

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 June 2, 2025, the Claims Board of
the City of Los Angeles considered a Report of the City Administrative Officer in the
matter of:

Los Angeles Department of Building and Safety report relative to Request for Linkage
Fee Refund from T&T Homes LLC – Refund Claim No. 174641. (con't from 5/5/25)

and voted (3/0) to (approve / reject) the settlement proposal as described in said
report.

Other action: _____

Claims Board, City of Los Angeles

By _____


Chairperson

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

JACOB STEVENS
PRESIDENT

NANCY YAP
VICE PRESIDENT

CORISSA HERNANDEZ
JAVIER NUNEZ
MOISES ROSALES

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 28, 2025

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

REQUEST FOR LINKAGE FEE REFUND FROM T&T HOMES LLC

Honorable Members:

In accordance with the Los Angeles Municipal Code (LAMC) §§ 22.12 and 22.13, the Los Angeles Department of Building and Safety (LADBS) requests your approval of refund for claim number 174641 in the amount of \$66,340.80.

On April 26, 2024, LADBS received a payment in the amount of \$110,537.61 from T&T Homes LLC (Claimant) under building permit number 24016-20000-08203 for the project located at 10052 W. Hillgrove Dr, Los Angeles, CA 90210 (Project). The claimant submitted a claim for refund on January 6, 2025 related to the linkage fee. Upon further review, LADBS plan checker staff determined the Claimant is entitled to a linkage fee refund in the amount of \$66,340.80. 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



2025 JAN 13 AM 10:56



CLAIM FOR REFUND

CLAIM # **174641**

2025 JAN -6 PM 3:05

CITY CLERK

Received Date Stamp

RECEIVED
CITY CLERK'S OFFICE

→ "T & T Homes LLC"

Print Name of Claimant (Last) (First)
Diner Tzvika

Mailing Address (Street) (City) (State/Zip)
→ 23975 Park Sorrento, Ste. 200 Calabasas California 91302

(Area Code) (Phone Number) Email:
818-200 - 3829 / 747 463 5609 Lirom@dmpremiergroup.com

REFUND INFORMATION

JOB LOCATION: 10052^W Hillgrove Dr, Los Angeles, CA 90210

Amount Claimed \$ 41,099.4 ^{66340.80} Date Fees Paid: 4/4/2024 ✓

RECEIPT #/PERMIT #/REFERENCE #: 24016 - 20000 - 08203 ✓

STATE REASON FOR REQUESTING A REFUND - (Details):

Miscalculation of the SF.

Attached please find correspondence with plan checker and supporting documents.

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

DATE

FOR DEPARTMENT OF BUILDING & SAFETY USE ONLY

AMOUNT APPROVED FOR REFUND \$ 66,340.80

REMARKS: LADBS error on linkage fees.

Audited by:	Date: 3/25/25
Approved by: <i>cl</i>	Date: 3/28/25

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.

Hello,

Thank you for the clarification. Supporting documents will be printed and attached to Claim No.174641 as it continues through the refund process.

All issued refunds are sent via mail as a check. Please confirm the following information;

Mailing Address: ?

Payable to: ?

Thank you
[Quoted text hidden]

Lirom Hollinger <lirom@dmpremiergroup.com>
To: Luis Fernando Garcia <luis.f.garcia@lacity.org>

Wed, Feb 19, 2025 at 4:30 PM

Hi Luis,

Please see my answers below.
Can you share what the decision was?

Thank you,
Lirom

On Tue, Feb 18, 2025 at 11:27 AM Luis Fernando Garcia <luis.f.garcia@lacity.org> wrote:
Hello,

Thank you for the clarification. Supporting documents will be printed and attached to Claim No.174641 as it continues through the refund process.

All issued refunds are sent via mail as a check. Please confirm the following information;

Mailing Address: ? **23975 Park Sorrento, #200, Calabasas 91302**

Payable to: ? **T&T Homes LLC**

Thank you
[Quoted text hidden]



Luis Fernando Garcia <luis.f.garcia@lacity.org>

Claim for Refund No.174641 - Linkage Fee Permit 24016 20000 08203 - Clarification Required

4 messages

Luis Fernando Garcia <luis.f.garcia@lacity.org>
To: "lirom@dmpremiergroup.com" <lirom@dmpremiergroup.com>

Tue, Feb 18, 2025 at 10:21 AM

Good morning Tzvika Diner,

In order to proceed with Claim for Refund No.174641 for partial linkage fees under permit 24016-20000-08203, we are in need of the following;

1. Please explain the relation of Tzvika Diner to the permit.
2. Who paid for the permit?

You may respond here in this email thread.

Thank you

--

Regards,
Luis Fernando Garcia
Accounting Clerk
Los Angeles Department of Building and Safety
201 N. Figueroa St. 7th Floor
Los Angeles, CA 90012

Lirom Hollinger <lirom@dmpremiergroup.com>
To: Luis Fernando Garcia <luis.f.garcia@lacity.org>

Tue, Feb 18, 2025 at 10:51 AM

Good Morning Mr Luis,

Tzvika Diner is the owner Manager of T&T Homes LLC. (OA attached for your reference)
The fee was paid through escrow as part of the sale transaction.

please let me know if you need any further information

Regards,
Lirom

[Quoted text hidden]

 operating agreement_20210225_152118.pdf
10075K

Luis Fernando Garcia <luis.f.garcia@lacity.org>
To: Lirom Hollinger <lirom@dmpremiergroup.com>

Tue, Feb 18, 2025 at 11:27 AM

APPROVED

LADBS Recommendation Form

CLAIM # 174641
Bureau: Engineering
Division: Major Structures

Document Number: linkage fee
Receipt Number: 2024117003-11
Receipt Date: 04/26/2024
Fee Period:
Job Address: 10052 Hillgrove 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?
yes
This request is for the partial Linkage Fee of \$66,340.80 due to overpayment because of incorrect Residential Floor Area used by the plan check engineer in charging the Linkage Fee.

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?
no
Correct amount us \$66,340.80 per the attached file for summary and calculation.

6. Is a refund recommended?
yes
This request is for the partial Linkage Fee of \$66,340.80 due to overpayment because of incorrect Residential Floor Area used by the plan check engineer in charging the Linkage Fee. Department Error, OK for Refund.

Reviewed By: JOHN FRANCIA
Reviewed On: 01/31/2025
Approved By: ALLEN MANALANSAN
Approved On: 02/03/2025

Financial Service Div.'s Comments:

Partial refund request for linkage fees only.

Liaison's Comments:

Please select the supervisor's name before selecting "Save & Submit for Supervisor Review".

Reviewer's Comments:

Supervisor's Comments:

History

Action

Review Approved & Returned to FSD

Review Completed & Submitted for Supervisor Review (to ALLEN MANALANSAN) JOHN FRANCIA

Assigned (to JOHN FRANCIA)

By

ALLEN MANALANSAN

JOHN FRANCIA

BRANDON JONES

On

2/3/2025 8:13:37 AM

1/31/2025 2:44:41 PM

1/23/2025 9:22:58 AM



John Francia <john.francia@lacity.org>

Refund Request for 24016-20000-08203

Sarkis Harabedian <sarkis.harabedian@lacity.org>

Wed, Jan 29, 2025 at 4:41 PM

To: John Francia <john.francia@lacity.org>

Cc: Jason Healey <jason.healey@lacity.org>

No worries at all John.

Here is the breakdown for the Linkage fee refund.

1- DEMO THE (E) SFD AND ATTACHED GARAGE PER PERMIT# 21019-20000-02919 ISSUED ON 8/3/2021. (R.F.A = 2840 SFD + 420 GARAGE - 200 EXEMPT = 3,060 S.F)

2- NEW 78'-0" x 52'-10" IRREGULAR SHAPED TWO STORY SINGLE FAMILY DWELLING WITH ATTACHED GARAGE AND TRELLIS PER PERMIT# 21010-20000-04053 ISSUED ON 2/8/2022. (R.F.A = 5,090.75 S.F)

LINKAGE FEE CHARGED PER PERMIT# 24016-20000-08203 ISSUED ON 04/26/2024
(5,090.75 * 21.68 = 110,367.46 \$)

SHOULD HAVE BEEN CHARGED 5090.75 - 3060 = (2030.75 SQ.FT * 21.68\$) = 44,026.66 \$

REFUND AMOUNT = 110367.46 - 44,026.66 = 66,340.8 \$

Thank you,

Inspection Audit Trail - G6SPHST

Application # **24016 20000 08203** Search Clear

Power Meter Summary Notes View code/ordinance list Audit Trail Exit

Insp Date Inspection Type Inspection Status CMT Action Date First Name Last Name RFI# Group Code Audit Name

Source	Status	Status Date	Date/Time Stamp	First Name	Last Name	Audit Name
PCAM	Submitted	03/13/2024	03/13/2024 11:06 AM	PCIS	IMPORT	PCIS
PCAM	PC Assigned	03/13/2024	03/15/2024 10:04 AM	SARKIS	HARABEDIAN	382608
PCAM	PC in Progress	03/13/2024	03/15/2024 10:05 AM	SARKIS	HARABEDIAN	382608
PCAM	PC Approved	04/02/2024	04/02/2024 01:40 PM	SARKIS	HARABEDIAN	382608
PCIS	PC Info Complete	04/02/2024	04/02/2024 01:41 PM	SARKIS	HARABEDIAN	382608
PCIS	Ready to Issue	04/02/2024	04/02/2024 01:42 PM	SARKIS	HARABEDIAN	382608
PCIS	Not Ready to Issue	04/26/2024	04/26/2024 08:10 AM	SARKIS	HARABEDIAN	382608
PCIS	Ready to Issue	04/26/2024	04/26/2024 08:10 AM	SARKIS	HARABEDIAN	382608
PCIS	Issued	04/26/2024	04/26/2024 08:20 AM	PCIS	SYSTEM	PCIS

PCIS Document Status Audit Trail - G6PERMIT

Application # **24016 20000 08203** Insp. History

Quick Exit

Reference List and Project Clearances & Conditions to Application - B1CONDIT

Search Criteria Applied By Organization Applied By

Application # **24016 20000 08203** Save & ESC

Condition Type

Exit

Application #	Condition Type	Applied Date	Applied by Organization	Applied By Name	Recorded by	Description
Box Condition#	Condition	Condition Status	Status Date			

Mod Fields

Applied by Org.

Action by Org.

By Name

By Name

Standard Clearances

Project Clearances

Clear Mod Fields Search Update Delete Save Comment

Service rendered
on plan checks.
-ST
3/25/25

Payment History - GPAYHIST

Application # 24016 20000 08203

Quick
Exit

Receipt	Payment Period	Payment Date	Method of Payment	Amount
2024117003-11	Final	04/26/2024	ICL Check	110537.61 ✓
1793005	Submittal	03/13/2024	ECHECK	81.38
		//		
		//		
		//		

Application # 21010 20000 04053		Search	Clear		Power Meter Summary	Notes	View code/ordinance list	Audit Trail	Exit
Insp Date	Inspection Type	Inspection Status	CMT	Action Date	First Name	Last Name	REF#	Group Code	Audit Name
08/23/2023		CoFo Issued		08/23/2023	DANIEL	ORRANTE	32072842		DORRANTE
08/23/2023		Permit Finalized		08/23/2023	DANIEL	ORRANTE	32072843		DORRANTE
08/23/2023		Permit Finalized		08/23/2023	DANIEL	ORRANTE	32072841		DORRANTE
08/23/2023	Inspection Task	OK for CoFo		08/23/2023	DANIEL	ORRANTE	32072826		DORRANTE
08/22/2023	Special Order Compliance	Corrections Issued		08/22/2023	MICHAEL	PELHAM	32066858	INSPECTN	377873
08/22/2023	Special Order Compliance	Insp Scheduled		08/22/2023	MICHAEL	PELHAM	32066858	INSPECTN	377873
08/15/2023	Final	OK to Issue CoFo		08/15/2023	STEPHANIE	SWANSON	32018904	INSPECTN	400920
08/15/2023	Final	OK to Issue CoFo		08/15/2023	STEPHANIE	SWANSON			400920
08/15/2023	Final	Insp Scheduled		08/11/2023			32018904	WEB NREG	SERVICES
08/09/2023	Final	Corrections Issued		08/10/2023	STEPHANIE	SWANSON	31993512	INSPECTN	400920
08/09/2023	SGSOV Seismic Gas S/O V	SGSOV Approved		08/10/2023	STEPHANIE	SWANSON	31993516	INSPECTN	400920
08/09/2023	Smoke Detectors	Approved		08/10/2023	STEPHANIE	SWANSON	31993517	INSPECTN	400920
08/09/2023	Green Building Final	Approved		08/10/2023	STEPHANIE	SWANSON	31993518	INSPECTN	400920
08/09/2023	BUILDING Rough Frame	Approved		08/09/2023	STEPHANIE	SWANSON	31993514	INSPECTN	400920
08/09/2023	Footings/Foundation/Slab	Approved		08/09/2023	STEPHANIE	SWANSON	31993513	INSPECTN	400920
08/09/2023	Footings/Foundation/Slab	Insp Scheduled		08/07/2023			31993513	WEB NREG	SERVICES
08/09/2023	BUILDING Rough Frame	Insp Scheduled		08/07/2023			31993514	WEB NREG	SERVICES
08/09/2023	Final	Insp Scheduled		08/07/2023			31993512	WEB NREG	SERVICES
08/09/2023	Green Building Final	Insp Scheduled		08/07/2023			31993518	WEB NREG	SERVICES
08/09/2023	SGSOV Seismic Gas S/O V	Insp Scheduled		08/07/2023			31993516	WEB NREG	SERVICES

PCIS Document Status Audit Trail - G6PERMIT

Application # 21010 20000 04053 Insp. History

Quick Exit

Source	Status	Status Date	Date/Time Stamp	First Name	Last Name	Audit Name
PCAM	Submitted	08/16/2021	08/16/2021 10:47 AM	PCIS	IMPORT	PCIS
PCAM	PC Assigned	09/02/2021	09/02/2021 11:02 AM	SARKIS	HARABEDIAN	369057
PCAM	PC in Progress	09/04/2021	09/04/2021 07:53 PM	SARKIS	HARABEDIAN	382608
PCAM	Corrections Issued	09/07/2021	09/06/2021 07:33 PM	SARKIS	HARABEDIAN	382608
PCAM	Submitted for Quality Review	09/07/2021	09/06/2021 07:33 PM	SARKIS	HARABEDIAN	382608
PCAM	Quality Review Completed	09/08/2021	09/08/2021 03:33 PM	STEVEN	KIM	5XKIM
PCAM	Verifications in Progress	12/01/2021	12/01/2021 03:44 PM	SARKIS	HARABEDIAN	382608
PCAM	Verifications in Progress	01/14/2022	01/17/2022 05:50 PM	SARKIS	HARABEDIAN	382608
PCAM	PC Approved	01/24/2022	01/24/2022 04:13 PM	SARKIS	HARABEDIAN	382608
PCIS	Info Complete	01/24/2022	01/24/2022 04:17 PM	SARKIS	HARABEDIAN	382608
PCIS	Ready to Issue	01/24/2022	01/24/2022 04:18 PM	SARKIS	HARABEDIAN	382608
PCIS	Not Ready to Issue	01/31/2022	01/31/2022 11:30 AM	SARKIS	HARABEDIAN	382608
PCIS	Ready to Issue	02/07/2022	02/07/2022 03:33 PM	SARKIS	HARABEDIAN	382608
PCIS	Issued	02/08/2022	02/08/2022 09:06 AM	PCIS	SYSTEM	PCIS
PCIS	CoFo in Progress	08/15/2023	08/15/2023 03:05 PM	STEPHANIE	SWANSON	400920
PCIS	No Progress	08/22/2023	08/22/2023 08:18 AM	MICHAEL	PELHAM	377873
PCIS	CoFo in Progress	08/23/2023	08/23/2023 04:56 AM	DANIEL	ORRANTE	DORRANTE
PCIS	Permit Finalized	08/23/2023	08/23/2023 04:57 AM	DANIEL	ORRANTE	DORRANTE
PCIS	CoFo Issued	08/23/2023	08/23/2023 04:57 AM	DANIEL	ORRANTE	DORRANTE
PCIS	Permit Finalized	08/23/2023	08/23/2023 04:57 AM	DANIEL	ORRANTE	DORRANTE

Reference List and Project Clearances & Conditions to Application - 81CONDIT

Search Criteria

Applied By:

Organization:

Applied By:

Application # 21010 20000 04053

Condition Type:

Exit

Application #	Condition Type	Applied Date	Applied by Organization	Applied By Name	Recorded by	Description
Impact Code	Condition	Condition Status	Status Date			
3009108	GFI Written Notices	Completed	09/06/2021			GFI Written Notices reqd min 12 days before issuance
3009109	Grading Pre-Inspection	Completed	09/06/2021			GFI is required unless a waiver is obtained from Grading
3009121	Low Impact Development	Approved with Co	10/29/2021			Obtain plan approval for development with more than 500
3009110	Address approval	Approved	09/14/2021			New or unrecognized address
3009115	BHO/Hillside ordinance	Approved	09/14/2021			Identify street classification Standard or Substandard per
3009113	BHO/Hillside ordinance	Approved	09/14/2021			Acknowledge streets along lot frontage(s) are minimum 2
3009112	BHO/Hillside ordinance	Approved	09/14/2021			Acknowledge sewer connection availability for dwellings
3009111	BHO/Hillside ordinance	Approved	09/14/2021			Acknowledge continuous paved roadway from driveway to
3009114	BHO/Hillside ordinance	Approved	09/14/2021			Identify improvement/dedication required per Hillside Or
3009116	Eng Process Fee Ord 176,300	Approved	09/15/2021			The fee authorized by Ord. 176,300 for PW/Eng to process
3009120	Hydrant and Access approval	Approved	11/16/2021			Hydrants and access around building
3009117	Permit	Approved with Co	09/14/2021			Permit for construction of driveways/curb ramps/sidewalks

Mod Fields:

Applied by Org:

Action by Org:

By Name:

By Name:

Standard Clearances

Project Clearances

Clear Mod Fields Search Update Delete Save Comment

PCIS [mPower]

File Edit Module New Save View Search Next Prev Clear Copy Print Win Help

Payment History - GPAYHIST

Application # 21010 20000 04053

Quick Exit

Receipt	Payment Period	Payment Date	Method of Payment	Amount
1241094	Final	02/08/2022	ECHECK	31494.85
1099605	Submittal	08/16/2021	ECHECK	5566.16
		//		
		//		
		//		



Bldg-Alter/Repair GREEN - NONE 1 or 2 Family Dwelling Plan Check at Counter Plan Check	City of Los Angeles - Department of Building and Safety APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY	Issued on: 04/26/2024 Last Status: Issued Status Date: 04/26/2024
--	--	---

1. TRACT TR 20613	BLOCK 6	LOT(s) 6	ARB M B 601-93/96	COUNTY MAP REF # M B 601-93/96	PARCEL ID # (PIN #) 144B157 249	2. ASSESSOR PARCEL # 4358 - 014 - 007
-----------------------------	-------------------	--------------------	-----------------------------	--	---	---

3. PARCEL INFORMATION Baseline Hillside Ordinance - Yes LADBS Branch Office - WLA Council District - 5 Certified Neighborhood Council - Bel Air-Beverly Crest Census Tract - 2612.00	District Map - 144B157 Energy Zone - 9 Fire District - VHFHSZ Hillside Grading Area - YES Hillside Ordinance - YES	Thomas Brothers Map Grid - 592-C6 Area Planning Commission - West Los Angeles Earthquake-Induced Liquefaction Area - Yes Community Plan Area - Bel Air - Beverly Crest Near Source Zone Distance - 0
ZONES(S): RE15-1-HCR		

4. DOCUMENTS ZI - ZI-2462 Modifications to SF Zones and S ORD - ORD-167564-SA3260 ZI - ZI-2467 Hillside Construction Regulation ORD - ORD-181128 ORD - ORD-128730 ORD - ORD-129279	ORD - ORD-184828 HLSAREA - Yes CPC - CPC-1986-829-GPC CPC - CPC-2008-4683-CA	CPC - CPC-2016-4085-CA CPC - CPC-2016-4087-ZC CPC - CPC-2022-3413-CA CPC - CPC-2022-3712-ZC
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5. CHECKLIST ITEMS

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION		
Owner(s): T AND T HOMES LLC	12439 MAGNOLIA BLVD PMB 245	VALLEY VILLAGE CA 91607
Tenant:		
Applicant: (Relationship: Agent for Owner) ANDREA CROSS - ESCROW OF THE WEST 468 N. CAMDEN DRIVE 2-ND FLOOR BEVERLY HILLS / CA. 90210 (310) 402-5555		

7. EXISTING USE (01) Dwelling - Single Family (07) Garage - Private (23) Patio Cover	PROPOSED USE	8. DESCRIPTION OF WORK TERMINATION OF COVENANT AND AGREEMENT REGARDING THE PAYMENT OF LINKAGE FEES TO THE CITY OF LOS ANGELES. DOCUMENT # 20220146018. SEE COMMENTS.
--	---------------------	--

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: Sarkis Harabedian OK for Cashier: Sarkis Harabedian Signature: _____ DAS PC By: _____ Coord. OK: _____ Date: _____	For Cashier's Use Only W/O #: 41608203

11. PROJECT VALUATION & FEE INFORMATION	
Permit Valuation: \$501	Final Fee Period PC Valuation:
FINAL TOTAL Bldg-Alter/Repair	110,537.61
Permit Fee Subtotal Bldg-Alter/Repair	130.00
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 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	110,367.46
Sewer Cap ID:	Total Bond(s) Due: \$0.00

12. ATTACHMENTS Owner-Builder Declaration Signed Declaration

Project:
Payment Date: 04/26/2024
Receipt No: 2024117003-11
Amount: \$110,537.61
Method: ICL Check
Building Card No.: 2024VN02812


13. STRUCTURE INVENTORY

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

24016 - 20000 - 08203**14. APPLICATION COMMENTS:**

SINCE LINKAGE FEE IS PAID FULLY UNDER PERMIT# 24016-20000-08203, THE COVENANT AND AGREEMENT REGARDING THE PAYMENT OF LINKAGE FEES TO THE CITY OF LOS ANGELES IS ALLOWED TO BE TERMINATED PER AFF# ----- DATE: --/--/--- MAX. ALLOWED R.F.A PER SLOPE BAND = 4250.98 S.F MAX. ALLOWED R.F.A WITH 20 PERCENT BONUS = $4250.98 * 1.2 = 5,101.17$ S.F PER 12.21C.10(b)(3)(i) Proportional Stories Option – floor area of each story other

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

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

Receipt

Your Reference Number:

2024117003-11

04/26/2024 8:19:20 AM

zaltunkaryan

TRANSACTIONS

LADBS PERMIT \$110,537.61
2024117003-11-1

Name: ANDREA CROSS
Job Address: 10052 W HILLGROVE DR
Permit Number: 24016-20000-08203
Building Permit Reference Number: 2024VN02812

CA Bldg Std Commission Surcharge	\$1.00
Permit Issuing Fee	\$0.00
Linkage Fee	\$110367.46
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

Total Amount: \$110,537.61

PAYMENT

ICL Check \$110,537.61

Check Number: 101377

✓

=====
(Group ID: 1793001) Receipt No: 1793001 03-13-2024 11:05 AM
=====

Permit No: 24047-20000-00350 Swimming-Pool/Spa

Address: 2376 W LAS COLINAS AVE

D.S.C. Surcharge	9.45
Plan Check Subtotal Swimming-Pool/Spa	315.00
Planning Gen Plan Maint Surcharge	22.05
Planning Surcharge	18.90
Planning Surcharge Misc Fee	10.00
Sys. Surcharge	18.90
Sub Total:	394.30
Grand Total:	394.30

Stephen Beck

Last four digits of Card Number: 7341

Expiration: 6/2025

Approval No: 2000721039

=====
(Group ID: 1793005) Receipt No: 1793005 03-13-2024 11:06 AM
=====

Permit No: 24016-20000-08203 Bldg-Alter/Repair

Address: 10052 W HILLGROVE DR

D.S.C. Surcharge	1.76
Plan Check Subtotal Bldg-Alter/Repair	58.50
Planning Gen Plan Maint Surcharge	4.10
Planning Surcharge	3.51
Planning Surcharge Misc Fee	10.00
Sys. Surcharge	3.51
Sub Total:	81.38
Grand Total:	81.38

Tzvika Diner

Last four digits of Card Number: 2105

Expiration:

Approval No: 2000721036

=====
(Group ID: 1793006) Receipt No: 1793006 03-13-2024 11:06 AM
=====

Permit No: 23041-10000-53370 Electrical

Address: 12921 W MAGNOLIA BLVD

Permit D.S.C. Surcharge	5.28
Permit Fee Subtotal Electrical	153.00
Permit Issuing Fee	23.00
Permit Sys. Development Surcharge	10.56
Sub Total:	191.84
Grand Total:	191.84

Rogelio Izaguirre

Last four digits of Card Number: 3921

Expiration: 5/2025

Approval No: 2000721036

Check No. 101377
Order No. 24-1430-KJ
Amount \$110,537.61

Paid to City of Los Angeles
Date 04/04/2024

Amount Breakdown
Second Payoff \$110,537.61

Payee: City of Los Angeles
Order Number: 24-1430-KJ
Closer Name: Kyle Johnson
Borrower: Daniel Omid Setareh and Jasmine Myers Setareh, Trustees of
The Setareh Trust, dated February 28, 2022
Seller: T&T Homes LLC
Purchase Price: \$9,432,960.00
Loan Amount: \$5,000,000.00
Property: 10052 Hillgrove Drive, (Beverly Hills Area), Los Angeles, CA
90210

Memo: Department of Building and Safety

Check No. 101377
Order No. 24-1430-KJ
Amount \$110,537.61

Paid to City of Los Angeles
Date 04/04/2024

Amount Breakdown
Second Payoff \$110,537.61

Payee: City of Los Angeles
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Closer Name: Kyle Johnson
Borrower: Daniel Omid Setareh and Jasmine Myers Setareh, Trustees of
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Purchase Price: \$9,432,960.00
Loan Amount: \$5,000,000.00
Property: 10052 Hillgrove Drive, (Beverly Hills Area), Los Angeles, CA
90210

Memo: Department of Building and Safety



Consumer's Title Company

Consumer's Title Company of California
4035 E. Thousand Oaks Blvd. Suite #260
Westlake Village, CA 91362
(805) 495-7200

Order Number: 24-1430-KJ

BANKUNITED, NA
Miami Lakes, FL

101377

Date: 04/04/2024

PAY One Hundred Ten Thousand Five Hundred Thirty Seven And 61/100

\$110,537.61

TO THE
ORDER OF City of Los Angeles
6262 Van Nuys Blvd.
Van Nuys, CA 91401

MEMO Department of Building and Safety

PURMET NO: 24016-20000-08003



SECURITY FEATURES INCLUDED. DETAILS ON BACK



iPayment Reference Number:


2024117003-11

Effective Date 4/26/2024

Workgroup Van Nuys

User zaltunkaryan

FOR SECURITY PURPOSES, THE FACE OF THIS DOCUMENT CONTAINS A TWO-TONED COLORED BACKGROUND AND MICROPRINTING IN THE BORDER

	Consumer's Title Company of California 4035 E. Thousand Oaks Blvd, Suite #260 Westlake Village, CA 91362 (805) 495-7200	BANKUNITED, NA Miami Lakes, FL	101377
Consumer's Title Company	Order Number: 24-1430-KJ	Date: 04/04/2024	
PAY	One Hundred Ten Thousand Five Hundred Thirty Seven And 61/100	\$110,537.61	
TO THE ORDER OF	City of Los Angeles 6262 Van Nuys Blvd. Van Nuys, CA 91401		
MEMO	Department of Building and Safety	PAYMENT NO: 24016-20000-08203	
		SECURITY FEATURES INCLUDED. DETAILS ON BACK	

11 101377 11

iPayment Reference Number:

2024117003-11

Effective Date 4/26/2024

Workgroup Van Nuys

User zaltunkaryan

ENDORSE CHECK HERE	
<input checked="" type="checkbox"/> CHECK HERE AFTER MOBILE OR REMOTE DEPOSIT	
DATE	
DO NOT WRITE / SIGN / STAMP BELOW THIS LINE	MP
DEPOSITORY BANK ENDORSEMENT	

FOR DEPOSIT ONLY
PAY TO THE ORDER OF JP MOR
CITY OF LA BUILDING AND SAFETY
#602 Van Nuys
6682/0822
04/26/2024 @ 20:05 AM
2024117003-11
S110537.61

Listed below are the security features provided on this document which meet and/or exceed industry guidelines

Security Features	Results of check alternative
• Micro-printing	• Small type in border of check and check #4 area
• Watermark	• Picture of person's face and check #4 area
• Colorful background	• Colorful background on back side of check
• Colorful security thread	• Colorful security thread



9200 W. Olympic Blvd.
Beverly Hills, CA 90212

Phone: (310) 402-5555
Fax: (310) 402-5556
www.escrowofthewest.com

AMENDED SELLER'S FINAL SETTLEMENT STATEMENT

PROPERTY: 10052 Hillgrove Dr
Los Angeles, CA 90210

DATE: April 4, 2024

CLOSING DATE: April 4, 2024
ESCROW NO.: 02-040883-AC

SELLER: T & T Homes LLC

	DEBITS	CREDITS
FINANCIAL CONSIDERATION		
Total Consideration		9,432,960.00
PAYOFF CHARGES - Dept of Building and Safety		
[Total Payoff \$110,537.61]		
Linkage Fee	110,537.61	
PAYOFF CHARGES - Chase		
[Total Payoff \$5,035,266.54]		
Principal Balance	5,000,000.00	
Interest on Principal Balance	34,203.78	
Interest on Principal Balance	965.76	
Recording Fee	97.00	
PRORATIONS/ADJUSTMENTS		
County Taxes at \$23,127.93/semi-annually from 04/04/2024 to 07/01/2024		11,178.50
OTHER DEBITS/CREDITS		
MyNHD, Inc. for Natural Hazard Disclosure	94.95	
MyNHD, Inc. for Fortress Wildfire Disclosure Report.	140.00	
Lana Brown for Notary / Signing Service	150.00	
Escrow of the West for Reimbursement of Upfront Fee (9A Report)	72.76	
Los Angeles Department of Water and Power for Certificate Filing	15.00	
Fidelity National Home Warranty for Home Warranty	1,465.00	
TITLE/TAXES/RECORDING CHARGES - Consumer's Title		
Company of California, Inc.		
Title - Owner's Title Insurance	8,600.00	
Title - Messenger Fee	40.09	
Title - Sub Escrow Fee	62.50	
Title - Wire Fee	20.00	
Title - Recording Service Fee	10.00	
Recording Grant Deed	28.00	
Recording Termination of Linkage Fee Covenant	105.00	
Transfer Tax - County to Los Angeles County	10,376.30	
Transfer Tax - City to City of Los Angeles	419,766.90	
Property Taxes (2nd Install) to Los Angeles County Tax Collector	23,127.93	
ESCROW CHARGES - Escrow of the West		
Title - Escrow Fee	750.00	
Title - Wire Fee	25.00	
Title - Admin Fee	300.00	
Title - Archive Fee	75.00	
Title - Messenger/Handling Fee	36.00	
Net Proceeds	3,833,073.92	
TOTAL	\$ 9,444,138.50	\$ 9,444,138.50

SAVE THIS STATEMENT FOR INCOME TAX PURPOSES

EXHIBIT A


MEMBERS


The Members of the Company and their respective addresses, Capital Contributions, and Ownership interests are set forth below. The Members agree to keep this Exhibit A current and updated in accordance with the terms of this Agreement, including, but not limited to, Sections 2.1, 2.3, 2.4, 7.1, 7.2, and 10.1.

Members	Capital Contribution	Percentage Interest
Tzvika Diner Address: 12439 Magnolia Blvd. #245 Valley Village, CA 91607		50%
Shay Grinberg Address: 12439 Magnolia Blvd. #245 Valley Village, CA 91607		50%

IN WITNESS WHEREOF, the parties have executed or caused to be executed this Operating Agreement and do each hereby represent and warrant that their respective signatory, whose signature appears below, has been and is, on the date of this Agreement, duly authorized to execute this Agreement.

Dated: 9/25/2019


Signature of Tzvika Diner


Signature of Shay Grinberg

Operating Agreement

T&T Homes LLC,
a California Limited Liability Company

THIS OPERATING AGREEMENT of T&T Homes LLC (the "Company") is entered into as of the date set forth on the signature page of this Agreement by each of the Members listed on Exhibit A of this Agreement.

A. The Members have formed the Company as a California limited liability company under the California Revised Uniform Limited Liability Company Act. The purpose of the Company is to conduct any lawful business for which limited liability companies may be organized under the laws of the state of California. The Members hereby adopt and approve the articles of organization of the Company filed with the California Secretary of State.

B. The Members enter into this Agreement to provide for the governance of the Company and the conduct of its business, and to specify their relative rights and obligations.

ARTICLE 1: DEFINITIONS

Capitalized terms used in this Agreement have the meanings specified in this Article 1 or elsewhere in this Agreement and if not so specified, have the meanings set forth in the California Revised Uniform Limited Liability Company Act.

"Agreement" means this Operating Agreement of the Company, as may be amended from time to time.

"Capital Account" means, with respect to any Member, an account consisting of such Member's Capital Contribution, (1) increased by such Member's allocated share of income and gain, (2) decreased by such Member's share of losses and deductions, (3) decreased by any distributions made by the Company to such Member, and (4) otherwise adjusted as required in accordance with applicable tax laws.

"Capital Contribution" means, with respect to any Member, the total value of (1) cash and the fair market value of property other than cash and (2) services that are contributed and/or agreed to be contributed to the Company by such Member, as listed on Exhibit A, as may be updated from time to time according to the terms of this Agreement.

"Exhibit" means a document attached to this Agreement labeled as "Exhibit A," "Exhibit B," and so forth, as such document may be amended, updated, or replaced from time to time according to the terms of this Agreement.

"Member" means each Person who acquires Membership Interest pursuant to this Agreement. The Members are listed on Exhibit A, as may be updated from time to time according to the terms of this Agreement. Each Member has the rights and obligations specified in this Agreement.

"Membership Interest" means the entire ownership interest of a Member in the Company at any particular time, including the right to any and all benefits to which a Member may be entitled as provided in this Agreement and under the California Revised Uniform Limited Liability Company Act, together with the obligations of the Member to comply with all of the terms and provisions of this Agreement.

"Ownership Interest" means the Percentage Interest or Units, as applicable, based on the manner in which relative ownership of the Company is divided.

"Percentage Interest" means the percentage of ownership in the Company that, with respect to each Member, entitles the Member to a Membership Interest and is expressed as either:

- A. If ownership in the Company is expressed in terms of percentage, the percentage set forth opposite the name of each Member on Exhibit A, as may be adjusted from time to time pursuant to this Agreement; or
- B. If ownership in the Company is expressed in Units, the ratio, expressed as a percentage, of:
 - (1) the number of Units owned by the Member (expressed as "MU" in the equation below) divided by

- (2) the total number of Units owned by all of the Members of the Company (expressed as "TU" in the equation below).

$$\text{Percentage Interest} = \frac{MU}{TU}$$

"Person" means an individual (natural person), partnership, limited partnership, trust, estate, association, corporation, limited liability company, or other entity, whether domestic or foreign.

"Units" mean, if ownership in the Company is expressed in Units, units of ownership in the Company, that, with respect to each Member, entitles the Member to a Membership Interest which, if applicable, is expressed as the number of Units set forth opposite the name of each Member on Exhibit A, as may be adjusted from time to time pursuant to this Agreement.

ARTICLE 2: CAPITAL CONTRIBUTIONS, ADDITIONAL MEMBERS, CAPITAL ACCOUNTS AND LIMITED LIABILITY

2.1 Initial Capital Contributions. The names of all Members and each of their respective addresses, initial Capital Contributions, and Ownership Interests must be set forth on Exhibit A. Each Member has made or agrees to make the initial Capital Contribution set forth next to such Member's name on Exhibit A to become a Member of the Company.

2.2 Subsequent Capital Contributions. Members are not obligated to make additional Capital Contributions unless unanimously agreed by all the Members. If subsequent Capital Contributions are unanimously agreed by all the Members in a consent in writing, the Members may make such additional Capital Contributions on a pro rata basis in accordance with each Member's respective Percentage Interest or as otherwise unanimously agreed by the Members.

2.3 Additional Members.

A. With the exception of a transfer of interest (1) governed by Article 7 of this Agreement or (2) otherwise expressly authorized by this Agreement, additional Persons may become Members of the Company and be issued additional Ownership Interests only if approved by and on terms determined by a unanimous written agreement signed by all of the existing Members.

B. Before a Person may be admitted as a Member of the Company, that Person must sign and deliver to the Company the documents and instruments, in the form and containing the information required by the Company, that the Members deem necessary or desirable. Membership Interests of new Members will be allocated according to the terms of this Agreement.

2.4 Capital Accounts. Individual Capital Accounts must be maintained for each Member, unless (a) there is only one Member of the Company and (b) the Company is exempt according to applicable tax laws. Capital Accounts must be maintained in accordance with all applicable tax laws.

2.5 Interest. No interest will be paid by the Company or otherwise on Capital Contributions or on the balance of a Member's Capital Account.

2.6 Limited Liability; No Authority. A Member will not be bound by, or be personally liable for, the expenses, liabilities, debts, contracts, or obligations of the Company, except as otherwise provided in this Agreement or as required by the California Revised Uniform Limited Liability Company Act. Unless expressly provided in this Agreement, no Member, acting alone, has any authority to undertake or assume any obligation, debt, or responsibility, or otherwise act on behalf of, the Company or any other Member.

ARTICLE 3: ALLOCATIONS AND DISTRIBUTIONS

3.1 Allocations. Unless otherwise agreed to by the unanimous consent of the Members any income, gain, loss, deduction, or credit of the Company will be allocated for accounting and tax purposes on a pro rata basis in proportion to the respective Percentage Interest held by each Member and in compliance with applicable tax laws.

3.2 Distributions. The Company will have the right to make distributions of cash and property to the Members on a pro rata basis in proportion to the respective Percentage Interest held by each Member. The timing and amount of distributions will be determined by the Members in accordance with the California Revised Uniform Limited Liability Company Act.

3.3 Limitations on Distributions. The Company must not make a distribution to a Member if, after giving effect to the distribution:

A. The Company would be unable to pay its debts as they become due in the usual course of business; or

B. The fair value of the Company's total assets would be less than the sum of its total liabilities plus the amount that would be needed, if the Company were to be dissolved at the time of the distribution, to satisfy the preferential rights upon dissolution of Members, if any, whose preferential rights are superior to those of the Members receiving the distribution.

ARTICLE 4: MANAGEMENT

4.1 Management.

A. **Generally.** Subject to the terms of this Agreement and the California Revised Uniform Limited Liability Company Act, the business and affairs of the Company will be managed by the Members.

B. **Approval and Action.** Unless greater or other authorization is required pursuant to this Agreement or under the California Revised Uniform Limited Liability Company Act for the Company to engage in an activity or transaction, all activities or transactions must be approved by the Members, to constitute the act of the Company or serve to bind the Company. With such approval, the signature of any Members authorized to sign on behalf of the Company is sufficient to bind the Company with respect to the matter or matters so approved. Without such approval, no Members acting alone may bind the Company to any agreement with or obligation to any third party or represent or claim to have the ability to so bind the Company.

C. **Certain Decisions Requiring Greater Authorization.** Notwithstanding clause B above, the following matters require unanimous approval of the Members in a consent in writing to constitute an act of the Company:

- (i) A material change in the purposes or the nature of the Company's business;
- (ii) With the exception of a transfer of interest governed by Article 7 of this Agreement, the admission of a new Member or a change in any Member's Membership Interest, Ownership Interest, Percentage Interest, or Voting Interest in any manner other than in accordance with this Agreement;
- (iii) The merger of the Company with any other entity or the sale of all or substantially all of the Company's assets; and

- (iv) The amendment of this Agreement.

4.2 Officers. The Members are authorized to appoint one or more officers from time to time. The officers will have the titles, the authority, exercise the powers, and perform the duties that the Members determine from time to time. Each officer will continue to perform and hold office until such time as (a) the officer's successor is chosen and appointed by the Members; or (b) the officer is dismissed or terminated by the Members, which termination will be subject to applicable law and, if an effective employment agreement exists between the officer and the Company, the employment agreement. Subject to applicable law and the employment agreement (if any), each officer will serve at the direction of Members, and may be terminated, at any time and for any reason, by the Members.

ARTICLE 5: ACCOUNTS AND ACCOUNTING

5.1 Accounts. The Company must maintain complete accounting records of the Company's business, including a full and accurate record of each Company transaction. The records must be kept at the Company's principal executive office and must be open to inspection and copying by Members during normal business hours upon reasonable notice by the Members wishing to inspect or copy the records or their authorized representatives, for purposes reasonably related to the Membership Interest of such Members. The costs of inspection and copying will be borne by the respective Member.

5.2 Records. The Members will keep or cause the Company to keep the following business records:

- (i) An up to date list of the Members, each of their respective full legal names, last known business or residence address, Capital Contributions, the amount and terms of any agreed upon future Capital Contributions, and Ownership Interests, and Voting Interests;
- (ii) A copy of the Company's federal, state, and local tax information and income tax returns and reports, if any, for the six most recent taxable years;
- (iii) A copy of the articles of organization of the Company, as may be amended from time to time ("Articles of Organization"); and

- (iv) An original signed copy, which may include counterpart signatures, of this Agreement, and any amendments to this Agreement, signed by all then-current Members.

5.3 Income Tax Returns. Within 45 days after the end of each taxable year, the Company will use its best efforts to send each of the Members all information necessary for the Members to complete their federal and state tax information, returns, and reports and a copy of the Company's federal, state, and local tax information or income tax returns and reports for such year.

5.4 Subchapter S Election. The Company may, upon unanimous consent of the Members, elect to be treated for income tax purposes as an S Corporation. This designation may be changed as permitted under the Internal Revenue Code Section 1362(d) and applicable Regulations.

5.5 Tax Matters Member. Anytime the Company is required to designate or select a tax matters partner or partnership representative, pursuant to Section 6223 of the Internal Revenue Code and any regulations issued by the Internal Revenue Service, the Members must designate one of the Members as the tax matters partner or partnership representative of the Company and keep such designation in effect at all times.

5.6 Banking. All funds of the Company must be deposited in one or more bank accounts in the name of the Company with one or more recognized financial institutions. The Members are authorized to establish such accounts and complete, sign, and deliver any banking resolutions reasonably required by the respective financial institutions in order to establish an account.

ARTICLE 6: MEMBERSHIP - VOTING AND MEETINGS

6.1 Members and Voting Rights. The Members have the right and power to vote on all matters with respect to which the Articles of Organization, this Agreement, or the California Revised Uniform Limited Liability Company Act requires or permits. Unless otherwise stated in this Agreement (for example, in Section 4.1(c)) or required under the California Revised Uniform Limited Liability Company Act, the vote of the Members holding at least a majority of the Voting Interest of the Company is required to approve or carry out an action.

6.2 Meetings of Members. Annual, regular, or special meetings of the Members are not required but may be held at such time and place as the Members deem

necessary or desirable for the reasonable management of the Company. Meetings may be called by any Member or Members, holding 10% or more of the Percentage Interests, for the purpose of addressing any matters on which the Members may vote. A written notice setting forth the date, time, and location of a meeting must be sent at least ten (10) days but no more than sixty (60) days before the date of the meeting to each Member entitled to vote at the meeting. A Member may waive notice of a meeting by sending a signed waiver to the Company's principal executive office or as otherwise provided in the California Revised Uniform Limited Liability Company Act. In any instance in which the approval of the Members is required under this Agreement, such approval may be obtained in any manner permitted by the California Revised Uniform Limited Liability Company Act, including by conference call or similar communications equipment. Any action that could be taken at a meeting may be approved by a consent in writing that describes the action to be taken and is signed by Members holding the minimum Voting Interest required to approve the action. If any action is taken without a meeting and without unanimous written consent of the Members, notice of such action must be sent to each Member that did not consent to the action.

ARTICLE 7: WITHDRAWAL AND TRANSFERS OF MEMBERSHIP INTERESTS

7.1 Withdrawal. Members may withdraw from the Company prior to the dissolution and winding up of the Company (a) by transferring or assigning all of their respective Membership Interests pursuant to Section 7.2 below, or (b) if all of the Members unanimously agree in a written consent. Subject to the provisions of Article 3, a Member that withdraws pursuant to this Section 7.1 will be entitled to a distribution from the Company in an amount equal to such Member's Capital Account, which must be paid by the Company to such Member within ninety (90) days of the withdrawal date unless otherwise agreed in writing.

7.2 Restrictions on Transfer; Admission of Transferee. A Member may not transfer any Membership Interests, whether now owned or later acquired, unless Members holding all of the Percentage Interests not subject to transfer consent to such transfer. A person may acquire Membership Interests directly from the Company upon the written consent of all Members. A Person that acquires Membership Interests in accordance with this Section 7.2 will be admitted as a Member of the Company only after the requirements of Section 2.3(b) are complied with in full.

ARTICLE 8: DISSOLUTION

8.1 Dissolution. The Company will be dissolved upon the first to occur of the following events:

- (i) The vote of the Members holding at least a majority of the Voting Interest of the Company to dissolve the Company;
- (ii) Entry of a decree of judicial dissolution under Section 17707.01 of the California Revised Uniform Limited Liability Company Act;
- (iii) The sale or transfer of all or substantially all of the Company's assets;
- (iv) A merger or consolidation of the Company with one or more entities in which the Company is not the surviving entity; or
- (v) The Company has no members during 90 consecutive days, except on the death of a natural person who is the sole member of the Company, the status of the member, including Membership Interest, may pass to the heirs, successors, and assigns of the member by will or applicable law.

8.2 No Automatic Dissolution Upon Certain Events. Unless otherwise set forth in this Agreement or required by applicable law, the death, incapacity, disassociation, bankruptcy, or withdrawal of a Member will not automatically cause a dissolution of the Company.

ARTICLE 9: INDEMNIFICATION

9.1 Indemnification. The Company has the power to defend, indemnify, and hold harmless any Person who was or is a party, or who is threatened to be made a party, to any Proceeding (as that term is defined below) by reason of the fact that such Person was or is a Member, officer, employee, representative, or other agent of the Company, or was or is serving at the request of the Company as a director, Governor, officer, employee, representative or other agent of another limited liability company, corporation, partnership, joint venture, trust, or other enterprise (each such Person is referred to as a "Company Agent"), against Expenses (as that term is defined below), judgments, fines, settlements, and other amounts (collectively, "Damages") to the maximum extent now or hereafter permitted under California law. "Proceeding," as

used in this Article 9, means any threatened, pending, or completed action, proceeding, individual claim or matter within a proceeding, whether civil, criminal, administrative, or investigative. "Expenses," as used in this Article 9, includes, without limitation, court costs, reasonable attorney and expert fees, and any expenses incurred relating to establishing a right to indemnification, if any, under this Article 9.

9.2 **Mandatory.** The Company must defend, indemnify and hold harmless a Company Agent in connection with a Proceeding in which such Company Agent is involved if, and to the extent, California law requires that a limited liability company indemnify a Company Agent in connection with a Proceeding.

9.3 **Expenses Paid by the Company Prior to Final Disposition.** Expenses of each Company Agent indemnified or held harmless under this Agreement that are actually and reasonably incurred in connection with the defense or settlement of a Proceeding may be paid by the Company in advance of the final disposition of a Proceeding if authorized by a vote of the Members that are not seeking indemnification holding a majority of the Voting Interests (excluding the Voting Interest of the Company Agent seeking indemnification). Before the Company makes any such payment of Expenses, the Company Agent seeking indemnification must deliver a written undertaking to the Company stating that such Company Agent will repay the applicable Expenses to the Company unless it is ultimately determined that the Company Agent is entitled or required to be indemnified and held harmless by the Company (as set forth in Sections 9.1 or 9.2 above or as otherwise required by applicable law).

ARTICLE 10: GENERAL PROVISIONS

10.1 **Notice.** (a) Any notices (including requests, demands, or other communications) to be sent by one party to another party in connection with this Agreement must be in writing and delivered personally, by reputable overnight courier, or by certified mail (or equivalent service offered by the postal service from time to time) to the following addresses or as otherwise notified in accordance with this Section: (i) if to the Company, notices must be sent to the Company's principal executive office; and (ii) if to a Member, notices must be sent to the Member's last known address for notice on record. (b) Any party to this Agreement may change its notice address by sending written notice of such change to the Company in the manner specified above. Notice will be deemed to have been duly given as follows: (i) upon delivery, if delivered personally or by reputable overnight carrier or (ii) five days after the date of posting if sent by certified mail.

10.2 Entire Agreement; Amendment. This Agreement along with the Articles of Organization (together, the "Organizational Documents"), constitute the entire agreement among the Members and replace and supersede all prior written and oral understandings and agreements with respect to the subject matter of this Agreement, except as otherwise required by the California Revised Uniform Limited Liability Company Act. There are no representations, agreements, arrangements, or undertakings, oral or written, between or among the Members relating to the subject matter of this Agreement that are not fully expressed in the Organizational Documents. This Agreement may not be modified or amended in any respect, except in a writing signed by all of the Members, except as otherwise required or permitted by the California Revised Uniform Limited Liability Company Act.

10.3 Governing Law; Severability. This Agreement will be construed and enforced in accordance with the laws of the state of California. If any provision of this Agreement is held to be unenforceable by a court of competent jurisdiction for any reason whatsoever, (i) the validity, legality, and enforceability of the remaining provisions of this Agreement (including without limitation, all portions of any provisions containing any such unenforceable provision that are not themselves unenforceable) will not in any way be affected or impaired thereby, and (ii) to the fullest extent possible, the unenforceable provision will be deemed modified and replaced by a provision that approximates the intent and economic effect of the unenforceable provision and the Agreement will be deemed amended accordingly.

10.4 Further Action. Each Member agrees to perform all further acts and execute, acknowledge, and deliver any documents which may be reasonably necessary, appropriate, or desirable to carry out the provisions of this Agreement.

10.5 No Third Party Beneficiary. This Agreement is made solely for the benefit of the parties to this Agreement and their respective permitted successors and assigns, and no other Person or entity will have or acquire any right by virtue of this Agreement. This Agreement will be binding on and inure to the benefit of the parties and their heirs, personal representatives, and permitted successors and assigns.

10.6 Incorporation by Reference. The recitals and each appendix, exhibit, schedule, and other document attached to or referred to in this Agreement are hereby incorporated into this Agreement by reference.

10.7 Counterparts. This Agreement may be executed in any number of counterparts with the same effect as if all of the Members signed the same copy. All counterparts will be construed together and will constitute one agreement.

[Remainder Intentionally Left Blank.]

10052 W Hillgrove Dr



Application #:

21010 - 20000 - 04053

Plan Check #: B21VN10529

Printed: 03/27/25 03:14 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

Last Status: CofO Issued

Status Date: 08/23/2023

1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
TR 20613		6		M B 601-93/96	144B157 249	4358 - 014 - 007

3. PARCEL INFORMATION

Baseline Hillside Ordinance - Yes

LADBS Branch Office - WLA

Council District - 5

Certified Neighborhood Council - Bel Air-Beverly Crest

Census Tract - 2612.00

District Map - 144B157

Energy Zone - 9

Fire District - VHFHSZ

Hillside Grading Area - YES

Hillside Ordinance - YES

Thomas Brothers Map Grid - 592-C6

Area Planning Commission - West Los Angeles

Earthquake-Induced Liquefaction Area - Yes

Community Plan Area - Bel Air - Beverly Crest

Near Source Zone Distance - 0

ZONES(S): RE15-1-HCR

4. DOCUMENTS

ZI - ZI-2462 Modification to SF Zones and S ORD - ORD-167564-SA3260

ZI - ZI-2467 Hillside Construction Regulation ORD - ORD-183497

ORD - ORD-128730 ORD - ORD-184827

ORD - ORD-129279 ORD - ORD-184828

HLSAREA - Yes

CPC - CPC-1986-829-GPC

CPC - CPC-2016-4085-CA

CPC - CPC-2016-4087-ZC

BHO - Yes

AFF - LINKAGE FEE 20220146018

5. CHECKLIST ITEMS

Special Inspect - Anchor Bolts

Special Inspect - Concrete > 2.5ksi

Special Inspect - Grade Beam/Caisson

Special Inspect - Structural Observation

Special Inspect - Structural Wood (periodic)

Fabricator Reqd - Prefabricated Joist

Fabricator Reqd - Shop Welds

Fabricator Reqd - Structural Steel

Storm Water - LID Project

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s):

T&T HOMES LLC

10052 HILLGROVE DR

BEVERLY HILLS CA 90210

Tenant:

Applicant: (Relationship: Agent for Owner)

HARUT SUMBATYAN -

4337 WOODMAN AV

SHERMAN OAKS 91423

(818) 922-2395

7. EXISTING USE**PROPOSED USE**

(01) Dwelling - Single Family

(07) Garage - Private

(23) Patio Cover

8. DESCRIPTION OF WORK

NEW 78'-0" x 52'-10" IRREGULAR SHAPED TWO STORY SINGLE FAMILY DWELLING WITH ATTACHED GARAGE AND TRELLIS. " NFPA 13-D FIRE SPRINKLERS THRU-OUT ". SEE COMMENTS.

9. # Bldgs on Site & Use:**10. APPLICATION PROCESSING INFORMATION**

BLDG. PC By: Sarkis Harabedian

OK for Cashier: Sarkis Harabedian

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 #: 11004053

11. PROJECT VALUATION & FEE INFORMATION

Final Fee Period

Permit Valuation:	\$705,000	PC Valuation:	
FINAL TOTAL Bldg-New	31,494.85	Planning Surcharge Misc Fee	10.00
Permit Fee Subtotal Bldg-New	3,373.50	Planning Gen Plan Maint Surcharge	240.87
Energy Surcharge		School District Residential Level 1	24,267.84
Electrical	877.11	Dwelling Unit Construction Tax	200.00
HVAC	438.56	Residential Development Tax	300.00
Plumbing	877.11	CA Bldg Std Commission Surcharge	29.00
Plan Check Subtotal Bldg-New	0.00	Green Building	0.00
Off-hour Plan Check	0.00	Permit Issuing Fee	0.00
Plan Maintenance	67.47	Linkage Fee	0.00
E.Q. Instrumentation	91.65		
D.S.C. Surcharge	171.76		
Sys. Surcharge	343.52		
Planning Surcharge	206.46		
Sewer Cap ID:		Total Bond(s) Due: \$0.00	

12. ATTACHMENTS

Hillside Referral Form

Plot Plan

Owner-Builder Declaration

Signed Declaration

Project:

Payment Date: 02/08/2022

Receipt No: 1241094

Amount: \$31,494.85

Method: ECHECK

8001210102000004053F

13. STRUCTURE INVENTORY

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

21010 - 20000 - 04053

(P) Floor Area (ZC): +5351.44 Sqft / 5351.44 Sqft	(P) U Occ. Group: +392.21 Sqft / 392.21 Sqft
(P) Height (ZC): +26.5 Feet / 26.5 Feet	(P) Parking Req'd for Bldg (Auto+Bicycle): +2 Stalls / 2 Sta
(P) Landscape Area: +499 Sqft / 499 Sqft	(P) Parking Req'd for Site (Auto+Bicycle): +2 Stalls / 2 Sta
(P) Length: +52.83 Feet / 52.83 Feet	(P) Total Provided Parking for Site: +2 Stalls / 2 Stalls
(P) Residential Floor Area: +5090.75 Sqft / 5090.75 Sqft	(P) Type V-B Construction
(P) Stories: +2 Stories / 2 Stories	(P) Floor Construction - Concrete Slab on Grade
(P) Width: +78 Feet / 78 Feet	(P) Foundation - Concrete Grade Beam
(P) Dwelling Unit: +1 Units / 1 Units	(P) Foundation - Continuous Footing
(P) NFPA-13D Fire Sprinklers Thru-out	(P) Roof Construction - Wood Frame/Sheathing
(P) R3 Occ. Group: +5351.44 Sqft / 5351.44 Sqft	(P) Wall Construction - Wood Stud

14. APPLICATION COMMENTS:**PDPP Project's Total Valuation: \$0.00**

** Approved Seismic Gas Shut-Off Valve may be required. ** MAX. ALLOWED R.F.A PER SLOPE BAND = 4250.98 S.F MAX.
ALLOWED R.F.A WITH 20 PERCENT BONUS = 4250.98 * 1.2 = 5,101.17 S.F PER 12.21C.10(b)(3)(i) Proportional Stories Option -
floor area of each story other than the Base Floor does not exceed 75% of the Base Floor area. PROPOSED R.F.A = 2681.96(N)1ST
FLOOR + 1930.98(N)2ND FLOOR + 203(N)AREA WITH CEILING > 14'-0" HIGH + 392.21(N)ATT. GARAGE - 200 EXEMPT +
656(N)TRELLIS - 656 EXEMPT + 82.5(N)PATIO COVER = 5,090.75 S.F 1ST FLOOR = 2681.96 + 392.21 = 3,074 S.F 2ND FLOOR

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

(E) KOESTER,, RONALD NORMAN	1815 SHADOW CANYON RD,	ACTON, CA 93510		
(E) YUZON,, BENIGNO SARI	2511 PEACHWOOD PLACE,	WESTLAKE VILLAGE, CA 91		
(O) OWNER-BUILDER				

L5930
S3454
0

=====
(Group ID: 1241094) Receipt No: 124109 4 02-08-2022 09:06 AM
=====

Permit No: 21010-20000-04053 Bldg-New

Address: 10052 W HILLGROVE DR

CA Bldg Std Commission Surcharge	29.00
D.S.C. Surcharge	171.76
Dwelling Unit Construction Tax	200.00
E.Q. Instrumentation	91.65
Electrical	877.11
HVAC	438.56
Permit Fee Subtotal Bldg-New	3,373.50
Plan Maintenance	67.47
Planning Gen Plan Maint Surcharge	240.87
Planning Surcharge	206.46
Planning Surcharge Misc Fee	10.00
Plumbing	877.11
Residential Development Tax	300.00
School District Residential Level 1	24,267.84
Sys. Surcharge	343.52
Sub Total:	31,494.85
Grand Total:	31,494.85

Tzvika Diner

Last four digits of Card Number: 1213

Expiration:

Approval No: 629623

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(Group ID: 1241098) Receipt No: 124109 8 02-08-2022 09:08 AM
=====

Permit No: 22014-20000-00548 Bldg-Addition

Address: 7842 N WOODLAKE AVE

D.S.C. Surcharge	13.28
Plan Check Subtotal Bldg-Addition	442.80
Planning Gen Plan Maint Surcharge	31.00
Planning Surcharge	26.57
Planning Surcharge Misc Fee	10.00
Sys. Surcharge	26.57
Sub Total:	550.22
Grand Total:	550.22

Anh Le

Last four digits of Card Number: 3411

Expiration: 9/2025

Approval No: 33078P

1

8-10509
CITY OF LOS ANGELESAPPLICATION TO CONSTRUCT NEW BUILDING
AND FOR CERTIFICATE OF OCCUPANCY

Form B-1

DEPT. OF BUILDING AND SAFETY

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.
2. Plot Plan Required on Back of Original.

1. LEGAL LOT	6	BLK.		TRACT	20613	DIST. MAP	7148
JOB ADDRESS	10052 Hillgrove Dr.					APPROVED	ZONE R-1-1
2. BETWEEN CROSS STREETS	Maybrook Dr. AND Benedict Canyon Dr.					FIRE DIST.	
3. PURPOSE OF BUILDING	1-Family Dwelling & att. Garage					INSIDE	XXXX
4. OWNER	Edmund Pauly					PHONE	PO-11917
5. OWNER'S ADDRESS	4303 Goldwater Canyon					ZONE	
6. CERT. ARCH.	none					STATE LICENSE	PHONE
7. LIC. ENGR.	none					STATE LICENSE	PHONE
8. CONTRACTOR	Owner					STATE LICENSE	PHONE
9. CONTRACTOR'S ADDRESS	same as 5.					P.O.	ZONE
10. SIZE OF EXISTING BLDG.	39 x 82		STORIES	11	NO. OF EXISTING BUILDINGS ON LOT AND USE	none	

1. MATERIAL	<input checked="" type="checkbox"/> WOOD	<input type="checkbox"/> METAL	<input type="checkbox"/> CONC. BLOCK	ROOF	<input checked="" type="checkbox"/> WOOD	<input type="checkbox"/> STEEL	ROOFING	<input checked="" type="checkbox"/> SH	SPRINKLERS
EXT. WALLS:	<input checked="" type="checkbox"/> STUCCO	<input type="checkbox"/> BRICK	<input type="checkbox"/> CONCRETE	CONST.	<input type="checkbox"/> CONC.	<input type="checkbox"/> OTHER			NO'D. SPECIFIED
12. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING.	\$ 31,500.					BLDG. AREA		2700	

I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.

Signed Edmund Pauly

This Form When Properly Validated is a Permit to Do the Work Described.

TYPE	GROUP	MAX. OCC.	P.C.	S.P.C.	G.P.I.	DATE	O.S.	C/O
V	R	1 FAM	56.00			7/12		

CASHIER'S USE ONLY

WHA P.C. 27239 6-8-60 \$56.00
 SPP-#A-1013-7-15-60-5100
 B.P. #33359-7-15-60-7/12/00

P.C. No. GRADING CRIT. SOIL CONS.

SEWER (Available) (Not to be used)

CRITICAL SOIL

10052 W Hillgrove Dr



Permit #:

21010 - 20001 - 04053

Plan Check #: B22VN14213

Printed: 09/20/22 04:24 PM

Event Code:

Bldg-Alter/Repair GREEN - NONE 1 or 2 Family Dwelling Plan Check at Counter Plan Check	City of Los Angeles - Department of Building and Safety APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY	Issued on: 09/20/2022 Last Status: Issued Status Date: 09/20/2022
--	--	---

1. TRACT TR 20613	BLOCK 6	LOT(s) 6	ARB	COUNTY MAP REF # M B 601-93/96	PARCEL ID # (PIN #) 144B157 249	2. ASSESSOR PARCEL # 4358 - 014 - 007
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3. PARCEL INFORMATION Baseline Hillside Ordinance - Yes LADBS Branch Office - WLA Council District - 5 Certified Neighborhood Council - Bel Air-Beverly Crest Census Tract - 2612.00	District Map - 144B157 Energy Zone - 9 Fire District - VHFHSZ Hillside Grading Area - YES Hillside Ordinance - YES	Thomas Brothers Map Grid - 592-C6 Area Planning Commission - West Los Angeles Earthquake-Induced Liquefaction Area - Yes Community Plan Area - Bel Air - Beverly Crest Near Source Zone Distance - 0
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ZONES(S): RE15-1-HCR

4. DOCUMENTS ZI - ZI-2462 Modifications to SF Zones and S ORD - ORD-167564-SA3260 ZI - ZI-2467 Hillside Construction Regulation ORD - ORD-183497 ORD - ORD-128730 ORD - ORD-184827 ORD - ORD-129279 ORD - ORD-184828	HLSAREA - Yes CPC - CPC-1986-829-GPC CPC - CPC-2016-4085-CA CPC - CPC-2016-4087-ZC	BHO - Yes AFF - LINKAGE FEE 20220146018
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5. CHECKLIST ITEMS

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION		
Owner(s): T&T HOMES LLC	10052 HILLGROVE DR	BEVERLY HILLS CA 90210
Tenant:		
Applicant: (Relationship: Agent for Owner) HARUT SUMBATYAN -	4337 WOODMAN AV	SHERMAN OAKS 91423 (818) 922-2395

7. EXISTING USE (01) Dwelling - Single Family (07) Garage - Private (23) Patio Cover	PROPOSED USE	8. DESCRIPTION OF WORK SUPPLEMENTAL TO PERMIT# 21010-20000-04053 TO REVISE KITCHEN LAYOUT.
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9. # Bids 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.
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10. APPLICATION PROCESSING INFORMATION BLDG. PC By: Sarkis Harabedian OK for Cashier: Sarkis Harabedian Signature:	DAS PC By: Coord. OK: Date: 09/20/2022
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11. PROJECT VALUATION & FEE INFORMATION	Final Fee Period
Permit Valuation \$501	PC Valuation:
FINAL TOTAL Bldg-Alter/Repair	170.15
Permit Fee Subtotal Bldg-Alter/Repair	130.00
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 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 Owner-Builder Declaration Signed Declaration	 * 0 8 0 0 1 2 1 0 1 0 2 0 0 0 1 0 4 0 5 3 F N *
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For Cashier's Use Only

W/O #: 11004053

Payment Date: 09/20/2022

Receipt No: 1423967

Amount: \$170.15

Method: CC

Building Card No.: 2022ON 93975

13. STRUCTURE INVENTORY

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

21010 - 20001 - 04053**14. APPLICATION COMMENTS:**

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 #
(E) KOESTER, RONALD NORMAN	1815 SHADOW CANYON RD,	ACTON, CA 93510	L5930	
(E) YUZON, BENIGNO SARI	2511 PEACHWOOD PLACE,	WESTLAKE VILLAGE, CA 91	S3454	
(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: **09/20/2022**

Owner



Authorized Agent

=====
(Group ID: 1423964) Receipt No: 142396 4 09-20-2022 04:21 PM
=====

Permit No: 22042-20000-19847 Plumbing

Address: 9666 N SUNLAND BLVD

P. C. Sys. Development Surcharge	37.60
Plan Check D.S.C. Surcharge	18.80
Plan Check Subtotal Plumbing	626.60
Sub Total:	683.00
Grand Total:	683.00

David Muradyan

Last four digits of Card Number: 7253

Expiration: 8/2024

Approval No: 04481G

=====
(Group ID: 1423966) Receipt No: 142396 6 09-20-2022 04:22 PM
=====

Permit No: 22044-10001-02146 HVAC

Address: 384 WORLD WAY

Off-hour Plan Check	290.50
P. C. Sys. Development Surcharge	52.29
Plan Check D.S.C. Surcharge	26.15
Plan Check Subtotal HVAC	581.00
Sub Total:	949.94
Grand Total:	949.94

ERIK DUNNAGAN

Last four digits of Card Number: 3124

Expiration: 4/2025

Approval No: 230122

=====
(Group ID: 1423967) Receipt No: 142396 7 09-20-2022 04:24 PM
=====

Permit No: 21010-20001-04053 Bldg-Alter/Repair

Address: 10052 W HILLGROVE DR

CA Bldg Std Commission Surcharge	1.00
D.S.C. Surcharge	3.92
E.Q. Instrumentation	0.50
Permit Fee Subtotal Bldg-Alter/Repair	130.00
Planning Gen Plan Maint Surcharge	9.10
Planning Surcharge	7.80
Planning Surcharge Misc Fee	10.00
Sys. Surcharge	7.83
Sub Total:	170.15
Grand Total:	170.15

itamar epshtain

Last four digits of Card Number: 1007

Expiration: 6/2027

Approval No: 207926

10052 W Hillgrove Dr



Application #:
Plan Check #: B24VN03179
Event Code:

24016 - 20000 - 08203
Printed: 03/13/24 11:06 AM

Bldg-Alter/Repair GREEN - NONE 1 or 2 Family Dwelling Plan Check at Counter Plan Check		City of Los Angeles - Department of Building and Safety APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY		Last Status: Submitted Status Date: 03/13/2024	
1. TRACT TR 20613		BLOCK 6	LOT(s) 6	ARB M B 601-93/96	COUNTY MAP REF # M B 601-93/96
				PARCEL ID # (PIN #) 144B157 249	2. ASSESSOR PARCEL # 4358 - 014 - 007
3. PARCEL INFORMATION Baseline Hillside Ordinance - Yes LADBS Branch Office - WLA Council District - 5 Certified Neighborhood Council - Bel Air-Beverly Crest Census Tract - 2612.00 District Map - 144B157 Energy Zone - 9 Fire District - VHFHSZ Hillside Grading Area - YES Hillside Ordinance - YES Thomas Brothers Map Grid - 592-C6 Area Planning Commission - West Los Angeles Earthquake-Induced Liquefaction Area - Yes Community Plan Area - Bel Air - Beverly Crest Near Source Zone Distance - 0					
ZONES(S): RE15-1-HCR					
4. DOCUMENTS ZI - ZI-2462 Modifications to SF Zones and S ORD - ORD-167564-SA3260 ZI - ZI-2467 Hillside Construction Regulation ORD - ORD-181128 ORD - ORD-128730 ORD - ORD-183497 ORD - ORD-129279 ORD - ORD-184827 ORD - ORD-184828 HLSAREA - Yes CPC - CPC-1986-829-GPC CPC - CPC-2008-4683-CA CPC - CPC-2016-4085-CA CPC - CPC-2016-4087-ZC CPC - CPC-2022-3413-CA CPC - CPC-2022-3712-ZC					
5. CHECKLIST ITEMS					
6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION Owner(s): T AND T HOMES LLC 12439 MAGNOLIA BLVD PMB 245 VALLEY VILLAGE CA 91607 Tenant: Applicant: (Relationship: Agent for Owner) ANDREA CROSS - ESCROW OF THE WEST 468 N. CAMDEN DRIVE 2-ND FLOOR BEVERLY HILLS / CA. 90210 (310) 402-5555					
7. EXISTING USE (01) Dwelling - Single Family (07) Garage - Private (23) Patio Cover			8. DESCRIPTION OF WORK TERMINATION OF COVENANT AND AGREEMENT REGARDING THE PAYMENT OF LINKAGE FEES TO THE CITY OF LOS ANGELES. DOCUMENT # 20220146018. SEE COMMENTS.		
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: OK for Cashier: Signature:			DAS PC By: Coord. OK: Date:		
11. PROJECT VALUATION & FEE INFORMATION Permit Valuation \$501 SUBMITTAL TOTAL Bldg-Alter/Rep 81.38 Plan Check Subtotal Bldg-Alter/Repair 58.50 D.S.C. Surcharge 1.76 Sys. Surcharge 3.51 Planning Surcharge 3.51 Planning Surcharge Misc Fee 10.00 Planning Gen Plan Maint Surcharge 4.10 Sewer Cap ID: Total Bond(s) Due:					
12. ATTACHMENTS					

For Cashier's Use Only W/O #: 41608203

Payment Date: 03/13/2024
Receipt No: 1793005
Amount: \$81.38
Method: ECHECK



CLAIM FOR REFUND - PAYMENTS

CLAIM # 174641

FEE TYPE	FUND	FUND TYPE	AMOUNT PAID	20% RETENTION	NET REFUND
LINKAGE	59T/43/4680/468001	AP10	\$ 66,340.80	\$ -	\$ 66,340.80
TOTAL			\$ 66,340.80	\$ -	\$ 66,340.80

LFG 03/25/25

ST
3/25/25