

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

JAVIER NUNEZ
PRESIDENT

ELVIN W. MOON
VICE PRESIDENT

JOSELYN GEAGA-ROSENTHAL
LAUREL GILLETTE
GEORGE HOVAGUIMIAN

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 TRON DEVELOPMENT CORP. - 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 162895 in the amount of \$75,426.56.

On May 25, 2022, LADBS received payment in the amount of \$109,128.96 from Tron Development Corp. (Claimant) under building permit 21010-30000-05099 for the project located at 720 N Haverford Ave, Pacific Palisades, CA 90272. 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 July 11, 2022. The Claimant submitted a claim for refund on July 22, 2022 for the linkage fee. LADBS recommends approval of the claim for refund in the amount of \$75,426.56. 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 Tron Development corp. – Linkage Fees – **Claim # 162895**

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 *****

This electronic message transmission contains information from the Office of the Los Angeles City Attorney, which may be confidential or protected by the attorney-client privilege and/or the work product doctrine. If you are not the intended recipient, be aware that any disclosure, copying, distribution or use of the content of this information is prohibited. If you have received this communication in error, please notify us immediately by e-mail and delete the original message and any attachments without reading or saving in any manner.

[Quoted text hidden]

162895

CLAIM # _____

2022 JUL 25 12:13

CLAIM FOR REFUND

RECEIVED
 CITY CLERK'S OFFICE
 2022 JUL 22 AM 9:31
 BY CITY CLERK
 Received Date Stamp
 DEPUTY

c/o Pay to: TRON Development Corp.
 Print Name of Claimant (Last) (First)
CLARK ANDREW

Mailing Address (Street)	(City)	(State/Zip)	NEW ADDRESS:
720 N HAVERFORD AVE	pacific palisades	CA / 90272	2409 GRAND CANAL VENICE, CA 90291
(Area Code) (Phone Number)	(E-mail Address)		
(415) 225-5996	andrew@buildgc.com		

REFUND INFORMATION

JOB LOCATION: 720 N HAVERFORD AVE ✓

Amount Claimed \$ 75,426.56 ✓ Date Fees Paid: 05/25/2022 ✓

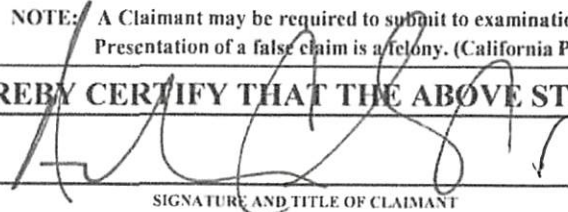
RECEIPT #/PERMIT #/REFERENCE #: Reference # 2022145001-91 ✓

STATE REASON FOR REQUESTING A REFUND - (Details):

LINKAGE FEE EXEMPTION LAMC 19.18.B.2(f)
OWNER WILL OCCUPY DWELLING FOR A TIME
GREATER THAN 3 YEARS. SEE COVENANT AFF44

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.

 SIGNATURE AND TITLE OF CLAIMANT	<u>6/14/22</u> DATE
--	------------------------

FOR DEPARTMENT OF BUILDING & SAFETY USE ONLY **75,426.56**

AMOUNT APPROVED FOR REFUND \$ 75,426.56

REMARKS: Supplemental permit is required to capture linkage fee covenant.
Supplemental permit to capture linkage fee affidavit was pulled on 11/28/22.

Audited by: <u>RRR</u>	Date: <u>11/16/22</u>
Approved by: <u>W</u>	Date: <u>03/02/23</u>

LADBS Recommendation Form

CLAIM # 162895
 Bureau: Engineering
 Division: Green Building

Document Number: 21010-30000-05099
 Receipt Number:
 Receipt Date:
 Fee Period:
 Job Address: 720 N Haverford AVE

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
 Supplemental permit 21010-30001-05099 issued and covenant 2022-0709323 recorded per LAMC 19.18.B.2.f. therefore a refund is recommended.

Reviewed By: Felix Figueroa
 Reviewed On: 12/15/2022
 Approved By: Shahren Akelyan
 Approved On: 01/23/2023

Financial Service Div.'s Comments:

Linkage Fee Overcharged

Liaison's Comments:

Reviewer's Comments:

Supervisor's Comments:

History

Action

Review Approved & Returned to FSD
 Review Completed & Submitted for Supervisor Review (to Shahren Akelyan)
 Assigned (to Felix Figueroa)
 Created

By

Shahren Akelyan

Felix Figueroa

MARGARET KUHN

MARY SUM

On

1/23/2023 9:33:29 AM

12/15/2022 1:25:10 PM

12/13/2022 8:27:56 AM

12/13/2022 7:19:10 AM

720 N Haverford Ave



Permit #:

Plan Check #: B21WL04340

Event Code:

21010 - 30000 - 05099

Printed: 07/25/22 12:00 PM

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: 05/25/2022 Last Status: Issued Status Date: 05/25/2022
---	--	---

1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
TR 9300	27	6		M B 125-55/78	126B125 297	4412 - 007 - 006

3. PARCEL INFORMATION	
LADBS Branch Office - WLA Council District - 11 Census Tract - 2627.06 District Map - 126B125 Energy Zone - 6	Fire District - VHFHSZ Hillside Grading Area - YES Hillside Ordinance - YES Thomas Brothers Map Grid - 631-A5 Area Planning Commission - West Los Angeles
Community Plan Area - Brentwood - Pacific Palisades Near Source Zone Distance - 0	
ZONES(S): RIH1	

4. DOCUMENTS	
ZI - ZI-2462 Modifications to SF Zones and S ORD - ORD-184817 ZI - ZI-2465 R1 Variation Zones in the Pacific Hills Area - Yes ORD - ORD-129279 ORD - ORD-184802	CPC - CPC-2016-2112-ZC CPC - CPC-2016-2115-ZC CPC - CPC-2005-8252-CA CPC - CPC-2016-2110-CA

5. CHECKLIST ITEMS		
Special Inspect - Concrete > 2.5ksi Special Inspect - Field Welding Special Inspect - Grade Beam/Caisson	Special Inspect - Masonry Special Inspect - Structural Observation Special Inspect - Structural Wood (periodic)	Fabricator Reqd - Prefabricated Joist Fabricator Reqd - Shop Welds Fabricator Reqd - Structural Steel

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION		
Owner(s): BECKER, LEE TR LEE BECKER TRUST 720 HAVERFORD AVE PACIFIC PALISADES CA 90272		
Tenant:		
Applicant (Relationship: Architect) TAREK ABDEL-GHAFFAR - (310) 437-0396		

7. EXISTING USE	PROPOSED USE	8. DESCRIPTION OF WORK
	(01) Dwelling - Single Family (07) Garage - Private	NEW 3-story single family home over basement with attached garage *** 1 of 3 ***

9. # Bldgs on Site & Use:	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	W/O #: 11005099
BLDG. PC By: Tarik Saoud OK for Cashier: Diana Hy Signature:	DAS PC By: Coord. OK: Date:	

11. PROJECT VALUATION & FEE INFORMATION	
Permit Valuation: \$950,000	Final Fee Period
PC Valuation:	
FINAL TOTAL Bldg-New	109,128.96
Permit Fee Subtotal Bldg-New	4,329.00
Energy Surcharge	24,565.68
Electrical	200.00
HVAC	300.00
Plumbing	38.00
Plan Check Subtotal Bldg-New	0.00
Off-hour Plan Check	0.00
Plan Maintenance	86.58
E.Q. Instrumentation	123.50
D.S.C. Surcharge	220.59
Sys. Surcharge	441.18
Planning Surcharge	264.93
Sewer Cap ID:	Total Bond(s) Due:

Payment Date: 05/25/22
Receipt No: 2022145001-91
Amount: \$109,128.96
Method: ICL Check

2022LA01591

12. ATTACHMENTS
Plot Plan



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

13. STRUCTURE INVENTORY

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

21010 - 30000 - 05099

(P) Basement (ZC): +2 Levels / 2 Levels
(P) Floor Area (ZC): +3896 Sqft / 3896 Sqft
(P) Height (ZC): +28 Feet / 28 Feet
(P) Length: +105.7 Feet / 105.7 Feet
(P) Residential Floor Area: +3896 Sqft / 3896 Sqft
(P) Stories: +2 Stories / 2 Stories
(P) Width: +33.2 Feet / 33.2 Feet
(P) Dwelling Unit: +1 Units / 1 Units
(P) NFPA-13D Fire Sprinklers Thru-out
(P) Concrete Shearwall
(P) Wood (Plywood, OSB, etc.) Shearwall
(P) R3 Occ. Group: +5434 Sqft / 5434 Sqft
(P) U Occ. Group: +437 Sqft / 437 Sqft
(P) Parking Req'd for Bldg (Auto+Bicycle): +4 Stalls / 4 Stalls
(P) Provided Compact for Bldg: +3 Stalls / 3 Stalls
(P) Provided Standard for Bldg: +1 Stalls / 1 Stalls
(P) Parking Req'd for Site (Auto+Bicycle): +3 Stalls / 3 Stalls
(P) Type V-B Construction

14. APPLICATION COMMENTS:

** Approved Seismic Gas Shut-Off Valve may be required. **

In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless the information printed exceeds that required by section 19825 of the Health and Safety Code of the State of California.

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

(C) COLEGA BUILD INC	4334 SEPULVEDA BLVD,	CULVER CITY, CA 90230	B	1055953	
(E) BARR., JOSEPH DANIEL	1185 HERITAGE FARM RD,	HICKORY, NC 28601		C70708	
(E) MARKOV., GEORGE P	1623 THOMPSON AVE,	GLENDALE, CA 91201		C55855	
(E) VARELA, OLIVAS, BENJAMIN	6007 WASHINGTON BLVD,	CULVER CITY, CA 90232		S5714	
(G) MILLER., JONATHAN STEVEN	24736 CALVERT STREET,	WOODLAND HILLS, CA 91367		EG2391	

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.: **1055953** Contractor: **COLEGA BUILD 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: **STATE COMPENSATION INSURANCE** Policy Number: **9317895**

- ☐ 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

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

Receipt

Your Reference Number:

2022145001-91

05/25/2022 12:18:50 PM

athomas

TRANSACTIONS

LADBS PERMIT \$604.69
2022145001-91-1

Name: ZAID SOUDANI
Job Address: 720 N HAVERFORD AVE
Permit Number: 22020-30000-00350
Building Permit Reference Number: 2022LA01590

Planning Surcharge Misc Fee	\$10.00
Planning Surcharge	\$28.80
CA Bldg Std Commission Surcharge	\$2.00
Planning Gen Plan Maint Surcharge	\$33.60
Permit Issuing Fee	\$0.00
Off-hour Plan Check	\$0.00
Permit Fee Subtotal Nonbldg-New	\$470.00
Plan Check Subtotal Nonbldg-New	\$0.00
Plan Maintenance	\$10.00
E.Q. Instrumentation	\$6.50
D.S.C. Surcharge	\$14.60
Sys. Surcharge	\$29.19

LADBS PERMIT \$109,128.96
2022145001-91-3

Name: TAREK ABDEL-GHAFFAR
Job Address: 720 N HAVERFORD AVE
Permit Number: 21010-30000-05099
Building Permit Reference Number: 2022LA01591

Off-hour Plan Check	\$0.00
Plan Check Subtotal Bldg-New	\$0.00
Plan Maintenance	\$86.58
School District Residential Level 1	\$24565.68
E.Q. Instrumentation	\$123.50
Sys. Surcharge	\$441.18
Planning Surcharge	\$264.93
Planning Gen Plan Maint Surcharge	\$309.09
Planning Surcharge Misc Fee	\$10.00
Permit Issuing Fee	\$0.00
Linkage Fee	\$75426.56
D.S.C. Surcharge	\$220.59
Dwelling Unit Construction Tax	\$200.00
Residential Development Tax	\$300.00
CA Bldg Std Commission Surcharge	\$38.00
Permit Fee Subtotal Bldg-New	\$4329.00
Electrical	\$1125.54
HVAC	\$562.77
Plumbing	\$1125.54

LADBS PERMIT \$455.45
2022145001-91-5

Name: TAREK ABDEL-GHAFFAR
Job Address: 720 N HAVERFORD AVE
Permit Number: 21020-30000-02237

ASR
02/02/23

Building Permit Reference Number: 2022LA01592

Planning Surcharge Misc Fee	\$10.00
Planning Surcharge	\$21.60
CA Bldg Std Commission Surcharge	\$2.00
Planning Gen Plan Maint Surcharge	\$25.20
Permit Issuing Fee	\$0.00
Off-hour Plan Check	\$0.00
Permit Fee Subtotal Nonbldg-New	\$350.00
Plan Check Subtotal Nonbldg-New	\$0.00
Plan Maintenance	\$10.00
E.Q. Instrumentation	\$3.90
D.S.C. Surcharge	\$10.92
Sys. Surcharge	\$21.83
LADBS PERMIT	\$1,217.06
2022145001-91-7	


Name: TAREK ABDEL-GHAFFAR
Job Address: 720 N HAVERFORD AVE
Permit Number: 21030-30000-06588
Building Permit Reference Number: 2022LA01593

Planning Surcharge Misc Fee	\$10.00
Planning Gen Plan Maint Surcharge	\$69.26
Permit Fee Subtotal Grading	\$970.00
Plan Check Subtotal Grading	\$0.00
Plan Maintenance	\$19.40
D.S.C. Surcharge	\$29.68
Sys. Surcharge	\$59.36
Planning Surcharge	\$59.36
Off-hour Plan Check	\$0.00
Permit Issuing Fee	\$0.00

Total Amount: \$111,406.16**PAYMENT**

ICL Check **\$111,406.16**
Check Number: 0000001461

iPayment Reference Number:
2022145001-91
Effective Date 5/25/2022
Workgroup Metro 4th Floor
User athomas

TRON DEVELOPMENT CORP. 1023 1/2 ABBOT KINNEY BLVD VENICE, CA 90291-4573 310-437-0396		1461 11-4288/1210-4758
DATE <u>5/16/22</u>		
PAY TO THE ORDER OF	<u>City of Los Angeles</u>	<u>\$ 111,406.16</u>
<u>One hundred eleven thousand and four hundred and six plus six tenths DOLLARS</u>		
FOR <u>LADP</u>		
WELLS FARGO Wells Fargo Bank, N.A. California wells.fargo.com		
⑈0000001461⑈ ⑆121042882⑆ 594435555⑈		

ASR
03/02/23

iPayment Reference Number:
2022145001-91
Effective Date 5/25/2022
Workgroup Metro 4th Floor
User athomas

☐ CHECK HERE IF MOBILE DEPOSIT

FOR DEPOSIT ONLY
PAY TO THE ORDER OF JP MOR
CITY OF LA Building and Safety
#601 Metro 4th Floor
668270330
05/26/2022 12:32:51 PM
2022145001-91
\$11408.16

CEA

Los Angeles Dept of Building and Safety
201 N. Figueroa St., 4th Floor
Los Angeles, CA 90012

Reference Number: 2022145001-91
Date/Time: 05/25/2022 12:18:51 PM PST

User ID: athomas

LADBS PERMIT

2022145001-91-1

LADBS PERMIT PAYMENT

Name: ZAID SOUDANI

Job Address: 720 N HAVERFORD AVE

Permit Number: 22020-30000-00350

Building Permit Reference Number: 20221A01
590

Planning Surcharge Misc Fee	\$10.00
Planning Surcharge	\$28.80
CA Bldg Std Commission Surcharge	\$2.00
Planning Gen Plan Maint Surc	\$33.60
Permit Issuing Fee	\$0.00
Off-hour Plan Check	\$0.00
Permit Fee Subtotal Nonbldg	\$470.00
Plan Check Subtotal Nonbldg-N	\$0.00
Plan Maintenance	\$10.00
E.Q. Instrumentation	\$6.50
D.S.C. Surcharge	\$14.60
Sys. Surcharge	\$29.19

Amount: \$604.69

Total: \$604.69

LADBS PERMIT

2022145001-91-3

LADBS PERMIT PAYMENT

Name: TAREK ABDEL-GHAFFAR

Job Address: 720 N HAVERFORD AVE

Permit Number: 21010-30000-05099

Building Permit Reference Number: 20221A01
591

Off-hour Plan Check	\$0.00
Plan Check Subtotal Bldg-New	\$0.00
Plan Maintenance	\$86.58
School District Resident	\$24,565.68
E.Q. Instrumentation	\$123.50
Sys. Surcharge	\$441.18
Planning Surcharge	\$264.93
Planning Gen Plan Maint Sur	\$309.09
Planning Surcharge Misc Fee	\$10.00
Permit Issuing Fee	\$0.00
Linkage Fee	\$75,426.56
D.S.C. Surcharge	\$220.59
Dwelling Unit Construction	\$200.00
Residential Development Tax	\$300.00
CA Bldg Std Commission Surcharge	\$38.00
Permit Fee Subtotal Bldg-	\$4,329.00
Electrical	\$1,125.54
HVAC	\$562.77
Plumbing	\$1,125.54

Amount: \$109,128.96

Total: \$109,128.96

720 N Haverford Ave



Permit #:
Plan Check #: B22WL04161
Event Code:

21010 - 30001 - 05099

Printed: 12/07/22 01:40 PM

Bldg-Alter/Repair GREEN - NONE 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: 11/28/2022 Last Status: Issued Status Date: 11/28/2022	
1. TRACT TR 9300	BLOCK 27	LOT(s) 6	ARB	COUNTY MAP REF # M B 125-55/78	PARCEL ID # (PIN #) 126B125 297
					2. ASSESSOR PARCEL # 4412 - 007 - 006
3. PARCEL INFORMATION LADBS Branch Office - WLA Council District - 11 Census Tract - 2627.06 District Map - 126B125 Energy Zone - 6 Fire District - VHFHSZ Hillside Grading Area - YES Hillside Ordinance - YES Thomas Brothers Map Grid - 631-A5 Area Planning Commission - West Los Angeles Community Plan Area - Brentwood - Pacific Palisades Near Source Zone Distance - 0					
ZONES(S): RIH1					
4. DOCUMENTS ZI - ZI-2462 Modifications to SF Zones and S ORD - ORD-184817 ZI - ZI-2465 R1 Variation Zones in the Pacific Hills Area - YES ORD - ORD-129279 ORD - ORD-184802 CPC - CPC-2016-2112-ZC CPC - CPC-2016-2115-ZC CPC - CPC-2005-8252-CA CPC - CPC-2016-2110-CA					
5. CHECKLIST ITEMS					
6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION Owner(s): BECKER, LEE TR LEE BECKER TRUST 720 HAVERFORD AVE PACIFIC PALISADES CA 90272 Tenant: Applicant: (Relationship: Architect) ZAID SOUDANI - (310) 437-0396					
7. EXISTING USE (01) Dwelling - Single Family (07) Garage - Private		8. DESCRIPTION OF WORK supplemental ref to pcis # 21010-30000-05099, to document recorded 3-year payment for linkage fee affidavit.			
9. # Bldgs on Site & Use:		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: Kavian Refahi DAS PC By: OK for Cashier: Anais Dunn Coord. OK: Signature: Date:		For Cashier's Use Only W/O #: 11005099			
11. PROJECT VALUATION & FEE INFORMATION Final Fee Period					
Permit Valuation: \$501		PC Valuation: \$0			
FINAL TOTAL Bldg-Alter/Repair		170.15			
Permit Fee Subtotal Bldg-Alter/Repair		130.00			
Plan Check Subtotal Bldg-Alter/Repair		0.00			
Off-hour Plan Check		0.00			
E.Q. Instrumentation		0.50			
D.S.C. Surcharge		3.92			
Sys. Surcharge		7.83			
Planning Surcharge		7.80			
Planning Surcharge Misc Fee		10.00			
Planning Gen Plan Maint Surcharge		9.10			
CA Bldg Std Commission Surcharge		1.00			
Permit Issuing Fee		0.00			
Linkage Fee		0.00			
Sewer Cap ID:		Total Bond(s) Due:			
12. ATTACHMENTS Signed Declaration					

Payment Date: 11/28/22
Receipt No: 2022332003-22
Amount: \$170.15
Method: Visa

2022WL00431



13. STRUCTURE INVENTORY

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

21010 - 30001 - 05099**14. APPLICATION COMMENTS:**

Affidavit 20220709323 has been recorded on 7/11/22

In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless the information printed exceeds that required by section 19825 of the Health and Safety Code of the State of California.

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

(C)	COLEGA BUILD INC	4334 SEPULVEDA BLVD,	CULVER CITY, CA 90230	B	1055953	
(E)	BARR., JOSEPH DANIEL	1185 HERITAGE FARM RD,	HICKORY, NC 28601		C70708	
(E)	MARKOV., GEORGE P	1623 THOMPSON AVE,	GLENDALE, CA 91201		C55855	
(E)	VARELA, OLIVAS, BENJAMIN	6007 WASHINGTON BLVD,	CULVER CITY, CA 90232		S5714	
(G)	MILLER., JONATHAN STEVEN	24736 CALVERT STREET,	WOODLAND HILLS, CA 91366		EG2391	

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.: 1055953 Contractor: COLEGA BUILD 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: STATE COMPENSATION INSURANCE Policy Number: 9317895

☐ 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

1828 Sawtelle Blvd., 2nd Floor
West Los Angeles, CA 90025

Receipt

Your Reference Number:

2022332003-22

11/28/2022 11:52:41 AM

nbaydaline

TRANSACTIONS

LADBS PERMIT **\$170.15**
2022332003-22-1

Name: ZAID SOUDANI
Job Address: 720 N HAVERFORD AVE
Permit Number: 21010-30001-05099
Building Permit Reference Number: 2022WL00431

CA Bldg Std Commission Surcharge	\$1.00
Off-hour Plan Check	\$0.00
Permit Issuing Fee	\$0.00
Linkage Fee	\$0.00
Permit Fee Subtotal Bldg-Alter/Repair	\$130.00
Planning Surcharge Misc Fee	\$10.00
Plan Check Subtotal Bldg-Alter/Repair	\$0.00
E.Q. Instrumentation	\$0.50
D.S.C. Surcharge	\$3.92
Sys. Surcharge	\$7.83
Planning Surcharge	\$7.80
Planning Gen Plan Maint Surcharge	\$9.10

ASR
03/02/23

Visa Credit Card Service Fee **\$4.59**
2022332003-22-3

Total Amount: \$174.74

PAYMENT

Visa Credit Card Service Fee Credit Sale Contactless **\$4.59**

First Name: VISA
Last Name: CARDHOLDER
Payment Type: credit
Card Number: *****4490

Visa Credit Sale Contactless **\$170.15**

First Name: VISA
Last Name: CARDHOLDER
Payment Type: credit
Card Number: *****4490

This page is part of your document - DO NOT DISCARD



20220709323

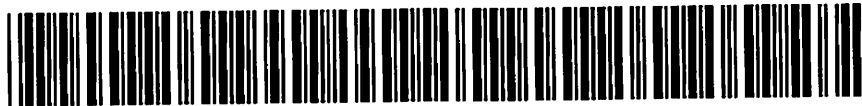


Pages:
0005

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

07/11/22 AT 08:00AM

FEES:	31.00
TAXES:	0.00
OTHER:	0.00
SB2:	75.00
PAID:	106.00



LEADSHEET



202207110150011

00022542626



013530454

SEQ:
01

SECURE - 8:00AM



THIS FORM IS NOT TO BE DUPLICATED

E34-MA1727

VERIFICATION

I, Fred M. Terry, declare:

I am an employee of Steyer Lowenthal Boodrookas Alvarez & Smith, LLP ("Steyer Lowenthal"), attorneys for Build Group, Inc. Mr. Andrew Clark is the president of Build Group, Inc., Southern California. Steyer Lowenthal assisted Mr. Clark with the recording of the Covenant and Agreement regarding the Payment of Linkage Fees to the City of Los Angeles ("Covenant"). In order to do so, we prepared a recorder cover page and attached it to the actual covenant prepared by Mr. Clark, and submitted it to the Los Angeles County Recorder's Office. The Covenant was recorded in Los Angeles County on July 11, 2022, Instrument No. 20220709323. A copy of the Covenant as recorded by Los Angeles County is attached hereto as Exhibit A.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

DATED: December 8, 2022

Fred M. Terry



RECORDING REQUESTED BY

STEYER LOWENTHAL BOODROOKAS
ALVAREZ & SMITH LLP

AND WHEN RECORDED MAIL TO

Jeffrey H. Lowenthal
235 Pine Street, 15th Floor
San Francisco, CA 94104

(Space Above this Line for Recorder's Use)

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

Recorded at the request of and mail to:

(Name)

(Address)

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 6 IN BLOCK 27 OF TRACT 9300, IN THE CITY OF LOS ANGELES

as recorded in Book 125, Page 78, Records of Los Angeles County ("Property").

The Property is located at and is known by the following **ADDRESS:** 720 N HAVERFORD AVE.
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. 21010-30000-05099. 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) ANDREW CLARK JOE ELIZABETH MAGORIEN

(Please type

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

(sign)

Two Officers' Signatures

Required for Corporations

(sign)

Name of Corporation

Dated this 14th day of June 20 22

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: TARIK SAHND Date 06/24/2022

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

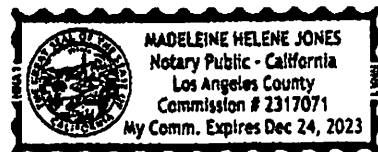
On 6/14/22 before me, Madeleine Helene Jones - Notary Public
(insert name and title of the officer)

personally appeared Andrew Clark,
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)



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 6/14/22 before me, Madeleine Helene Jones - Notary Public
(insert name and title of the officer)

personally appeared JULIE ELIZABETH MAGORIEN
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.

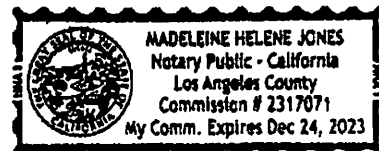
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)



This is a true and correct copy of the record
as the same is now on file in the office of the
County Clerk of the County of Los Angeles



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

JUL 15 2022



Deane C. Logg

REGISTRAR-RECORDER/COUNTY CLERK
LOS ANGELES COUNTY, CALIFORNIA

3210351

FILED

In the Office of the Secretary of State
of the State of California

JAN 07 2010

Articles of Incorporation

I

The name of this corporation is Tron Development Corp.

II

The Purpose of this corporation is to engage in any lawful act or activity for which a corporation may be organized under the **General Corporation Law of California** other than the banking business, the trust company business or the practice of a profession permitted to be incorporated by the California Corporation code.

III

The name and address in the State of California of this corporation's initial agent for service of process is:

Name: Andrew Clark

Address: 506 West Portola Ave

City: Los Altos State California Zip 94022

IV

This Corporation is authorized to issue only one class of shares of stock; and the total number of shares which this corporation is authorized to issue is 100.

V

This corporation is a **close corporation**. All of the corporation's issued shares of stock, of all classes shall be held of record by not more than 35 persons.

Andrew Clark, Incorporator



BA20220110769



STATE OF CALIFORNIA
Office of the Secretary of State
STATEMENT OF INFORMATION
CORPORATION

California Secretary of State
1500 11th Street
Sacramento, California 95814
(916) 653-3516

For Office Use Only

-FILED-

File No.: BA20220110769

Date Filed: 4/25/2022

B0672-3924 04/25/2022 3:22 PM Received by California Secretary of State

Entity Details			
Corporation Name		TRON DEVELOPMENT CORP.	
Entity No.		3270351	
Formed In		CALIFORNIA	
Street Address of Principal Office of Corporation			
Principal Address		1023 1/2 ABBOT KINNEY BLVD VENICE, CA 90291	
Mailing Address of Corporation			
Mailing Address		1023 1/2 ABBOT KINNEY BLVD VENICE, CA 90291	
Attention			
Street Address of California Office of Corporation			
Street Address of California Office		1023 1/2 ABBOT KINNEY BLVD VENICA, CA 90291	
Officers			
Officer Name	Officer Address	Position(s)	
ANDREW CLARK	1023 1/2 ABBOT KINNEY BLVD VENICE, CA 90291	Chief Executive Officer, Chief Financial Officer	
MARC CASTLEMAN	1023 1/2 ABBOT KINNEY BLVD VENICE, CA 90291	Secretary	
Additional Officers			
Officer Name	Officer Address	Position	Stated Position
None Entered			
Directors			
Director Name	Director Address		
ANDREW CLARK	1023 1/2 ABBOT KINNEY BLVD VENICE, CA 90291		
The number of vacancies on Board of Directors is: 0			
Agent for Service of Process			
Agent Name		ANDREW CLARK	
Agent Address		1023 1/2 ABBOT KINNEY BLVD VENICE, CA 90291	
Type of Business			
Type of Business		RE AND CONSTRUCTION CONSULTING	
Email Notifications			
Opt-in Email Notifications		No, I do NOT want to receive entity notifications via email. I prefer notifications by USPS mail.	
Labor Judgment			

No Officer or Director of this Corporation has an outstanding final judgment issued by the Division of Labor Standards Enforcement or a court of law, for which no appeal therefrom is pending, for the violation of any wage order or provision of the Labor Code.

Electronic Signature

☒ By signing, I affirm that the information herein is true and correct and that I am authorized by California law to sign.

ANDREW CLARK

Signature

04/25/2022

Date



**California Secretary of State
Electronic Filing**

FILED

Secretary of State
State of California

Corporation - Statement of Information No Change

Entity Name: TRON DEVELOPMENT CORP.

Entity (File) Number: C3270351

File Date: 01/08/2021

Entity Type: Corporation

Jurisdiction: CALIFORNIA

Document ID: GN46840

There has been no change in any of the information contained in the previous complete Statement of Information filed with the California Secretary of State.

By signing this document, I certify that the information is true and correct and that I am authorized by California law to sign.

Electronic Signature: andrew clark

Use bizfile.sos.ca.gov for online filings, searches, business records, and resources.

Document ID: GN46840

CLAIM FOR REFUND - PAYMENTS

CLAIM # 162895

FEE TYPE	FUND	FUND TYPE	AMOUNT PAID	20% RETENTION	NET REFUND
LINKAGE	59T/43/4680/468001	AP10	\$ 75,426.56	\$ -	\$ 75,426.56
TOTAL			\$ 75,426.56	\$ -	\$ 75,426.56

ASR
03/02/23