

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

JAVIER NUNEZ
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JOSELYN GEAGA-ROSENTHAL
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CITY OF LOS ANGELES
CALIFORNIA



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

October 18, 2022

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

SUBJECT: REFUND CLAIM FROM DEBORAH OWEN - LINKAGE FEES

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 154217 in the amount of \$115,653.72.

On December 7, 2020, LADBS received payment in the amount of \$154,908.46 from Deborah Owen (Claimant) under building permit 19010-10000-03300 for the project located at 1328 N. Beverly Estate Dr, Beverly Hills, CA 90210. Subsequently, the Claimant executed a Covenant and Agreement Regarding the Payment of Linkage Fees which was filed/recorded with the LA County Recorder's Office on January 27, 2021. The Claimant submitted a claim for refund on February 2, 2021 for the linkage fees. LADBS recommends approval of the claim for refund in the amount of \$115,653.72. 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 from Deborah Owen - Linkage Fees re: Claim No. 154217

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>

Mon, Nov 7, 2022 at 2:47 PM

To: Margarit Avesyan <margarit.avesyan@lacity.org>

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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RECEIVED

2021 FEB -5 AM 8:24

CITY OF LOS ANGELES
FINANCIAL SERVICES
BUILDING & SAFETY



CLAIM FOR REFUND

CLAIM # 154217

2021 FEB -2 AM 10:29

RECEIVED
CITY CLERK'S OFFICE

Received Date Stamp

Print Name of Claimant (Last)	(First)
Owen, Deborah	
Mailing Address (Street)	(City) (State/Zip)
401 S GLENOAKS BLVD STE 205, BURBANK, CA 91502	
(Area Code) (Phone Number)	
818 481 6997	

REFUND INFORMATION

JOB LOCATION: 1328 N BEVERLY ESTATE DR 90210

Amount Claimed \$ 115,653.72 Date Fees Paid: 12/07/2020

RECEIPT #/PERMIT #/REFERENCE #: 894607 / 19010 - 10000 - 03300

STATE REASON FOR REQUESTING A REFUND - (Details):

Linkage fee was included in original fee, but project is owner occupied

Linkage fee affidavit is completed and recorded with the County

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.)

THEREBY CERTIFY THAT THE ABOVE STATEMENTS ARE TRUE.

SIGNATURE AND TITLE OF CLAIMANT	DATE
<i>[Signature]</i>	1/29/2021

FOR DEPARTMENT OF BUILDING & SAFETY USE ONLY

AMOUNT APPROVED FOR REFUND \$ 115,653.72

REMARKS: Applicant has recorded the linkage fee exemption covenant. 1/27/21.

- Refunded -
Doc #: _____
Amt: _____
Date: _____

Audited by:	Date:
<i>[Signature]</i>	4-14-22 9/19/22
Approved by:	Date:
<i>[Signature]</i>	4/28/22

SEP 30 2022

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

Monday, August 8, 2022 12 : 13 AM

LADBS Recommendation Form

CLAIM # 154217

Bureau: Engineering

Division: Green Building

APPROVED

Document Number: 19010-10000-03300

Receipt Number:

Receipt Date:

Fee Period:

Job Address: 1328 N BEVERLY ESTATE DR 90210

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?
no

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 ✓
Applicant has since recorded the linkage fee exemption covenant.

Reviewed By: TEODORO DIAZ RODRIGUEZ

Reviewed On: 07/26/2022

Approved By: CHARMIE HUYNH

Approved On: 08/03/2022

Financial Service Div.'s Comments:

Linkage Fee refund only-Provide calculation if needed.

Liaison's Comments:

Please rush.

Reviewer's Comments:**Supervisor's Comments:**

History

Action

Review Approved & Returned to FSD

Review Completed & Submitted for Supervisor Review (to CHARMIE HUYNH)

Assigned (to TEODORO DIAZ RODRIGUEZ)

Created

By

CHARMIE HUYNH

TEODORO DIAZ RODRIGUEZ

MARGARET KUHN

MARY SUM

On

8/3/2022 8:51:08 AM

7/26/2022 3:11:20 PM

6/16/2022 12:58:33 PM

6/16/2022 11:04:43 AM

1328 N Beverly Estate Dr



Permit #:

19010 - 10000 - 03300

Plan Check #: B19LA15998

Printed: 12/07/20 03:22 PM

Event Code:

Bldg-New GREEN - MANDATORY 1 or 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: 12/07/2020 Last Status: Issued Status Date: 12/07/2020																																														
1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)																																													
TR 16455		8	2	M B 582-46/50	147B157 407																																													
					2. ASSESSOR PARCEL # 4356 - 020 - 002																																													
3. PARCEL INFORMATION Area Planning Commission - West Los Angeles LADBS Branch Office - WLA Baseline Hillside Ordinance - Yes Council District - 5 Certified Neighborhood Council - Bel Air-Beverly Crest Community Plan Area - Bel Air - Beverly Crest Census Tract - 2611.02 District Map - 147B157 Energy Zone - 9 Fire District - VHFHSZ GPI Plan Route Office - LA Hillside Grading Area - YES Hillside Ordinance - YES Earthquake-Induced Landslide Area - Yes Lot Cut Date - PRIOR-07/29/1962																																																		
ZONES(S): RE20-1-H-HCR																																																		
4. DOCUMENTS Z1 - Z1-2438 Equine Keeping in the City of Lc ORD - ORD-128730 Z1 - Z1-2462 Modifications to SF Zones and S ORD - ORD-129279 Z1 - Z1-2467 HCR Hillside Construction Regu ORD - ORD-132416 YC - YV-1977-812 ORD - ORD-167564-SA1620 ORD - ORD-183497 ORD - ORD-184827 ORD - ORD-184828 HLSAREA - Yes CPC - CPC-1965-18760 CPC - CPC-1986-829-GPC CPC - CPC-2016-4085-CA CPC - CPC-2016-4087-ZC																																																		
5. CHECKLIST ITEMS Special Inspect - Concrete>2.5ksi Special Inspect - Field Welding Special Inspect - S.M.R. Frame-Steel Special Inspect - Structural Observation Fabricator Reqd - Prefabricated Joist Fabricator Reqd - Shop Welds Fabricator Reqd - Structural Steel Permit Flag - Rec and Parks Fee Memo Reqd Std. Work Descr - Seismic Gas Shut Off Valve																																																		
6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION Owner(s): GOLDEN VIEW LLC 401 GLENOAKS BLVD STE 205 BURBANK CA 91502 Tenant: Applicant (Relationship Agent for Owner) KAREN MITRI 11150 N. OLYMPIC BLVD 700 LOS ANGELES, CA 90064 (562) 833-3614																																																		
7. EXISTING USE (01) Dwelling - Single Family (07) Garage - Private (23) Patio Cover		8. DESCRIPTION OF WORK (N) 2-STORY SINGLE FAMILY DWELLING UNIT WITH ATTACHED GARAGE AND ELEVATED DECK. BUILDING TO BE FULLY EQUIPPED WITH SPRINKLER SYSTEM NFPA 13-D																																																
9. # Bldgs on Site & Use: 1 OF 5		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.																																																
10. APPLICATION PROCESSING INFORMATION BLDG. PC By: Monica Ramirez OK for Cashier: Monica Ramirez Signature:		DAS PC By: Coord. OK: Date:		For Cashier's Use Only W/O #: 91003300																																														
11. PROJECT VALUATION & FEE INFORMATION <table style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:40%;">Permit Valuation</th> <th style="width:20%;">Final Fee Period</th> <th style="width:40%;">PC Valuation:</th> </tr> </thead> <tbody> <tr> <td>FINAL TOTAL Bldg-New</td> <td>154,908.46</td> <td>Planning Surcharge Misc Fee 10.00</td> </tr> <tr> <td>Permit Fee Subtotal Bldg-New</td> <td>5,208.00</td> <td>Planning Gen Plan Maint Surcharge 371.85</td> </tr> <tr> <td>Energy Surcharge</td> <td></td> <td>School District Residential Level 1 28,356.00</td> </tr> <tr> <td>Electrical</td> <td>1,354.08</td> <td>Dwelling Unit Construction Tax 200.00</td> </tr> <tr> <td>HVAC</td> <td>677.04</td> <td>Residential Development Tax 300.00</td> </tr> <tr> <td>Plumbing</td> <td>1,354.08</td> <td>CA Bldg Std Commission Surcharge 48.00</td> </tr> <tr> <td>Plan Check Subtotal Bldg-New</td> <td>0.00</td> <td>Green Building</td> </tr> <tr> <td>Off-hour Plan Check</td> <td>0.00</td> <td>Permit Issuing Fee 0.00</td> </tr> <tr> <td>Plan Maintenance</td> <td>104.16</td> <td>Linkage Fee 115,653.72</td> </tr> <tr> <td>E.Q. Instrumentation</td> <td>156.00</td> <td></td> </tr> <tr> <td>D.S.C. Surcharge</td> <td>265.60</td> <td></td> </tr> <tr> <td>Sys. Surcharge</td> <td>531.20</td> <td></td> </tr> <tr> <td>Planning Surcharge</td> <td>318.73</td> <td></td> </tr> <tr> <td>Sewer Cap ID:</td> <td colspan="2">Total Bond(s) Due:</td> </tr> </tbody> </table>						Permit Valuation	Final Fee Period	PC Valuation:	FINAL TOTAL Bldg-New	154,908.46	Planning Surcharge Misc Fee 10.00	Permit Fee Subtotal Bldg-New	5,208.00	Planning Gen Plan Maint Surcharge 371.85	Energy Surcharge		School District Residential Level 1 28,356.00	Electrical	1,354.08	Dwelling Unit Construction Tax 200.00	HVAC	677.04	Residential Development Tax 300.00	Plumbing	1,354.08	CA Bldg Std Commission Surcharge 48.00	Plan Check Subtotal Bldg-New	0.00	Green Building	Off-hour Plan Check	0.00	Permit Issuing Fee 0.00	Plan Maintenance	104.16	Linkage Fee 115,653.72	E.Q. Instrumentation	156.00		D.S.C. Surcharge	265.60		Sys. Surcharge	531.20		Planning Surcharge	318.73		Sewer Cap ID:	Total Bond(s) Due:	
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12. ATTACHMENTS Equine Keeping Checklist Hillside Referral Form Owner-Builder Declaration Plot Plan																																																		

Payment Date: 12/07/2020

Receipt No: 894607

Amount: \$154,908.46

Method: ECHECK

Building Card No.: 2020ON 23076



* 0 8 0 0 1 1 9 0 1 0 1 0 0 0 0 3 3 0 0 F N *

13. STRUCTURE INVENTORY

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

19010 - 10000 - 03300

(P) Floor Area (ZC): +6188 Sqft / 6188 Sqft
(P) Height (ZC): +27.27 Feet / 27.27 Feet
(P) Landscape Area: +1566 Sqft / 1566 Sqft
(P) Length: +76.65 Feet / 76.65 Feet
(P) Stories: +2 Stories / 2 Stories
(P) Width: +117.1 Feet / 117.1 Feet
(P) Dwelling Unit: +1 Units / 1 Units
(P) NFPA-13D Fire Sprinklers Thru-out
(P) R3 Occ. Group: +6872 Sqft / 6872 Sqft
(P) U Occ. Group: +425 Sqft / 425 Sqft
(P) Parking Req'd for Bldg (Auto+Bicycle): +5 Stalls / 5 Stalls
(P) Provided Compact for Bldg: +1 Stalls / 1 Stalls
(P) Provided Standard for Bldg: +4 Stalls / 4 Stalls
(P) Type V-B Construction

14. APPLICATION COMMENTS:

** Approved Seismic Gas Shut-Off Valve may be required. ** MAX RFA= 10118 SQ FT 20% BONUS = 12141 PROPOSED RFA= (N)
SFD 6188 SQ FT + (E) REC ROOM CONVERTED TO ADU 5650 + (N) GREEN HOUSE 133 SQ FT = 11971 SQ FT

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) EVENS, ERIK KIRK	4201 REDWOOD AVENUE,	LOS ANGELES, CA 90066	C32953	
(E) BAAD, KATHERINE FIRESTONE	5232 ZAKON RD,	TORRANCE, CA 90505	C64669	
(E) LISTON, LEONARD IRVIN	889 PIERCE CT STE 101,	THOUSAND OAKS, CA 91360	C31902	
(O) OWNER-BUILDER			0	

PERMIT EXPIRATION/REFUNDS: This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HS 17951).

17. OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors' State License Law for the following reason (Section 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).):

☐ I, as the owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year from completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale).

OR

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

18. WORKERS' COMPENSATION DECLARATION

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

☐ I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

☐ I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: _____ Policy Number: _____

☐ I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Information is available at (909) 396-2336 and the notification form at www.aqmd.gov. 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. FINAL DECLARATION

I certify that I have read this application INCLUDING THE ABOVE DECLARATIONS and state that the above information INCLUDING THE ABOVE DECLARATIONS is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).

By signing below, I certify that:

- (1) I accept all the declarations above namely the Owner-Builder Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning, and Final Declaration; and
- (2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: _____ Sign: _____ Date: _____ ☒ Owner ☒ Authorized Agent

=====

(Group ID: 894606)	Receipt No: 894606	12-07-2020 03:21 PM
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=====

Permit No: 20048-20000-02193 Sign

Address: 4201 S VERMONT AVE

D.S.C. Surcharge	2.21
Plan Check Subtotal Sign	73.50
Planning Gen Plan Maint Surcharge	5.15
Planning Surcharge	4.41
Planning Surcharge Misc Fee	10.00
Sys. Surcharge	4.41
Sub Total:	99.68
Grand Total:	99.68

Sergio Meiron

Last four digits of Card Number: 5502

Expiration:

Approval No: 768347

=====

(Group ID: 894607)	Receipt No: 894607	12-07-2020 03:22 PM
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Permit No: 19010-10000-03300 Bldg-New

Address: 1328 N BEVERLY ESTATE DR

CA Bldg Std Commission Surcharge	48.00
D.S.C. Surcharge	265.60
Dwelling Unit Construction Tax	200.00
E.Q. Instrumentation	156.00
Electrical	1,354.08
HVAC	677.04
Linkage Fee	115,653.72
Permit Fee Subtotal Bldg-New	5,208.00
Plan Maintenance	104.16
Planning Gen Plan Maint Surcharge	371.85
Planning Surcharge	318.73
Planning Surcharge Misc Fee	10.00
Plumbing	1,354.08
Residential Development Tax	300.00
School District Residential Level 1	28,356.00
Sys. Surcharge	531.20
Sub Total:	154,908.46
Grand Total:	154,908.46

DEBORAH OWEN

Last four digits of Card Number: 1072

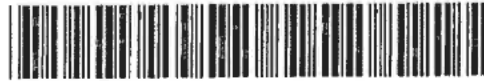
Expiration:

Approval No: 768352

This page is part of your document - DO NOT DISCARD



20190370340



Pages:
0005

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

04/25/19 AT 08:00AM

FEES:	31.00
TAXES:	0.00
OTHER:	0.00
<hr/>	
PAID:	31.00



LEADSHEET



201904250160019

00016536609



009780646

SEQ:
07

DAR - Title Company (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

R06

RECORDING REQUESTED BY
Givner & Kaye, APC
AND WHEN RECORDED MAIL DOCUMENT TO:

NAME Givner & Kaye, APC

MAILING ADDRESS 12100 Wilshire Boulevard, #445

CITY, STATE & ZIP CODE Los Angeles, CA 90025



SPACE ABOVE FOR RECORDER'S USE ONLY

Grant Deed

Title of Document

Pursuant to Senate Bill 2 – Building Homes and Jobs Act (GC Code Section 27388.1), effective January 1, 2018, a fee of seventy-five dollars (\$75.00) shall be paid at the time of recording of every real estate instrument, paper, or notice required or permitted by law to be recorded, except those expressly exempted from payment of recording fees, per each single transaction per parcel of real property. The fee imposed by this section shall not exceed two hundred twenty-five dollars (\$225.00).

Reason for Exemption:

- ☐ Exempt from fee per GC 27388.1 (a) (2); recorded concurrently "in connection with" a transfer subject to the imposition of documentary transfer tax (DTT).
- ☒ Exempt from fee per GC 27388.1 (a) (2); recorded concurrently "in connection with" a transfer of real property that is a residential dwelling to an owner-occupier.
- ☐ Exempt from fee per GC 27388.1 (a) (1); fee cap of \$225.00 reached.
- ☐ Exempt from the fee per GC 27388.1 (a) (1); not related to real property.

Failure to include an exemption reason will result in the imposition of the \$75.00 Building Homes and Jobs Act fee. Fees collected are deposited to the State and may not be available for refund.

THIS COVER SHEET ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
(\$3.00 Additional Recording Fee Applies)

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

Givner & Kaye, APC
12100 Wilshire Boulevard, #445
Los Angeles, CA 90025

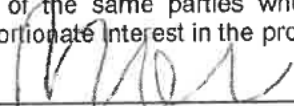
Mail Tax Statements To:

Deborah Owen, C.P.A.
401 South Glenoaks Blvd, Suite 205,
Burbank CA 91502

(Space Above for Recorder's Use Only)

DOCUMENTARY TRANSFER TAX \$0.00

The grantors and the grantees in this conveyance are
comprised of the same parties who continue to hold the
same proportionate interest in the property. R & T 11923(d).


Signature of Declarant or Agent determining tax -- Firm Name

GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Golden View LLC, a California limited liability company,
hereby GRANTS to

DEBORAH OWEN Trustee of the **HIGH MEADOW TRUST** dated April 17, 2019,
the following described real property in the City of Los Angeles, County of Los Angeles,
State of California:

See Exhibit "A" attached and incorporated by this reference

Commonly known as: 1328 North Beverly Estates Drive, Beverly Hills, CA 90210
APN: 4356-020-002

Dated: April 17, 2019



DEBORAH OWEN
Manager
Golden View, LLC, a California
Liability Company

EXHIBIT "A"**Full Legal Description
APN: 4356-020-002**

THAT PORTION OF LOT 8 OF TRACT NO. 16455, AS PER MAP RECORDED IN BOOK 582 PAGE(S) 50 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BEGINNING AT THE NORTHEASTERLY CORNER OF LOT 8; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID LOT NORTH 88° 19' 35" WEST 120.90 FEET, MORE OR LESS, TO THE NORTHWESTERLY CORNER OF SAID LOT; THENCE SOUTHWESTERLY ALONG THE WESTERLY LINE OF SAID LOT SOUTH 21° 00' 00" EAST 180.26 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 384.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE 105.41 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 84° 43' 41" WEST; THENCE LEAVING SAID WESTERLY LINE SOUTH 86° 00' 00" EAST 183.53 FEET, MORE OR LESS, TO THE EASTERLY LINE OF SAID LOT, SAID POINT BEING IN A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 185.00 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 59° 54' 28" EAST; THENCE NORTHEASTERLY ALONG SAID CURVE 33.10 FEET TO A POINT OF REVERSE CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 58.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE 9.95 FEET; THENCE NORTH 01° 56' 00" EAST 241.03 FEET, TO THE POINT OF BEGINNING.

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

State of CALIFORNIA)
) ss
 County of LOS ANGELES)

On April 17 2019, before me, Desiree Skelly

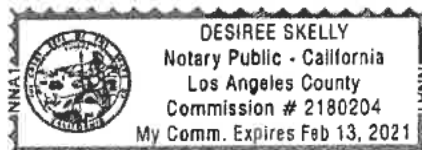
Notary Public, personally appeared **DEBORAH OWEN** who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which she acted, executed the instrument.

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

WITNESS my hand and official seal.

Desiree Skelly

(seal)



FOR REFERENCE ONLY: 20210150270

Recorded at the request of and mail to:

Karen Mitri
(Name)
11150 W. Olympic Blvd, Suite 700
(Address)
Los Angeles, CA 90064
City, State, & Zip

Date of Recording:

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COVENANT AND AGREEMENT REGARDING THE PAYMENT OF LINKAGE FEES TO THE CITY OF LOS ANGELES

(Pre-printed text shall not be changed except when done by an authorized Building and Safety employee.)

The undersigned hereby certify that I am/we are the sole fee simple owner(s) of real property located in the City of Los Angeles, State of California that is legally described as follows:

LEGAL DESCRIPTION:

Lot 8 (ARB 2), Tract TR 16455
as recorded in Book MB 582 Page 46/50, Records of Los Angeles County ("Property").

The Property is located at and is known by the following ADDRESS: 1328 N BEVERLY ESTATE DR
In compliance with Section 19.18.B.2(f) of the Los Angeles Municipal Code, I/we hereby agree and covenant with the City of Los Angeles ("City") to pay a Linkage Fee (as defined in LAMC Section 19.18.A), the amount of which shall be determined based on the applicable Linkage Fee schedule in effect at the time of payment if the Property is sold within three (3) years after the date of City's issuance of Building Permit Application No. 19010-10000-03300. If the Property is not sold during the said three-year period, then this covenant shall automatically (without any action by the City) terminate and be of no further force and effect. If the Property is sold (as may be evidenced by a title-vesting document on title) during the said three-year period, then this covenant shall remain in full force and effect until a Notice of Termination is recorded to expressly terminate this covenant. Such Notice of Termination shall be provided by the City once the applicable Linkage Fee has been paid in full to the City. This covenant and payment obligation set forth hereunder, shall run with the land and shall be binding upon myself/ourselves, and future owners, encumbrances, my/our successors, heirs, or assignees, regardless of who obtained said building permit.

CARTOGRAPHER'S
USE ONLY

Owner's Name(s) Deborah Owen
(Please type or print) (Please type or print) (sign)
Signature of Owner's/Owners' Name(s)
Two Officers' Signatures
Required for Corporations (sign)
Name of Corporation
Dated this day of 20

SIGNATURES MUST BE NOTARIZED
(Notary acknowledgement must be attached)

FOR DEPARTMENT USE ONLY

MUST BE APPROVED BY the Dept. of Building and Safety prior to recording

Covenant for City Department
To be completed for City owned property only.

APPROVED BY: Monica Ramirez Date: 1-20-2021

This page is part of your document - DO NOT DISCARD



20210150270



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

01/27/21 AT 08:00AM

Pages:
0003

FEES:	23.00
TAXES:	0.00
OTHER:	0.00
SB2:	75.00
PAID:	98.00



LEADSHEET



202101270700053

00019788569



011737634

SEQ:
01

SECURE - 8:00AM



THIS FORM IS NOT TO BE DUPLICATED

E08_210126_8011129

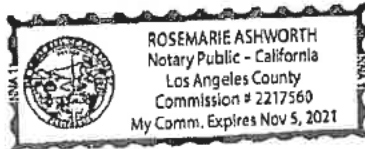
CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

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

State of California
 County of Los Angeles
 On Dec 22, 2020 before me, Rosemarie Ashworth, Notary Public
Date Here Insert Name and Title of the Officer
 personally appeared DEBORAH OWEN
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



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

WITNESS my hand and official seal.

Signature Rosemarie Ashworth
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: LA DBS Claim for Refund

Document Date: 12/22/2020 Number of Pages: 4 Less

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Corporate Officer - Title(s): _____
☐ Partner - ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
 Signer Is Representing: _____

Signer's Name: _____
☐ Corporate Officer - Title(s): _____
☐ Partner - ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
 Signer Is Representing: _____

This is a true and certified copy of the record
if it bears the seal, imprinted in purple ink,
of the Registrar-Recorder/County Clerk

18 MAY 2022

Deane C. Login
REGISTRAR-RECORDER/COUNTY CLERK
LOS ANGELES COUNTY, CALIFORNIA



HIGH MEADOW TRUST

1. DECLARATIONS.

1.1. Grantor.

GOLDEN VIEW, LLC, a California Limited Liability Company is the Grantor of this Trust.

1.2. Trustee.

DEBORAH OWEN is the Trustee of this Trust.

1.3. Beneficiary.

The Beneficiary of this Trust is **JEFFREY LYNNE**, Trustee of the **JEFFREY LYNNE TRUST**, dated November 7, 2002.

(The term party shall refer to the "Grantor" and "Trustee").

2. TRUST ASSETS.

2.1. Distributions.

The Trustee shall hold the Trust's assets in Trust for the Beneficiary.

2.2. Reserved Rights.

Grantor may, at any time, add to the Trust Estate. Added property shall, after notice to Trustee, be subject to this Trust Agreement. Any other person may, from time to time, with Trustee's consent, add property of any kind to the Trust Estate, or any part of it, which shall then be subject to this Trust Agreement.

3. GRANTOR'S CONTINUING POWERS.

At any time during Grantor's life, Grantor, shall by written notice serve, as herein provided, upon the Trustee when amending or revoking this Trust Agreement. All amendments and/or revocations shall be in writing, signed and notarized by the Grantor, and Trustee. In the event the Trust is revoke, the Trustee shall promptly deliver the Trust Estate to the Beneficiary.


DO

4. **TRUSTEES.**

4.1. **Powers Subject to Grantor's Consent.**

To take any action provided in this paragraph 4.1 (and its subparagraphs), the Trustee shall serve Notice on the Grantor of its intention to exercise a power and the Grantor's written approval shall be required as provided in paragraph 4.2,

4.1.1. Trustee may acquire, grant, bargain, sell (for cash or on deferred terms), sell short, convey, exchange, convert, lease for terms within or beyond the Trust's duration, grant for like terms the right to mine or drill for and remove gas, oil or minerals, encumber, borrow, hypothecate, assign, partition, divide, subdivide, improve, loan, re-loan, grant options on any and all Trust property, or otherwise dispose of Trust property.

4.1.2. Trustee may borrow money for any Trust purpose for Trust debts or joint debts of the Trust and a Beneficiary, upon terms and conditions Trustee deems proper and obligate the Trust for repayment. Trustee may encumber the Trust or any of its property (for obligations of the Trust or a Beneficiary) by mortgage, deed of trust, pledge, guarantee or otherwise, using procedure(s) to consummate the transaction(s) as Trustee deems advisable.

4.1.3. Trustee may guarantee loans to Beneficiary and any other obligations (including those of unrelated third parties and business entities in which Beneficiary may have an interest), and encumber any and all of the Trust Estate or any of its property by mortgage, deed of trust, pledge or otherwise, using procedure(s) to consummate the transaction(s) as Trustee deems advisable. All transactions shall be for fair and adequate consideration.

4.2. **Written Consent of Grantor**

Prior to the Trustee taking any action or exercising any power described in paragraph 4.1, the following shall occur:

4.2.1. The Trustee shall serve Notice on the Grantor of its intention to exercise a power described in paragraph 4.1; and

4.2.2. The Grantor's written approval shall be served on the Trustee.


DO

4.3. Expenses.

Trustee shall pay from Trust income or principal, or partly from each, in its discretion, all expenses incurred in administering this Trust and protecting it from attack. Those expenses shall include reasonable attorneys' fees and compensation to Trustee.

4.4. Privacy.

Any transfer agent or other person and/or entity ("third party") may rely upon a copy of those portions of the Trust, related to Trustee powers and any amendments setting forth Trustee powers consistent with the provisions of this Trust, as and if amended. Trustee shall certify the partial copy as a true copy of those portions then in effect. The third party shall incur no liability to the Trust or any Beneficiary for acting upon a Trustee order or request made per the terms of the partial copy, and need not see to the disposition of any proceeds for the faithful discharge of Trustee's duties. No third party may see a copy of the portion setting forth income and principal distributions, unless Trustee determines otherwise. A third party may rely upon a Certification of Trust per California Probate Code §18100.5 or similar law.

4.5. Reimburse.

Trustee may reimburse itself from principal or income for any expense incurred due to Trustee's fiduciary ownership or holding of Trust property.

4.6. Retain Property.

Trustee may continue to hold any property, including all assets Trustee received (from any and all sources) consistent with this Trust and operate at the Trust's risk any property or business received as long as Trustee deems it advisable. Profits and losses shall inure to or be chargeable against the Trust Estate, not Trustee. Except as prohibited by law, no statute shall limit Trustee's exercise of discretion to hold securities, properties, partnership interests, general or limited, business interests or investments received as part of this Trust. However, nothing in this Agreement should be construed to permit Trustee to retain any property beyond the date it is to be distributed to a Beneficiary.

4.7 Notice

All notices, demands, requests or other documents which any party or person is required or desires to serve on another party (collectively "Notice") shall be written, dated, notarized, and state its purpose and the time to respond and served by a regionally recognized courier or overnight service as confirmed in writing by such service. Copies of all Notices and the service confirmations shall be promptly served on each party via regionally recognized courier or overnight service as herein provided.


DO

5. **EXECUTION.**

5.1. **Grantor.**

Grantor certifies Grantor has read this Trust Agreement and it fully and accurately sets out the terms, Trusts and conditions under which the Trustee is to hold, manage and dispose of the Trustee Estate, and Grantor approves, ratifies and confirms this Trust Agreement in all particulars.

Executed at Los Angeles, California, on April 17, 2019.

GOLDEN VIEW, LLC, a California Liability
Company

[REDACTED]

DEBORAH OWEN
Its: Manager

5.2. **Trustee.**

The Trustee accepts this Trust Agreement.

[REDACTED]

DEBORAH OWEN

DO

CLAIM FOR REFUND - PAYMENTS

CLAIM # 154217

			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	\$ 115,653.72		\$ 115,653.72
TOTAL			\$ 115,653.72	\$ -	\$ 115,653.72

EB 8/9/22