NAME	ADDRESS	CLASS	LICENSE #	PHONE #
ARAGON FINE HOMES INC	766 NORTH WORKMAN STREET, SAN FERNANDO, CA 913	B	992249	

062215

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 (See 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBSec. 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. 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 Professions Code related to my ability to take prime contracts or subcontracts involving specialty trades

License Class: B License No: 992249 Contractor: ARAGON FINE HOMES INC

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 700 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 700 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: INS. CO. OF THE WEST Policy Number: WSA504889901

- 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 700 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 9827.5 of the Health and Safety Code. Information is available at (909) 396-2336 and the notification form at 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.

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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 abovementioned 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 (See 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: _____ Sign: _____ Date: _____ Contractor Authorized Agent

Exhibit "7"

Parcel Details

Property records are kept at the West District Office
 How frequently is this site updated?
 1/2017

Property Information

Assessor's ID No: 4425-022-008
 Address: 1650 CASALE RD
 LOS ANGELES CA 90022

Property Type: Single Family Residential

Region / Cluster: 07 / 07196

Rate Area (TRA): 00067

View Assessor Map
 View Parcel Map

Recent Sales Information

Next Sale Date:
 Indicated Sale Price:

Search for Recent Sales:

Roll - Roll Values	07/31/2017
Recording Date:	\$4,793,374
Roll Id:	\$1,199,343
Personal Property:	\$0
Taxes:	\$0
Homeowners' Exemption:	\$0
Local Exemption:	\$0
Personal Property Exemption:	\$0
Future Exemptions:	\$0
Additional Information:	Additional information for 2021/22, as we are making changes to the 2021 Roll Values will be available after September 30, 2021

Property Boundary Description

TRACT COM AT MOST N COR OF LOT 50 THE
 TRACT SW ON SE LINE OF CASALE RD
 7.69 FT 1/4 S 10614 307' E 145.59 FT
 N 67°43'10" E 102.11 FT TH N ON E
 SEE MAPBOOK FOR MISSING PORTION -
 TRACT

Building Description

Building Improvement

Square Footage:	4,913
Year Built / Effective Year	1955 / 1955
Bedrooms / Bathrooms	3 / 3
Garage	1



CLAIM FOR REFUND - PAYMENTS

CLAIM # 160834

			TOTAL	20%	NET
FEE	FUND	FUND	AMOUNT	RETENTION	REFUND
TYPE		TYPE	PAID	AMOUNT	AMOUNT
B-CI	48R/08/4202/3921	AP10		-	-
LINKAGE	59T/43/4680/468001	AP10	\$ 202,020.21	-	\$ 202,020.21
TOTAL			\$ 202,020.21	\$ -	\$ 202,020.21

EB