

**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

August 15, 2025

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

REQUEST FOR BUILDING PERMIT & LINKAGE FEES REFUND FROM EAST GATE VENTURES, 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 177967 in the amount of \$247,082.37.

On June 20, 2023, LADBS received a payment in the amount of \$350,944.11 from Dolcedo LLC, under building permit number 19010-20000-00272 for the project located at 10690 W. Somma Way, Los Angeles, CA. 90077. This property was later on purchased by East Gate Ventures, LLC (claimant) including this permit subject to refund. The claimant submitted a claim for refund on July 1, 2025 related to the building permit and linkage fees. The owner decided not to proceed with the construction of the project. Upon further review, LADBS Engineering Bureau and Inspection Bureau determined the Claimant is entitled to the claimed amount of \$247,082.37 for building permit and linkage fees. Attached are supporting documents with regards to this 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 September 4, 2025, the Claims Board of the City of Los Angeles considered a report of the Department of Building and Safety in the matter of: Request for Permit & Linkage Fees Refund from East Gate Ventures, LLC - Refund Claim No. 177967.

and voted (3/0) to (approve / reject) the City Attorney's recommendation.

Other action: _____

Claims Board, City of Los Angeles

By  _____
Chairperson

cc: City Attorney

RECEIVED

2025 JUL 11 AM 11:34

CITY OF LOS ANGELES
FINANCIAL SERVICES
BUILDING & SAFETY

CLAIM FOR REFUND

CLAIM # 177967

2025 JUL - 1 PM 2:00

CITY CLERK

Received Date Stamp

Print Name of Claimant (Last) EAST GATE VENTURES, LLC ✓		(First) MANDERSON, CHRIS, Authorized Signatory ✓	
Mailing Address (Street) 1301 North Broadway, STE 32045	(City) Los Angeles	(State/Zip) CA 90012 ✓	
(Area Code) (Phone Number) AGENT/PRIMARY CONTACT: ARCHIBALD CATTARUSA-BERNARD (213) 219-4691		(E-mail Address) archibald@crestrealestate.com	

REFUND INFORMATION

JOB LOCATION: 10690 W SOMMA WAY, LOS ANGELES, CA 90077Amount Claimed \$ 350,944.11 Date Fees Paid: 06/20/2023RECEIPT #/PERMIT #/REFERENCE #: 2023171003-12 | 19010-20000-00272

STATE REASON FOR REQUESTING A REFUND - (Details):

OWNER IS REQUESTING TO WITHDRAW THE PERMITS AND WILL NOT PROCEED WITH
CONSTRUCTION.

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.

<u>Chris Manderison</u> E33924781DED4FC SIGNATURE AND TITLE OF CLAIMANT	Authorized Signatory	6/23/2025 DATE
---	----------------------	-------------------

FOR DEPARTMENT OF BUILDING & SAFETY USE ONLY

AMOUNT APPROVED FOR REFUND \$ 247,082.37REMARKS: "No work started," per Recommendations.

Audited by: <u>[Signature]</u>	Date: <u>8/11/25</u>
Approved by: <u>[Signature]</u>	Date: <u>8/12/25</u>

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.



Suzy Ter-Oganesyan <suzy.teroganesyan@lacity.org>

Claim for Refund No.177967 - Permit 19010 20000 00272 - School Fee Refund

1 message

Luis Fernando Garcia <luis.f.garcia@lacity.org>
To: Archibald Cattarusa-Bernard <archibald@crestrealestate.com>
Cc: LADBS Refunds <LADBS.Refunds@lacity.org>

Thu, Aug 7, 2025 at 4:25 PM

Good afternoon,

I hope this email finds you well.

The school fees charged on permit # 19010-20000-00272 for job site address 10690 W Somma Way are refunded through the Los Angeles Unified School District. Please contact LAUSD at (213) 241-6266 or send an email to impactfee@lausd.net to inquire on how to claim the refund.

Please reference the attached file.

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



 **Updated - LAUSD Impact Fee (School Fees).pdf**
179K

LADBS Recommendation Form

APPROVED**CLAIM #** 177967**Bureau:** Inspection**Division:** Building**Document Number:**

19010-20000-00272

Receipt Number:

2023171003-12

Receipt Date:

06/20/2023

Fee Period:

Final

Job Address:

10690 W SOMMA WAY 90077

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

no

2. Are the reasons given by claimant correct?

yes

3. Did LADBS initiate an action that resulted in an error?

no

4. Is this a duplicated permit or receipt of the same job or item?

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

No work started.

Reviewed By: MICHAEL PELHAM**Reviewed On:** 07/28/2025**Approved By:** RICHARD STEINBACH**Approved On:** 08/04/2025**Financial Service Div.'s Comments:**

Reference attachment 177967-bldg.

Liaison's Comments:

Per Financial Services they stated to review the following attachment: 177967-bldg.pdf

PCIS - 05/13/25 Public Counter: Completed on 05/13/2025.

Reviewer's Comments:**Supervisor's Comments:****History****Action**

Review Approved & Returned to FSD

Review Completed & Submitted for Supervisor Review (to RICHARD STEINBACH, RICHARD STEINBACH, RICHARD STEINBACH)

Assigned (to DAVID FEILER, KENNETH NAGLE, MICHAEL PELHAM)

By

RICHARD STEINBACH

MICHAEL PELHAM

Samantha Rangel

On

8/4/2025 8:54:38 AM

7/28/2025 10:40:34 AM

7/17/2025 10:07:11 AM

LADBS Recommendation Form

APPROVED

CLAIM # 177967

Bureau: Engineering

Division: Major Structures

Document Number:

19010-20000-00272

Receipt Number:

2023171003-12

Receipt Date:

06/20/2023

Fee Period:

Final

Job Address:

10690 W SOMMA WAY 90077

1. Did LADBS perform any work for which the permit or receipt was issued?
no

2. Are the reasons given by claimant correct?
yes

3. Did LADBS initiate an action that resulted in an error?
no

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

5. Of the gross amount claimed, is the amount claimed pertaining to the (se) particular item(s) correct?
no
The amount for this refund is for the Linkage Fee of \$225,639.85 only.

6. Is a refund recommended?
yes

Since no work has started and per FSD, since in Refund In Progress status, the permit is essentially withdrawn, OK for Refund.

Reviewed By: JOHN FRANCIA

Reviewed On: 07/24/2025

Approved By: ALLEN MANALANSAN

Approved On: 07/25/2025

Financial Service Div.'s Comments:

Linkage Fee only. Reference attachment 177967-linkage fee.

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)

Assigned (to JOHN FRANCIA)

By

ALLEN MANALANSAN

JOHN FRANCIA

BRANDON JONES

On

7/25/2025 8:23:47 AM

7/24/2025 8:46:27 AM

7/18/2025 6:44:00 AM

Application # 19010 20000 00272 Search Clear									
Insp Date	Inspection Type	Inspection Status	CMT	Action Date	First Name	Last Name	RFI#	Group Code	Audit Name
05/13/2025	Public Counter	Completed		05/13/2025			35075199	NA	377873
09/16/2024	Public Counter	Completed		09/16/2024			33915390	NA	377873
07/30/2024	Pre-Inspection	Corrections Issued		07/31/2024	CHRISTOPHER	WILSON	33678377	INSPECTN	379291
07/30/2024	Pre-Inspection	Insp Scheduled		07/29/2024			33678377	WEB_NREG	SERVICES
02/20/2024	Pre-Inspection	Partial Approval		02/21/2024	CHRISTOPHER	WILSON	32901799	INSPECTN	379291
02/20/2024	Pre-Inspection	Insp Scheduled		02/16/2024			32901799	WEB_NREG	SERVICES

PCIS Document Status Audit Trail - G6PERMIT									
Application # 19010 20000 00272 Insp. History									
Source	Status	Status Date	Date/Time Stamp	First Name	Last Name	Audit Name			
PCAM	Submitted	01/29/2019	01/29/2019 12:30 PM	PCIS	IMPORT	PCIS			
PCAM	PC Assigned	02/07/2019	02/07/2019 12:09 PM	CHON CHIO	KUO	369073			
PCAM	PC in Progress	02/09/2019	02/11/2019 08:20 AM	CHON CHIO	KUO	CKUO			
PCAM	PC in Progress	02/10/2019	02/11/2019 08:21 AM	CHON CHIO	KUO	CKUO			
PCAM	Corrections Issued	02/11/2019	02/12/2019 07:58 AM	CHON CHIO	KUO	CKUO			
PCAM	Submitted for Quality Review	02/11/2019	02/12/2019 07:58 AM	CHON CHIO	KUO	CKUO			
PCAM	Quality Review Completed	02/14/2019	02/14/2019 07:24 AM	STEVEN	KIM	SXKIM			
PCAM	Verifications in Progress	04/30/2019	04/30/2019 10:08 AM	CHON CHIO	KUO	CKUO			
PCAM	Verifications in Progress	07/26/2019	07/26/2019 10:46 AM	CHON CHIO	KUO	CKUO			
PCAM	Verifications in Progress	08/14/2019	08/14/2019 11:18 AM	CHON CHIO	KUO	CKUO			
PCAM	Verifications in Progress	10/15/2019	10/15/2019 12:52 PM	CHON CHIO	KUO	CKUO			
PCAM	Verifications in Progress	11/20/2019	11/20/2019 10:48 AM	CHON CHIO	KUO	CKUO			
PCAM	Verifications in Progress	12/18/2019	12/18/2019 01:31 PM	CHON CHIO	KUO	CKUO			
PCAM	Verifications in Progress	01/07/2020	01/07/2020 12:15 PM	CHON CHIO	KUO	CKUO			
PCAM	Verifications in Progress	01/10/2020	01/10/2020 01:25 PM	CHON CHIO	KUO	CKUO			
PCIS	PC Info Complete	01/21/2020	01/21/2020 03:28 PM	CHON CHIO	KUO	CKUO			
PCIS	Ready to Issue	06/15/2023	06/15/2023 11:07 AM	ANAIS	DUNN	501838			
PCIS	Not Ready to Issue	06/15/2023	06/15/2023 11:38 AM	ANAIS	DUNN	501838			
PCIS	Ready to Issue	06/20/2023	06/20/2023 11:23 AM	ANAIS	DUNN	501838			
PCIS	Issued	06/20/2023	06/20/2023 11:43 AM	PCIS	SYSTEM	PCIS			

Reference List and Project Clearances & Conditions to Application - B1CONDIT

Search Criteria
 Applied By:
 Organization:
 Applied By:

Application # 19010 20000 00272
 Condition Type:

Application #	Condition Type	Applied Date	Applied by Organization	Applied By Name	Recorded by	Description
Box Condition#	Condition	Condition Status	Status Date			
2710418	ZA Case	Approved with Co	01/17/2020	Zoning Administrator Case #724 2019-1383		
2526366	Miscellaneous	Approved	02/26/2019	Discretionary Approval for: for land lock lot without front		
2526363	Miscellaneous	Approved with Co	01/03/2020	Discretionary Approval for ZAD approval per 12.24x28 for		
2526349	Miscellaneous	Approved	02/26/2019	Discretionary Approval for private street easement < 20' w		
2526351	Miscellaneous	Approved with Co	01/03/2020	Discretionary Approval for ZAD approval per 12.24x28 for		
2526336	Miscellaneous	Approved	11/20/2019	Miscellaneous approval for: soil report		
2526334	GPI Written Notices	Completed	11/20/2019	GPI Written Notices reqd min 12 days before issuance		
2526335	Grading Pre-Inspection	Completed	11/20/2019	GPI is required unless a waiver is obtained from Grading		
2526347	Low Impact Development	Approved with Co	01/02/2020	Obtain plan approval for development with more than 500		
2526553	Disturb/Remove Protected Tre	Approved	10/14/2019	Contact Urban Forestry Division at (213) 847-3088 or (213)		
2526340	BHO/Hillside ordinance	Approved	02/23/2019	Acknowledge streets along lot frontage(s) are minimum 2		
2526339	BHO/Hillside ordinance	Approved	02/23/2019	Acknowledge sewer connection availability for dwellings <		

Mod Fields:

Applied by Org: By Name:

Action by Org: By Name:

Standard Clearances

Project Clearances

Clear Mod Fields Search Update Delete Save Comment

Service rendered.
 See Recs
 -ST
 8/11/25

PCIS [mPower]

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

Payment History - GPAYHIST

Quick Exit

Application #190102000000272

Receipt	Payment Period	Payment Date	Method of Payment	Amount
2023171003-12	Final	06/20/2023	ICL Check	350944.11
0201599253	Submittal	01/29/2019	Check	21542.87
		//		
		//		
		//		



Inspection Notes
Bldg-New / 1 or 2 Family Dwelling
Printed on 8/4/2025

Page 1 of 1

10690 W SOMMA WAY

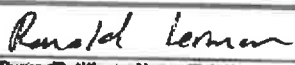
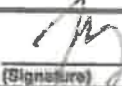



INSPECTION DATE	PERMIT #	INSPECTION TYPE	INSPECTION RESULT	RFI #	NOTES
02/20/2024	19010-20000-00272	Pre-Inspection	Partial Approval	32901799	I met with the project manager for this project. He wanted to discuss the time frame for these permits. I explained the requirement for a HLR within one year of the issuance of the permits or they would be obtaining a supplemental permit to renew at 0%. I also explained that a pre-inspection is not considered a HLR. He will discuss this with his architect and team. NOTE- The existing structure is still in place, No Demo has been done. No other approvals given. CHRISTOPHER WILSON
07/30/2024	19010-20000-00272	Pre-Inspection	Corrections Issued	33678377	APPROVALS GIVEN- None DOCUMENTS RECEIVED- None CORRECTIONS GIVEN- For residential occupancies, construction must commence within 1 year of issuance. Failure to comply with either of the above conditions will result in an expiration of said permit(s). NOTE- They have been provided the modification for to fill out and return if they want to obtain a one time 6 month extension to commence work and have an inspection with a high level result given. CHRISTOPHER WILSON
09/16/2024	19010-20000-00272	Public Counter	Completed	33915390	Mod # 14370 to extend the required commencement of work for this permit until 12/23/24 has been paid for and approved. Commencement of work for this permit shall begin by 12/23/24. MICHAEL PELHAM
05/13/2025	19010-20000-00272	Public Counter	Completed	35075199	Mod # 18445 to extend the required commencement date of this permit until 6/20/25 has been paid for and approved. Should the applicant/builder/owner fail to commence work before the date above, permit renewal at plan check will be required per management directive. MICHAEL PELHAM

REQUEST FOR MODIFICATION OF BUILDING ORDINANCES
UNDER AUTHORITY OF L.A.M.C. SECTION 98.0403

25053

#14370

ron@hobel.la

PERMIT APP. #: 19010-20000-00272		DATE: 8/01/2024		For City Dept. Use Only	
JOB ADDRESS: 10640 SOMMA WAY, LOS ANGELES, CA 90077				<input checked="" type="checkbox"/> Building <input type="checkbox"/> Zoning <input type="checkbox"/> Grading <input type="checkbox"/> Shoring <input type="checkbox"/> Mech. <input type="checkbox"/> Elec. <input type="checkbox"/> Plumb. <input type="checkbox"/> Green <input type="checkbox"/> D.A. <input type="checkbox"/> Misc.	
Tract: Bel-Air		Block:			
		Lot: LT L			
Owner: DOLCEDO LLC		Petitioner: Ronald Lerman			
Address: 10640 SOMMA WAY		Address: 24151 VENTURA BLVD			
City Los Angeles	State CA	Zip 90077	Phone 818-620-3412	City CALABASAS	State CA
		Zip 91302	Phone 818-620-3412		
REQUEST (SUBMIT PLANS OR ADDITIONAL SHEETS AS NECESSARY)			CODE SECTIONS:		
To extend the commencement of work for the permit to 12/23/24.			CS: 98.0602(a)Exc 2		
JUSTIFICATION (SUBMIT PLANS OR ADDITIONAL SHEETS AS NECESSARY)					
To allow for additional time to coordinate materials and subcontractors for correct sequence of ops.					
					
Owner/Petitioner Name (Print)		Signature		Position	
FOR CITY DEPARTMENT'S USE ONLY BELOW THIS LINE					
Concurrences required from the following Department(s)					
<input type="checkbox"/> Los Angeles Fire Department	Print Name	Sign	Approved	Denied	
<input type="checkbox"/> Public Works Bureau of Engineering	Print Name	Sign	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Department of City Planning	Print Name	Sign	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Department of County Health	Print Name	Sign	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Other	Print Name	Sign	<input type="checkbox"/>	<input type="checkbox"/>	
DEPARTMENT ACTION					
<input checked="" type="checkbox"/> GRANTED <input type="checkbox"/> DENIED		Reviewed by: (Staff) (Print)		8/5/24	
		RICHARD STEINBACH		9-16-24	
		Action taken by: (Supervisor) (Print)		Date	
NOTE: IN CASE OF DENIAL, SEE PAGE #2 OF THIS FORM FOR APPEAL PROCEDURES					

CONDITIONS OF APPROVAL (Continued on Page 2):

Construction must commence within this allotted time or permit renewal shall be required.

For Cashiers Use Only
(PROCESS ONLY WHEN FEES ARE VERIFIED)

FEES

(DEPARTMENT USE ONLY)

Appeal Processing Fee..(No. of Items) = 1	1X \$130 + \$39/addl	= \$130.00
Inspection Fee(No of Insp.) = 0	X \$ 84.00	= \$0.00
Research Fee ... (Total Hours Worked) = 1	X \$104.00	= \$104.00
Subtotal.....		= \$234.00
Development Services Center Surcharge	X 3%	= \$7.02
Systems Development Surcharge.....	X 6%	= \$14.04
Total Fees.....		= \$255.06

Fees verified by:

Print and Sign



Work Site: 10690 W SOMMA WAY 90077

Permit Number: 19010-20000-00273

Modification Number: 14371

Modification Description: **Extend the required commencement date for construction to 12/23/24.**

[Quoted text hidden]

ladbs.e-permit@lacity.org <ladbs.e-permit@lacity.org>

Thu, Sep 12, 2024 at 1:17 PM

To: ron@nobel.la, michael.pelham@lacity.org

Cc: ladbs.e-permit@lacity.org

To Ronald Lerman,

LADBS has received your Modification request and payment.

Work Site: 10690 W SOMMA WAY 90077

Permit Number: 19047-20000-00112

Modification Number: 14377

Modification Description: **Extend the required commencement date for construction to 12/23/24.**

Payment Date: 09/12/2024 13:17:41

Receipt Number: 1924144

Payment Amount: \$2040.48

[Quoted text hidden]

ladbs.e-permit@lacity.org <ladbs.e-permit@lacity.org>

Thu, Sep 12, 2024 at 1:17 PM

To: ron@nobel.la, michael.pelham@lacity.org

Cc: ladbs.e-permit@lacity.org

To Ronald Lerman,

LADBS has received your Modification request and payment.

Work Site: 10690 W SOMMA WAY 90077

Permit Number: 19010-20000-00272

Modification Number: 14370

Modification Description: **Extend the required commencement date for construction to 12/23/24.**

[Quoted text hidden]

ladbs.e-permit@lacity.org <ladbs.e-permit@lacity.org>

Thu, Sep 12, 2024 at 1:17 PM

To: ron@nobel.la, michael.pelham@lacity.org

Cc: ladbs.e-permit@lacity.org

Permit No: 19010-20000-00272 Modification ID: 14370

Address: 10690 W SOMMA WAY 90077

BOARD APPLICATION	130.00
DEV SERV CTR SUR	7.02
RESEARCH FEE	104.00
SYSTEM DEV SUR	14.04

Sub Total: **255.06**

Permit No: 19010-20000-00273 Modification ID: 14371

Address: 10690 W SOMMA WAY 90077

BOARD APPLICATION	130.00
DEV SERV CTR SUR	7.02
RESEARCH FEE	104.00
SYSTEM DEV SUR	14.04

Sub Total: **255.06**

Permit No: 19010-20000-00274 Modification ID: 14372

Address: 10690 W SOMMA WAY 90077

BOARD APPLICATION	130.00
DEV SERV CTR SUR	7.02
RESEARCH FEE	104.00
SYSTEM DEV SUR	14.04

Sub Total: **255.06**

Permit No: 19010-20000-00275 Modification ID: 14373

Address: 10690 W SOMMA WAY 90077

BOARD APPLICATION	130.00
DEV SERV CTR SUR	7.02
RESEARCH FEE	104.00
SYSTEM DEV SUR	14.04

Sub Total: **255.06**

Permit No: 19019-30000-00647 Modification ID: 14369

Address: 10690 W SOMMA WAY 90077

BOARD APPLICATION	130.00
DEV SERV CTR SUR	7.02
RESEARCH FEE	104.00
SYSTEM DEV SUR	14.04

Sub Total: **255.06**

Permit No: 19047-20000-00110 Modification ID: 14374

Address: 10690 W SOMMA WAY 90077

BOARD APPLICATION	130.00
DEV SERV CTR SUR	7.02
RESEARCH FEE	104.00
SYSTEM DEV SUR	14.04

Sub Total: **255.06**

Permit No: 19047-20000-00111 Modification ID: 14376

Address: 10690 W SOMMA WAY 90077

BOARD APPLICATION	130.00
DEV SERV CTR SUR	7.02
RESEARCH FEE	104.00

SYSTEM DEV SUR

14.04

Sub Total: 255.06

Permit No: 19047-20000-00112 Modification ID: 14377

Address: 10690 W SOMMA WAY 90077

BOARD APPLICATION	130.00
DEV SERV CTR SUR	7.02
RESEARCH FEE	104.00
SYSTEM DEV SUR	14.04

Sub Total: 255.06

Grand Total: 2,040.48

Emil Khodorkovsky

Last four digits of Card Number: 1709 ✓

Expiration:

Approval No: 2001470886

=====
(Group ID: 15117) Receipt No: 1924244 09-12-2024 02:36 PM
=====

Permit No: 22010-10000-00840 Modification ID: 15117

Address: 528 E WESTMINSTER AVE 90291

BOARD APPLICATION	169.00
DEV SERV CTR SUR	8.19
RESEARCH FEE	104.00
SYSTEM DEV SUR	16.38

Sub Total: 297.57

Grand Total: 297.57

Ryan Bostic

Last four digits of Card Number: 6025

Expiration: 6/2027

Approval No: 2001470925

=====
(Group ID: 15077) Receipt No: 1924317 09-12-2024 03:04 PM
=====

Permit No: 24016-10000-13320 Modification ID: 15077

Address: 380 WORLD WAY 90045

BOARD APPLICATION	130.00
DEV SERV CTR SUR	7.02
RESEARCH FEE	104.00
SYSTEM DEV SUR	14.04

Sub Total: 255.06

Grand Total: 255.06

Veronica Delgado

Last four digits of Card Number: 0981

Expiration: 10/2025

Approval No: 2001470987

REQUEST FOR MODIFICATION OF BUILDING ORDINANCES
UNDER AUTHORITY OF L.A.M.C. SECTION 98.0403

#18445 125053

PERMIT APP. #: 19010-20000-00272		DATE: 5/5/25		For City Dept. Use Only	
JOB ADDRESS: 10690 W Somma Way				Building <input checked="" type="checkbox"/> Zoning	
Tract: Bel-Air				Grading <input type="checkbox"/> Shoring	
Block: N/A				Mech. <input type="checkbox"/> Elec. <input type="checkbox"/> Plumb.	
Lot: LTL				Green <input type="checkbox"/> D.A. <input type="checkbox"/> Misc.	
Owner: Dolcedo LLC		Petitioner: Ronald Lerman			
Address: 10690 Somma Way		Address: 24151 Ventura Blvd			
City	State	Zip	Phone	City	State
Los Angeles,	CA	90077	(818) 620-3412	Calabasas,	CA
REQUEST (SUBMIT PLANS OR ADDITIONAL SHEETS AS NECESSARY)			CODE SECTIONS: 98.0602(a)Exc 2		
To extend the date required for commencement of work for the permits below from 12/20/24 to 6/20/25.					
19010-20000-00272; 19010-20000-00273; 19010-20000-00274; 19010-20000-00275;					
19019-30000-00647; 19030-20000-00435; 19020-20000-00155; 19047-20000-00110;					
19047-20000-00111; 19047-20000-00112					

JUSTIFICATION (SUBMIT PLANS OR ADDITIONAL SHEETS AS NECESSARY)

To allow for additional time to coordinate materials and subcontractors for correct sequence of ops.

10690 Somma Nobel LLC

Owner/Petitioner Name (Print)

(Signature)

manager

Position

FOR CITY DEPARTMENT'S USE ONLY BELOW THIS LINE

Concurrences required from the following Department(s)

	Print Name	Sign	Approved	Denied
<input type="checkbox"/> Los Angeles Fire Department			<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Public Works Bureau of Engineering			<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Department of City Planning			<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Department of County Health			<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Other			<input type="checkbox"/>	<input type="checkbox"/>

DEPARTMENT ACTION

☒ GRANTED ☐ DENIED

Reviewed by: (Staff) (Print)

RICHARD STEINBACH

Action taken by: (Supervisor) (Print)

Sign

Sign

Date

Date

NOTE: IN CASE OF DENIAL, SEE PAGE #2 OF THIS FORM FOR APPEAL PROCEDURES

CONDITIONS OF APPROVAL (Continued on Page 2):

1) Construction shall commence within this allotted time or permit renewal shall be required. 2) Permit extensions via modification shall be required each 6 months beginning 6/20/25.

(DEPARTMENT USE ONLY)

FEES

Appeal Processing Fee...(No. of Items) = 10 1X \$130 + \$39/addl = \$481.00
 Inspection Fee...(No of Insp.) = 0 X \$ 84.00 = \$0.00
 Research Fee ... (Total Hours Worked) = 2 X \$104.00 = \$208.00
 Subtotal..... = \$689.00
 Development Services Center Surcharge X 3% = \$20.67
 Systems Development Surcharge..... X 6% = \$41.34
 Total Fees..... = \$751.01
 Fees verified by:

Print and Sign

For Cashiers Use Only

(PROCESS ONLY WHEN FEES ARE VERIFIED)



Michael Pelham <michael.pelham@lacity.org>

LADBS - Payment for Modification Fee at 10690 W SOMMA WAY 90077

1 message

ladbs.e-permit@lacity.org <ladbs.e-permit@lacity.org>

Thu, May 8, 2025 at 11:57 AM

To: ron@nobel.la, michael.pelham@lacity.org

Cc: ladbs.e-permit@lacity.org

To Ronald Lerman,

LADBS has received your Modification request and payment.

Work Site: 10690 W SOMMA WAY 90077**Permit
Number: 19010-20000-00272****Modification
Number: 18445****Modification
Description: To extend the date required for commencement of work for the permits below from 12/20/24 to 6/20/25. 19010-20000-00272; 19010-20000-00273; 19010-20000-00274; 19010-20000-00275; 19019-30000-00647; 19030-20000-00435; 19020-20000-00155; 19047-20000-00110; 19047-20000-00111; 19047-20000-00112****Payment Date: 05/08/2025 11:57:22****Receipt Number: 2089258****Payment Amount: \$751.01**

Thank you for doing business with the City of Los Angeles.
Department of Building and Safety
City of Los Angeles
www.ladbs.org

This is an automated email. Please do not reply to this email.

=====
(Group ID: 18489) Receipt No: 2089203 05-08-2025 11:21 AM
=====

Permit No: 23010-10001-02822 Modification ID: 18489

Address: 1141 N VERMONT AVE 90029

BOARD APPLICATION	130.00
DEV SERV CTR SUR	7.02
RESEARCH FEE	104.00
SYSTEM DEV SUR	14.04

Sub Total:	255.06
Grand Total:	255.06

Kira Miller

Last four digits of Card Number: 2844

Expiration: 7/2028

Approval No: 2002508584

=====
(Group ID: 18445) Receipt No: 2089258 05-08-2025 11:57 AM
=====

Permit No: 19010-20000-00272 Modification ID: 18445

Address: 10690 W SOMMA WAY 90077

BOARD APPLICATION	481.00
DEV SERV CTR SUR	20.67
RESEARCH FEE	208.00
SYSTEM DEV SUR	41.34

Sub Total:	751.01
Grand Total:	751.01

Emil Khodorkovsky

Last four digits of Card Number: 1709 ✓

Expiration:

Approval No: 2002508706

=====
(Group ID: 18498) Receipt No: 2089350 05-08-2025 01:16 PM
=====

Permit No: 23020-10000-00887 Modification ID: 18498

Address: 1008 N MYRA AVE 90029

BOARD APPLICATION	130.00
DEV SERV CTR SUR	7.02
RESEARCH FEE	104.00
SYSTEM DEV SUR	14.04

Sub Total:	255.06
Grand Total:	255.06

Sarkis Khatchadourian

Last four digits of Card Number: 0541

Expiration:

Approval No: 2002507828



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

10690 W Somma Way - Claim for Refund

Archibald Cattarusa-Bernard <archibald@crestrealestate.com>
To: Luis Fernando Garcia <luis.f.garcia@lacity.org>

Mon, Aug 4, 2025 at 11:38 AM

Hi -

Please see the information below.

Mailing Address:

East Gate Ventures, LLC

c/o Chris Manderson

1301 N Broadway, STE 32045,

Los Angeles, CA 90012

Payable to: East Gate Ventures, LLC

--

Best,



Archibald Cattarusa-Bernard

Project Manager || Plan Check Division

C: (213) 219-4691 || Archibald@CrestRealEstate.com

O: (310) 994-6657 || www.CrestRealEstate.com

11150 W Olympic Blvd, Suite 700, LA, CA, 90064

[Quoted text hidden]

10690 W Somma Way



Permit #:

19010 - 20000 - 00272

Plan Check #: B19VN01104

Printed: 06/20/23 11:48 AM

Event Code:

Bldg-New GREEN - MANDATORY
1 or 2 Family Dwelling
Regular Plan Check
Plan Check

City of Los Angeles - Department of Building and Safety
**APPLICATION FOR BUILDING PERMIT
AND CERTIFICATE OF OCCUPANCY**

Issued on: 06/20/2023

Last Status: Issued

Status Date: 06/20/2023

TRACT	BLOCK	LOT#	ABR	COUNTY MAP REF #	PARCEL ID # (PIN #)	ASSESSOR PARCEL #
BEL-AIR		LTL	203	MB 113-9/17 (SHTS 6-14)	144B149 205	4370 - 005 - 038

PARCEL INFORMATION

Baseline Hillside Ordinance - Yes

LADBS Branch Office - WLA

Council District - 5

Certified Neighborhood Council - Bel Air-Beverly Crest

Census Tract - 2621.00

District Map - 144B149

Energy Zone - 9

Fire District - VHFHSZ

Hillside Grading Area - YES

Hillside Ordinance - YES

Thomas Brothers Map Grid - 592-A6

Area Planning Commission - West Los Angeles

Earthquake-Induced Landslide Area - Yes

Community Plan Area - Bel Air - Beverly Crest

Near Source Zone Distance - .1

ZONES(S): RE20-1-H-HCR

4. DOCUMENTS

ZI - ZI-2438 Equine Keeping in the City ORD - ORD-129279

ZI - ZI-2462 Modifications to SF Zones ORD - ORD-132416

ZI - ZI-2467 HCR Hillside Construction ORD - ORD-167564-SA2820B

ORD - ORD-128730 ORD - ORD-183497

ORD - ORD-184827

ORD - ORD-184828

HLSAREA - Yes

CPC - CPC-1965-18760

CPC - CPC-1986-829-GPC

CPC - CPC-2016-4085-CA

CPC - CPC-2016-4087-ZC

BHO - Yes

5. CHECKLIST ITEMS

Permit Flag - Rec and Parks Fee Memo Req'd

Std. Work Descr - Seismic Gas Shut Off Valve

Combine HVAC - Wrk. per 91.107.2.1.1.1

Combine Elec - Wrk. per 91.107.2.1.1.1

Combine Plumbg - Wrk. per 91.107.2.1.1.1

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s):

DOLCEDO LLC

10690 SOMMA WAY

LOS ANGELES CA 90077

Tenant:

Applicant: (Relationship: Agent for Owner)

ALEX WHITEHEAD -

11150 W OLYMPIC BL #700

L.A., CA 90064

(353) 710-5566

7. EXISTING USE**PROPOSED USE**

(01) Dwelling - Single Family

(07) Garage - Private

8. DESCRIPTION OF WORK

NEW 2-STORY SFD/BASEMENT/GARAGE - 1 OF 9

9. # Bldgs on Site & Use: 1 OF 9

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By: Chon Chio Kuo

OK for Cashier: Anais Dunn

DAS PC By:

Coord. OK:

Signature:

Date: 06/20/2023

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 #: 9100027

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period

Permit Valuation:	\$3,500,000	PC Valuation:	
FINAL TOTAL Bldg-New	350,944.11	Planning Surcharge Misc Fee	10.00
Permit Fee Subtotal Bldg-New	13,074.00	Planning Gen Plan Maint Surchar	933.48
Energy Surcharge		School District Residential Level 1	98,626.10
Electrical	3,399.24	Dwelling Unit Construction Tax	200.00
HVAC	1,699.62	Residential Development Tax	300.00
Plumbing	3,399.24	CA Bldg Std Commission Surchar	140.00
Plan Check Subtotal Bldg-New	0.00	Green Building	0.00
Off-hour Plan Check	0.00	Permit Issuing Fee	0.00
Plan Maintenance	261.48	Linkage Fee	225,639.85
E.Q. Instrumentation	455.00		
D.S.C. Surcharge	668.66		
Sys. Surcharge	1,337.31		
Planning Surcharge	800.13		

Sewer Cap ID:

Total Bond(s) Due:

12. ATTACHMENTS

Owner-Builder Declaration

Signed Declaration

Plot Plan



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

WL RKHACHAT 06/20/23 11:43:57 AM

Payment Date: 06/20/23

Receipt No.: 2023171003-12

Amount: \$350,944.11

Method: ICL Check

Building Card No.: 2023WL01633

(P) Basement (ZC): +1 Levels / 1 Levels
 (P) Floor Area (ZC): +21191 Sqft / 21191 Sqft
 (P) Height (ZC): +36 Feet / 36 Feet
 (P) Length: +212 Feet / 212 Feet
 (P) Residential Floor Area: +16202 Sqft / 16202 Sqft
 (P) Stories: +2 Stories / 2 Stories
 (P) Width: +122 Feet / 122 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: +23276 Sqft / 23276 Sqft
 (P) U Occ. Group: +902 Sqft / 902 Sqft
 (P) Parking Req'd for Bldg (Auto+Bicycle): +5 Stalls / 5
 (P) Provided Compact for Bldg: +4 Stalls / 4 Stalls
 (P) Provided Standard for Bldg: +3 Stalls / 3 Stalls
 (P) Type I-A Construction
 (P) Type V-A Construction

14. APPLICATION COMMENTS:

** Approved Seismic Gas Shut-Off Valve may be required. ** +site is zone RE20-1-H-HCR, max.rfa-by right 172996 x .18=31139, proposed sfd=14701.76 +patio 642.69 + high ceiling 357.02 + carriage house 422 + living quarter 719 + gar 901-400=17343. <31139 OK, not include basement 5338.5 exempt from RFA, extend plan check expired from 1-29-21 to 06-09-21 to pull permit, due to COVID-19, no MOD req.-

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

15. BUILDING RELOCATED FROM:

16. CONTRACTOR, ARCHITECT & ENGINEER NAME	ADDRESS	CLASS	LICENSE #	PHONE #
(A) LANDRY, RICHARD	1818 S.SEPULVEDA BLVD,	LOS ANGELES, CA 90025	C21848	(310) 444-1404
(B) DANESHFAR, KOUROSH DAN	19722 ARMINTA ST,	WINNETKA, CA 91306	C68377	(310) 207-5048
(B) LABIB, YOHANNA T	319 MAIN STREET,	EL SEGUNDO, CA 90245	S4549	(213) 238-9970
(B) PECK, CHRISTOPHER MOUNT	25 SOUTH EL MOLINO AVE,	PASADENA, CA 91101202	C58162	(626) 683-0708
(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: _____

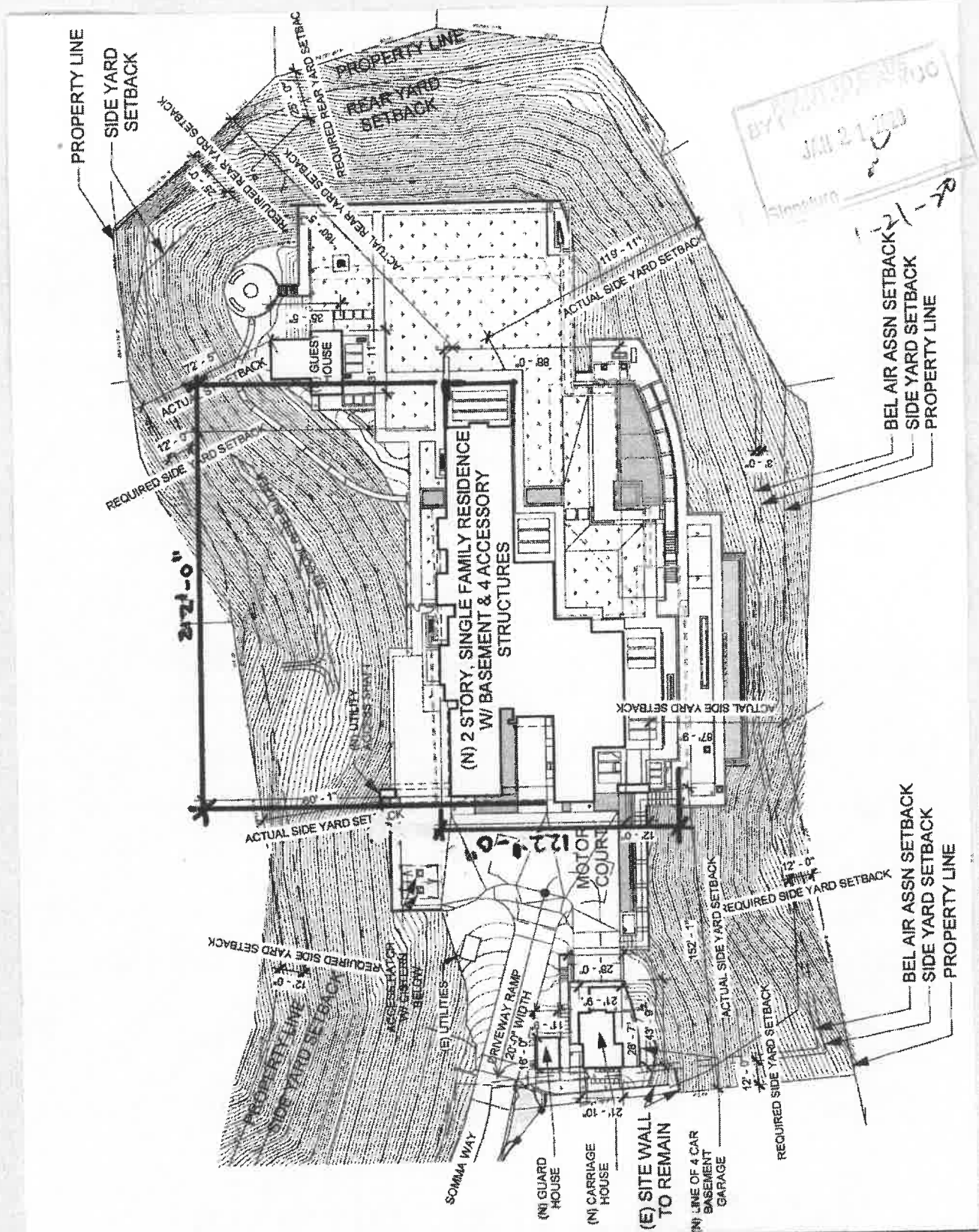
Date: 06/20/2023

☒ Owner

☒ Authorized Agent

Printed on: 02/11/19 17:23:42

PLOT PLAN ATTACHMENT



(DO NOT DRAW, WRITE, OR PASTE ATTACHMENTS OUTSIDE BORDER)

Job Address: 10690 W. Somma WayApplication #: 19010-20000-00272City of Los Angeles – Department of Building and Safety
Signature Declaration Attachment Form**Instructions**

Applicant (contractor, owner, or agent): Complete and sign the appropriate statements below only after completely reviewing the entire permit application for accuracy. Also, indicate the job address on the top of the form. This attachment will become part of the permit application.

Building and Safety Staff Member: Complete the "APPLICATION#:" and make sure the job address is shown above. Give a copy of the permit application to the applicant.

"Signature Declaration"

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 LAM C). 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: _____ License No.: _____ Contractor: _____

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. 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: ALEX WHITEHEAD Sign: [Signature] Date: 06.15.23 () Owner () Contractor (x) Authorized Agent

11P92P65472028020101

OWNER'S ACKNOWLEDGMENT AND VERIFICATION OF
INFORMATION

(OWNER-BUILDER DECLARATION)

Application Number: 19010-20000-00272

Project Address: 10690 W. SOMMA WAY

DIRECTIONS: Read and initial each statement below to signify you understand or verify this information.

AV 1. I understand a frequent practice of unlicensed persons is to have the property owner obtain an "Owner-Builder" building permit that erroneously implies that the property owner is providing his or her own labor and material personally. I, as an Owner-Builder, may be held liable and subject to serious financial risk for any injuries sustained by an unlicensed person and his or her employees while working on my property. My homeowner's insurance may not provide coverage for those injuries. I am willfully acting as an Owner-Builder and am aware of the limits of my insurance coverage for injuries to workers on my property.

AV 2. I understand building permits are not required to be signed by property owners unless they are responsible for the construction and are not hiring a licensed Contractor to assume this responsibility.

AV 3. I understand as an "Owner-Builder" I am the responsible party of record on the permit. I understand that I may protect myself from potential financial risk by hiring a licensed Contractor and having the permit filed in his or her name instead of my own.

AV 4. I understand Contractors are required by law to be licensed and bonded in California and to list their license numbers on permits and contracts.

AV 5. I understand if I employ or otherwise engage any persons, other than California licensed Contractors, and the total value of my construction is at least five hundred dollars (\$500), including labor and materials, I may be considered an "employer" under state and federal law.

AV 6. I understand if I am considered an "employer" under state and federal law, I must register with the state and federal government, withhold payroll taxes, provide workers' compensation disability insurance, and contribute to unemployment compensation for each "employee." I also understand my failure to abide by these laws may subject me to serious financial risk.

AV 7. I understand under California Contractors' State License Law, an Owner-Builder who builds single-family residential structures cannot legally build them with the intent to offer them for sale, unless all work is performed by licensed subcontractors and the number of structures does not exceed four within any calendar year, or all of the work is performed under contract with a licensed general building Contractor.

AV 8. I understand as an Owner-Builder if I sell the property for which this permit is issued, I may be held liable for any financial or personal injuries sustained by any subsequent owner(s) that result from any latent construction defects in the workmanship or materials.

AV 9. I understand I may obtain more information regarding my obligations as an "employer" from the Internal Revenue Service, the United States Small Business Administration, the California Department of Benefit Payments, and the California Division of Industrial Accidents. I also understand I may contact the California Contractors' State License Board (CSLB) at 1-800-321-CSLB (2752) or www.cslb.ca.gov for more information about licensed contractors.



OWNER'S ACKNOWLEDGMENT AND VERIFICATION
OF INFORMATION

(OWNER-BUILDER DECLARATION, cont.)

Application Number: 19010-26000-00272

Project Address: 10690 W. SOMMA WAY

10. I am aware of and consent to an Owner-Builder building permit applied for in my name, and understand that I am the party legally and financially responsible for proposed construction activity at the following address: 10690 W. SOMMA WAY

11. I agree that, as the party legally and financially responsible for this proposed construction activity, I will abide by all applicable laws and requirements that govern Owner-Builders as well as employers.

12. I agree to notify the issuer of this form immediately of any additions, deletions, or changes to any of the information I have provided on this form. Licensed contractors are regulated by laws designed to protect the public. If you contract with someone who does not have a license, the Contractors' State License Board may be unable to assist you with any financial loss you may sustain as a result of a complaint. Your only remedy against unlicensed Contractors may be in civil court. It is also important for you to understand that if an unlicensed Contractor or employee of that individual or firm is injured while working on your property, you may be held liable for damages. If you obtain a permit as Owner-Builder and wish to hire Contractors, you will be responsible for verifying whether or not those Contractors are properly licensed and the status of their workers' compensation insurance coverage. Before a building permit can be issued, this form must be completed and signed by the property owner and returned to the agency responsible for issuing the permit.

13. I understand that to obtain an Owner-Builder permit for electrical, plumbing or mechanical work that require a qualified installer, I must abide by all of the following restrictions:

- (1) Perform the work prior to sale of the dwelling
- (2) Be a homeowner that has resided in the residence for at least 12 months prior to the completion of the work described in the permit
- (3) Obtain Owner-Builder permit for not more than two structures during any three year period

I declare that I have complied or will comply with these requirements by the time the work described in the permit is completed.

Note: A copy of the property owner's driver's license, form notarization, or other verification acceptable to the agency is required to be presented when the permit is issued to verify the property owner's signature.

Owner's Name: Dolcedo LLC Frank Vellucci

Signature of property owner: [Signature] Date: 6/8/2023

SEC. 3. Section 19830 of the Health and Safety Code is repealed.

SEC. 4. Section 19831 of the Health and Safety Code is repealed.

SEC. 5. Section 19832 of the Health and Safety Code is repealed.

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

Receipt

Your Reference Number:

2023171003-12

06/20/2023 11:35:38 AM

rkhachatryan

TRANSACTIONS

LADBS PERMIT \$6,003.26

2023171003-12-1

Name: ALEX WHITEHEAD
Job Address: 10690 W SOMMA WAY
Permit Number: 19030-20000-00435
Building Permit Reference Number: 2023WL01628

Planning Surcharge Misc Fee	\$10.00
Permit Fee Subtotal Grading	\$3225.00
Plan Check Subtotal Grading	\$1125.00
D.S.C. Surcharge	\$147.38
Sys. Surcharge	\$294.75
Planning Surcharge	\$294.75
Off-hour Plan Check	\$562.50
Permit Issuing Fee	\$0.00
Planning Gen Plan Maint Surcharge	\$343.88

LADBS PERMIT \$495.63

2023171003-12-3

Name: ALEX WHITEHEAD
Job Address: 10690 W SOMMA WAY
Permit Number: 19019-30000-00647
Building Permit Reference Number: 2023WL01629

Planning Surcharge Misc Fee	\$10.00
Planning Gen Plan Maint Surcharge	\$22.40
Permit Issuing Fee	\$0.00
CA Bldg Std Commission Surcharge	\$1.00
Permit Fee Subtotal Bldg-Demolition	\$320.00
Plumbing	\$83.20
Plan Check Subtotal Bldg-Demolition	\$0.00
E.Q. Instrumentation	\$3.25
D.S.C. Surcharge	\$12.19
Sys. Surcharge	\$24.39
Planning Surcharge	\$19.20

LADBS PERMIT \$1,476.21

2023171003-12-5

Name: ALEX WHITEHEAD
Job Address: 10690 W SOMMA WAY
Permit Number: 19010-20000-00275
Building Permit Reference Number: 2023WL01630

Off-hour Plan Check	\$0.00
School District Residential Level 1	\$708.92
E.Q. Instrumentation	\$3.25
Sys. Surcharge	\$38.81
Planning Surcharge	\$23.64
Planning Gen Plan Maint Surcharge	\$27.58
Planning Surcharge Misc Fee	\$10.00
Permit Issuing Fee	\$0.00
Linkage Fee	\$0.00

D.S.C. Surcharge	\$19.41
CA Bldg Std Commission Surcharge	\$1.00
Permit Fee Subtotal Bldg-New	\$384.00
Electrical	\$99.84
HVAC	\$49.92
Plumbing	\$99.84
Plan Check Subtotal Bldg-New	\$0.00
Plan Maintenance	\$10.00

LADBS PERMIT \$10,326.77
2023171003-12-7

Name: ALEX WHITEHEAD
Job Address: 10690 W SOMMA WAY
Permit Number: 19010-20000-00274
Building Permit Reference Number: 2023WL01631

Off-hour Plan Check	\$121.50
School District Residential Level 1	\$2021.38
E.Q. Instrumentation	\$16.25
Sys. Surcharge	\$122.94
Planning Surcharge	\$83.01
Planning Gen Plan Maint Surcharge	\$96.84
Planning Surcharge Misc Fee	\$10.00
Permit Issuing Fee	\$0.00
Linkage Fee	\$5877.05
D.S.C. Surcharge	\$61.47
CA Bldg Std Commission Surcharge	\$5.00
Permit Fee Subtotal Bldg-New	\$999.00
Electrical	\$259.74
HVAC	\$129.87
Plumbing	\$259.74
Plan Check Subtotal Bldg-New	\$243.00
Plan Maintenance	\$19.98

LADBS PERMIT \$15,631.83
2023171003-12-9

Name: ALEX WHITEHEAD
Job Address: 10690 W SOMMA WAY
Permit Number: 19010-20000-00273
Building Permit Reference Number: 2023WL01632

Off-hour Plan Check	\$0.00
School District Residential Level 1	\$3439.22
E.Q. Instrumentation	\$19.50
Sys. Surcharge	\$111.79
Planning Surcharge	\$67.56
Planning Gen Plan Maint Surcharge	\$78.83
Planning Surcharge Misc Fee	\$10.00
Permit Issuing Fee	\$0.00
Linkage Fee	\$9999.35
D.S.C. Surcharge	\$55.90
CA Bldg Std Commission Surcharge	\$6.00
Permit Fee Subtotal Bldg-New	\$1104.00
Electrical	\$287.04
HVAC	\$143.52
Plumbing	\$287.04
Plan Check Subtotal Bldg-New	\$0.00
Plan Maintenance	\$22.08

LADBS PERMIT \$350,944.11
2023171003-12-11

Name: ALEX WHITEHEAD
Job Address: 10690 W SOMMA WAY
Permit Number: 19010-20000-00272
Building Permit Reference Number: 2023WL01633

Off-hour Plan Check	\$0.00
Plan Check Subtotal Bldg-New	\$0.00
Plan Maintenance	\$261.48
School District Residential Level 1	\$98626.10
E.Q. Instrumentation	\$455.00
Sys. Surcharge	\$1337.31
Planning Surcharge	\$800.13
Planning Gen Plan Maint Surcharge	\$933.48
Planning Surcharge Misc Fee	\$10.00
Permit Issuing Fee	\$0.00
Linkage Fee	\$225639.85
D.S.C. Surcharge	\$668.66
Dwelling Unit Construction Tax	\$200.00
Residential Development Tax	\$300.00
CA Bldg Std Commission Surcharge	\$140.00
Permit Fee Subtotal Bldg-New	\$13074.00
Electrical	\$3399.24
HVAC	\$1699.62
Plumbing	\$3399.24
LADBS PERMIT	\$592.49
2023171003-12-13	

Name: ALEX WHITEHEAD
 Job Address: 10690 W SOMMA WAY
 Permit Number: 19020-20000-00155
 Building Permit Reference Number: 2023WL01634

Planning Surcharge Misc Fee	\$10.00
CA Bldg Std Commission Surcharge	\$2.00
Planning Gen Plan Maint Surcharge	\$32.90
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
E.Q. Instrumentation	\$6.50
D.S.C. Surcharge	\$14.30
Sys. Surcharge	\$28.59
Planning Surcharge	\$28.20
LADBS PERMIT	\$932.34
2023171003-12-15	

Name: ALEX WHITEHEAD
 Job Address: 10690 W SOMMA WAY
 Permit Number: 19047-20000-00112
 Building Permit Reference Number: 2023WL01635

Planning Surcharge Misc Fee	\$10.00
Permit Issuing Fee	\$0.00
Noise Inspection	\$65.00
CA Bldg Std Commission Surcharge	\$2.00
Planning Gen Plan Maint Surcharge	\$33.25
Off-hour Plan Check	\$0.00
Permit Fee Subtotal Swimming-Pool/Spa	\$410.00
Mechanical	\$307.50
Plan Check Subtotal Swimming-Pool/Spa	\$0.00
E.Q. Instrumentation	\$5.20
D.S.C. Surcharge	\$23.63
Sys. Surcharge	\$47.26
Planning Surcharge	\$28.50
LADBS PERMIT	\$1,056.01
2023171003-12-17	

Name: ALEX WHITEHEAD
 Job Address: 10690 W SOMMA WAY

Permit Number: 19047-20000-00111
Building Permit Reference Number: 2023WL01636

Planning Surcharge Misc Fee	\$10.00
Permit Issuing Fee	\$0.00
Noise Inspection	\$65.00
CA Bldg Std Commission Surcharge	\$2.00
Planning Gen Plan Maint Surcharge	\$37.45
Off-hour Plan Check	\$0.00
Permit Fee Subtotal Swimming-Pool/Spa	\$470.00
Mechanical	\$352.50
Plan Check Subtotal Swimming-Pool/Spa	\$0.00
E.Q. Instrumentation	\$6.50
D.S.C. Surcharge	\$26.82
Sys. Surcharge	\$53.64
Planning Surcharge	\$32.10

LADBS PERMIT \$1,056.01

2023171003-12-19

Name:	ALEX WHITEHEAD
Job Address:	10690 W SOMMA WAY
Permit Number:	19047-20000-00110
Building Permit Reference Number:	2023WL01637

Planning Surcharge Misc Fee	\$10.00
Permit Issuing Fee	\$0.00
Noise Inspection	\$65.00
CA Bldg Std Commission Surcharge	\$2.00
Planning Gen Plan Maint Surcharge	\$37.45
Off-hour Plan Check	\$0.00
Permit Fee Subtotal Swimming-Pool/Spa	\$470.00
Mechanical	\$352.50
Plan Check Subtotal Swimming-Pool/Spa	\$0.00
E.Q. Instrumentation	\$6.50
D.S.C. Surcharge	\$26.82
Sys. Surcharge	\$53.64
Planning Surcharge	\$32.10

Total Amount: \$388,514.66

PAYMENT

ICL Check \$339,698.76


Check Number: 010001

ICL Check \$48,815.90

Check Number: 010003

iPayment Reference Number:
2023171003-12
Effective Date 6/20/2023
Workgroup West Los Angeles
User rkhachatryan

THIS DOCUMENT HAS A COLORED BACKGROUND AND MICROPRINTING. THE REVERSE SIDE INCLUDES AN ARTIFICIAL WATERMARK.

Dolcedo LLC 1400 Quail Springs Parkway, Suite 2200 Oklahoma City, OK 73134	JP Morgan Chase Bank, NA 1411 Broadway, 5th Floor New York, NY 10018	1-2/210 010001
Three Hundred Thirty Nine Thousand Six Hundred Ninety Eight 76/100 ONLY		DATE 06/07/2023
AMOUNT \$339,698.76		
PAY TO THE ORDER OF	City of Los Angeles 201 N. Figueroa Street, 8th Floor Los Angeles CA 90012	
Permit		


⑈0 1000 1⑈ ⑆0 2 10000 2 1⑆ 70 1 28 7 7 1⑈

iPayment Reference Number:
2023171003-12
Effective Date 6/20/2023
Workgroup West Los Angeles
User rkhachatryan

ENDORSE HERE:

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE
RESERVED FOR FINANCIAL INSTITUTION USE

FOR DEPOSIT ONLY
PAY TO THE ORDER OF JP MORGAN
City of LA Building and Safety
#603/Mesa Los Angeles
606270355
06/20/2023 11:42:50 AM
2023171003-12
\$339698.76

 The security features listed below are not to be used for identification purposes.
Security Features: Payable to the order of the City of Los Angeles
*Serial Number: 606270355
*Expiry Date: 06/20/2023
*FEDERAL RESERVE BOARD OF GOVERNORS REG. CC

iPayment Reference Number:

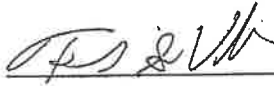
2023171003-12

Effective Date 6/20/2023

Workgroup West Los Angeles

User rkhachatryan

THIS DOCUMENT HAS A COLORED BACKGROUND AND MICROPRINTING. THE REVERSE SIDE INCLUDES AN ARTIFICIAL WATERMARK.

Dolcedo LLC 14000 Quail Springs Parkway, Suite 2200 Oklahoma City, OK 73134	JP Morgan Chase Bank, NA 1411 Broadway, 5th Floor New York, NY 10018	1-2/210	010003
Forty Eight Thousand Eight Hundred Fifteen 90/100 ONLY***		DATE	AMOUNT
		06/15/2023	\$48,815.90
PAY TO THE ORDER OF	City of Los Angeles 201 N Figueroa Street, 8th Floor Los Angeles, CA 90012		
10690 Somma Way			

⑈0 10003⑈ ⑆02 100002⑆ ⑆0 1 28774⑈

iPayment Reference Number:
2023171003-12
 Effective Date 6/20/2023
 Workgroup West Los Angeles
 User rkhachatryan

FOR DEPOSIT ONLY
 PAY TO THE ORDER OF JP.MOR
 City of LA Building and Safety
 #603-West Los Angeles
 686270355
 06/20/2023 11:43:41 AM
 2023171003-12
 \$46815.90

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE
 PLEASE DO NOT WRITE BELOW THIS LINE

ENDORSE HERE

The security features used by CORE, as well as those not listed on this page, are described in the CORE Security Features section of the CORE User Guide. For more information, please refer to the CORE Security Features section of the CORE User Guide.

* FEDERAL RESERVE BOARD OF GOVERNORS REG. CC



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

10690 W Somma Way - Claim for Refund

Archibald Cattarusa-Bernard <archibald@crestrealestate.com>
To: Luis Fernando Garcia <luis.f.garcia@lacity.org>

Mon, Aug 4, 2025 at 10:48 AM

Hello Luis -

To clarify:

1. Crest Real Estate is the agent for the property owner and applicant for the permits.
2. East Gate Ventures LLC is the owner of the property and permits.

Please let me know if you have any further questions or require additional information.

--

Best,

**Archibald Cattarusa-Bernard**

Project Manager || Plan Check Division

C: (213) 219-4691 || Archibald@CrestRealEstate.comO: (310) 994-6657 || www.CrestRealEstate.com

11150 W Olympic Blvd, Suite 700, LA, CA, 90064

[Quoted text hidden]



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

10690 W Somma Way - Claim for Refund

Archibald Cattarusa-Bernard <archibald@crestrealestate.com>
To: Luis Fernando Garcia <luis.f.garcia@lacity.org>

Mon, Aug 4, 2025 at 11:08 AM

Hello -

East Gate Ventures LLC purchased the property from 10690 Somma Nobel LLC, which in turn had purchased it from Dolcedo LLC. I've attached a copy of the previous grant deeds and permit transfer agreement with the current grant deed.


--
Best,

**Archibald Cattarusa-Bernard**

Project Manager || Plan Check Division
C: (213) 219-4691 || Archibald@CrestRealEstate.com
O: (310) 994-6657 || www.CrestRealEstate.com
11150 W Olympic Blvd, Suite 700, LA, CA, 90064

[Quoted text hidden]

2 attachments

 **Grant Deeds (Old)_20230801 - 20180124.pdf**
377K

 **Permit Transfer Agreement_Notarized_20250617.pdf**
2864K

PERMIT TRANSFER AGREEMENT

This **PERMIT TRANSFER AGREEMENT** (this "Agreement") is entered into and made effective as of June 17, 2025 by and between 10690 Somma Nobel LLC ("Nobel" and "Seller") and East Gate Ventures LLC ("East Gate" and "Buyer"), who collectively shall be referred to as "Parties"

WHEREAS, the Parties hereto have transferred fee simple ownership from Seller to Buyer for a property located at APN 4370-005-038, commonly known as 10690 Somma Way, Los Angeles, CA 90077 (the "Property"), effective June 17, 2025, through Escrow Number 65296-GJ with Corner Escrow (the "Escrow");

WHEREAS, Seller acquired a fee-simple ownership in the Property and Permits from Dolcedo LLC on August 1, 2023; and

WHEREAS, as a condition of the transfer from Seller to Buyer, Seller was to transfer any ownership, rights and claims it may have in any permits, bonds, and related construction documents related to the Property to the Buyer (the "Permits"); and

WHEREAS, the parties agree that the Buyer is entitled to an unconditional ownership in the Permits.

NOW THEREFORE, in consideration of consummating the Escrow and for other good and valuable consideration and mutual covenants, the acceptance and sufficiency of which are hereby acknowledged, each of the parties hereto, intending to be legally bound, does hereby agree as follows:

1. Permits: As of the effective date of this Agreement, East Gate shall own all Permits, as defined herein, for the Property. The Property shall be further defined in Exhibit A. For sake of clarity, the Permits shall include, but not limited to the following permit document numbers with the Los Angeles Department of Building and Safety:

19019-30000-00647
19010-20000-00272
19010-20000-00273
19010-20000-00274
19010-20000-00275
19030-20000-00435
19020-20000-00155
19047-20000-00110
19047-20000-00111
19047-20000-00112
\$70,000.00 Cash Bond #169224 for Grading Permit 19030-20000-00435

2. Fees: As of the effective date of this Agreement, East Gate shall own all fees paid with all Permits for the Property.

Notices shall be sent to:

For Seller:

10690 Somma Nobel LLC, A California limited liability company
C/O Emil Khodorkovsky
24151 Ventura Blvd, STE 350
Calabasas, CA 91302

For Buyer:

East Gate Ventures LLC, A Delaware limited liability company
C/O Chris Manderson
1301 North Broadway, STE 32045
Los Angeles, CA 90012

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK]
[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the parties hereto have duly executed this Agreement as a binding contract as June 17, 2025.

SELLER:
10690 SOMMA NOBEL, LLC

A handwritten signature in dark ink, appearing to be 'Emil Khodorkovsky', written over a horizontal line.

By: EMIL KHODORKOVSKY
Authorized Signatory

BUYER:
EAST GATE VENTURES, LLC

A handwritten signature in dark ink, appearing to be 'Chris Manderson', written over a horizontal line.

By: CHRIS MANDERSON
Authorized Signatory

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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

State of California }
 County of Los Angeles }
 On June 27, 2025 before me, Cathy Marie Suriano, Notary Public
 Date Here Insert Name and Title of the Officer
 personally appeared Emil Khodorikovskiy
 Name(s) of Signer(s)

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



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

WITNESS my hand and official seal.

Signature Cathy Marie Suriano
 Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

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

Description of Attached Document

Title or Type of Document: Permit Transfer Agreement

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian of Conservator

☐ Other: _____

Signer is Representing: _____

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian of Conservator

☐ Other: _____

Signer is Representing: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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

State of California)

County of Los Angeles)

On June 23, 2025 before me, Nazeli Khachatryan, Notary Public

Date

Here Insert Name and Title of the Officer

personally appeared

Chris Manderson

Name(s) of Signer(s)

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

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

WITNESS my hand and official seal.



Signature

[Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

EXHIBIT A

Grant Deed

This page is part of your document - DO NOT DISCARD



20250405456



Pages:
0007

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

06/17/25 AT 11:05AM

FEES: 37.00

TAXES: 1,042,320.00

OTHER: 0.00

PAID: 1,042,357.00



LEADSHEET



202506170270008

00025574969



015364569

SEQ:
01

SECURE - Daily - Time Sensitive



THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY:

Chicago Title Company

Order No. 112502808

Escrow No. 65296-GJ

Parcel No. 4370-005-038

AND WHEN RECORDED MAIL TO:

EAST GATE VENTURES LLC, A
DELAWARE LIMITED LIABILITY
COMPANY

1301 North Broadway, Suite 3206

Los Angeles, CA 90012

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS \$18,920.00 and CITY \$1,023,400.00

- ☒ computed on full value of property conveyed, or
☐ computed on full value less liens or encumbrances remaining at the time of sale.
☐ unincorporated area: ☒ City of Los Angeles, and

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

10690 Somma Nobel LLC, a California Limited Liability Company

hereby GRANT(S) to

EAST GATE VENTURES LLC, A DELAWARE LIMITED LIABILITY COMPANY

the following described real property in the County of Los Angeles, City of Los Angeles State of California:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Commonly known as: 10690 Somma Way, Los Angeles, CA 90077

**Mail Tax Statement
as stated above**

Page 1

GRANT DEED CONTINUED ON PAGE 2

Mail Tax Statement to: SAME AS ABOVE or Address Noted Below

Date April 24, 2025

10690 Somma Nobel LLC, a California Limited
Liability Company

By: Emil Khodorkovsky, Authorized Signer

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 } S.S.
COUNTY OF Los Angeles

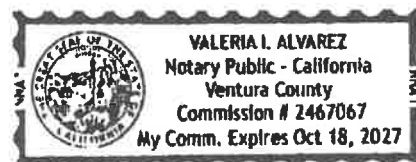
On May 21, 2025, before me, Valeria I. Alvarez / Notary Public,
personally appeared Emil Khodorkovsky

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 Valeria I. Alvarez (Seal)



TRUE COPY CERTIFICATION

(Government Code 27361.7)

GLENDALE, **California**
Place of Execution (City and State)

I certify under penalty of perjury that this material is a true copy of the original material contained in this document.

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 05/21/2025 before me, VALERIA I. ALVAREZ, Notary Public personally appeared EMIL KHODORKOVSKY, 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.

NOTARY SEAL READS AS FOLLOWS

Signature _____ (Seal)

VALERIA I. ALVAREZ
NOTARY PUBLIC - CALIFORNIA
VENTURA COUNTY
COMMISSION # 2467067
MY COMM. EXPIRES OCT 18, 2027
NNA1

6 / 16 / 2025

Date

By: 
Signature of Declarant

CYNTHIA SALGUERO

Type or Print Name

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 4370-005-038

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

THAT PORTION OF LOT L OF BEL-AIR, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 113, PAGES 9 THROUGH 17 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT DISTANT NORTH 81° 10' 20" WEST 475.62 FEET FROM THE SOUTHEAST CORNER OF SAID LOT L, SAID POINT BEING THE MOST WESTERLY CORNER OF THE LAND CONVEYED TO GREGOR RABINOVITCH AND HELENE RABINOVITCH, BY DEED RECORDED IN BOOK 14795, PAGE 201, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE FROM SAID POINT OF BEGINNING, ALONG THE NORTHWESTERLY BOUNDARY OF SAID LAST DESCRIBED LAND AND ITS NORTHEASTERLY BOUNDARY OF SAID LAST DESCRIBED LAND AND ITS NORTHEASTERLY PROLONGATION, NORTH 35° 08' 30" EAST 197.06 FEET; THENCE NORTH 20° 45' 10" WEST 83 FEET; THENCE NORTH 43° 01' 40" WEST 85 FEET; THENCE NORTH 70° 22' 20" WEST 110.42 FEET; THENCE SOUTH 59° 02' 10" WEST 75.80 FEET; THENCE SOUTH 36° 45' 33" WEST 103.60 FEET; THENCE SOUTH 54° 50' 21" WEST 194.49 FEET; THENCE SOUTH 72° 50' 17" WEST 71.17 FEET; THENCE SOUTH 86° 36' 56" WEST 186.32 FEET; THENCE SOUTH 32° 03' 27" WEST 27.09 FEET TO A POINT IN A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 148.87 FEET, A RADIAL LINE OF SAID CURVE TO SAID POINT BEARS SOUTH 32° 12' 54" WEST; THENCE NORTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 22.60 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 122.80 FEET; THENCE NORTHWESTERLY ALONG SAID LAST MENTIONED CURVE, AN ARC DISTANCE OF 87.69 FEET; THENCE TANGENT TO SAID LAST MENTIONED CURVE WEST 47.57 FEET TO THE BEGINNING OF TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 114.75 FEET; THENCE SOUTHWESTERLY ALONG SAID MENTIONED CURVE, AN ARC DISTANCE OF 110.96 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 45 FEET; THENCE SOUTHWESTERLY ALONG SAID LAST MENTIONED CURVE, AN ARC DISTANCE OF 32.83 FEET TO A POINT, A RADIAL LINE OF SAID LAST MENTIONED CURVE TO SAID POINT BEARS SOUTH 13° 36' 12" EAST; THENCE SOUTH 12° 38' 54" EAST 15 FEET TO THE WESTERLY TERMINUS OF THAT CERTAIN CURVE IN THE NORTHERLY BOUNDARY OF THE LAND DESCRIBED IN PARCEL 1 OF THE DEED TO MONROE BUTLER AND WIFE, RECORDED JANUARY 8, 1957 AS INSTRUMENT NO. 1599, IN BOOK 53299, PAGE 20, OF OFFICIAL RECORDS, RECITED AS BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 60 FEET, A RADIAL LINE OF SAID CERTAIN CURVE TO SAID WESTERLY TERMINUS BEARS SOUTH 13° 21' 54" EAST; THENCE NORTHEASTERLY ALONG SAID CERTAIN CURVE, AN ARC DISTANCE OF 44.02 FEET TO THE BEGINNING OF A REVERSE CURVE IN SAID NORTHERLY BOUNDARY BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 99.75 FEET, A RADIAL LINE OF SAID LAST MENTIONED CURVE TO SAID POINT OF REVERSE CURVE BEARS SOUTH 55° 24' 06" EAST; THENCE NORTHEASTERLY ALONG SAID LAND MENTIONED CURVE IN SAID NORTHERLY BOUNDARY, AN ARC DISTANCE OF 96.45 FEET; THENCE EAST, ALONG SAID NORTHERLY BOUNDARY, A DISTANCE OF 47.57 FEET TO THE BEGINNING OF A TANGENT CURVE IN SAID NORTHERLY BOUNDARY, BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 107.80 FEET; THENCE SOUTHEASTERLY ALONG SAID LAST MENTIONED CURVE AN ARC DISTANCE OF 76.98 FEET TO THE BEGINNING OF A REVERSE CURVE IN SAID NORTHERLY BOUNDARY BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 163.87 FEET; THENCE SOUTHEASTERLY ALONG SAID LAST MENTIONED CURVE IN ARC DISTANCE OF 24.88 FEET; THENCE TANGENT TO SAID LAST MENTIONED CURVE, SOUTH 57° 47' 06" EAST;

EXHIBIT "A" *continued*
Legal Description

THENCE ALONG SAID NORTHERLY BOUNDARY, 86.10 FEET TO THE BEGINNING OF A TANGENT CURVE IN SAID NORTHERLY BOUNDARY, BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 158.42 FEET; THENCE SOUTHEASTERLY ALONG SAID LAND MENTIONED CURVE AN ARC DISTANCE OF 68.90 FEET;

THENCE TANGENT TO SAID LAST MENTIONED CURVE, SOUTH 82° 42' 08" EAST, ALONG SAID NORTHERLY BOUNDARY, 71.46 FEET TO THE BEGINNING OF A TANGENT CURVE NORTHERLY AND HAVING A RADIUS OF 110 FEET; THENCE EASTERLY ALONG SAID CURVE IN SAID NORTHERLY BOUNDARY, AN ARC DISTANCE OF 46.53 FEET; THENCE SOUTH 31° 47' 05" EAST TO A POINT IN THE LINE DESCRIBED IN DOCUMENT NO. 80-629769 RECORDED JULY 1, 1980, OFFICIAL RECORDS OF SAID COUNTY, AS HAVING A BEARING AND LENGTH OF NORTH 51° 01' 19" EAST, THEREON 163.19 FEET FROM THE SOUTHWESTERLY TERMINUS OF SAID LAST MENTIONED LINE; THENCE ALONG SAID LAST SAID LINE, NORTH 52° 01' 19" EAST 178.07 FEET; THENCE NORTH 64° 10' 44" EAST 172.19 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

AN EASEMENT FOR INGRESS AND EGRESS AND FOR ROAD AND PUBLIC UTILITY PURPOSES AND OVER THAT PORTION OF LOT L OF BEL-AIR IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 113, PAGES 9 THROUGH 17 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

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NORTH 18° 27' 49" EAST 217.71 FEET AND NORTH 23° 27' 08" WEST 49 FEET TO THE NORTHERLY BOUNDARY OF SAID LAND OF BUTLER AND THE TRUE POINT OF BEGINNING; THENCE WESTERLY ALONG SAID NORTHERLY BOUNDARY OF SAID LAND OF BUTLER TO THE WESTERLY TERMINUS OF THAT CERTAIN CURVE IN SAID NORTHERLY BOUNDARY RECITED AS BEING CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 60 FEET AND AN ARC LENGTH OF 44.02 FEET, A RADIAL LINE OF SAID CERTAIN CURVE TO SAID WESTERLY TERMINUS BEARS SOUTH 13° 21' 54" EAST; THENCE NORTHWESTERLY ALONG THE CONTINUATION OF SAID CERTAIN CURVE, HAVING A RADIUS OF 60 FEET, AN ARC DISTANCE OF 94.53 FEET; THENCE TANGENT TO SAID LAST MENTIONED CURVE, NORTH 13° 05' 45" WEST 96.39 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 62.61 FEET; THENCE NORTHWESTERLY ALONG SAID LAST MENTIONED CURVE, AN ARC DISTANCE OF 98.35 FEET TO A POINT, A RADIAL LINE OF SAID LAST MENTIONED CURVE TO SAID POINT BEARS NORTH 13° 05' 45" WEST; THENCE NORTH 76° 54' 15" EAST, 58.45 FEET TO THE POINT OF BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 105 FEET, A RADIAL LINE OF SAID LAST MENTIONED CURVE TO SAID POINT BEARS NORTH 29° 20' 05" EAST; THENCE SOUTHWESTERLY ALONG SAID LAST MENTIONED CURVE AN ARC DISTANCE OF 87.18 FEET; THENCE TANGENT TO SAID LAST MENTIONED CURVE, SOUTH 13° 05' 45" EAST 81.50 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 30 FEET; THENCE SOUTHEASTERLY ALONG SAID LAST MENTIONED CURVE AN ARC DISTANCE OF 69.27 FEET TO THE BEGINNING OF A REVERSE

EXHIBIT "A" *Continued*
Legal Description

CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 129.75 FEET; THENCE EASTERLY ALONG SAID LAST MENTIONED CURVE AN ARC DISTANCE OF 125.46 FEET; THENCE TANGENT TO SAID LAST MENTIONED CURVE, EAST 47.57 FEET TO THE BEGINNING OF A TANGENT CURVE SOUTHWESTERLY AND HAVING A RADIUS OF 137.80 FEET; THENCE SOUTHEASTERLY ALONG SAID LAST MENTIONED CURVE AN ARC DISTANCE OF 98.40 FEET TO THE POINT OF BEGINNING OF A REVERSE CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 133.87 FEET, A RADIAL LINE OF SAID LAST MENTIONED CURVE TO SAID POINT BEARS SOUTH 40° 54' 52" WEST; THENCE SOUTHEASTERLY ALONG SAID LAST MENTIONED CURVE, AN ARC DISTANCE OF 20.32 FEET;

THENCE TANGENT TO SAID LAST MENTIONED CURVE, SOUTH 57° 47' 06" EAST 86.10 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 128.42 FEET; THENCE SOUTHEASTERLY ALONG SAID LAST MENTIONED CURVE, AN ARC DISTANCE OF 55.85 FEET; THENCE TANGENT TO SAID LAST MENTIONED CURVE, SOUTH 82° 42' 08" EAST, 781.46 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 80 FEET; THENCE EASTERLY ALONG SAID LAST MENTIONED CURVE AN ARC DISTANCE OF 42.94 FEET TO A POINT, A RADIAL LINE OF SAID LAST MENTIONED CURVE TO SAID POINT BEARS SOUTH 23° 27' 08" EAST; THENCE SOUTH 23° 07' 08" EAST 30 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THAT PORTION INCLUDED WITHIN THE LINES OF THE ABOVE DESCRIBED PARCEL.

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20230506240



Pages:
0007

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

08/01/23 AT 08:00AM

FEES: 47.00

TAXES: 1,030,200.00

OTHER: 0.00

PAID: 1,030,247.00



LEADSHEET



202308010140042

00023651314



014199020

SEQ:
01

SECURE - 8:00AM



THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY:
Equity Title Company
Order No. 3910123-02199
Escrow No. 64454-GJ
Parcel No. 4370-005-038

AND WHEN RECORDED MAIL TO:

10690 SOMMA NOBEL LLC, A
CALIFORNIA LIMITED LIABILITY
COMPANY
10690 SOMMA WAY
LOS ANGELES, CA 90077

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS \$18,700.00 and CITY \$1,011,500.00

- ☒ computed on full value of property conveyed, or
☐ computed on full value less liens or encumbrances remaining at the time of sale.
☐ unincorporated area: ☒ Los Angeles, and

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

DOLCEDO LLC, A DELAWARE LIMITED LIABILITY COMPANY

hereby GRANT(S) to

10690 Somma Nobel LLC, a California Limited Liability Company

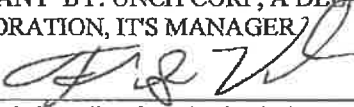
the following described real property in the County of Los Angeles, State of California:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Commonly known as: 10690 Somma Way, Los Angeles, CA 90077

Date April 17, 2023

DOLCEDO LLC, A DELAWARE LIMITED
LIABILITY COMPANY BY: SUMMER ROAD
LLC, A DELAWARE LIMITED LIABILITY
COMPANY BY: UNCH CORP, A DELAWARE
CORPORATION, ITS MANAGER


By: Frank S. Vellucci Authorized Signor, Vice
President

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.

FLORIDA
STATE OF ~~CALIFORNIA~~)S.S.
COUNTY OF PALM BEACH

On APRIL 17, 2023, before me, MARIA D. HERNANDEZ **Notary Public**,
personally appeared FRANK S. VELLUCCI

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~~ **FLORIDA** that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)



Maria D. Hernandez
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG953018
Expires 1/29/2024

GOVERNMENT CODE 27361.7

I certify under penalty of perjury that the Notary Seal on the document to which this Statement is attached reads as follows:

NAME OF THE

NOTARY: MARIA D. Hernandez

DATE COMMISSION

EXPIRES: 1/29/2024

COUNTY WHERE BOND IS

FILED: STATE OF FLORIDA

COMMISSION

NUMBER: GG953018

VENDOR#: _____

I certify under penalty of perjury and the laws of the State of California that the illegible portion of this document to which this statement is attached reads as follows:

PLACE OF

EXECUTION: Glendale, CA

DATE: 7/31/23

Equity Title Company

Name

Anne Wang

Anne Wang

Signature

EXHIBIT "A"

PARCEL 1:

THAT PORTION OF LOT L OF BEL-AIR, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 113, PAGES 9 THROUGH 17 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

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EXCEPT THAT PORTION INCLUDED WITHIN THE LINES OF THE ABOVE DESCRIBED PARCEL.

END OF LEGAL DESCRIPTION

This page is part of your document - DO NOT DISCARD



20180074281



Pages:
0005

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

01/24/18 AT 08:00AM

FEES:	50.00
TAXES:	126,000.00
OTHER:	0.00

PCOR SURCHARGE \$20.00

PAID:	126,050.00
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LEADSHEET



201801240130001

00014810742



008864029

SEQ:
02

DAR - Title Company (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY:
Homestead Escrow

When Recorded Mail Document To:
Dolcedo LLC, a Delaware Limited Liability
Company
10690 Somma Way
Los Angeles, CA 90077

Escrow No.: RH1024IGJ
Title No.:

APN: 4370-005-038

SPACE ABOVE THIS LINE FOR RECORDER'S USE



GRANT DEED

4370-005-038

The undersigned grantor(s) declare(s) Documentary transfer tax is \$24,750.00, City tax is \$101,250.00.

- ☒ computed on full value of property conveyed, or
☐ computed on full value less value of liens or encumbrances remaining at time of sale,
☒ The property is located in the City of Los Angeles

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

Arlynn Whittaker, Successor Trustee of the Jack Roth Trust, u/a/d April 13, 2015

hereby GRANT(S) to Dolcedo LLC, a Delaware Limited Liability Company

the following described real property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

(44) (80)
el

Dated: August 30, 2017

Arlynn Whittaker, Successor Trustee of the Jack Roth
Trust, u/a/d April 13, 2015

BY: Arlynn Whittaker

Arlynn Whittaker
Successor Trustee

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

State of California

County of Los Angeles

On Aug 30 2017, before me, Jeffrey Pruitt,
a Notary Public, personally appeared Arlynn Whittaker

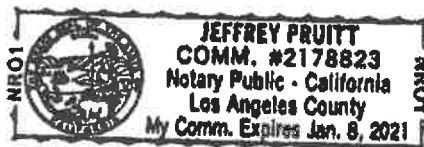
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s),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

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

WITNESS my hand and official seal.

Signature Arlynn Whittaker

(Seal)



Mail Tax Statement to: SAME AS ABOVE or Address Noted Below

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EXHIBIT "A"

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

Parcel 1:

That portion of Lot L of Bel-Air, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 113, Pages 9 through 17 inclusive of Maps, in the office of the County Recorder of said County, described as follows:

Beginning at a point distant North 81° 10' 20" West 475.62 feet from the Southeast corner of said Lot L, said point being the most Westerly corner of the land conveyed to Gregor Rabinovitch and Helene Rabinovitch, by deed recorded in Book 14795, Page 201, in the office of the County Recorder of said County; thence from said point of beginning, along the Northwestern boundary of said last described land and its Northeasterly boundary of said last described land and its Northeasterly prolongation, North 35° 08' 30" East 197.06 feet; thence North 20° 45' 10" West 83 feet; thence North 43° 01' 40" West 85 feet; thence North 70° 22' 20" West 110.42 feet; thence South 59° 02' 10" West 75.80 feet; thence South 36° 45' 33" West 103.60 feet; thence South 54° 50' 21" West 194.49 feet; thence South 72° 50' 17" West 71.17 feet; thence South 86° 36' 56" West 186.32 feet; thence South 32° 03' 27" West 27.09 feet to a point in a curve concave Northeasterly and having a radius of 148.87 feet, a radial line of said curve to said point bears South 32° 12' 54" West; thence Northwesterly along said curve an arc distance of 22.60 feet to the beginning of a reverse curve concave Southwesterly and having a radius of 122.80 feet; thence Northwesterly along said last mentioned curve, an arc distance of 87.69 feet; thence tangent to said last mentioned curve West 47.57 feet to the beginning of tangent curve concave Southeasterly and having a radius of 114.75 feet; thence Southwesterly along said mentioned curve, an arc distance of 110.96 feet to the beginning of a reverse curve concave Northwesterly and having a radius of 45 feet; thence Southwesterly along said last mentioned curve, an arc distance of 32.83 feet to a point, a radial line of said last mentioned curve to said point bears South 13° 36' 12" East; thence South 12° 38' 54" East 15 feet to the Westerly terminus of that certain curve in the Northerly boundary of the land described in Parcel 1 of the deed to Monroe Butler and wife, recorded January 8, 1957, as Instrument No. 1599, in Book 53299, Page 20, Official Records, recited as being concave Northwesterly and having a radius of 60 feet, a radial line of said certain curve to said Westerly terminus bears South 13° 21' 54" East; thence Northeasterly along said certain curve, an arc distance of 44.02 feet to the beginning of a reverse curve in said Northerly boundary being concave Southeasterly and having a radius of 99.75 feet, a radial line of said last mentioned curve to said point of reverse curve bears South 55° 24' 06" East; thence Northeasterly along said land mentioned curve in said Northerly boundary, an arc distance of 96.45 feet; thence East, along said Northerly boundary, a distance of 47.57 feet to the beginning of a tangent curve in said Northerly boundary, being concave Southwesterly and having a radius of 107.80 feet; thence Southeasterly along said last mentioned curve an arc distance of 76.98 feet to the beginning of a reverse curve in said Northerly boundary being concave Northeasterly and having a radius of 163.87 feet; thence Southeasterly along said last mentioned curve in arc distance of 24.88 feet; thence tangent to said last mentioned curve, South 57° 47' 06" East; thence along said Northerly boundary, 86.10 feet to the beginning of a tangent curve in said Northerly boundary, being concave Northeasterly and having a radius of 158.42 feet; thence Southeasterly along said land mentioned curve an arc distance of 68.90 feet; thence tangent to said last mentioned curve, South 82° 42' 08" East, along said Northerly boundary, 71.46 feet to the beginning of a tangent curve Northerly and having a radius of 110 feet; thence Easterly along said curve in said Northerly boundary, an arc distance of 46.53 feet; thence South 31° 47' 05" East to a point in the line described in Document No. 80-629769 recorded July 1, 1980, Official Records of said County, as having a bearing and length of North 51° 01' 19" East, thereon 163.19 feet from the Southwesterly

terminus of said last mentioned line; thence along said last said line, North 52° 01' 19" East 178.07 feet; thence North 64° 10' 44" East 172.19 feet to the point of beginning.

Parcel 2:

An easement for ingress and egress and for road and public utility purposes and over that portion of Lot L of Bel-Air in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 113, Pages 9 through 17 inclusive of Maps, in the office of the County Recorder of said County, described as follows:

Beginning at a point distant North 81° 10' 20" West 475.62 feet from the Southeast corner of Lot L, said point being the most Westerly corner of the land conveyed to Gregor Rabinovitch and Helen Rabinovitch, by deed recorded in Book 14795, Page 201, Official Records of said County; thence South 64° 10' 44" West 172.19 feet; thence South 52° 01' 19" West 341.26 feet to a angle point in the Easterly boundary of the land described in Parcel 1 of the deed to Monroe Butler and wife, recorded January 8, 1957 as Instrument No. 1599, in Book 53299, Page 20, in the office of the County Recorder of said County; thence along the Easterly boundary of said land of Butler, as follows:

North 18° 27' 49" East 217.71 feet and North 23° 27' 08" West 49 feet to the Northerly boundary of said land of Butler and the true point of beginning; thence Westerly along said Northerly boundary of said land of Butler to the Westerly terminus of that certain curve in said Northerly boundary recited as being concave Northwesterly, having a radius of 60 feet and an arc length of 44.02 feet, a radial line of said certain curve to said Westerly terminus bears South 13° 21' 54" East; thence Northwesterly along the continuation of said certain curve, having a radius of 60 feet, an arc distance of 94.53 feet; thence tangent to said last mentioned curve, North 13° 05' 45" West 96.39 feet to the beginning of a tangent curve concave Southwesterly and having a radius of 62.61 feet; thence Northwesterly along said last mentioned curve, an arc distance of 98.35 feet to a point, a radial line of said last mentioned curve to said point bears North 13° 05' 45" West; thence North 76° 54' 15" East, 58.45 feet to the point of beginning of a non-tangent curve concave Southwesterly, having a radius of 105 feet, a radial line of said last mentioned curve to said point bears North 29° 20' 05" East; thence Southwesterly along said last mentioned curve an arc distance of 87.18 feet; thence tangent to said last mentioned curve, South 13° 05' 45" East 81.50 feet to the beginning of a tangent curve concave Northeasterly and having a radius of 30 feet; thence Southeasterly along said last mentioned curve an arc distance of 69.27 feet to the beginning of a reverse curve concave Southeasterly and having a radius of 129.75 feet; thence Easterly along said last mentioned curve an arc of 125.46 feet; thence tangent to said last mentioned curve, East 47.57 feet to the beginning of a tangent curve Southwesterly and having a radius of 137.80 feet; thence Southeasterly along said last mentioned curve an arc distance of 98.40 feet to the point of beginning of a reverse curve concave Northeasterly and having a radius of 133.87 feet, a radial line of said last mentioned curve to said point bears South 40° 54' 52" West; thence Southeasterly along said last mentioned curve, an arc distance of 20.32 feet; thence tangent to said last mentioned curve, South 57° 47' 06" East 86.10 feet to the beginning of a tangent curve concave Northeasterly and having a radius of 128.42 feet; thence Southeasterly along said last mentioned curve, an arc distance of 55.85 feet; thence tangent to said last mentioned curve, South 82° 42' 08" East, 781.46 feet to the beginning of a tangent curve concave Northerly and having a radius of 80 feet; thence Easterly along said last mentioned curve an arc distance of 42.94 feet to a point, a radial line of said last mentioned curve to said point bears South 23° 27' 08" East; thence South 23° 07' 08" East 30 feet to the true point of beginning.

EXCEPT that portion included within the lines of the above described Parcel.

Assessor's Parcel No: 4370-005-038

Linkage CLAIM NO.: 177967

OPERATION DIVISIONS REPORT AND RECOMMENDATIONS

1. Did Building and Safety perform any work
for which the permit or receipt was issued?

YES _____ NO _____

2. Are reasons given by claimant correct?

YES _____ NO _____ N.A. _____

If "NO," please explain _____

3. Of the gross amount claimed, is the portion of
the amount claimed pertaining to (these)
particular item(s) correct?

YES _____ NO _____ Should be _____

4. If computations are involved, show computation on reverse side of this form or attach a separate sheet.

5. Did Department initiate action resulting in an error?

YES _____ NO _____

If "YES," please explain _____

6. Is claim over one year from date of expiration?

YES _____ NO _____

If "YES," was permit extended? _____

7. Is a refund recommended?

YES _____ NO* _____
*Explain under item 10

8. Is this a duplicate permit or receipt of the same
job or item?

YES _____ NO _____

If "YES," indicate other permit or receipt number(s) _____

9. Enter this claim for refund number on your office copy of the receipt and/or permit, or other records.

Date entered _____

FURTHER COMMENT OR CLARIFICATION OF THE ABOVE ITEMS (use back of form if more space required):

Date: _____

Signature of Recommender: _____

Ext. _____

Division: _____

Approved: _____

Bureau, Division, district or Branch head



City of Los Angeles
Department of Building and Safety
REPORT ON CLAIM FOR REFUND

Sent to: Insp.
Location: _____
Date: 7/17/25

Bldg-R

CLAIM NO.: 177967

OPERATION DIVISIONS REPORT AND RECOMMENDATIONS

1. Did Building and Safety perform any work for which the permit or receipt was issued?

YES _____ NO _____

2. Are reasons given by claimant correct?

YES _____ NO _____ N.A. _____

If "NO," please explain _____

3. Of the gross amount claimed, is the portion of the amount claimed pertaining to (these) particular item(s) correct?

YES _____ NO _____ Should be _____

4. If computations are involved, show computation on reverse side of this form or attach a separate sheet.

5. Did Department initiate action resulting in an error?

YES _____ NO _____

If "YES," please explain _____

6. Is claim over one year from date of expiration?

YES _____ NO _____

If "YES," was permit extended? _____

7. Is a refund recommended?

YES _____ NO* _____

*Explain under item 10

8. Is this a duplicate permit or receipt of the same job or item?

YES _____ NO _____

If "YES," indicate other permit or receipt number(s) _____

9. Enter this claim for refund number on your office copy of the receipt and/or permit, or other records.

Date entered _____

FURTHER COMMENT OR CLARIFICATION OF THE ABOVE ITEMS (use back of form if more space required):

Date: _____

Signature of Recommender: _____

Ext. _____

Division: _____

Approved: _____

Bureau, Division, district or Branch head

CLAIM FOR REFUND - PAYMENTS

CLAIM # 177967

FEE TYPE	FUND	EVENT TYPE	AMOUNT PAID	20% RETENTION	NET REFUND
B-CI	48R/08/4202/3921	AP10	\$ 13,074.00	\$ 2,614.80	\$ 10,459.20
E-CI	48R/08/4203/3922	AP10	3,399.24	679.85	2,719.39
H-CI	48R/08/4204/3923	AP10	1,699.62	339.92	1,359.70
P-CI	48R/08/4205/3924	AP10	3,399.24	679.85	2,719.39
EI-R	820/08/2173	AP17	455.00	91.00	364.00
PLM	48R/08/4209/3928	AP10	261.48	52.30	209.18
OSS	58V/08/4659/465901	AP10	668.66	133.73	534.93
SYS	48R/08/4001/3800	AP10	1,337.31	267.46	1,069.85
CPLS	588/68/4665/466500	AP10	800.13	160.03	640.10
MISC	48R/08/4225/3947	AP10	10.00	2.00	8.00
GBF	820/08/2101	AP17	140.00	28.00	112.00
GPMS	52F/68/4670/467000	AP10	933.48	186.70	746.78
DUTAX	209/88/3121/3161	AP10	200.00	-	200.00
RDTAX	100/62/3122/3122	AP10	300.00	-	300.00
LINKAGE	59T/43/4680/468001	AP10	225,639.85	-	225,639.85
TOTAL			\$ 252,318.01	\$ 5,235.64	\$ 247,082.37

LFH 08/04/2025

SD-R	820/08/2174	AP17	\$ 98,626.10	*c/o LAUSD
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TOTAL FEES PAID		\$ 350,944.11
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ST 8/11/25