

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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CITY OF LOS ANGELES
CALIFORNIA



KAREN BASS
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

March 6, 2023

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

SUBJECT: REFUND CLAIM FROM 1033 SOMERA, LLC - 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 157778 in the amount of \$208,692.54.

On March 26, 2021, LADBS received payment in the amount of \$275,526.24 from 1033 Somera, LLC (Claimant) under building permit 19010-20000-05327 for the project located at 1033 N. Somera Road, Los Angeles, CA 90077. The payment included linkage fee. Subsequently, the Claimant executed a Covenant and Agreement Regarding the Payment of Linkage Fee which was filed/recorded with the LA County Recorder's Office on June 15, 2021. The Claimant submitted a claim for refund on June 30, 2021 for the linkage fee. LADBS recommends approval of the claim for refund in the amount of \$208,692.54. 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 March 20, 2023, 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 1033 Somera, LLC – Linkage Fees – **Claim # 157778**

and voted (**3/0**) 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>

03/20/2023 02:00 PM - Claims Board Agenda

Kelli Porter <kelli.porter@lacity.org>

Mon, Mar 20, 2023 at 3:25 PM

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

All items were approved 3/0

Kellilyn Porter

Assistant City Attorney

Claims and Risk Management Division

City Hall East ■ 200 N. Main Street, 8th Floor ■ Los Angeles, CA 90012

On Thu, Mar 16, 2023 at 3:40 PM Margarit Avesyan <margarit.avesyan@lacity.org> wrote:

[Quoted text hidden]

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

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[Quoted text hidden]

157778

RECEIVED

2021 JUL -6 AM 8:35


 CITY OF LOS ANGELES
 FINANCIAL SERVICES
 BUILDING & SAFETY

CLAIM FOR REFUND

CLAIM # _____

Received Date Stamp

" 1033 Somera LLC "

Print Name of Claimant (Last)

(First)

PAUL & GAIL

HAYES

C/O ALEX WHITEHEAD

Mailing Address

(Street)

(City)

(State/Zip)

1033 SOMERA ROAD

LOS ANGELES CA

(Area Code) (Phone Number)

303-710-5566

REFUND INFORMATION

JOB LOCATION: 1033 N. SOMERA ROAD

Amount Claimed \$ 208,692.54 Date Fees Paid: 03.26.21

RECEIPT #/PERMIT #/REFERENCE #: 2021085002-16

STATE REASON FOR REQUESTING A REFUND - (Details):

 LINKAGE FEE WAIVER & SUPPLEMENTAL
 PERMIT ISSUED 19010-20001-05327 ON
 06.25.21 TO CAPTURE RECORDED COVENANT

 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.

PROJECT MANAGER

SIGNATURE AND TITLE OF CLAIMANT

6.28.21

DATE

FOR DEPARTMENT OF BUILDING & SAFETY USE ONLY

AMOUNT APPROVED FOR REFUND \$ 208,692.54

 REMARKS: Level 1 approved in P.S.S. Supplemental permit was filed
 to record covenant of linkage fee.

- Refunded -

Doc #: _____

Amt: _____

Date: _____

Audited by:

Date:

Approved by:

Date:

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.

Wednesday, March 16, 2022 10 : 47 AM

LADBS Recommendation Form

CLAIM # 157778

Bureau: Engineering

Division: Green Building

APPROVED

Document Number:

19010-20000-05327

Receipt Number:

Receipt Date:

Fee Period:

Job Address:

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

no

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?

yes

previously reviewed on 8/8/21

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

covenant filed to waive linkage fee

Reviewed By: TAMERA SVETICH

Reviewed On: 08/22/2021

Approved By:

Approved On:

Financial Service Div.'s Comments:

Liaison's Comments:

Reviewer's Comments:

Supervisor's Comments:

History

Action

By

On

Review Completed & Submitted for Supervisor Review
(to Binh Phan)

TAMERA SVETICH

8/22/2021 8:47:23 AM

Assigned (to TAMERA SVETICH)

MARGARET KUHN

8/18/2021 2:50:59 PM

Created

MARY SUM

8/18/2021 1:22:52 PM

1033 N Somera Road



Permit #:

19010 - 20000 - 05327

Plan Check #: B19VN20721

Printed: 07/15/21 09:07 AM

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: 03/26/2021 Last Status: Issued Status Date: 03/26/2021	
1. TRACT P M 2513	BLOCK A	LOT(S) A	ARB 1	COUNTY MAP REF # BK 46-52	PARCEL ID # (PIN #) 144B145 181
					2. ASSESSOR PARCEL # 4369 - 030 - 003
3. PARCEL INFORMATION					
Airport Hazard Area - 910' Height Limit Above Elevation 747		Council District - 5		Energy Zone - 9	
Airport Hazard Area - 940' Height Limit Above Elevation 747		Certified Neighborhood Council - Bel Air-Beverly Crest		Fire District - VHFHSZ	
Area Planning Commission - West Los Angeles		Community Plan Area - Bel Air - Beverly Crest		Hillside Grading Area - YES	
LADBS Branch Office - WLA		Census Tract - 2621.00		Hillside Ordinance - YES	
Baseline Hillside Ordinance - Yes		District Map - 144B145		Earthquake-Induced Landslide Area - Yes	
ZONES(S): RE40-1-H-HCR					
4. DOCUMENTS					
ZI - ZI-2438 Equine Keeping in the City of Lc		ORD - ORD-129279		ORD - ORD-184827	
ZI - ZI-2462 Modifications to SF Zones and S		ORD - ORD-132416		ORD - ORD-184828	
ZI - ZI-2467 HCR Hillside Construction Regu		ORD - ORD-167564-SA3010		HLSAREA - Yes	
ORD - ORD-128730		ORD - ORD-183497		CPC - CPC-1965-18760	
				CPC - CPC-1986-829-GPC	
				CPC - CPC-2016-4085-CA	
				CPC - CPC-2016-4087-ZC	
				BHO - Yes	
5. CHECKLIST ITEMS					
Special Inspect - Concrete>2.5ksi		Special Inspect - Structural Observation		Permit Flag - Rec and Parks Fee Memo Req'd	
Special Inspect - Field Welding		Fabricator Req'd - Glued-Laminated Timber		Std. Work Deser - Seismic Gas Shut Off Valve	
Special Inspect - Grade Beam/Caisson		Fabricator Req'd - Prefabricated Joist		Combine Plumbg - Wrk. per 91.107.2.1.1.1	
6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION					
Owner(s):					
HAYES, GAIL B TR LYDA AND PAUL BOYER			2301 38TH AVE E		
			SEATTLE WA 98112		
Tenant:					
Applicant: (Relationship: Agent for Owner)					
ZAA STUDIO -		14530 HAMLIN UNIT A		V.N., CA 91411	
				(818) 616-2985	
7. EXISTING USE		PROPOSED USE		8. DESCRIPTION OF WORK	
		(01) Dwelling - Single Family		NEW 76' X 136'-9" 2-STORY SINGLE FAMILY DWELLING WITH ATTACHED 3-CAR	
		(07) Garage - Private		GARAGE. FIRE SPRINKLER REQUIRED NFPA-13D.	
9. # Bldgs on Site & Use: PROP. SFD/GAR/CARP. & ACC. BLDG. 1 OF 7				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				For Cashier's Use Only	
BLDG. PC By: Abdul Chegeni		DAS PC By:		W/O #: 91005327	
OK for Cashier: Sergio Muniz		Coord. OK:			
Signature:		Date:			
11. PROJECT VALUATION & FEE INFORMATION					
Permit Valuation: \$2,500,000		PC Valuation:			
FINAL TOTAL Bldg-New	275,526.24	Planning Surcharge Misc Fee	10.00		
Permit Fee Subtotal Bldg-New	9,654.00	Planning Gen Plan Maint Surcharge	773.00		
Energy Surcharge		School District Residential Level 1	45,557.28		
Electrical	2,510.04	Dwelling Unit Construction Tax	200.00		
HVAC	1,255.02	Residential Development Tax	300.00		
Plumbing	2,510.04	CA Bldg Std Commission Surcharge	100.00		
Plan Check Subtotal Bldg-New	797.20	Green Building			
Off-hour Plan Check	398.60	Permit Issuing Fee	0.00		
Plan Maintenance	193.08	Linkage Fee	208,692.54		
E.Q. Instrumentation	325.00				
D.S.C. Surcharge	529.29				
Sys. Surcharge	1,058.58				
Planning Surcharge	662.57				
Sewer Cap ID:		Total Bond(s) Due:			
12. ATTACHMENTS					
Equine Keeping Checklist		Plot Plan			
Hillside Referral Form					

Payment Date: 03/26/21
 Receipt No: 2021085002-16
 Amount: \$275,526.24
 Method: ICL Check

2021VN00411



* 0 8 0 0 1 1 9 0 1 0 2 0 0 0 0 0 5 3 2 7 F N *

13. STRUCTURE INVENTORY (Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting numeric value") **19010 - 20000 - 05327**

(P) Floor Area (ZC): +10880 Sqft / 10880 Sqft	(P) U Occ. Group: +686 Sqft / 686 Sqft	(P) Foundation - Continuous Footing
(P) Height (ZC): +30 Feet / 30 Feet	(P) Parking Req'd for Bldg (Auto+Bicycle): +6 Stalls / 6 Sta	(P) Foundation - Spread (Pad) Footing
(P) Length: +136.75 Feet / 136.75 Feet	(P) Provided Compact for Bldg: +3 Stalls / 3 Stalls	(P) Roof Construction - Wood Frame/Sheathing
(P) Residential Floor Area: +11166 Sqft / 11166 Sqft	(P) Provided Standard for Bldg: +3 Stalls / 3 Stalls	(P) Wall Construction - Masonry
(P) Stories: +2 Stories / 2 Stories	(P) Parking Req'd for Site (Auto+Bicycle): +6 Stalls / 6 Sta	(P) Wall Construction - Wood Stud
(P) Width: +76 Feet / 76 Feet	(P) Provided Compact for Site: +3 Stalls / 3 Stalls	
(P) Dwelling Unit: +1 Units / 1 Units	(P) Provided Standard for Site: +3 Stalls / 3 Stalls	
(P) NFPA-13D Fire Sprinklers Thru-out	(P) Total Provided Parking for Site: +6 Stalls / 6 Stalls	
(P) Wood (Plywood, OSB, etc.) Shearwall	(P) Type V-B Construction	
(P) R3 Occ. Group: +10880 Sqft / 10880 Sqft	(P) Floor Construction - Concrete Slab on Grade	

14. APPLICATION COMMENTS: ** Approved Seismic Gas Shut-Off Valve may be required ** Slope Analysis ALLOWABLE 12252 SF WITH MULTIPLE STRUCTURES BONUS. SFD = 10,880 SF; GARAGE = 686 (200SF EXEMPT); PATIO COVER = 186SF (EXEMPT); TOTAL RFA = 11,166 SF < 12252 SF; *CALOSHA TPTP 2021-07182*	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.
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15. BUILDING RELOCATED FROM:

16. CONTRACTOR, ARCHITECT & ENGINEER NAME	ADDRESS	CLASS	LICENSE #	PHONE #
(A) WHIPPLE, MARC EVAN	15233 VENTURA BLVD SUITE PH9,	SHERMAN OAKS, CA 91403	C17132	
(C) TALLEN & TYCE DEVELOPMENT INC	15260 VENTURA BLVD #845,	SHERMAN OAKS, CA 91403	B 1029383	
(E) BURNAZYAN, GEGAM	5832 JAMIESON AVE,	ENCINO, CA 91316	C76761	
(E) IRVINE, JON ALAN	145 N SIERRA MADRE BLVD STE 1,	PASADENA, CA 91107	GE2891	
(G) IRVINE, JON A	819 W HERITAGE OAK CT,	ALTADENA, CA 91001	EG1691	

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.: **1029383** Contractor: **TALLEN & TYCE DEVELOPMENT 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: **KEMPER EMPLOYERS INS. CO.** Policy Number: **CSWK0000044680**

() 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:

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

Print Name: _____ Sign: _____ Date: _____ ☐ Contractor ☐ Authorized Agent

6262 Van Nuys Blvd., 2nd Floor
Van Nuys, CA 91401

Receipt

Your Reference Number:

2021085002-16

03/26/2021 2:01:21 PM

nbaydaline

TRANSACTIONS

LADBS PERMIT \$2,152.05(V)
2021085002-16-1

Name: ZAA STUDIO
Job Address: 1033 N SOMERA ROAD
Permit Number: 19030-20000-07698

Planning Surcharge Misc Fee	\$10.00
Planning Gen Plan Maint Surcharge	\$122.90
Permit Fee Subtotal Grading	\$1364.00
Plan Check Subtotal Grading	\$243.00
Plan Maintenance	\$27.28
D.S.C. Surcharge	\$52.67
Sys. Surcharge	\$105.35
Planning Surcharge	\$105.35
Off-hour Plan Check	\$121.50
Permit Issuing Fee	\$0.00

LADBS PERMIT \$275,526.24
2021085002-16-3

Name: ZAA STUDIO
Job Address: 1033 N SOMERA ROAD
Permit Number: 19010-20000-05327
Building Permit Reference Number: 2021VN00411

Off-hour Plan Check	\$398.60
Plan Check Subtotal Bldg-New	\$797.20
Plan Maintenance	\$193.08
School District Residential Level 1	\$45557.28
E.Q. Instrumentation	\$325.00
Sys. Surcharge	\$1058.58
Planning Surcharge	\$662.57
Planning Gen Plan Maint Surcharge	\$773.00
Planning Surcharge Misc Fee	\$10.00
Permit Issuing Fee	\$0.00
Linkage Fee	\$208692.54
D.S.C. Surcharge	\$529.29
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: \$275,526.24

PAYMENT

ICL Check \$275,526.24

Check Number: 001025

iPayment Reference Number:

2021085002-16

Effective Date 3/26/2021

Workgroup Van Nuys

User nbaydaline

1033 Somera, LLC 15260 Ventura Blvd, Ste 845 Sherman Oaks, CA 91403		PREFERRED BANK CENTURY CITY REGIONAL OFFICE 1801 CENTURY PARK EAST LOS ANGELES, CA 90067 16-4220/1220	1025
PAY TO THE ORDER OF City of Los Angeles		3/22/2021	
Two Hundred Seventy-Five Thousand Five Hundred Twenty-Six and 24/100*****		\$**275,526.24	
City of Los Angeles			
MEMO Permit #19010-20000-05327-Building Permit			
⑈001025⑈ ⑆122042205⑆ 004⑈00225⑈			

User nbaydaline

1/1

This page is part of your document - DO NOT DISCARD



20210943922



Pages:
0003

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

06/15/21 AT 10:24AM

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

COPY



LEADSHEET



202106151200005

00020647519



012313939

SEQ:
01

SECURE - Daily - Time Sensitive



THIS FORM IS NOT TO BE DUPLICATED

Recorded at the request of and mail to:

1033 SOMERA, LLC
(Name)

15260 VENTURA BLVD, STE 845
(Address)

SHERMAN OAKS, CA 91403
City, State, & Zip

Date of Recording:

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**COVENANT AND AGREEMENT REGARDING THE PAYMENT OF 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: Assessor's Parcel No: 4364-030-003

1033 SOMERA RD, LOS ANGELES, CA 90077; LOT 92 of Tract 13353 in City of Los Angeles - Lot "A" of parcel map No. 2513 as recorded in Book 46, Page 52, Records of Los Angeles County ("Property").

The Property is located at and is known by the following ADDRESS: 1033 SOMERA ROAD, LOS ANGELES, CA 90077. 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. 19010-20000-05827. 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) 1033 SOMERA, LLC BY (RAMITA) NOSRATI, Manager

(Please type or print)

(Please type or print)

Signature of Owner's/Owners' Name(s) _____ (sign)

Two Officers' Signatures

Required for Corporations

Name of Corporation _____ (sign)

Dated this 26 day of April, 2021

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: Sergio Muniz Date: 5/14/2021

ACKNOWLEDGMENT

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

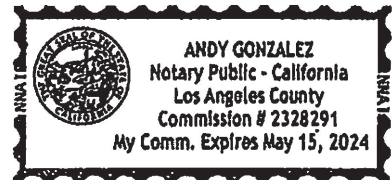
On 04/26/2021 before me, Andy Gonzalez, Notary Public
(Insert name and title of the officer)

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

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

WITNESS my hand and official seal.

Signature  (Seal)



▼ Contractor's License Detail (Personnel List)

Contractor License # 1029383

Contractor Name TALLEN & TYCE DEVELOPMENT INC

Click on the person's name to see a more detailed page of information on that person

Licenses Currently Associated With

Name JAN FRANK LABICKI
Title RMO
Association Date 05/02/2019
Classification B

Name RAMTIN NOSRATI
Title CEO / PRESIDENT
Association Date 07/27/2017

Licenses No Longer Associated With

Name PHILLIP LORENZO BONINA
Title RMO
Association Date 07/27/2017
Disassociation Date 12/01/2018
Classification B

RECORDING REQUESTED BY:
Lawyers Title Company

AND WHEN RECORDED MAIL TO:

1033 SOMERA, LLC
15260 Ventura Blvd, Suite 845
Sherman Oaks, CA 91403

THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.: 119070221

Escrow No.: 219202-DG

AP#: 4369-030-003

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$4,345.00 CITY TRANSFER TAX \$17,775.00

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

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

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

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

Gail Boyer Hayes, Trustee of The Lyda and Paul Boyer Revocable Trust of September 4, 1983

hereby GRANT(s) to:

1033 SOMERA, LLC, a California Limited Liability Company

the real property in the City of Los Angeles, County of Los Angeles, State of California, described as: Lot 92, of Tract No. 13333, in the City of Los Angeles as per LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF

Also Known as: 1033 Somera Road, Los Angeles, CA 90077

Deed Dated June 13, 2019

The Lyda and Paul Boyer Revocable Trust of September 4, 1983

By: [Redacted]
Gail Boyer Hayes, Trustee

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 WA
COUNTY OF King

On 6-13-2019 before me, Shannon M. Johnston
appeared Gail Boyer Hayes
A Notary Public personally 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 Shannon M. Johnston (Seal)



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

This page is part of your document - DO NOT DISCARD



20191251757



Pages:
0005

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

11/18/19 AT 08:00AM

FEES:	31.00
TAXES:	22,120.00
OTHER:	0.00
<hr/>	
PAID:	22,151.00



LEADSHEET



20191180120028

00017464778



010293815

SEQ:
01

SECURE - 8:00AM



THIS FORM IS NOT TO BE DUPLICATED

E08_191115_7202129

ILLEGIBLE NOTARY SEAL DECLARATION

GOVERNMENT CODE 27361.7

I certify under penalty of perjury that the notary seal on the document to which this statement is attached reads as follows:

Name of Notary Shannon M. Johnston


Date Commission Expires 9/03/2020

Notary Identification Number
(For Notaries commissioned after 1/1/1992)

Manufacturer/Vendor Identification Number
(For Notaries commissioned after 1/1/1992)

Place of Execution of this Declaration Norwalk

Date 11/18/19


Signature (Firm name if any)

Executed The
California That The Foregoing

(Seal)

SHANNON M. JOHNSTON
September
STATE OF WASHINGTON

Mail as shown Above

I certify (Or declare) under penalty of perjury that the foregoing is true and correct

Date

11-15-19

Place of execution

Burbank

Signature



EXHIBIT "A"

All that certain real property situated in the County of Los Angeles, State of California, described as follows:

Lot 92 of Tract No. 13333, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 289, Pages 18 through 20 inclusive of Maps, in the Office of the County Recorder of said County.

Said land is also known as a portion of Lot "A" of Parcel Map-L.A. No. 2513, in the City of Los Angeles, County of Los Angeles, State of California, as per map filed in Book 46 Page 52 of Parcel Maps, in the Office of the County Recorder of said County.

Assessor's Parcel No: 4369-030-003

PRELIMINARY CHANGE OF OWNERSHIP REPORT

To be completed by the transferee (buyer) prior to a transfer of subject property, in accordance with section 480.3 of the Revenue and Taxation Code. A *Preliminary Change of Ownership Report* must be filed with each conveyance in the County Recorder's office for the county where the property is located.

FOR ASSESSOR'S USE ONLY

1033 SOMERA, LLC, a California Limited Liability Company

4369-030-003

ASSESSOR'S PARCEL NUMBER

Gail Boyer Hayes

SELLER/TRANSFEROR

310-660-7777

BUYER'S DAYTIME TELEPHONE NUMBER

ray@heproperties.com

BUYER'S EMAIL ADDRESS

STREET ADDRESS OR PHYSICAL LOCATION OF REAL PROPERTY

1033 Somera Road, Los Angeles, CA 90077

() YES ☒ NO This property is intended as my principal residence. If YES, please indicate the date of occupancy or intended occupancy.

MO	DAY	YEAR
----	-----	------

() YES ☒ NO Are you a disabled veteran or an unmarried surviving spouse of a disabled veteran who was compensated at 100% by the Department of Veterans Affairs?

MAIL PROPERTY TAX INFORMATION TO (NAME)

1033 SOMERA, LLC c/o RAMTIN NOSRATI

MAIL PROPERTY TAX INFORMATION TO (ADDRESS)

CITY

STATE

ZIP CODE

15260 VENTURA BLVD, SUITE 845, Sherman Oaks, CA 91403

PART 1. TRANSFER INFORMATION*Please complete all statements.*

This section contains possible exclusions from reassessment for certain types of transfers.

- YES NO
- () (X) A. This transfer is solely between spouses (addition or removal of a spouse, death of a spouse, divorce settlement, etc.).
- () (X) B. This transfer is solely between domestic partners currently registered with the California Secretary of State (addition or removal of a partner, death of a partner, termination settlement, etc.).
- () (X)* C. This is a transfer: () between parent(s) and child(ren) () from grandparent(s) and grandchild(ren).
- () (X)* D. This transfer is the result of a cotenant's death. Date of death _____
- () (X)* E. This transaction is to replace a principal residence by a person 55 years of age or older. Within the same county? () YES () NO
- () (X)* F. This transaction is to replace a principal residence by a person who is severely disabled as defined by Revenue and Taxation Code section 69.5. Within the same county? () YES () NO
- () (X) G. This transaction is only a correction of the name(s) of the person(s) holding title to the property (e.g., a name change upon marriage). If YES, please explain: _____
- () (X) H. The recorded document creates, terminates, or reconveys a lender's interest in the property.
- () (X) I. This transaction is recorded only as a requirement for financing purposes or to create, terminate, or reconvey a security interest (e.g., cosigner). If YES, please explain: _____
- () (X) J. The recorded document substitutes a trustee of a trust, mortgage, or other similar document.
- () (X) K. This is a transfer of property:
- () (X) 1. to/from a revocable trust that may be revoked by the transferor and is for the benefit of [] the transferor, and/or [] the transferor's spouse [] registered domestic partner.
- () (X) 2. to/from an irrevocable trust for the benefit of the [] creator/grantor/trustor and/or [] grantor's/trustor's spouse [] grantor's/trustor's registered domestic partner.
- () (X) L. This property is subject to a lease with a remaining lease term of 35 years or more including written options.
- () (X) M. This is a transfer between parties in which proportional interests of the transferor(s) and transferee(s) in each and every parcel being transferred remain exactly the same after the transfer.
- () (X) N. This is a transfer subject to subsidized low-income housing requirements with governmentally imposed restrictions, or restrictions imposed by specified nonprofit corporations.
- () (X)* O. This transfer is to the first purchaser of a new building containing an active solar energy system.
- () (X) P. Other. This transfer is to _____

*Please refer to the instructions for Part 1

Please provide any other information that will help the Assessor understand the nature of the transfer.

THIS DOCUMENT IS NOT SUBJECT TO PUBLIC INSPECTION

PART 2. OTHER TRANSFER INFORMATION

Check and complete as applicable.

- A. Date of transfer, if other than recording date: _____
- B. Type of transfer:
☒ Purchase () Foreclosure () Gift () Trade or Exchange () Merger, stock or partnership acquisition (Form BOE-100-B)
 () Contract of sale. Date of contract: _____ () Inheritance. Date of death: _____
 () Sale/leaseback () Creation of a lease () Assignment of a lease () Termination of a lease. Date lease began: _____
 Original term in years (including written options): _____ Remaining term in years (including written options): _____
 () Other. Please explain: _____
- C. Only a partial interest in the property was transferred? () YES ☒ NO If YES, indicate the percentage transferred _____%

PART 3. PURCHASE PRICE AND TERMS OF SALE

Check and complete as applicable.

- A. Total purchase price \$3,950,000.00
- B. Cash down payment or value of trade or exchange excluding closing costs Amount \$3,950,000.00
- C. First deed of trust @ _____ % Interest rate for _____ years. Monthly Payment \$ _____ Amount \$ _____
 () FHA () Discount Points () Cal-Vet () VA () Discount Points () Fixed Rate () Variable Rate
 () Bank/Savings & Loan/Credit Union () Loan Carried by seller
 () Balloon Payment \$ _____ Due Date: _____
- D. Second Deed of Trust @ _____ % interest for _____ years. Monthly Payment \$ _____ Amount \$ _____
 () Fixed Rate () Variable Rate () Bank/Savings & Loan/Credit Union () Loan carried by seller
 () Balloon Payment \$ _____ Due Date: _____
- E. Was an Improvement Bond or other public financing assumed by the buyer? () YES () NO Outstanding balance \$ _____
- F. Amount, if any, of real estate commission fees paid by the buyer which are not included in the purchase price \$ 0
- G. The property was purchased: ☒ Through real estate broker. Broker name: THE AGENCY Phone Number() _____
 () Direct from seller () From a family member-
 Relationship _____
 () Other. Please explain: _____
- H. Please explain any special terms, seller concessions, broker/agent fees waived, financing, and any other information (e.g. buyer assumed the existing loan balance) that would assist the Assessor in the valuation of your property: None

PART 4. PROPERTY INFORMATION

Check and complete as applicable.

- A. Type of property transferred
☒ Single-family residence () Co-op/Own-your-own () Manufactured home
 () Multiple-family residence. Number of units: _____ () Condominium () Unimproved lot
 () Other. Description: (i.e., timber, mineral, water rights, etc.) () Timeshare () Commercial/Industrial
- B. () YES ☒ NO Personal/business property, or incentives, provided by seller to buyer are included in the purchase price. Examples of personal property are furniture, farm equipment, machinery, etc. Examples of incentives are club memberships, etc. Attach list if available.
 If YES, enter the value of the personal/business property: \$ _____ Incentives \$ _____
- C. () YES ☒ NO A manufactured home is included in the purchase price.
 If YES, enter the value attributed to the manufactured home: \$ _____
- D. () YES ☒ NO The manufactured home is subject to local property tax. If NO, enter decal number: _____
- E. If YES, the income is from: () Lease/rent () Contract () Mineral rights () Other: _____
 The condition of the property at the time of sale was: () Good () Average ☒ Fair () Poor
- Please describe: _____

CERTIFICATION

I certify (or declare) that the foregoing and all information hereon, including any accompanying statements or documents, is true and correct to the best of my knowledge and belief.

SIGNATURE OF BUYER/TRANSFeree OR CORPORATE OFFICER <u>RAMON NOGARETE</u>	DATE <u>11/14/19</u>	TELEPHONE <u>(310) 660-7777</u>
NAME OF BUYER/TRANSFeree/LEGAL REPRESENTATIVE/CORPORATE OFFICER (PLEASE PRINT) <u>RAMON NOGARETE, Manager of Speed 26 Management, LLC</u>	TITLE <u>MANAGER</u>	EMAIL ADDRESS <u>RAY@heproperties.com</u>

The Assessor's office may contact you for additional information regarding this transaction.

1033 N Somera Road



Permit #:

19010 - 20001 - 05327

Plan Check #: X21VN03338

Printed: 06/25/21 02:11 PM

Event Code:

Bldg-Alter/Repair 1 or 2 Family Dwelling Plan Check at Counter No Plan Check	City of Los Angeles - Department of Building and Safety APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY	Issued on: 06/25/2021 Last Status: Issued Status Date: 06/25/2021
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<u>1. TRACT</u> P M 2513	<u>BLOCK</u> A	<u>LOT(s)</u> A	<u>ARB</u> 1	<u>COUNTY MAP REF #</u> BK 46-52	<u>PARCEL ID # (PIN #)</u> 144B145 181	<u>2. ASSESSOR PARCEL #</u> 4369 - 030 - 003
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3. PARCEL INFORMATION

Airport Hazard Area - 910' Height Limit Above Elevation 747 Airport Hazard Area - 940' Height Limit Above Elevation 747 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 - 2621.00 District Map - 144B145	Energy Zone - 9 Fire District - VHFHSZ Hillside Grading Area - YES Hillside Ordinance - YES Earthquake-Induced Landslide Area - Yes
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ZONES(S): RE40-1-H-HCR

4. DOCUMENTS

ZI - ZI-2438 Equine Keeping in the City of Lc ZI - ZI-2462 Modifications to SF Zones and S ZI - ZI-2467 HCR Hillside Construction Regu ORD - ORD-128730	ORD - ORD-129279 ORD - ORD-132416 ORD - ORD-167564-SA3010 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 BHO - Yes
--	---	---	---

5. CHECKLIST ITEMS

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s):
 HAYES, GAIL B TR LYDA AND PAUL BOYER 2301 38TH AVE E SEATTLE WA 98112

Tenant:

Applicant: (Relationship: Agent for Owner)
 ALEX WHITEHEAD - (303) 710-5566

<p>7. EXISTING USE (01) Dwelling - Single Family</p>	<p>8. DESCRIPTION OF WORK SUPPLEMENTAL PERMIT TO 19010-20000-05327 TO RECORD LINKAGE FEE COVENANT.</p>
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9. # Bldgs on Site & Use: PROP. SFD/GAR/CARP. & ACC. BLDG. 1 OF 7

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By: OK for Cashier: Sergio Muniz Signature:	DAS PC By: Coord. OK: Date:
--	-----------------------------------

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 #: 91005327**

11. PROJECT VALUATION & FEE INFORMATION

Permit Valuation \$501 FINAL TOTAL Bldg-Alter/Repair 203.09 Permit Fee Subtotal Bldg-Alter/Repair 130.00 E.Q. Instrumentation 0.50 D.S.C. Surcharge 4.73 Sys. Surcharge 9.45 Planning Surcharge 9.42 Planning Surcharge Misc Fee 10.00 Planning Gen Plan Maint Surcharge 10.99 CA Bldg Std Commission Surcharge 1.00 Permit Issuing Fee 27.00	Final Fee Period PC Valuation:
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12. ATTACHMENTS

Sewer Cap ID: Total Bond(s) Due:

Payment Date: 06/25/2021
 Receipt No: 1057541
 Amount: \$203.09
 Method: CC
Building Card No.: 2021ON 44808

* 0 8 0 0 1 1 9 0 1 0 2 0 0 0 1 0 5 3 2 7 F N *

13. STRUCTURE INVENTORY

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

19010 - 20001 - 05327**14. APPLICATION COMMENTS:**

LINKAGE FEE AFFIDAVIT REVOKED 06/15/2021

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**
(C) TALLEN & TYCE DEVELOPMENT INC**ADDRESS**
15260 VENTURA BLVD #845,

SHERMAN OAKS, CA 91403

CLASS
B**LICENSE #**
1029383**PHONE #**

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.: 1029383 Contractor: TALLEN & TYCE DEVELOPMENT 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: KEMPER EMPLOYERS INS. CO. Policy Number: CSWK0000044680

☐ 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: _____ ☒ Contractor ☒ Authorized Agent

13. STRUCTURE INVENTORY

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

19010 - 20001 - 053**14. APPLICATION COMMENTS:**

LINKAGE FEE AFFIDAVIT REVORDED 06/15/2021

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

Print Name: _____

Sign: _____

Date: _____

☒ Contractor☒ Authorized Agent

CLAIM FOR REFUND - PAYMENTS				
CLAIM #	157778			
		TOTAL		
FEE	FUND	AMOUNT	20%	NET
TYPE		PAID	RETENTION	REFUND
LINKAGE	59T/43/4680/468001	\$ 208,692.54	\$ -	\$ 208,692.54
TOTAL		\$ 208,692.54	\$ -	\$ 208,692.54