



The Platinum Report

“BY MARCUS”

Date ~ July 27, 2026

Escrow ~ None

Subject Property

1212 S. Irena Avenue
Redondo Beach, CA 90277

~

Prepared For

Rhett Winchell
of
NDA, Inc.

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NATURAL HAZARD DISCLOSURE STATEMENT

THIS NATURAL HAZARD DISCLOSURE STATEMENT APPLIES TO THE FOLLOWING PROPERTY:

1212 S IRENA AVE, REDONDO BEACH, CA, 90277 ("PROPERTY")

The seller and the seller's agent(s) or a third-party consultant disclose the following information with the knowledge that even though this is not a warranty, prospective buyers may rely on this information in deciding whether and on what terms to purchase the subject property. Seller hereby authorizes any agent(s) representing any principal(s) in this action to provide a copy of this statement to any person or entity in connection with any actual or anticipated sale of the property.

The following are representations made by the seller and the seller's agent(s) based on their knowledge and maps drawn by the state and federal governments. This information is a disclosure and is not intended to be part of any contract between the seller and buyer.

THIS REAL PROPERTY LIES WITHIN THE FOLLOWING HAZARDOUS AREA(S):

A SPECIAL FLOOD HAZARD AREA (Any type Zone "A" or "V") designated by the Federal Emergency Management Agency.

Yes: ☐ No: ☒ Do not know and information not available from local jurisdiction: ☐

AN AREA OF POTENTIAL FLOODING shown on a dam failure inundation map pursuant to section 8589.5 of the Government Code.

Yes: ☐ No: ☒ Do not know and information not available from local jurisdiction: ☐

A HIGH or VERY HIGH FIRE HAZARD SEVERITY ZONE (FHSZ) as identified by the Director of Forestry and Fire Protection pursuant to Section 51178 of the Government Code or Article 9 (commencing with Section 4201) of Chapter 1 of Part 2 of Division 4 of the Public Resources Code. The owner of this property is subject to the maintenance requirements of Section 51182 of the Government Code.

Yes: ☐ No: ☒

High FHSZ in a state responsibility area ☐ High FHSZ in a local responsibility area ☐

Very High FHSZ in a state responsibility area ☐ Very High FHSZ in a local responsibility area ☐

A WILDLAND AREA THAT MAY CONTAIN SUBSTANTIAL FOREST FIRE RISKS AND HAZARDS pursuant to section 4125 of the Public Resources Code. The owner of this Property is subject to the maintenance requirements of section 4291 of the Public Resources Code. Additionally, it is not the state's responsibility to provide fire protection services to any building or structure located within the wildlands unless the Department of Forestry and Fire Protection has entered into a cooperative agreement with a local agency for those purposes pursuant to section 4142 of the Public Resources Code.

Yes: ☐ No: ☒

AN EARTHQUAKE FAULT ZONE pursuant to section 2622 of the Public Resources Code.

Yes: ☐ No: ☒

A SEISMIC HAZARD ZONE pursuant to section 2696 of the Public Resources Code.

Yes (Landslide Zone): ☐ No: ☒ Map not yet released by the state: ☐

Yes (Liquefaction Zone): ☐ No: ☒ Map not yet released by the state: ☐

THESE HAZARDS MAY LIMIT YOUR ABILITY TO DEVELOP THE PROPERTY, TO OBTAIN INSURANCE, OR TO RECEIVE ASSISTANCE AFTER A DISASTER.

THE MAPS ON WHICH THESE DISCLOSURES ARE BASED ESTIMATE WHERE NATURAL HAZARDS EXIST. THEY ARE NOT DEFINITIVE INDICATORS OF WHETHER OR NOT A PROPERTY WILL BE AFFECTED BY A NATURAL DISASTER. SELLER(S) AND BUYER(S) MAY WISH TO OBTAIN PROFESSIONAL ADVICE REGARDING THOSE HAZARDS AND OTHER HAZARDS THAT MAY AFFECT THE PROPERTY.

Signature of Sellers(s): _____ Date: _____

Signature of Sellers(s): _____ Date: _____

Seller's Agent(s): _____ Date: _____

Seller's Agent(s): _____ Date: _____

Check only one of the following:

☐ Sellers(s) and their agent(s) represent that the information herein is true and correct to the best of their knowledge as of the date signed by the sellers(s) and agent(s).

☒ Seller(s) and their agent(s) acknowledge that they have exercised good faith in the selection of a third-party report provider as required in Section 1103.7 of the Civil Code, and that the representations made in this Natural Hazard Disclosure Statement are based upon information provided by the independent third-party disclosure provider as a substituted disclosure pursuant to Section 1103.4 of the Civil Code. Neither seller(s) nor their agent(s) (1) has independently verified the information contained in this statement and report or (2) is personally aware of any errors or inaccuracies in the information contained on the statement. This statement was prepared by the provider below:

This statement was prepared by the following third-party disclosure provider: Solutions for Property on 07/27/26

Buyer represents that Buyer has read and understands this document. Pursuant to Section 1103.8 of the Civil Code, the representations made in this Natural Hazard Disclosure Statement do not constitute all of the seller's or agent's disclosure obligations in this transaction.

By signing below, Buyer(s) also acknowledge(s) they have received, read, and understand the additional disclosures, materials and legal information provided in this Report, in the tax disclosures (Mello-Roos and Special Assessments), in the Environmental Report (if ordered), and in the required notices and booklets/information regarding Environmental Hazards, Earthquake Safety, Home Energy Rating System, and Lead-Based Paint and Mold.

Government Booklets are available at: www.solutionsforproperty.com/resources.

Signature of Buyer(s): _____ Date: _____

Signature of Buyer(s): _____ Date: _____

REPORT SNAPSHOT

WHAT YOU NEED TO KNOW ABOUT THIS NHD REPORT

1212 S IRENA AVE, REDONDO BEACH, CA, 90277

PREMIUM RESIDENTIAL REPORT



The Natural Hazards Disclosure Act under Sec. 1103 of the California Civil Code states that real estate sellers and brokers are legally required to disclose if the property being sold lies within one or more state or locally mapped hazard areas.



There are **0** California Natural Hazard Disclosures marked **IN** for your review.



There are **4** Additional Disclosures marked **IN** for your review.



There is **1** City/County Disclosure marked **IN** for your review.



There are **2** Environmental Disclosures marked **IN** for your review.



Subject property **IS NOT** located in a Special Flood Hazard Area.



Subject property **IS NOT** located in a fire hazard area that may require C.A.R. Form FHDS pursuant to AB38 and its requirements.

For hazard booklets and other resources, go to: <https://www.solutionsforproperty.com/resources>

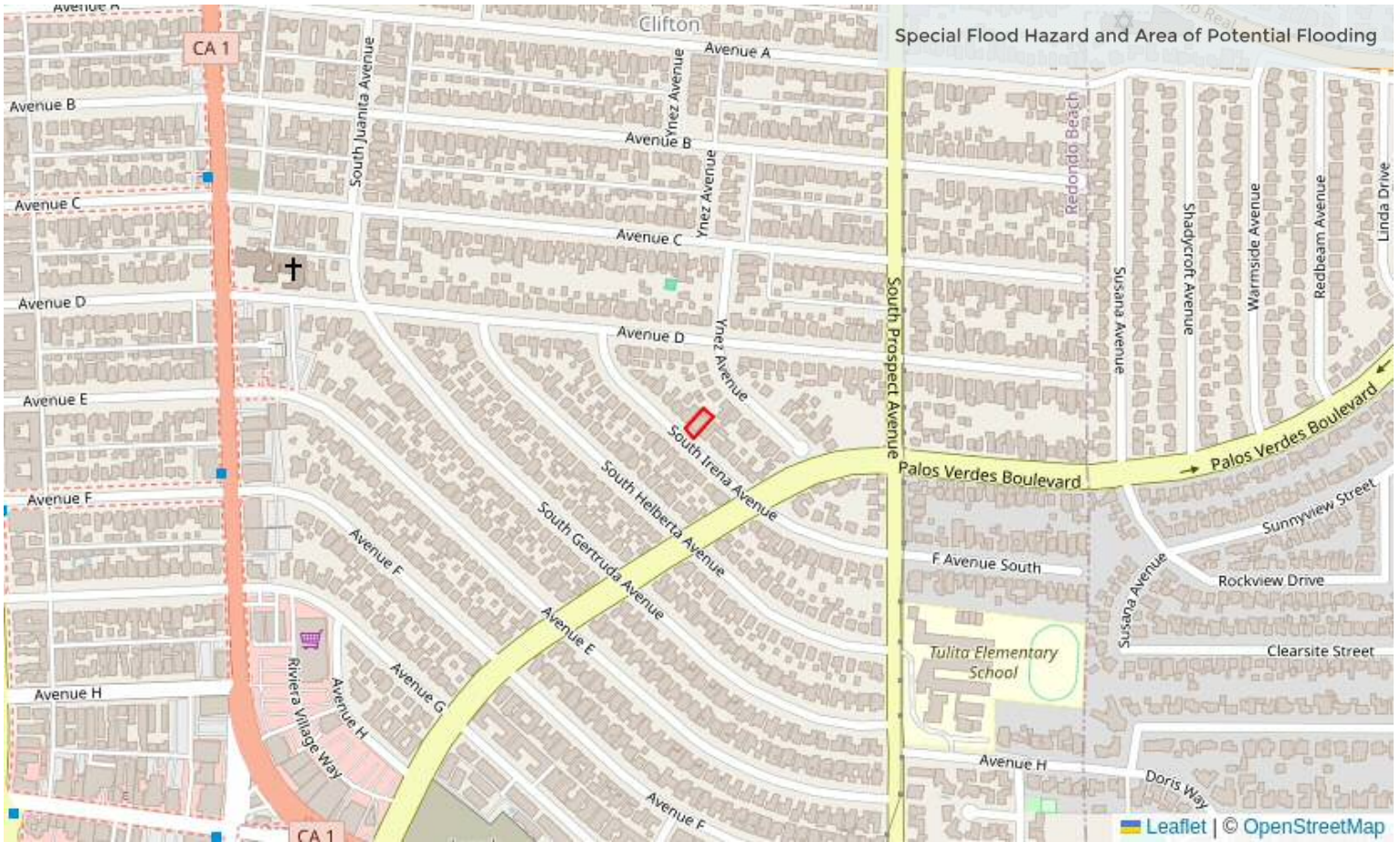
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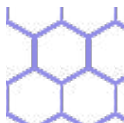
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CALIFORNIA NATURAL HAZARD DISCLOSURES



Special Flood



Potential Flooding



Very High Fire



High Fire



Wildland Area



Earthquake Fault



Landslide



Liquefaction

CALIFORNIA NATURAL HAZARD DISCLOSURES

Pursuant to the Natural Hazards Disclosure Act (California Civil Code sections 1103-1103.14), sellers of real property and their agents are required to provide prospective buyers with a "Natural Hazard Disclosure Statement" when the property being sold lies within one or more state-mapped hazard areas. In addition to the Natural Hazard Disclosure Statement, Solutions for Property has included the following information in this report to aid prospective buyers in understanding the purpose and potential impacts associated with the statutorily-required natural hazard disclosures. The following information is not intended to substitute or supersede the information provided on the Natural Hazard Disclosure Statement.

SPECIAL FLOOD HAZARD AREA

The Federal Emergency Management Agency (FEMA) identifies flood hazards, assesses flood risks and partners with states and communities to provide accurate flood hazard and risk data. Flood hazard mapping is an important part of the National Flood Insurance Program (NIPA) because it serves as the basis for flood insurance requirements. Special Flood Hazard Areas are land areas that are at a high risk for flooding, meaning there is at least a one in four chance of flooding during a 30-year period. When a property is identified as a Special Flood Hazard Area, the cost and availability of flood insurance may be impacted.

Based on the maps reviewed, the subject property **IS NOT** located in a Special Flood Hazard Area.

AREA OF POTENTIAL FLOODING/DAM INUNDATION

The California Office of Emergency Services (CalOES) Dam Safety Program requires dam owners to submit copies of inundation maps developed by civil engineers to help determine if a property is within an inundation area. Inundation maps approximate the maximum water surface extents resulting from a complete dam breach and draining of the full reservoir, which can only be verified in the event of an actual dam breach. The actual risk of dam failure is not defined by the inundation maps. In addition to the inundation maps, the CalOES Dam Safety Program coordinates with other state and federal agencies to assure effective dam incident emergency response procedures and planning.

Based on the maps reviewed, the subject property **IS NOT** located in a Area of Potential Flooding/Dam Inundation.

HIGH AND VERY HIGH FIRE SEVERITY ZONE

High and Very High Fire Hazard Severity Zones have been mapped by the California Department of Forestry and Fire Protection to indicate areas with increased fire risk. Fire Hazard is a way to measure the physical fire behavior so that people can predict the damage a fire is likely to cause. Fire hazard measurements include the speed at which a wildfire moves, the amount of heat the fire produces, and most importantly, the burning fire brands that the fire send ahead of the flaming front. Fire Hazard maps are used to guide building construction standards, defensible space clearance around buildings, and property development standards.

Based on the maps reviewed, the subject property **IS NOT** located in a High and Very High Fire Severity Zone.

CALIFORNIA NATURAL HAZARD DISCLOSURES

WILDLAND (FIRE) AREA

The State of California Department of Forestry and Fire Protection (CAL FIRE) designates the Wildland Area or State Fire Responsibility Areas (SRA). SRA lands are those where the State of California is financially responsible for the prevention and suppression of wildfires. Owners of habitable structures located in areas identified as SRA lands may pay a State Responsibility Area Fire Prevention Fee (SRA Fee), which is used to fund a variety of fire prevention activities including fuel reduction projects, evacuation routes, and infrastructure. Fee Payers are still responsible for paying SRA Fee bills that were generated prior to July 1, 2017. No new bills for periods on or after July 1, 2017 will be generated after July 1, 2017.

Based on the maps reviewed, the subject property **IS NOT** located in a Wildland (Fire) Area.

EARTHQUAKE FAULT ZONE

The Alquist-Priolo Earthquake Fault Zoning Act (AP Act) was passed into law following the destructive 1971 San Francisco earthquake. The AP Act provides a mechanism for reducing losses from surface fault rupture on a statewide basis. The intent of the AP Act is to ensure public safety by prohibiting the siting of most structures for human occupancy across traces of active faults that constitute a potential hazard to structures from surface faulting or fault creep. Earthquake Fault Zone maps are delineated and compiled by the California State Geologist. This report is not a substitute for a fault study conducted by a State Licensed geologist.

Based on the maps reviewed, the subject property **IS NOT** located in a Earthquake Fault Zone.

LANDSLIDE SEISMIC HAZARD ZONE

Landslide Seismic Hazard Zones are regulatory zones that encompass areas prone to earthquake-induced landslides. If a property is identified as part of a Landslide Seismic Hazard Zone, it means the state has determined that there is likely weak soil and/or rock present and that these materials can fail during earthquake events unless proper precautions are taken during grading and construction of structures. Within Landslide Seismic Hazard Zones, undeveloped properties are required to obtain a site-specific investigation by a license engineering geologist and/or civil engineer before the property can be subdivided or before most structures can be permitted. The Natural Hazards Disclosure Act requires the State Geologist to establish regulatory zones and to issue appropriate maps to all affected cities, counties and state agencies for their use in planning and controlling construction and development.

Based on the maps reviewed, the subject property **IS NOT** located in a Landslide Seismic Hazard Zone.

LIQUEFACTION SEISMIC HAZARD ZONE

Liquefaction Seismic Hazard Zones are regulatory zones that encompass areas prone to liquefaction or the failure of water-saturated soil. If a property is identified as part of a Liquefaction Seismic Hazard Zone, it means the state has determined that there is likely weak soil and/or rock present and that these materials can fail during earthquake events unless proper precautions are taken during grading and construction of structures. Within Liquefaction Seismic Hazard Zones, undeveloped properties are required to obtain a site-specific investigation by a licensed engineering geologist and/or civil engineer before the property can be subdivided or before most structures can be permitted. The Natural Hazards Disclosure Act requires the State Geologist to establish regulatory zones and to issue appropriate maps to all affected cities, counties and state agencies for their use in planning and controlling construction and development.

Based on the maps reviewed, the subject property **IS NOT** located in a Liquefaction Seismic Hazard Zone.

CITY/COUNTY DISCLOSURES

Although not required by the Natural Hazard Disclosure Act (California Civil Code sections 1103-1103.14), Solutions for Property has provided the following information which is in addition to and intended to supplement the information disclosed by the Natural Hazard Disclosure Statement. In some cases, local agencies may apply more restrictive criteria in determining hazard zones than required by state law. If the subject property is located within one of the following hazard zones, the buyer is advised contact the appropriate City or County Planning Department regarding any possible building restrictions.

CITY/COUNTY FIRE HAZARD ZONE

Local agencies may include or exclude certain areas from the requirements of California Government Code Section 51182, which requires imposition of fire prevention measures on property owners, so long as a finding supported by substantial evidence in the record demonstrates that those requirements either are, or are not necessary for effective fire protection within the area. In most cases, if a property is in a Fire Hazard Area, insurance rates may be effected, and the seller may be required to provide specific disclosures in accordance with AB 38.

Based on the maps reviewed, the subject property **IS NOT** located within a City/County Fire Hazard Zone.

CITY/COUNTY EARTHQUAKE FAULTS

Local jurisdictions often have higher standards than the State of California for the identifying earthquake faults. Those jurisdictions manage their own maps which indicate whether active or potentially active faults exist according to those standards. Additionally, many local jurisdictions require geologic studies before any significant development or construction and may restrict certain types of development and/or construction.

Based on the maps reviewed, the subject property **IS NOT** located within 1/4 mile of a county-identified earthquake fault.

CITY/COUNTY LIQUEFACTION SEISMIC HAZARD ZONE

Liquefaction Seismic Hazard Zones are regulatory zones that encompass areas prone to liquefaction or the failure of water-saturated soil. If a property is identified as part of a Liquefaction Seismic Hazard Zone, it means the city or county has determined that there is likely weak soil and/or rock present and that these materials can fail during earthquake events unless proper precautions are taken during grading and construction of structures. Within Liquefaction Seismic Hazard Zones, undeveloped properties may be required to obtain a site-specific investigation by a licensed engineering geologist and/or civil engineer before the property can be subdivided or before most structures can be permitted.

Based on the maps reviewed, the subject property **IS NOT** located within a City/County Liquefaction Seismic Hazard Zone.

CITY/COUNTY DISCLOSURES

CITY/COUNTY LANDSLIDE SEISMIC HAZARD ZONE

Landslide Seismic Hazard Zones are regulatory zones that encompass areas prone to earthquake-induced landslides. If a property is identified as part of a Landslide Seismic Hazard Zone, it means the city or county has determined that there is likely weak soil and/or rock present and that these materials can fail during earthquake events unless proper precautions are taken during grading and construction of structures. Within Landslide Seismic Hazard Zones, undeveloped properties are required to obtain a site-specific investigation by a license engineering geologist and/or civil engineer before the property can be subdivided or before most structures can be permitted.

Based on the maps reviewed, the subject property **IS NOT** located within a City/County Landslide Seismic Hazard Zone.

ADDITIONAL DISCLOSURES

AB38 FIRE HARDENING AND DEFENSIBLE SPACE DISCLOSURE

In 2007, CalFire mapped the State into various Fire Hazard Severity Zones consisting of Moderate, High, or Very High Fire Hazards. Homes located in High and Very High Fire Hazard zones have special Fire Hardening and Defensible Space requirements.

Fire Hardening consists of various building standards or retrofits that protect the home itself from catching fire. Embers produced by nearby wildfires can ignite vulnerable areas of a home if the structure is not properly adapted. Replacing wood or combustible building materials with non-combustible materials, covering vents and rain gutters with metal mesh, dual paned windows with tempered glass, as well as having walls, decks, and other exterior surfaces made of non-combustible materials are all examples of building standards or retrofits that can harden a home against wildfires.

For an extensive list of steps to harden a home, visit:

<https://www.fire.ca.gov/home-hardening>

Properties within High and Very High Fire Hazard Severity Zones are required to comply with defensible space rules for the safety of the property. Defensible space consists of two zones; one for the area within 30 feet of the structure, and one for the area within 100 feet of the structure. Each zone requires homeowners to take specific measures to keep a nearby fire away from structures. Requirements for defensible space zones consist of horizontal and vertical spacing between plants and the structure or other plants, removal of dead plants, grass, and weeds, keeping woodpiles at least 30 feet away from the structure, as well as various other ways to landscape the area within 100 feet of structures.

For a complete list of requirements for each zone, visit:

<https://www.fire.ca.gov/dspace>

If the property is in a High or Very High Fire Hazard Severity Area, and the property was built before January 1, 2010 when the Wildland Urban Interface Building Codes were updated, Solutions for Property recommends the seller include a Home Fire Hardening Disclosure and Advisory like C.A.R. form FHDS to satisfy the seller's disclosure requirements regarding Home Fire Hardening. The seller may also obtain an inspection through CalFire regarding compliance with applicable defensible space and fire hardening requirements.

Los Angeles County Defensible Space Inspection Request Form:

<https://survey123.arcgis.com/share/ac3b9f430d31400cb793041cb749cd4b>

Property Address: 1212 S IRENA AVE, REDONDO BEACH, CA 90277

Property County: LOS ANGELES

Parcel Number (APN): 7509-024-022

Local Vegetation Management Ordinance: Section 3-4.101 (Redondo Beach)

Required for Close of Escrow: No

Based on the maps reviewed, the subject property **IS NOT** located in a High or Very High Fire Hazard Severity Area.

ADDITIONAL DISCLOSURES

AIRPORT INFLUENCE AREA

Pursuant to California Civil Code Section 1103.4, notice to potential buyers is required if a property is encompassed within an airport influence area, which is defined as "an area in which current or future airport related noise, overflight, safety or airspace protection factors may significantly affect land uses or necessitate restrictions on those uses." Where publicly available at the time of the report, airport influence area maps from county Airport Land Use Commissions (ALUC) were reviewed. Airport influence area maps can be found within a county's Airport Land Use Comprehensive Plan, available to the public through most county planning departments. Some airports have not published influence area maps and the property may still be subject to some of the annoyances or inconveniences associated with proximity to airport operations. A property within an Airport Influence Area may be subject to annoyances and inconveniences associated with proximity to airport operations. Inclusion of private and military airports vary on maps from the ALUC vary by county and may or may not be included in this disclosure report. Questions or concerns about Airport Influence Area should be addressed to the local Airport Land Use Commission.

If the property is located within an Airport Influence Area, the following disclosure is required: This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you.

Based on the maps reviewed, the subject property **IS NOT** located in an Airport Influence Area.

FAA APPROVED LANDING SITES (2 MILES)

Pursuant to California Civil Code Section 1102.17, certain sellers of residential real property who have actual knowledge that the property is adjacent to, or zoned to allow, an industrial use described in Section 731(a) of the Code of Civil Procedure, or affected by a nuisance created by such a use, must give written notice of that knowledge as soon as practicable before transfer of title. Industrial uses identified in Section 731(a) include but are not limited to airport uses. Aircraft landing facilities listed herein, if any, consist of those owned by the United States Federal Government (Military aviation), public and privately owned civil and commercial aviation facilities; except private landing facilities (restricted public access), glider ports and facilities that have not been assigned a current location identifier by the Federal Aviation Administration (FAA). Airports physically located outside California were not included in this report. According to information available from the FAA, following aircraft landing facilities were reported within the estimated distance of the subject Property:

Based on the maps reviewed, the subject property **IS NOT** located within 2 miles of a FAA Approved Landing Site.

ADDITIONAL DISCLOSURES

COMMERCIAL/INDUSTRIAL USE ZONE (1 MILE)

Pursuant to California Civil Code Section 1102.17, certain sellers of residential real property who have actual knowledge that the property is adjacent to, or zoned to allow, an industrial use described in Section 731(a) of the Code of Civil Procedure, or affected by a nuisance created by such a use, must give written notice of that knowledge as soon as practicable before transfer of title. This report includes a search of properties zoned for commercial, manufacturing, or airport use within one mile of the subject property.

Based on the maps reviewed, the subject property **IS** located within 1 mile of a Commercial/Industrial Use Zone.

FORMER MILITARY ORDNANCE SITE (1 MILE)

California Civil Code Section 1102.15 requires certain sellers of residential real property who have actual knowledge of any former federal or state ordnance locations within one mile of the subject property to give written notice of that knowledge as soon as practicable before transfer of title. "Former federal or state ordnance locations" means areas identified by an agency of the federal or state government as an area once used for military training purposes, which may contain potentially explosive munitions.

Based on the maps reviewed, the subject property **IS** located within 1 mile of a Former Military Ordnance Site.

SITE(S)

NIKE BATTERY #57 [J09CA0418] - 0.49 miles away

CALIFORNIA LAND CONSERVATION ACT ("WILLIAMSON ACT")

The California Land Conservation Act of 1965, also known as the Williamson Act, allows for voluntary contracts between landowners and local governments that restrict parcels of land to agricultural or open space use in exchange for reduced property tax assessments. A Williamson Act contract is initially for a minimum term of ten years but local jurisdictions have the option to increase the initial term up to twenty years. Williamson Act contracts run with the land and are binding on all subsequent landowners. The contract is automatically extended by one year after the tenth and subsequent years unless a request for non-renewal is filed by either party. A request for non-renewal begins a 9 year term during which the tax assessments gradually increase to the full fair market value at which time the contract is terminated. The use of the property will then be controlled by the local jurisdiction's use and zoning laws.

Williamson Act contracts can be canceled only by the landowner's petition; however the minimum penalty for canceling a contract is 12.5 percent of the unrestricted, fair market value of the property. There are also penalties for breach of a contract, caused by the owner intentionally using the land for other than agriculture or making the land unusable for the contracted purposes. Contact the planning department to obtain information on requirements for entering into a Williamson Act contract and the uses allowed. Local government uniform rules and the specific Williamson Act contract can be more restrictive than the Williamson Act Government Code provisions. For more information contact the Department of Conservation, Division of Land Resource Protection at 916-324-0850 or visit its website <http://www.conservation.ca.gov/dlrp/lca>. The county assessor's office also maintains information on parcels affected by the Williamson Act. Los Angeles, San Francisco, Del Norte, Yuba, Inyo and Modoc Counties do not participate in the program. For more information contact: California Department of Conservation, Division of Land Resource Protection (916) 324-0850 - <http://www.conservation.ca.gov/dlrp/lca/Pages/Index.aspx>

Based on the maps reviewed, the subject property **IS NOT** located in a California Land Conservation Act ("Williamson Act").

ADDITIONAL DISCLOSURES

TSUNAMI INUNDATION HAZARD AREA

A tsunami is a sea wave typically generated by a submarine earthquake, but may be caused by an offshore landslide or volcanic action. A large offshore earthquake, typically a magnitude 7 or greater, may generate a tsunami. Properties located along the California coastline have a potential for inundation from a tsunami. Although early warning systems may provide sufficient warning from distant tsunamis, near-shore generated tsunamis may reach the coast in a matter of minutes. Therefore, homeowners should contact their local emergency management agency and become knowledgeable about tsunami warning signs and local evacuation plans.

Based on the maps reviewed, the subject property **IS NOT** located in a Tsunami Inundation Hazard Area.

RIGHT TO FARM (1 MILE)

California Civil Code Section 1103.4 requires notice if a property is presently located within one mile of a parcel of real property designated as "Prime Farmland," "Farmland of Statewide Importance," "Unique Farmland," "Farmland of Local Importance," or "Crazing Land" on the most current county-level GIS "Important Farmland Map" issued by the California Department of Conservation, Division of Land Resource Protection, and if so, accompanied by the following notice:

NOTICE OF RIGHT TO FARM. This property is located within one mile of a farm or ranch land designated on the current county-level GIS Important Farmland Map, issued by the California Department of Conservation, Division of Land Resource Protection. Accordingly, the property may be subject to inconveniences or discomforts resulting from agricultural operations that are a normal and necessary aspect of living in a community with a strong rural character and a healthy agricultural sector. Customary agricultural practices in farm operations may include, but are not limited to noise, odors, dust, light, insects, the operation of pumps and machinery, the storage and disposal of manure, bee pollination, and the ground or aerial application of fertilizers, pesticides, and herbicides. These agricultural practices may occur at any time during the 24-hour day. Individual sensitivities to those practices can vary from person to person. You may wish to consider the impacts of such agricultural practices before you complete your purchase. Please be advised that you may be barred from obtaining legal remedies against agricultural practices conducted in a manner consistent with proper and accepted customs and standards pursuant to Section 3482.5 of the Civil Code or any pertinent local ordinance.

Based on the maps reviewed, the subject property **IS NOT** located within 1 mile of a farm or ranch land.

ADDITIONAL DISCLOSURES

MINING OPERATIONS (1 MILE)

The California Department of Conservation, Office of Mine Reclamation, maintains a database of map coordinate data submitted annually by mine operators in the State. Section 1103.4 of the California Civil Code requires notice if a property is within one mile of a mine operation for which the mine owner or operator has reported map coordinate data to the Office of Mine Reclamation, pursuant to Section 2207 of the Public Resources Code. (Note: not all mine operators have provided map coordinate data to the Office of Mine Reclamation).

If the subject Property is within one mile of a mine, the following statement applies:

NOTICE OF MINING OPERATIONS:

This property is located within one mile of a mine operation for which the mine owner or operator has reported mine location data to the Department of Conservation pursuant to Section 2207 of the Public Resources Code. Accordingly, the property may be subject to inconveniences resulting from mining operations. You may wish to consider the impacts of these practices before you complete your transaction.

Based on the maps reviewed, the subject property **IS NOT** located within 1 mile of a Mining Operation.

ADDITIONAL DISCLOSURES

CRITICAL HABITAT AREA

The California Endangered Species Act establishes critical habitats for any species listed under the Act. A critical habitat is defined as a specific area within the geographical area occupied by the species at the time of listing, if the area contains physical or biological features essential to conservation. Pursuant to Section 2052.1 of the Fish and Game Code, if measures are required to mitigate impacts to a threatened species, those measures will be roughly proportional to the impact on those species.

Solutions for Property recommends the buyer contact the local planning department and the California Department of Fish & Wildlife to ascertain what, if any, considerations might be involved as a result of being in or nearby habitat sensitive areas. Additional information is available at:

<https://www.wildlife.ca.gov/Conservation/CESA>.

Based on the maps reviewed, the subject property **IS NOT** located in a Critical Habitat Area.

SUSTAINABLE GROUNDWATER MANAGEMENT ACT

The Sustainable Groundwater Management Act (SGMA) is a package of three bills (AB 1739, SB 1168, and SB 1319) providing local agencies with a framework for managing groundwater basins in a manner ensuring basin resiliency and benefiting both present and future generations. The SGMA defines sustainable groundwater management as the management of groundwater supplies in a manner that can be maintained during the planning and implementation horizon (50-year time period) without causing undesirable results.

Recognizing that groundwater is most effectively managed at the local level, the SGMA empowers local agencies to achieve sustainability within 20 years. The Department of Water Resources (DWR) has identified 515 alluvial groundwater basins as the initial boundaries for groundwater management. A local agency, combination of local agencies, or county may establish a Groundwater Sustainability Agency. It is the GSA's responsibility to develop and implement a Groundwater Sustainability Plan (GSP) that considers all beneficial uses and users of groundwater in the basin. High and medium priority basins are required to develop a GSP. Low and Very Low priority basins are encouraged, but not required, to develop a GSP.

Additional information is available at: <https://water.ca.gov/Programs/Groundwater-Management/SGMA-Groundwater-Management>.

Based on the maps reviewed, the subject property **IS** located in a basin identified by the Sustainable Groundwater Management Act.

BASIN NAME: COASTAL PLAIN OF LOS ANGELES

PRIORITY LEVEL: MEDIUM

SUBJECT TO CRITICAL CONDITIONS OF OVERDRAFT: NO

GOAL YEAR FOR ATTAINING SUSTAINABILITY: 2042

ADDITIONAL DISCLOSURES

RADON POTENTIAL AREAS

Radon is a gas that is produced from the radioactive decay of uranium and thorium found in certain rock and soil types. Radon, an odorless and colorless gas, can move from the soil into buildings. Exposure to concentrated levels of radon can increase a person's risk of developing lung cancer. The Highest Radon Potential, Zone 1, is set at 4.0pCi/l and above by the U.S. Environmental Protection Agency (EPA). The EPA recommends indoor radon testing for all homes and recommends radon reduction measures for homes with radon levels of 4.0pCi/l and above. Radon testing kits can be purchased by homeowners or homeowners can hire contractors to provide the testing.

Select areas have detailed maps showing areas of higher potential concentrations of Radon. These maps are designed to assist and guide governments and organizations. These maps and their resulting determinations should not be used to determine radon levels in a given area or house. Only in-home testing can determine the specific level of radon in a home. This information should influence the decision to conduct in-home radon testing during escrow. For more information, visit the California Department of Public Health at: <https://www.cdph.ca.gov/Programs/CEH/DRSEM/Pages/EMB/Radon/Radon.aspx>

Based on the maps reviewed, the subject property **IS** located in a an area with mapped radon potential.

Zone Potential: Low

Zone Description: Less than 6 percent of home indoor-radon measurements are likely to exceed the U.S. EPA recommended action level of 4 picocuries per liter

ADDITIONAL DISCLOSURES

METHANE GAS AREA

Methane is a colorless, odorless gas with a wide distribution in nature, often occurring naturally as a part of natural gas in areas containing petroleum deposits. Properties located in a methane area may also be in proximity to other methane gas sources such as landfills, oil wells, oil fields, and underground gas storage facilities. Although natural methane gas is relatively harmless, high concentrations of it can be hazardous due to its highly combustible chemical composition, as well as its ability to displace oxygen. Migration of the gas into areas containing impermeable surfaces (i.e. concrete, pavement, basements, etc.) can trap the gas, resulting in the accumulation of high concentrations. Information available is based on data from the California Division of Oil, Gas and Geothermal Resources. Properties located in a methane zone may be required to undergo testing and mitigation requirements, and additional report requirements. Buyers should contact the local Building and Safety Department or other applicable department to ascertain what previous measures might have been taken to properly vent the area and what considerations might apply regarding building permits or renovations if the property is in a methane zone.

Based on the maps reviewed, the subject property **IS NOT** located in a Methane Gas Area.

ADDITIONAL DISCLOSURES

FOGHORN PROXIMITY DISCLOSURE

Foghorns, are navigational aids used to assist mariners in periods of reduced visibility and are maintained by the Coast Guard. Foghorns can be activated manually, remotely, by sensing fog, or other means. The Coast Guard is in the process of replacing many fog detectors with mariner radio activated foghorns. To activate, mariners key their VHF-FM radio a designated number of times on a specific channel to activate the signal. While active, the sound signal will produce short bursts of sound at a given interval for 15-60 minutes.

Foghorns range from 140-150 decibels, a volume that can be heard from 3-5 miles away depending on conditions. In perfect conditions, the sounds can be heard up to 8 miles away. Prospective buyers of property within 5 miles of an operational foghorn are advised to do further research into any nuisance that might be caused by the use of foghorns.

Based on the maps reviewed, the subject property **IS** located within 5 Miles of an operational Foghorn.

FACILITIES AND SITES

LOCATION: Redondo Beach East Jetty Light 2

SOUND CHARACTERISTICS: One 1-second horn blast every 10 seconds. Horn is activated as needed by radio.

DISTANCE FROM PROPERTY: 1.63 miles

LOCATION: Redondo Beach East Jetty Light 2

SOUND CHARACTERISTICS: One 1-second horn blast every 10 seconds. Horn is activated as needed by radio.

DISTANCE FROM PROPERTY: 1.63 miles

CALIFORNIA COASTAL ZONE

The California Coastal Commission was established by voter through Proposition 20 in 1972 and later made permanent by the Legislature in 1976. Members appointed by the governor, the Senate Rules Committee, the speaker of the Assembly, local elected officials, and the public at large with non-voting members from the Resources Agency, California State Transportation Authority, and the State Lands Commission compose the quasi-judicial state agency.

The coastal zone covers 3 miles into the ocean from the shore, and anywhere from a few hundred feet, to 5 miles inland. Inside of this zone, the Coastal Commission works with state and local governments to create Local Coastal Programs (LCP). LCPs address issues including but not limited to public access and recreation, lower cost visitor accommodations, terrestrial and marine habitat protection, visual resources, landform alteration, agricultural lands, commercial fisheries, industrial uses, water quality, offshore oil and gas development, transportation, development design, power plants, ports, and public works. The statutory standards outlined in the LCPs are applied to planning and regulatory conditions. The standards affect development activities which include construction of buildings, divisions of land, and changes in the intensity of use of land or public access to coastal waters. Development within the coastal zone requires a coastal development permit before development can begin.

Based on the maps reviewed, the subject property **IS NOT** located within the California Coastal Zone.

ADDITIONAL DISCLOSURES

GOVERNMENT BOOKLETS

Government agencies have provided booklets for the education of homeowners containing important information about Mold, Home Energy Conservation, Earthquake Safety, Lead in the Home, and other hazards. Additional copies of these booklets in English and Spanish can be found on our website at <https://www.solutionsforproperty.com/resources>.

RESIDENTIAL GOVERNMENT BOOKLETS

A Brief Guide to Mold, Moisture, and Your Home

<https://www.solutionsforproperty.com/resources/mold.pdf>

What is Your Home Energy Rating?

<https://www.solutionsforproperty.com/resources/energyrating.pdf>

Homeowner's Guide to Earthquake Safety (2020 Edition)

<https://www.solutionsforproperty.com/resources/earthquakesafety.pdf>

Protect Your Family From Lead in Your Home

<https://www.solutionsforproperty.com/resources/lead.pdf>

Residential Environmental Hazards: A Guide for Homeowners, Homebuyers, Landlords, and Tenants

<https://www.solutionsforproperty.com/resources/environmentalhazards.pdf>

COMMERCIAL GOVERNMENT BOOKLETS

Mold Remediation in Schools and Commercial Buildings

<https://www.solutionsforproperty.com/resources/moldremediation.pdf>

Commercial Property Owner's Guide to Earthquake Safety

<https://www.solutionsforproperty.com/resources/commercialearthquakesafety.pdf>

TAX INFORMATION

TRANSFER FEE NOTICE

This is commonly known as a "Private Transfer Tax." It is a fee imposed by a private entity such as a property developer, home builder, or home owner association, when a property within a certain type of subdivision is sold or transferred. A private transfer fee may also be imposed by an individual property owner. Private transfer fees are different from city or county Documentary Transfer Taxes. Private Transfer Fees may apply in addition to government Documentary Transfer Taxes that are due upon sale or transfer of the property.

California Civil Code Section 1098 defines a "transfer fee" as "any fee payment requirement imposed within a covenant, restriction, or condition contained in any deed, contract, security instrument, or other document affecting the transfer or sale of, or any interest in, real property that requires a fee be paid as a result of transfer of the real property." Certain existing fees such as government fees, court ordered fees, mechanic lien fees, common interest development fees, etc. are specially excluded from the definition of "transfer fee."

To determine if the property is subject to a Transfer Fee, OBTAIN COPIES OF ALL EXCEPTIONS LISTED ON THE PRELIMINARY TITLE REPORT FROM THE TITLE COMPANY AND READ THEM TO DETERMINE IF ANY TRANSFER FEES ARE APPLICABLE. Please be aware that private transfer fees may be difficult to identify by simply reading the title report.

Civil Code Section 1102.6(e) requires the transferor to notify the transferee of whether a private transfer fee applies and if present, to disclose certain specific information about the fee.

Content of Disclosure. Civil Code Section 1102.6(e) requires the transferor to disclose specific information about any Transfer Fee that may affect the property. Please refer to the legal code or to the C.A.R. Form NTF (11/07), provided by the California Association of Realtors, for a standard format to use in making the Transfer Fee Disclosure if you elect to investigate and make this disclosure personally.

How to Determine the Existence of a Transfer Fee. If a Transfer Fee does exist affecting the property, the document creating the fee may be on file with the County Recorder as a notice recorded against the property and should be disclosed in the preliminary title report on the property. However, the preliminary title report will merely disclose the existence of the documents affecting title, not the content of the documents. The title of a document may also not be sufficient to disclose that a transfer fee is included in its terms. Accordingly transferor should (a) request the title company which issued the preliminary title report to provide copies of the documents shown as "exceptions" and (b) review each document to determine if it contains a transfer fee.

NOTICE OF SUPPLEMENTAL PROPERTY TAX BILL

California Civil Code 1102.6c, states that the seller, or his or her agent, is responsible for delivering notice specifying information about supplemental tax assessments, as follows:

California property tax law requires the Assessor to revalue real property at the time the ownership of the property changes. Because of this law, you may receive one or two supplemental tax bills, depending on when your loan closes. The supplemental tax bills are not mailed to your lender. If you have arranged for your property tax payments to be paid through an impound account, the supplemental tax bills will not be paid by your lender. It is your responsibility to pay these supplemental bills directly to the Tax Collector. If you have any question concerning this matter, please call your local Tax Collector's Office.

TAX INFORMATION

PROPERTY ASSESSED CLEAN ENERGY (PACE) ASSESSMENT

Property Assessed Clean Energy (PACE) Assessments are contractual assessment liens against the property for financing energy efficiency and renewable energy improvements on private property; both residential and commercial. Typical repayment times PACE loans are between 10 and 20 years, though some could be longer, but vary depending on the contract.

PACE assessments are a debt of property, meaning the debt is tied to the property as opposed to the owner of the property. Therefore, the repayment obligation may transfer with property ownership if the new owner and any first mortgage holder agree to assume the obligation. Fannie Mae and Freddie Mac will not purchase mortgage loans secured by properties with an outstanding PACE loan unless the terms of the PACE loan program do not provide for lien priority over the first mortgage liens. Therefore, some lending institutions may require that any PACE assessments be paid off before lending money in a real estate transaction.

This report discloses any PACE assessments that are included on the most recent property tax roll published by the county. Read the preliminary title report for more recent information on liens on the property.

THE SUBJECT PROPERTY **IS NOT** CURRENTLY SUBJECT TO PROPERTY ASSESSED CLEAN ENERGY ASSESSMENT(S).

TAX INFORMATION

1915 BOND ACT ASSESSMENT DISTRICT

xxImprovement Bond Act of 1915 Assessments Districts, also known as the 1915 Act bond, help to finance certain public capital improvements and infrastructure like streets, curbs, gutters, and underground sewer and water infrastructure. The money required to fund the improvements is obtained in advance through the issuance of municipal bonds. A special assessment lien is placed on the property within the Assessment District. The lien amount is calculated according to the specific benefit that an individual property receives from the improvement(s) and is amortized over a period of years and can be prepaid at any time. In most instances but not all, the assessment is placed on the secured tax roll and is collected with your annual county real property taxes.

If this property is subject to the Improvement Bond Act of 1915 Lien Assessment(s) listed below, the lien(s) will be repaid from annual assessment installments levied by the assessment district that will appear on the property tax bill, but which are in addition to the regular property taxes and any other charges and levies that will be listed on the property tax bills. Each assessment district has issued bonds to finance the acquisition or construction of certain public improvements that are of direct and special benefit to property within that assessment district.

THE SUBJECT PROPERTY **IS NOT** CURRENTLY SUBJECT TO IMPROVEMENT BOND ACT OF 1915 LIEN ASSESSMENT(S).

TAX INFORMATION

MELLO-ROOS COMMUNITY FACILITIES DISTRICT

Community Facilities Districts (CFD), also known as Mello-Roos Districts, are special districts established by local agencies as a means to finance certain public capital facilities and services especially in developing areas and areas undergoing rehabilitation. A special tax lien is placed on each property within the district for the annual payment of principal and interest as well as administrative expenses. The annual special tax continues until the bond is paid, or until revenues are no longer needed. Mello-Roos tax amounts may vary, and in some cases increase, or the term of the payments may be extended, especially if additional bonds are issued. These special taxes are usually collected with regular property tax installments.

If this property is subject to the Mello-Roos CFD(s) lien(s) listed below, it is subject to a special tax that will appear on your property tax bill that is in addition to the regular property taxes and any other charges and benefit assessments on the property. If you fail to pay this tax when due each year, the property may be foreclosed upon and sold. There is a maximum special tax that may be levied against this parcel each year to pay for public facilities. This amount may be subject to increase each year based on the special tax escalator listed below (if applicable). The annual tax charged in any given year may not exceed the maximum tax amount. However, the maximum tax may increase if the property use changes, or if the home or structure size is enlarged. The special tax will be levied each year until all of the authorized facilities are built and all special tax bonds are repaid. If additional bonds are issued, the estimated end date of the special tax may be extended.

THE SUBJECT PROPERTY **IS NOT** CURRENTLY SUBJECT TO MELLO-ROOS COMMUNITY FACILITIES SPECIAL TAX LIEN(S):

TAX INFORMATION

2025-2026 PROPERTY TAX BILL BREAKDOWN

This is an estimate of the original secured property tax charges for the reported subject property in this disclosure using information obtained from the County on a specified date. Changes made by the County or the underlying public agencies levying charges against this property after the specified date may not be reflected in this report.

GENERAL AD VALOREM TAXES

General: Prop 13	Los Angeles County Tax Collector	(888) 807-2111	\$3,725.52
General: Ad Valorem	Los Angeles County Tax Collector	(888) 807-2111	\$456.66

DIRECT AND/OR SPECIAL ASSESSMENTS

ASSESSMENT NAME	CONTACT AGENCY	CONTACT NUMBER	LEVY
LOS ANGELES COUNTY TRAUMA/EMERG SRVS	Trauma/Emergency Services	(866) 587-2862	\$193.59
SAFE, CLEAN WATER PROGRAM FUNDING MEASURE W	Dept of Public Works	(833) 275-7297	\$97.94
LOS ANGELES COUNTY FLOOD CONTROL	Los Angeles Department of Public Works	(626) 458-5165	\$23.87
REGIONAL PARK & OPEN SPACE DISTRICT	Department of Parks and Recreation	(833) 265-2600	\$58.69
LOS ANGELES COUNTY WEST VECTOR CONTROL DIST	Los Angeles County West Vector Control Dist	(310) 915-7370 Ext. 223	\$11.33
SO BAY CITIES SANITATION DISTRICT	Los Angeles County Financial Management Department	(562) 908-4288 Ext. 2727	\$45.00
REDONDO BEACH LIGHT DIST#1	City of Redondo Beach	(310) 318-0661	\$74.00
REDONDO BEACH SEWER USER FEE	City of Redondo Beach	(310) 318-0661	\$195.00
REDONDO BEACH REFUSE DISPOSAL	City of Redondo Beach	(310) 318-0686	\$369.24
WEST BASIN MWD STANDBY CHARGE	NBS	(800) 676-7516	\$19.20

TOTAL 2025-2026 AMOUNT

\$5,270.04

TAX INFORMATION

This worksheet contains two sections to assist buyers in estimating their property taxes and supplemental tax bills. This worksheet is for estimation purposes only and is not a substitute to the County's property tax bill. Supplemental Tax Bills are not paid through escrow and are not accounted for in the impound account of your mortgage lender. Properties that are undeveloped, or possible exemptions for the property are not reflected in this estimate. To use our interactive tax estimator, please go to <https://www.solutionsforproperty.com/tax-estimator>.

PROPERTY TAX ESTIMATOR

	Estimated Purchase Price	
X	Estimated Ad Valorem Tax Rate	0.01122576
=	Multiply Estimated Purchase Price by Estimated Ad Valorem Tax Rate. This is your Estimated Ad Valorem Tax.	
+	Direct Assessments Total (includes Mello-Roos and 1915 Bond Act Assessments).	\$1,087.86
=	Add Estimated Ad Valorem Tax and Direct Assessments Total. This is your Total Estimated Annual Tax Amount after sale.	

SUPPLEMENTAL TAX BILL ESTIMATOR

	Estimated Purchase Price	
-	Current Net Taxable Value (NTV)	\$372,552
=	Subtract Current NTV from Estimated Purchase Price. This is your Estimated Supplemental Assessed Value.	
X	Estimated Ad Valorem Tax Rate	0.01122576
=	Multiply Estimated Supplemental Assessed Value by Estimated Ad Valorem Tax Rate. This is your Estimated Full-Year Supplemental Tax Amount. This is also your Second Estimated Supplemental Tax Bill if close of escrow is Jan-May.	
X	Closing Month Percentage (from table below)	
=	Multiply Estimated Full-Year Supplemental Tax Amount by Closing Month Percentage. If close of escrow is Jan-May, this is your First Estimated Supplemental Tax Bill. If close of escrow is Jun-Dec, this is your Total Estimated Supplemental Tax Bill.	
=	Total Estimated Supplemental Tax Amount If close of escrow is Jan-May, add First and Second Estimated Supplemental Tax Bills. If close of escrow is Jun-Dec, Total Estimated Supplemental Tax Amount is equal to the First Estimated Supplemental Tax Bill.	

MONTH PERCENTAGE TABLE

Month	Factor	Month	Factor	Month	Factor	Month	Factor
January	0.4167	April	0.1667	July	0.9167	October	0.6667
February	0.3333	May	0.0833	August	0.8333	November	0.5833
March	0.2500	June	1.000	September	0.7500	December	0.5000

NOTICES & ADVISORIES

These notices are not substitutes for seller's disclosure obligations pursuant to state law. Please see Real Estate Transfer Disclosure Statement for more information.

TOXIC MOLD ADDENDUM

California law (California Civil Code Section 1102.6 et seq.) requires any seller, transferor, or lessor of residential, commercial or industrial property; or public entity that owns, leases, or operates a building provide a written disclosure to prospective purchasers, prospective tenants, renters, or occupants if the seller, transferor, lessor, or public entity has knowledge of mold conditions or in specified instances has reasonable cause to believe, that mold (visible or hidden) that exceeds permissible exposure limits is present that affects the unit, or building. The California Department of Public Health is designated as the lead agency for identifying, adopting, and determining permissible exposure limits to mold in indoor environments, mold identification and remediation efforts. For more information, please visit:

<https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/Mold.aspx>

METHAMPHETAMINE CONTAMINATED PROPERTY DISCLOSURE

California law (Health and Safety Code Section 25400.28) requires property owners to notify prospective buyers in writing of any pending order that would prevent the use or occupancy of a property because of methamphetamine laboratory activity, and to provide the prospective buyer with a copy of the pending order. Receipt of a copy of the pending order shall be acknowledged in writing by the prospective buyer. The "Methamphetamine Contaminated Property Cleanup Act of 2005," chapter 6.9.1 specifies human occupancy standards for property that is subject to the act. These standards will be replaced by any that are devised by the Department of Toxic Substance Control, in consultation with the Office of Environmental Substance Control. In addition, this act outlines procedures for local authorities in dealing with methamphetamine contaminated properties, including the use of a property lien. This disclosure is meant to inform prospective buyers of the California disclosure law regarding methamphetamine lab activity, and does not indicate or imply that a particular property is or has been contaminated according to law. For more information, please reference the following EPA Pamphlet:

https://www.epa.gov/sites/production/files/documents/meth_lab_guidelines.pdf.

NOTICE OF DATABASE DISCLOSURE – MEGAN'S LAW

Notice: Pursuant to Section 290.46 of the Penal Code, information about specified registered sex offenders is made available to the public via an Internet Web site maintained by the Department of Justice at www.meganslaw.ca.gov. Depending on an offender's criminal history, this information will include either the address at which the offender resides or the community of residence and ZIP Code in which he or she resides.

NOTICES & ADVISORIES

WATER-CONSERVING PLUMBING FIXTURES

Pursuant to California Civil Code 1101.4, all residences built on or before January 1, 1994, are to be equipped with water-conserving plumbing fixtures after January 1, 2017.

Pursuant to California Civil Code 1101.5, all multifamily and commercial properties built on or before January 1, 1994, are to be equipped with water-conserving plumbing fixtures after January 1, 2019. Any multifamily or commercial property altered or improved to increase the floor area by 10%, or is more than \$150,000, requires water-conserving plumbing fixtures.

These regulations do not apply to registered historical sites, properties where a licensed plumber has determined that water conserving plumbing fixtures are not feasible for the property, or for a building that is permanently disconnected from water service.

The installation of water-conserving plumbing fixtures is not a point-of-sale requirement. Seller's are required to disclose to the buyer the requirements concerning water-conserving plumbing fixtures and whether or not the property contains any non-compliant water fixtures.

Non-compliant water fixtures include: any toilet manufactured to use more than 1.6 gallons of water per flush, any urinal manufactured to use one than 1 gallon of water per flush, any showerhead manufactured with a flow capacity greater than 2.5 gallons of water per minute, or any interior faucet with a flow capacity greater than 2.2 gallons of water per minute.

GAS AND HAZARDOUS LIQUID TRANSMISSION PIPELINES NOTICE

This notice is being provided to simply inform you that information about the general location of gas and hazardous liquid transmission pipelines is available to the public via the National Pipeline Mapping System (NPMS) Internet Web site maintained by the United States Department of Transportation at <https://www.npms.phmsa.dot.gov>. To seek further information about possible transmission pipelines near the property, you may contact your local gas utility or other pipeline operators in the area. Contact information for pipeline operators is searchable by ZIP Code and county on the NPMS Internet Web site.

NOTICES & ADVISORIES

FEDERAL FLOOD INSURANCE NOTICE

Floods can have a devastating effect on communities, causing loss of life, property damage, and loss of income, and can have an adverse effect on government functioning. As such, the federal government has designed measures that are intended to aid disaster assistance by encouraging insurance coverage for those properties in flood disaster areas. To that end, in addition to the flood disclosure in the Natural Hazard Disclosure Statement, Federal law (U.S. Code Title 42, Chapter 68, subchapter III, § 5154a(b)(1)) requires a seller, no later than the date on which a property is to be transferred, to notify a buyer of the requirement to purchase and maintain flood insurance, if disaster relief assistance (including a loan assistance payment) has been previously provided on that property and such assistance was conditioned on obtaining flood insurance according to Federal law. If a buyer fails to obtain and maintain flood insurance on a property disclosed to have been in a previous federal disaster area and that received disaster relief assistance, then no Federal disaster relief assistance will be made available should that property subsequently be in a flood disaster area. State law also prohibits "state disaster assistance from being provided to a person required to maintain flood insurance by state or federal law, who has canceled or failed to maintain that coverage."

Your mortgage lender may require you to purchase flood insurance in connection with your purchase of this property. The National Flood Insurance Program provides for the availability of flood insurance and establishes flood insurance policy premiums based on the risk of flooding in the area where properties are located. Recent changes to federal law (The Biggert-Waters Flood Insurance Reform Act of 2012 and the Homeowner Flood Insurance Affordability Act of 2014, in particular) will result in changes to flood insurance premiums that are likely to be higher, and in the future may be substantially higher, than premiums paid for flood insurance prior to or at the time of sale of the property. As a result, purchasers of property should not rely on the premiums paid for flood insurance on this property previously as an indication of the premiums that will apply after completion of the purchase. In considering purchase of this property you should consult with one or more carriers of flood insurance for a better understanding of flood insurance coverage, current and anticipated future flood insurance premiums, whether the prior owner's policy may be assumed by a subsequent purchaser of the property, and other matters related to the purchase of flood insurance for the property. You may also wish to contact the Federal Emergency Management Agency (FEMA) for more information about flood insurance as it relates to this property. The information contained here is not intended to indicate whether a property has been in a Federal disaster area and has received Federal disaster relief assistance, but merely to indicate an additional flood insurance disclosure requirement related to future disaster relief assistance availability.

WOOD BURNING HEATER ADVISORY

The Clean Air Act defines the EPA's responsibilities for protecting and improving the nation's air quality and the stratospheric ozone layer. The EPA has developed ambient air quality trends for particle pollution, also called Particulate Matter (PM). Under the Clean Air Act, EPA sets and reviews national air quality standards for Particulate Matter (PM). Air quality monitors measure concentrations of PM throughout the country. EPA, state, tribal and local agencies use that data to ensure that PM in the air is at levels which protect public health and the environment. Approximately 10 million wood stoves are currently in use in the United States, and 70 to 80 percent of them are older, inefficient, conventional stoves that emit PM. The Great American Woodstove Changeout is a voluntary program administered by the EPA designed to reduce particle pollution from woodstoves by encouraging people to replace older, more polluting stoves with EPA-certified stoves and fireplace inserts. It also provides information on building more efficient, less polluting fires. Certain jurisdictions have established legal requirements to reduce wood smoke. For example, some communities have restrictions on installing wood-burning appliances in new construction. For more information on possible regulations in your area go to <https://www.epa.gov/burnwise>.

NOTICES & ADVISORIES

ABANDONED MINES ADVISORY

According to the Abandoned Mine Lands Unit of the State of California Department of Conservation, there are more than 165,000 mine features on more than 47,000 abandoned mine sites in the State of California. Mines can present serious physical safety hazards such as open shafts and tunnels, and they may create the potential to contaminate surface water, groundwater, or even air quality. Approximately 84 percent of those sites contain physical safety hazards. The public is warned against entering any open shafts or mine openings.

Some abandoned mines are such massive problems and have earned a spot on the Federal Superfund Environmental Hazards List. No California Law requires the disclosure of abandoned mines in a real estate transaction, unless the existence of an abandoned mine is within the actual knowledge of the seller and is deemed to be a fact material to the transaction. For more information please visit the Abandoned Mine Lands Unit website: https://www.conservation.ca.gov/dmr/abandoned_mine_land.

ABANDONED WELLS ADVISORY

According to the California Department of Water Resources, an abandoned or "permanently inactive well" is a well that has not been used for a period of one year. Abandoned wells that are not properly sealed are a potential hazard to people and animals and may be a potential site of illegal waste disposal. Abandoned wells may allow contamination of groundwater. Abandoned wells should be destroyed in accordance with methods developed by the Department of Water Resources pursuant to Section 13800 of the Water Code.

OIL AND GAS WELL ADVISORY

California is ranked fourth in the nation among oil producing states. Surface oil production is concentrated mainly in Southern California, and in districts elsewhere in the State. However, because the California's oil production has been in decline since the 1980's, thousands of oil and gas wells have been shut down or abandoned, and many of those wells are in areas where residential neighborhoods now exist. Buyer should be aware that the Department of Conservation database lists oil and gas wells in any county, and those may include abandoned wells. Health and safety hazards may be associated with oil and gas wells, whether abandoned, capped or active, but not limited to, soil and groundwater contamination, oil and methane seeps, fire hazards, air quality problems, and physical safety hazards to humans and animals. For general information, visit the California Department of Conservation, Division of Oil, Gas and Geothermal Resources at:

<https://www.conservation.ca.gov/calgem/Pages/Oil-and-Gas.aspx>.

CALIFORNIA'S 2016 ENERGY EFFICIENCY STANDARDS ADVISORY

The California Energy Commission adopted Title 24, Building Energy Efficiency Standards for 2016. Under these standards, local governments must adopt and enforce building codes that require certain energy efficient features in residential buildings including but not limited to high-performance insulation within walls and attics, high-efficacy luminaires, and reduction of duct leakage. For more information, visit the California Energy Commission at

<https://www.energy.ca.gov/programs-and-topics/programs/building-energy-efficiency-standards>.

NOTICES & ADVISORIES

HOME ENERGY EFFICIENCY IMPROVEMENTS TAX CREDIT ADVISORY

According to the DOE, the higher replacement cost of SEER 13-compliant air conditioning system will be offset by a savings of up to 23 percent in monthly energy costs. The California Energy Commission notes that leaking ductwork accounts for up to 25 percent of the heating costs of a typical home. Therefore, compliance with the new Federal and State standards offers substantial benefits to the property owner, as well as significant environmental benefits through decreased energy consumption, compared with older systems. In addition, consumers who purchase and install specific products, such as energy efficient windows, insulation, doors, roofs, and heating and cooling equipment in the home can receive a tax credit of up to \$500 beginning January 2006. For more information visit <https://www.energy.gov/search/site?keywords=tax+credit>.

DUCT SEALING AND TESTING REQUIREMENT ADVISORY

The Energy Policy and Conservation Act directs the Department of Energy (DOE) to establish minimum efficiency standards for various products, including central air conditioners and heat pumps. The DOE has amended the energy conservation standards for residential central air conditioners and heat pumps manufactured for sale in the United States. As of January 23, 2006, these products are required to be manufactured with an energy rating of 13 SEER (SEER, Seasonal Energy Efficiency Ratio, is the measurement of energy efficiency for the cooling performance of central air conditioners and heat pumps). This amended SEER rating is 30 percent more efficient than 10 SEER, the previous standard. This new standard applies to split system air conditioners and heat pumps and small duct, high velocity systems manufactured after January 23, 2006. Products manufactured prior to this date with a SEER rating of less than 13 may still be sold and installed. Homeowners are not required to replace or upgrade existing central air conditioning units or heat pumps to comply with the new standards. Additional information may be found at: http://www.eere.energy.gov/buildings/appliance_standards/residential/central_ac_hp.html or at www.cheers.org.

As of October 1, 2005, home's ducts tested for leaks when the central air conditioner or furnace is installed or replaced. Ducts that leak 15 percent or more must be repaired to reduce the leaks. After your contractor tests and fixes the ducts, you choose whether to have an approved third-party field verifier check to make sure the duct testing and sealing was done properly or to have your house included in a random sample where one in seven duct systems are checked. Duct sealing is not required in the following situations: 1) when homes are in specific coastal climates; 2) when systems have less than 40 feet of ductwork in unconditioned spaces like attics, garages, crawlspaces, basements or outside the building, or 3) when ducts are constructed, insulated or sealed with asbestos. There also are specific alternatives that allow high efficiency equipment and added duct insulation to be installed instead of fixing duct leaks. You also should know that any contractor failing to obtain a required building permit and failing to test and repair your ducts is violating the law and exposing you to additional costs and liability. Real estate law requires you to disclose to potential buyers and appraisers whether or not you obtained required permits for work done on your house. If you do not obtain a permit, you may be required to bring your home into compliance with code requirements for that work and you may have to pay penalty permit fees and fines prior to selling your home. According to the California Energy Commission, these duct sealing requirements apply when the following are replaced: the air handler, the outdoor condensing unit of a split system air conditioner or heat pump, the cooling or heating coil, or the furnace heat exchanger. More information may be found at <https://www.energy.ca.gov/programs-and-topics/programs/building-energy-efficiency-standards>.

NOTICES & ADVISORIES

ENDANGERED SPECIES ACT ADVISORY

The Federal Endangered Species Act of 1973 (ESA), as amended, requires that plant and animal species identified and classified ("listed") by the Federal government as "threatened" or "endangered" be protected under U.S. law. Areas of habitat considered essential to the conservation of a listed species may be designated as "critical habitat" and may require special management considerations or protection. All threatened and endangered species -- even if critical habitat is not designated for them -- are equally afforded the full range of protections available under the ESA.

An awareness of threatened and endangered species and/or critical habitats is not reasonably expected to be within the actual knowledge of a seller. No federal or state law or regulation requires a seller or seller's agent to disclose threatened or endangered species or critical habitats, or to otherwise investigate their possible existence on real property. Therefore, buyer is advised that, prior to purchasing a vacant land parcel or other real property, buyer should consider investigating the existence of threatened or endangered species, or designated critical habitats, on or in the vicinity of the Property which could affect the use of the Property or the success of any proposed (re)development. For additional information, please visit the U.S. Fish & Wildlife Service at: <http://www.fws.gov>.

NATURALLY OCCURRING ASBESTOS ADVISORY

Asbestos is the common name for a group of silicate minerals that are made of thin, strong fibers. It occurs naturally in certain geologic settings in California, most commonly in ultrabasic and ultramafic rock, including serpentine rock. These rocks are commonly found in the Sierra Foothills, the Klamath Mountains, Coast Ranges, and along some faults. While asbestos is more likely found in these rock formations, its presence is not certain. Because asbestos is a mineral, asbestos fibers are generally stable in the natural environment. The fibers will not evaporate into the air. Some naturally occurring asbestos can become friable, or crushed into a powder. This may occur when vehicles drive over unpaved roads or driveways that are surfaced with ultrabasic, ultramafic or serpentine rock, when land is graded for building purposes, or at quarrying operations. Weathering and erosion may also naturally release asbestos. Friable asbestos can become suspended in the air, and under these conditions, asbestos fibers represent a significant risk to human health. Asbestos is a known carcinogen, and inhalation of asbestos may result in the development of lung cancer. Solutions for Property recommends that the buyer(s) visit the California Department of Conservation, Division of Mines and Geology website for further information and maps at <https://www.conservation.ca.gov/cgs/mineral-hazards/asbestos>.

SOLAR ENERGY SYSTEMS NOTICE

On and after January 1, 2018 the seller or transfer of residential real property within a common interest development shall disclose to the perspective buyer(s) or transferee the existence of any solar energy system owned by the seller and the related responsibilities of the owner according to California Civil Code Section 4746.

The owner and each successive owner of the solar energy system is required to maintain a homeowner liability coverage policy at all times and to provide the homeowner's association with the corresponding certificate of insurance within 14 days of approval of the application and annually thereafter.

The owner and each successive owner of the solar energy system is responsible for the cost of damage to the common area, exclusive use common area, or separate interests resulting from the installation, maintenance, repair, removal, or replacement of the solar energy system.

Further, the owner and each successive owner of the solar energy system is responsible for the cost of maintenance, repair, and replacement of the solar energy system until it has been removed and for the restoration of the common area, exclusive use common area, or separate interests after removal. The new owner will be responsible for the same disclosures mentioned above to subsequent buyers.

NOTICES & ADVISORIES

CARBON MONOXIDE ALARM REQUIREMENT ADVISORY

Carbon Monoxide is created when fuels, such as gasoline, wood, coal, natural gas, propane, oil, or menthane, burn incompletely. Carbon monoxide poisoning is the leading cause of accidental poisoning deaths in the United States. Low levels of carbon monoxide poisoning can cause shortness of breath, mild headaches, nausea, and fainting. Carbon monoxide is called the "silent killer" or "invisible killer" because the gas cannot be seen or smelled. Carbon monoxide alarms are designed to alert residents before exposure to carbon monoxide causes a health hazard.

California Residential Code R315 requires carbon monoxide detectors in all existing buildings and new construction where either or both of the following exist: the dwelling unit contains a fuel-fired appliance or fireplace, or the dwelling unit has an attached garage with an opening that communicates with the dwelling unit. In the case where an addition is made to an existing dwelling not previously requiring a carbon monoxide alarm, or a fuel-burning heater, appliance, or fireplace is added to an existing dwelling, new carbon monoxide alarms shall be installed. Carbon monoxide alarms shall be placed in the following locations: 1) outside of each separate sleeping area in the immediate vicinity of the bedrooms, 2) on every occupiable level of a dwelling unit, including basements, 3) where a fuel-burning appliance is located within a bedroom or its attached bathroom, a carbon monoxide alarm shall be installed within the bedroom.

For more information on carbon monoxide or to get a list of approved carbon monoxide alarms, visit <http://www.fire.ca.gov>. To review CalFire's safety bulletin visit: <https://www.fire.ca.gov/media/5324/carbonmonoxide.pdf>.

ENVIRONMENTAL DISCLOSURES

This report identifies known hazardous waste/contaminated sites, solid waste landfills, and leaking underground fuel tanks in proximity to the subject site. The databases used were obtained from selected government agencies in charge of collecting and keeping such records. This report is NOT a Phase I Environmental Site Assessment. For the purposes of this report, only known contaminated sites, solid waste landfills, and leaking underground storage tanks are reported from selected government databases.

TOXIC RELEASE INVENTORY SITE [TRIS] (1 MILE)

According to the United States Environmental Protection Agency (EPA), the Toxics Release Inventory (TRI) Program is intended to provide the public with information about TRI chemicals, including releases, waste management and pollution prevention from TRI-reporting facilities. TRI tracks the management of certain toxic chemicals that may pose a threat to human health and the environment. U.S. facilities in different industry sectors must report annually how much of a chemical is released to the environment and/or managed through recycle, energy recovery and treatment. More information about TRI data can be found here:

<https://www.epa.gov/toxics-release-inventory-tri-program/tri-data-and-tools>.

Based on the database reviewed, the subject property **IS NOT** located within 1 Mile of a Known Toxic Release Inventory Site (TRIS)

ENVIRONMENTAL DISCLOSURES

ENVIROSTOR FACILITY OR SITE (1 MILE)

According to the Department of Toxic Substance Control (DTSC), EnviroStor is the department's data management system for tracking the cleanup, permitting, enforcement, and investigation activities at hazardous waste facilities, sites with known contaminants, or sites where there may be reasons to investigation further. The EnviroStor database can be accessed through the DTSC website at:
<http://www.envirostor.dtsc.ca.gov>.

Based on the database reviewed, the subject property **IS** located within 1 Mile of a Known EnviroStor Facility

FACILITIES AND SITES

- PROJECT NAME: NIKE BTY 57
ADDRESS: , Los Angeles, CA 1.#QNAN
DISTANCE FROM PROPERTY: 0.51 miles

ENVIRONMENTAL DISCLOSURES

SPILLS, LEAKS, INVESTIGATIONS, AND CLEANUPS SITE [SLIC] (1/2 MILE)

The California State Water Resources Control Board Spills, Leaks, Investigations & Cleanups (SLIC) program oversees soil and water investigations, corrective actions, and human health risk assessments as sites with current or historic unauthorized discharges, which have adversely affected or threaten to adversely affect waters of the State. Procedures for Site investigation and remediation are specified in State Water Resources Control Board Resolution No. 92-49 entitled Policies and Procedures for investigation and Cleanup and Abatement of discharges under Water Code Section 13304. A site is given a "closed" status when the remaining contamination in the soil, surface water, groundwater, or air meets a risk or cleanup threshold determined not to pose a threat to human health or the environment. Sites with an "open" status require further cleanup to be granted a "closed" status. The Geotracker database can be found at:

<https://geotracker.waterboards.ca.gov/>.

Based on the database reviewed, the subject property **IS NOT** located within 1/2 Mile of a Known California Spills, Leaks, Investigations, and Cleanups Site

ENVIRONMENTAL DISCLOSURES

LEAKING UNDERGROUND STORAGE TANKS [LUST] (1/4 MILE)

The California Environmental Protection Agency's State Water Resources Control Board administers the Underground Storage Tank (UST) Program. A UST is defined as any tank or combination of tanks, that is used for the storage of hazardous materials and that is stored partially or totally beneath the ground. "Geotracker" is the State's database system used by State and regional boards, and local agencies to track and archive data from released of hazardous materials from USTs. The Geotracker database can be found here:

<http://geotracker.waterboards.ca.gov/>.

Based on the database reviewed, the subject property **IS NOT** located within 1/4 Mile of a Known Leaking Underground Storage Tank

ENVIRONMENTAL DISCLOSURES

NATIONAL PRIORITY LIST [SUPERFUND SITES] (1 MILE)

The United States Environmental Protection Agency (EPA) maintains a list of national priorities, sometimes referred to as Superfund sites, among the known releases or threatened releases of hazardous substances, pollutants, or contaminants throughout the United States and its territories. This list is known as the National Priorities List (NPL). According to the EPA, the NPL is intended to primarily guide the EPA in determining which sites warrant further investigation. Inclusion of a site on the NPL does not in itself reflect a judgment of the activities of its owner or operator, does not require those persons to undertake any action, or assign liability to any person. More information regarding the NPL can be found at:

<https://www.epa.gov/superfund/superfund-national-priorities-list-npl>

Based on the database reviewed, the subject property **IS NOT** located within 1 Mile of a Known National Priority List Site (Superfund Site)

ENVIRONMENTAL DISCLOSURES

RESOURCE CONSERVATION AND RECOVERY ACT [RCRA] (1 MILE)

According to the United States Environmental Protection Agency (EPA), the Resource Conservation and Recovery Act (RCRA) is the law that creates the framework for the proper management of hazardous and non-hazardous solid waste. Hazardous waste handler information is contained in the RCRAInfo database; a national program management and inventory system about hazardous waste handlers. The RCRAInfo database can be used to identify and locate data for specific handlers and to find a wide range of information on treatment, storage, and disposal facilities regarding permit/closure status, compliance with Federal and State regulations, and cleanup activities. The RCRAInfo database can be found here:

<https://enviro.epa.gov/facts/rcrainfo/search.html>.

Based on the database reviewed, the subject property **IS** located within 1 Mile of a Known Resource Conservation and Recovery Act Site (RCRA)

FACILITIES AND SITES

- SITE NAME: CALIFORNIA WATER SERVICE CO HR STA 28
ADDRESS: 805 S PROSPECT AVE, REDONDO BEACH, CA
DISTANCE FROM PROPERTY: 0.33 miles
- SITE NAME: SHERWIN ONE HOUR CLEANERS
ADDRESS: 328 AVE 1, REDONDO BEACH, CA
DISTANCE FROM PROPERTY: 0.34 miles
- SITE NAME: SOUTHERN CALIFORNIA EDISON TOPAZ SUBSTATION
ADDRESS: 902 KNOB HILL AVE, REDONDO BEACH, CA
DISTANCE FROM PROPERTY: 0.36 miles
- SITE NAME: PACIFIC CLEANERS
ADDRESS: 1306 S PACIFIC COAST HWY, REDONDO BEACH, CA
DISTANCE FROM PROPERTY: 0.4 miles
- SITE NAME: OAKLEY CLEANERS
ADDRESS: 1408 S PACIFIC COAST HWY, REDONDO BEACH, CA
DISTANCE FROM PROPERTY: 0.4 miles
- SITE NAME: HOLLYWOOD RIVIERA CARWASH
ADDRESS: 1500 S PACIFIC COAST HWY, REDONDO BEACH, CA
DISTANCE FROM PROPERTY: 0.42 miles
- SITE NAME: HYTON CLEANERS
ADDRESS: 1550 S PACIFIC COAST HWY, REDONDO BEACH, CA
DISTANCE FROM PROPERTY: 0.44 miles
- SITE NAME: CHEVRON STATION NO 93777
ADDRESS: 1630 S ELENA AVE, REDONDO BEACH, CA
DISTANCE FROM PROPERTY: 0.46 miles
- SITE NAME: CHEVRON STATION 937771889
ADDRESS: 1630 S ELENA AVE, REDONDO BEACH, CA
DISTANCE FROM PROPERTY: 0.46 miles
- SITE NAME: PEYTON CRAMER FORD
ADDRESS: 1840 S PACIFIC COAST HWY, REDONDO BEACH, CA
DISTANCE FROM PROPERTY: 0.46 miles

This property has 62 sites nearby. Listed above are the 10 closest sites. Refer to the Resource Conservation and Recovery Act appendix at the end of the environmental disclosures for a complete list.

ENVIRONMENTAL DISCLOSURES

MUNICIPAL SOLID WASTE FACILITIES [MSWF] (1/2 MILE)

According to the United States Environmental Protection Agency (EPA), a municipal solid waste landfill (MSWLF) is a discrete area of land or excavation that receives household waste. Each facility is managed by the state where it is located. In California, the Solid Waste Information System (SWIS) facility database contains information on solid waste facilities, operations and disposal sites. The database contains information about location, owner, operator, facility type, regulatory and operational status, authorized waste types and local enforcement agency inspection and enforcement records. The SWIS facility database can be found here:

<https://www2.calrecycle.ca.gov/SolidWaste/Site/Search>.

Based on the database reviewed, the subject property **IS NOT** located within 1/2 Mile of a known Solid Waste Facility

ENVIRONMENTAL DISCLOSURES

APPENDIX FOR RESOURCE CONSERVATION AND RECOVERY ACT [RCRA] (1 MILE)

FACILITIES AND SITES

- SITE NAME: CALIFORNIA WATER SERVICE CO HR STA 28
ADDRESS: 805 S PROSPECT AVE, REDONDO BEACH, CA
DISTANCE FROM PROPERTY: 0.33 miles
- SITE NAME: SHERWIN ONE HOUR CLEANERS
ADDRESS: 328 AVE 1, REDONDO BEACH, CA
DISTANCE FROM PROPERTY: 0.34 miles
- SITE NAME: SOUTHERN CALIFORNIA EDISON TOPAZ SUBSTATION
ADDRESS: 902 KNOB HILL AVE, REDONDO BEACH, CA
DISTANCE FROM PROPERTY: 0.36 miles
- SITE NAME: PACIFIC CLEANERS
ADDRESS: 1306 S PACIFIC COAST HWY, REDONDO BEACH, CA
DISTANCE FROM PROPERTY: 0.4 miles
- SITE NAME: OAKLEY CLEANERS
ADDRESS: 1408 S PACIFIC COAST HWY, REDONDO BEACH, CA
DISTANCE FROM PROPERTY: 0.4 miles
- SITE NAME: HOLLYWOOD RIVIERA CARWASH
ADDRESS: 1500 S PACIFIC COAST HWY, REDONDO BEACH, CA
DISTANCE FROM PROPERTY: 0.42 miles
- SITE NAME: HYTON CLEANERS
ADDRESS: 1550 S PACIFIC COAST HWY, REDONDO BEACH, CA
DISTANCE FROM PROPERTY: 0.44 miles
- SITE NAME: CHEVRON STATION NO 93777
ADDRESS: 1630 S ELENA AVE, REDONDO BEACH, CA
DISTANCE FROM PROPERTY: 0.46 miles
- SITE NAME: CHEVRON STATION 937771889
ADDRESS: 1630 S ELENA AVE, REDONDO BEACH, CA
DISTANCE FROM PROPERTY: 0.46 miles
- SITE NAME: PEYTON CRAMER FORD
ADDRESS: 1840 S PACIFIC COAST HWY, REDONDO BEACH, CA
DISTANCE FROM PROPERTY: 0.46 miles
- SITE NAME: NU WAY CLEANERS
ADDRESS: 328 AVENUE I, REDONDO BEACH, CA
DISTANCE FROM PROPERTY: 0.48 miles
- SITE NAME: THRIFTY OIL 260
ADDRESS: 1890 PACIFIC COAST HWY, REDONDO BEACH, CA
DISTANCE FROM PROPERTY: 0.49 miles
- SITE NAME: TESORO USA 63260
ADDRESS: 1890 PACIFIC COAST HWY, REDONDO BEACH, CA
DISTANCE FROM PROPERTY: 0.49 miles
- SITE NAME: ARCO FACILITY NO 9654
ADDRESS: 1890 PACIFIC COAST HWY, REDONDO BEACH, CA
DISTANCE FROM PROPERTY: 0.49 miles
- SITE NAME: LAND ROVER SOUTH BAY
ADDRESS: 900 N PACIFIC COAST HWY, REDONDO BEACH, CA
DISTANCE FROM PROPERTY: 0.52 miles
- SITE NAME: WEST COAST BARRIER PROJECT 7
ADDRESS: PROSPECT AVE, RODONDO BEACH, CA
DISTANCE FROM PROPERTY: 0.55 miles

ENVIRONMENTAL DISCLOSURES

APPENDIX FOR RESOURCE CONSERVATION AND RECOVERY ACT [RCRA] (1 MILE) (CONTINUED)

- SITE NAME: CLASSIC CLEANERS III
ADDRESS: 800 S PACIFIC COAST HWY, REDONDO BEACH, CA
DISTANCE FROM PROPERTY: 0.56 miles
- SITE NAME: BARRY JOHNSIN DDS
ADDRESS: 1706 S ELENA AVE A, REDONDO BEACH, CA
DISTANCE FROM PROPERTY: 0.56 miles
- SITE NAME: RIVIERA QUALITY CLEANERS
ADDRESS: 224 AVENUE I, REDONDO BEACH, CA
DISTANCE FROM PROPERTY: 0.58 miles
- SITE NAME: LADY ALICE CLEANERS
ADDRESS: 261 AVENIDA DEL NORTE, REDONDO BEACH, CA
DISTANCE FROM PROPERTY: 0.59 miles
- SITE NAME: LA CO SANITATION DISTRICT
ADDRESS: 5517 LINDA DRIVE, REDONDO BEACH, CA
DISTANCE FROM PROPERTY: 0.62 miles
- SITE NAME: CENTURY CLEANERS
ADDRESS: 223 PALOS VERDES BLVD, REDONDO BEACH, CA
DISTANCE FROM PROPERTY: 0.62 miles
- SITE NAME: CENTURY CLEANERS
ADDRESS: 223 PATOS VERDES BLVD, REDONDO BEACH, CA
DISTANCE FROM PROPERTY: 0.64 miles
- SITE NAME: ACCESS CREATIVE COMMUNICATIONS
ADDRESS: 210 AVENUE I STE E, REDONDO BEACH, CA
DISTANCE FROM PROPERTY: 0.64 miles
- SITE NAME: ADVANCED HEALING ARTS CTR
ADDRESS: 210 AVE I STE C, REDONDO BEACH, CA
DISTANCE FROM PROPERTY: 0.64 miles
- SITE NAME: US POSTAL SERVICE
ADDRESS: 1201 CATALINA AVE N, REDONDO BEACH, CA
DISTANCE FROM PROPERTY: 0.65 miles
- SITE NAME: 2273 VONS A SAFEWAY COMPANY
ADDRESS: 245 PALOS VERDES BLVD, REDONDO BEACH, CA
DISTANCE FROM PROPERTY: 0.66 miles
- SITE NAME: 76 PRODUCTS STATION 5027
ADDRESS: 1870 ELENA AVE S, REDONDO BEACH, CA
DISTANCE FROM PROPERTY: 0.68 miles
- SITE NAME: TOSCOUNOCAL 30782
ADDRESS: 1870 ELENA AVENA S, REDONDO BEACH, CA
DISTANCE FROM PROPERTY: 0.68 miles
- SITE NAME: WALTONS AUTOMOTIVE 2
ADDRESS: 1920 S CATALINA AVE, REDONDO BEACH, CA
DISTANCE FROM PROPERTY: 0.69 miles
- SITE NAME: FORMER SHELL
ADDRESS: 1920 CATALINA AVE S, REDONDO BEACH, CA
DISTANCE FROM PROPERTY: 0.69 miles
- SITE NAME: RIVIERA SHELL SERVICE
ADDRESS: 1920 S CATALINA AVE, REDONDO BEACH, CA
DISTANCE FROM PROPERTY: 0.69 miles

ENVIRONMENTAL DISCLOSURES

APPENDIX FOR RESOURCE CONSERVATION AND RECOVERY ACT [RCRA] (1 MILE) (CONTINUED)

- SITE NAME: SHELL STATION NO 20463720605
ADDRESS: 1920 S CATALINA, REDONDO BEACH, CA
DISTANCE FROM PROPERTY: 0.72 miles
- SITE NAME: CITY OF REDONDO BEACH
ADDRESS: 545 GERTRUDA AVE NORTH, REDONDO BEACH, CA
DISTANCE FROM PROPERTY: 0.72 miles
- SITE NAME: FRANK F GOETZ MD
ADDRESS: 1921 S CATALINA AVE, REDONDO BEACH, CA
DISTANCE FROM PROPERTY: 0.72 miles
- SITE NAME: SOUTHWOOD CLEANERS
ADDRESS: 22232 PALOS VERDES BLVD, TORRANCE, CA
DISTANCE FROM PROPERTY: 0.73 miles
- SITE NAME: DOLLAR TREE 05132
ADDRESS: 22217 PALOS VERDES BLVD STE 2, TORRANCE, CA
DISTANCE FROM PROPERTY: 0.73 miles
- SITE NAME: RAFIS CHEVRON 1
ADDRESS: 5230 SEPULVEDA BLVD, TORRANCE, CA
DISTANCE FROM PROPERTY: 0.75 miles
- SITE NAME: SEPULVEDA CHEVRON
ADDRESS: 5230 SEPULVEDA BLVD, TORRANCE, CA
DISTANCE FROM PROPERTY: 0.75 miles
- SITE NAME: CHEVRON STATION NO 93280
ADDRESS: 5230 SEPULVEDA BOULEVARD, TORRANCE, CA
DISTANCE FROM PROPERTY: 0.77 miles
- SITE NAME: CALIFORNIA WATER SERVICE CO HR STA 26
ADDRESS: 510 S LUCIA AVE, REDONDO BEACH, CA
DISTANCE FROM PROPERTY: 0.78 miles
- SITE NAME: SWEETSER PROPERTY
ADDRESS: 507 GERTRUDA AVE N, REDONDO BEACH, CA
DISTANCE FROM PROPERTY: 0.8 miles
- SITE NAME: CAMIG FIRE SAFETY COMPANY INC
ADDRESS: 1712 ESPLANADE STE C, REDONDO BEACH, CA
DISTANCE FROM PROPERTY: 0.8 miles
- SITE NAME: 610 BROADWAY ASSOCIATES
ADDRESS: 610 S BROADWAY STE 714, LOS ANGELES, CA
DISTANCE FROM PROPERTY: 0.81 miles
- SITE NAME: RICO REDONDO LEASES
ADDRESS: 515 S PROSPECT AVE, REDONDO BEACH, CA
DISTANCE FROM PROPERTY: 0.81 miles
- SITE NAME: COUNTY OF LOS ANGELES BUILDING
ADDRESS: 743 ESPLANDE DR, REDONDO BEACH, CA
DISTANCE FROM PROPERTY: 0.85 miles
- SITE NAME: LA CO DEPT OF BEACHES HARBOR
ADDRESS: 743 ESPLANADE, REDONDO BEACH, CA
DISTANCE FROM PROPERTY: 0.85 miles
- SITE NAME: MOTCCH
ADDRESS: 664 S CATALINA AVE, LOS ANGELES, CA
DISTANCE FROM PROPERTY: 0.87 miles

ENVIRONMENTAL DISCLOSURES

APPENDIX FOR RESOURCE CONSERVATION AND RECOVERY ACT [RCRA] (1 MILE) (CONTINUED)

- SITE NAME: CALIFORNIA WATER SERVICE CO HR STA 4
ADDRESS: 409 S IRENA AVE, REDONDO BEACH, CA
DISTANCE FROM PROPERTY: 0.92 miles
- SITE NAME: RUBY CLEANERS
ADDRESS: 445 S PACIFIC COAST HWY, REDONDO BEACH, CA
DISTANCE FROM PROPERTY: 0.93 miles
- SITE NAME: S BAY CHILDRENS HEALTH CENTER
ADDRESS: 410 S CAMINO REAL, REDONDO BEACH, CA
DISTANCE FROM PROPERTY: 0.94 miles
- SITE NAME: DAY TREATMENT CENTER SCHOOL
ADDRESS: 410 S CAMINO REAL, REDONDO BEACH, CA
DISTANCE FROM PROPERTY: 0.94 miles
- SITE NAME: STARBRITE INC
ADDRESS: 5205 PACIFIC COAST HWY, TORRANCE, CA
DISTANCE FROM PROPERTY: 0.94 miles
- SITE NAME: 7ELEVEN 35700
ADDRESS: 529 S CATALINA AVE, REDONDO BEACH, CA
DISTANCE FROM PROPERTY: 0.94 miles
- SITE NAME: BARRIER INJECTION MONITOR WELL PROJECT
ADDRESS: 404 PROSPECT, REDONDO BEACH, CA
DISTANCE FROM PROPERTY: 0.95 miles
- SITE NAME: CITY OF TORRANCE FIRE STATION 4
ADDRESS: 5205 CALLE MAYOR, TORRANCE, CA
DISTANCE FROM PROPERTY: 0.95 miles
- SITE NAME: FRENCH DECORATING
ADDRESS: 23644 SUSANA AVE, TORRANCE, CA
DISTANCE FROM PROPERTY: 0.97 miles
- SITE NAME: NEXTEL CELL SITE CA6341
ADDRESS: 5430 TORRANCE BLVD, TORRANCE, CA
DISTANCE FROM PROPERTY: 0.98 miles
- SITE NAME: GORDONS BODY SHOP
ADDRESS: 638 TORRANCE BLVD, REDONDO BEACH, CA
DISTANCE FROM PROPERTY: 0.98 miles
- SITE NAME: PIER COLLISION
ADDRESS: 638 TORRANCE BLVD, REDONDO BEACH, CA
DISTANCE FROM PROPERTY: 0.98 miles
- SITE NAME: REIDS SOUTH BAY AUTO WORX
ADDRESS: 640 W TORRANCE BLVD, REDONDO BEACH, CA
DISTANCE FROM PROPERTY: 0.98 miles
- SITE NAME: SEA BREEZE CLEANERS
ADDRESS: 612 TORRANCE BLVD, REDONDO BEACH, CA
DISTANCE FROM PROPERTY: 0.99 miles

TERMS & CONDITIONS

This Solutions for Property Natural Hazard Disclosure Report ("**Report**") is subject to each of the following Terms and Conditions. Each recipient of the Report, including transferor, seller, transferee, buyer, and their agents/brokers ("**Recipient**") agrees that the Report is subject to the following Terms and Conditions, and each Recipient agrees to be bound by such. By accepting or using this Report, Recipients hereby agree to be bound by all the terms, conditions, disclaimers and limitations of liability contained herein. If for any reason Recipient(s) does not intend to be bound by the conditions, limitations and disclaimers herein, or otherwise finds this Report unacceptable, Recipient(s) should immediately contact Solutions for Property.

This Report is made for the real property specifically described and solely for the transaction for which it was originally purchased ("**Transaction**"). The Property shall not include any property beyond the boundaries of the real property described in the Report, including but not limited to any structures (whether located on the Property, or not), easements, or any right, title, interest, estate, or easement in any abutting streets, roads, alleys, lanes, ways, or waterways.

- 1. Scope of Report.** The purpose of this Report is to assist Recipients in determining whether the Property is located within specified natural hazard zones and property tax districts, and in proximity to those specified environmental sites, where applicable. Solutions for Property has not performed a physical or visual inspection of the property and this Report is not a substitute for a physical or visual inspection of the subject property. Solutions for Property makes no determination, expresses no opinion or view, and assumes no responsibility in this Report concerning the right, entitlement, or ability to develop or improve the subject property. Solutions for Property has no information concerning whether the Property can be developed or improved. Recipient(s) is advised to consult the local Planning Department to determine whether factors beyond the scope of this Report may limit the buyers(s) ability to use or improve the Property. The Report is not a title report, and no determination is made and no opinion is expressed, or intended, by this Report as to title to the Property or liens against the Property, recorded or otherwise, or whether the Property is comprised of legal lots in conformance with the California Subdivision Map Act or local ordinances. Solutions for Property has not independently verified the accuracy of the Assessor's Parcel Number ("APN") provided by Recipient(s). This report is not a warranty or policy of insurance.
- 2. Additional Disclosure Obligations.** Pursuant to California law, Recipient(s) are obligated to make certain natural hazard and real estate disclosures in connection with the transfer of certain real property. Additionally, material facts that are within Recipient's actual knowledge must be disclosed.
- 3. Third Party Disclaimer.** The information contained in this Report is intended for the exclusive use and benefit of Recipients. There shall be no third party beneficiary or third party reliance on this Report. This Report may not be used in a subsequent transaction or for any other real property. Solutions for Property expressly disclaims all liability, including without limitation liability for negligence and breach of contract, to all third parties and otherwise.
- 4. Public Records.** Solutions for Property relies upon the public records and databases identified in the Report without conducting an independent investigation of their accuracy. Solutions for Property assumes no responsibility for the accuracy or timeliness of the public records identified in the Report. Solutions for Property expressly disclaims and excludes any and all other express and implied warranties, including, without limitation, warranties of merchantability or fitness for a particular purpose.
- 5. Database Changes.** Updates to databases used in this Report are determined by the managing agency and may be made at any time and without notice. Solutions for Property maintains an update schedule and makes commercially reasonable efforts to use updated information. For these reasons, Solutions for Property reports information as of the date when the database was last updated by Solutions for Property. That date is specified as the "Database Date" for each database. Solutions for Property cannot certify that the data is up to the minute or otherwise timely and is under no duty to update this Report if and when the databases are updated subsequent to the Database Date specified in this Report.
- 6. California, City/County Natural Hazard Disclosures, and Notices & Advisories.** The purpose of this Report is to assist Recipients in providing disclosures about whether the subject property is located in any of the six statutorily-required natural hazard areas. Solutions for Property is also providing City/County natural hazard disclosures, other real estate disclosures, and notices and advisories on conditions which may impact the subject property. These additional disclosures, notices and advisories are either required by state law, local ordinance, or the information is readily and publicly available. No determination is made and no opinion is expressed or intended by this Report concerning the need to purchase earthquake, flood or fire insurance for the subject property. City/County natural hazard disclosures are provided as an accommodation. Solutions for Property assumes no responsibility for the accuracy of any information included in the City/County natural hazard disclosures or otherwise.
- 7. Governing Law/Venue.** The Report shall be governed by and construed in accordance with the internal laws of the State of California.

TERMS & CONDITIONS

- 8. Tax Disclosures (if included in Report).** The purposes of the tax disclosures are to make preliminary determinations regarding whether secured tax rolls contain Mello-Roos Community Facilities District Special Taxes or Improvement Bond Act of 1915 Lien Assessments against the subject property, and to assist the Recipient(s) in fulfilling his/her duty to comply with California Civil Code Section 1102.6b. No determination is made and no opinion is expressed or intended by the Report concerning the existence of property tax liabilities.
- 9. Environmental Disclosures (if included in Report).** The purpose of the environmental disclosures is to assist the Recipients in providing information regarding the subject property's proximity to certain site(s) impacted by certain environmental conditions. Solutions for Property has not verified the accuracy or completeness of the databases containing environmental data. No determination is made and no opinion is expressed or intended by the Report concerning the existence of hazardous or toxic materials or substances, or any other defects, on, under, or in proximity to the Property, unless specifically described in the Report. This Report does not include the significance or extent of any health hazards, contamination or remediation of any site identified in this Report.
- 10. Limitation of Liability to Recipient(s).** Solutions for Property has prepared this report based upon public records and databases without independent verification of the accuracy of the information contained therein. Solutions for Property is not liable to Recipient(s) for errors, inaccuracies, untimeliness, or omissions in this Report when such errors, inaccuracies or omissions were based upon information contained in the public records and databases, or were known to exist by Recipient(s) on the date of delivery of this Report to Recipient(s). Solutions for Property's total liability to all Recipients collectively for any claim, including but not limited to claims for breach of contract or negligence, shall be for actual proven damages only caused directly by Solutions for Property's error. Actual proven damages shall be measured by the difference in fair market value of the subject property caused by the error or omission as of the date of the Report.
- 11. Indemnification.** Solutions for Property will indemnify the owner of any property for which it issues a report, and that owner's real estate broker, agent, escrow agent, and transaction coordinator in any transaction related to the issuance of the report, for damages incurred to the extent that they are caused by the negligent acts, errors or omissions of Solutions for Property or its employees or agents.
- 12. Small Claims or Arbitration.** This provision constitutes an agreement to arbitrate disputes on an individual basis. All disputes and claims arising out of or relating to the Report which are not resolved in small claims court must be resolved by binding arbitration. This agreement to arbitrate includes, but is not limited to, all disputes and claims between Solutions for Property, sellers(s) and buyer(s) and claims that arose prior to purchase of the Report. This agreement to arbitrate applies to seller(s) and buyer(s) successors in interest, assigns, heirs, spouses, and children. Any arbitration must take place on an individual basis. Solutions for Property, seller(s) and buyer(s) agree that they are waiving any right to a jury trial and to bring or participate in a class action or representative lawsuit. Recipient(s) agree that the arbitrator lacks the power to consider claims for injunctive or declaratory relief, or to grant relief affecting anyone other than the individual claimant. The arbitration is governed by the Commercial Arbitration Rules and the Supplementary Procedures for Consumer Related Disputes (the "AAA Rules") of the American Arbitration Association ("AAA"), as modified by this Agreement, and will be administered by the AAA. Company will pay all AAA filing, administration and arbitrator fees for any arbitration it initiates and for any arbitration initiated by another party unless an arbitrator determines that the claims have been brought in bad faith or for an improper purpose, in which case the payment of AAA fees will be governed by the AAA Rules. A COPY OF THESE RULES IS AVAILABLE FROM THE AAA'S WEB SITE AT WWW.ADR.ORG OR ON REQUEST FROM THE COMPANY. THE ARBITRATION AWARD MAY INCLUDE ATTORNEY'S FEES IF ALLOWED BY FEDERAL, STATE, OR OTHER APPLICABLE LAW AND MAY BE ENTERED AS A JUDGMENT IN ANY COURT OF PROPER JURISDICTION. The arbitration will take place in San Diego County or Fresno County. The Federal Arbitration Act will govern the interpretation, applicability and enforcement of this arbitration agreement. This arbitration agreement will survive the termination of this Report.
- 13. Severability.** In the event any provision of the Terms and Conditions to this Report is determined to be invalid or unenforceable under applicable law, then such provision shall be deemed as severed from the remainder of the Terms and Conditions, and all of the other provisions of the Terms and Conditions shall remain in full force and effect.
- 14. Other Agreements.** This Report constitutes the entire, integrated agreement between Solutions for Property and Recipients, and supersedes and replaces all prior statements, representations, negotiations, and agreements. This Report and its Terms and Conditions may not be modified or amended except in a formal writing signed by Solutions for Property and Recipient(s).

THE BUILDING PERMIT REPORT STATEMENT

FOR

1212 S. IRENA AVENUE., REDONDO BEACH, CA 90277

Enclosed on the following pages are copies of all available Building Permits, Plot Plans, and Certificates of Occupancy on file with the Local Department of Building & Safety. The Law requires that Property Owners obtain a permit whenever the valuation exceeds \$200.00. If there is no permit on file, this may mean that the work may have not been legally permitted.

~

BUILDING & SAFETY RECORDS DIVISION INDICATE:

- ☒ Enclosed are all available Building Permits (structures) on file with the Local Department of Building & Safety.
- ☐ No records were found after a review of the Local Department of Building & Safety Records.
- ☐ Original Building Permits were not found for subject property.

~

PUBLIC WORKS RECORDS DIVISION INDICATE:

- ☐ There IS a permitted sewer connection to the public city sewer line.

Sewer Permit Number and Year of Connection: #

- ☐ Enclosed is an official sewer permit as proof of a permitted sewer connection.
- ☐ There IS NOT a permitted sewer connection to the public city sewer line.
- ☐ A Video Camera Inspection must be performed to determine condition and connection to a municipal city sewer line.

~

I acknowledge disclosure of all available Building Permits, Sewer Permits, or Building Code Violations on file with the Department of Building and Safety and Department of Public Works.

Signature of Buyer: _____ Date: _____

LOT 22 BLOCK 4 TRACT 16877

ST. ADDRESS 1212 S. Irena

SIZE BLDG. 5 rms. ZONE R-1 FIRE ZONE 3

CONTRACTOR Orange Gardens

USE OF BUILDING Residence and Garage

PERMIT NO.	DATE	NAME	DESCRIPTION
17100	1/5/51	D & E Corp.	residence
17101			garage
B931457	7-18-94	Marshall	872 ϕ 1st Story Add - Remodel Exist 1103 ϕ
B931458	7-18-94	Marshall	2nd Story 1841 ϕ Add 441 ϕ Det. Garage
B942711	12-5-94	Marshall	Demo Garage
B950757	4-13-95	Marshall	Fire Sprinklers
B953013	12-12-95	"	add 4 fire sprinklers heads for new garage
		(Over)	

FINAL ON BUILDING: ^{B931457 B931458 B953013 B950757}
6/19/57 5-1-96 5-1-96 2-6-96 2-6-96

REMARKS:

TENTS — TRAILERS —

NON-CONFORMING BUILDINGS

7509 24		
MB.	PG.	PCL.
398	38-39	22

10 4556

STREET ADDRESS: 1212 S. Irena Avenue

LOT 22 BLOCK 4 TRACT 16877

MODIFICATION REQUEST NUMBER: M-93-14 DATE 7-15-93

REQUEST:

The applicant is requesting a modification to construct a two-car garage and an addition to the existing residence with less than the code required 10' separation between a main building and an accessory building.

DECISION: Granted

4140

APPLICATION NO.	<i>P0105</i>
DATE	<i>7/2/93</i>
PROJECT NO.	<i>B931458</i>

CITY OF REDONDO BEACH BUILDING PERMIT APPLICATION

COMMUNITY DEVELOPMENT DEPARTMENT, BUILDING DIVISION
415 DIAMOND ST. • REDONDO BEACH, CA 90277 • (310) 318-0636 • FAX: (310) 374-4828



PERMIT ADDRESS <i>1212 S IDENA AVE. REDONDO BEACH</i>		STRC. I.D.	FLR	UNIT	ZIP
DESCRIPTION OF WORK <i>NEW 2CAR GARAGE 441 sq ft</i>					VALUATION
APPLICANT <i>LEBB ARCHITECTS</i>		PHONE <i>(310) 543-2605</i>			
ADDRESS <i>423 S PCH #208</i>					
CITY <i>REDONDO BEACH</i>	STATE <i>CA</i>	ZIP <i>90277</i>			
OWNER <i>ELWOOD MARSHALL</i>		PHONE			
ADDRESS <i>1212 S IDENA</i>					
CITY <i>REDONDO BEACH</i>	STATE <i>CA</i>	ZIP			
CONTRACTOR		PHONE ()			
ADDRESS					
CITY	STATE	ZIP			
STATE LICENSE NO.		CITY LICENSE NO.			
ARCHITECT		PHONE ()			
ADDRESS					
CITY	STATE	ZIP	STATE LICENSE NO.		
ENGINEER		PHONE ()			
ADDRESS					
CITY	STATE	ZIP	STATE LICENSE NO.		
OCCUPANT		PHONE ()			
PLAN CHECKED		DATE	APPLICATION APPROVED		
CORRECTION VERIFIED BY		DATE	STAFF APPROVED		
PLAN CHECKED BY		DATE			
CORRECTION VERIFIED BY		DATE			
APPLICATION APPROVED BY		DATE			
STAFF APPROVED BY		DATE			
REMARKS					
SIGNATURE		DATE			

CLASS OF WORK	☒ NEW	REPAIR	FIRE ALARM / SPRINK.
	ADDITION	MOVE	SIGN
	ALTERATION	DEMOLITION	
USE OF BLDG	RESIDENTIAL	COMMERCIAL	
	SING. FAMILY	RETAIL	INDUSTRIAL
	MULTIFAMILY	OFFICE	INSTITUTIONAL
	HOTEL/MOTEL	RESTAURANT	PUBLIC
EXIST. BLDGS. ON LOT:		LOT SIZE:	
NEW CONST. SIZE:		TOTAL AREA:	# STORIES:
DESCRIPTION / REMARKS: <i>NEW 2CAR GARAGE</i>			
MAJOR HWY. YES ☐ NO ☒ STATE HWY. YES ☐ NO ☒			
BLDG. / STRUCTURE SETBACKS FROM PROPERTY LINE			
FRONT: <i>86'-0"</i>		LEFT SIDE: <i>2'-0"</i>	
REAR: <i>2'-0"</i>		RIGHT SIDE: <i>37'-0"</i>	
PARKING SPACES REQD.		SPACES PROVIDED	
FOR DEPARTMENT USE ONLY			
ASSESSOR NO.	LOT	BLK	TRACT
TYPE OF CONST.		GROUP	ZONE
REQUIRED:		YES NO	YES NO
UNDERGROUND UTILITIES		L.A. CO. SANITATION FEES	
SPRINKLERED		SCHOOL FEES	
WET STANDPIPES		OTHER:	
TITLE 24 APPLIES TO ALLOWABLE HEATING SYSTEM: YES ☐ NO ☐			
BONNET CAPACITY: BTU			
APPROVALS ROD.	YES NO	DATE	APPROVED BY
PLANNING / HARBOR			
FIRE			
ENGINEERING			
BLDG. PERMIT APPROVED			
OTHER PERMITS REQUIRED			
GRADING	PLUMBING	MECHANICAL	
ELECTRIC	SIGN		
VALUATION S:		<i>15,435</i>	
PLAN CHECK FEES	BUILDING	<i>175⁰⁰</i>	BLDG. PERMIT
	ELECTRICAL	.	PARK & REC. TAX
	PLUMBING	.	SEWER USE
	MECHANICAL	.	S.M.I.
	FIRE	.	ENERGY
	ADJUSTMENTS	.	
TOTAL		<i>175⁰⁰</i>	TOTAL

**CITY OF REDONDO BEACH
COMMUNITY DEVELOPMENT DEPARTMENT**

OWNER / BUILDER DECLARATION

Section 7031.5 of the California Business and Professions code provides as follows:

"Each county or city which requires the issuance of a permit as a condition precedent to the construction, alteration, improvement, demolition or repair of any building or structure shall also require that each applicant for such a permit file as a condition precedent to the issuance of a permit a statement which he has prepared and signed stating that the applicant is licensed under provisions of this chapter, giving the number of his license and stating that it is in full force and effect, or, if the applicant is exempt from the provisions of this chapter, the basis of the alleged exemption. Any violation of this section by any applicant for a permit shall be subject to a civil penalty of not more than five hundred dollars (\$500.00)."

- ☐ I, as 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. (Section 7044, Business and Professions Code: The contractor's license law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvements is sold within one year of completion, the owner/builder will have the burden of proving that he did not build or improve for the purpose of sale.)
- ☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project. (Section 7044 of the Business and Professions Code: The contractor's 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 contractor's license law.)
- ☐ I, as owner, am exempt under section _____ B and P Code, for the reason: _____

(Signature)

(Date)

LICENSED CONTRACTOR'S DECLARATION

I hereby declare that I am licensed under the provisions of Chapter 9 (commencing at Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License Class _____ State Lic. No. _____ City Lic. No. _____

Contractor/Agent _____
(Signature) _____ (Date) _____

Contractor's Name _____

Address: _____ Phone _____

WORKER'S COMPENSATION DECLARATION

I hereby declare that I have a certificate of consent to self insure, or a certificate of Worker's Compensation Insurance, or a certified copy thereof (Labor Code Section 3800).

Policy No. _____ Company _____

- ☐ A certified copy is hereby furnished.

CERTIFICATE OF EXEMPTION FROM WORKER'S COMPENSATION INSURANCE

(This section need not be completed if permit is for one hundred dollars (\$100.00) or less)

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 Worker's Compensation laws of the State of California.

(Signature)

(Date)

NOTICE TO APPLICANT: If after making this certificate of exemption, you should become subject to the Worker's Compensation laws of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Section 3097 California Civil Code).

Lender's Name: _____ Address: _____

HAZARDOUS MATERIALS

Indicate whether the applicant or future building occupant will need to comply with the applicable requirements of Sections 25505, 25533 and 25534 of the Health and Safety Code.

☐ Yes ☐ No Signature: _____

If yes, permit from South Coast Air Quality Management District is required; also, a clearance from the Fire Department Hazardous Materials Specialist is required.

ASBESTOS MATERIALS: To the best of my knowledge there are no asbestos or asbestos containing materials on / or within the structures or site. If evidence of asbestos is found, it is my responsibility to notify the AQMD at (818) 572-6283.

(Signature)

(Date)

RIGHT OF ENTRY (READ CONDITIONS BELOW)

The work authorized by this permit is subject to all rules and regulations set forth in the ordinances and amendments of the City of Redondo Beach, and the laws of the State of California in regard to such work, and all amendments thereto.

This permit becomes null and void if work is not commenced within **one hundred eighty (180) days** from date of issuance, or if work is suspended at any time during construction for the same period of time, or if any work is done in violation of the City or State laws governing same.

Duration of Demolition Permit is conditional upon completion of the work of moving or demolition, dismantling, tearing down and cleaning of the site within a period of 90 days from date of issuance

I certify that I have read this application and state that the above information is correct. I agree to comply with all City and applicable County ordinances, and State laws relating to building construction, and hereby authorize representatives of the City to enter upon the above mentioned property for the purpose of inspections.

(Signature)

(Date)

Plan CK extension granted to 7-2-94

CITY OF REDONDO BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
415 Diamond Street • Redondo Beach, CA 90277

Telephone: (310) 318-0636 • FAX: (310) 374-4828 • Inspection Request Line: (310) 318-0607

BUILDING PERMIT



Site Address
1212 S IRENA AVE
REDONDO BEACH, CA 90277

Status
PC OPEN

Applied: 07/02/93 Ref#: B931458
Issued: Type: Building
Expires: Final:
Created/Modified: B. SEYMOUR 12/21/93

Parcel Tract Block Lot
7509024022 16877 4 22

Bldg Type: ~~2-1 DETACHED~~

Map No:

Owner Owner/Builder?
MARSHALL, JOYCE E NO
1212 536
REDONDO BEACH, CA 90277

Sewer Book: Page:
Occ Use: M1 PRIVATE GARAGES, CARPORTS, SHEDS
Apt/Condo:

Contractor
UNKNOWN

No. Units:
Value: 15,435

Fire Zone:

Class: 00438 RES GARAGES/CARPORTS ATTACHED/DET

Const: V-N-WF Non-Rated, Wood Frame

Sq Feet: 441

Stories: 1 Families: 0

State Lic Type

Comments:
WILL NEED CONTRACTOR AND
WORKERS COMP INFO

City License: Exp Date:

Lender

Special Conditions:
EXIST DET GARAGE WILL NEED
DEMOLITION PERMIT

Worker's Comp Co. Exempt Date
WILL NEED THIS INFO NO 01/01/94

Policy #: WILL NEED THIS INFO

Microfilm:

Lot Size:

Buildings: 1

Building Use: DET GARAGE

Occ Grp: M1 PRIVATE GARAGES, CARPORTS, SHEDS, .

Site Zone:

Description of Work:
NEW DETACHED 2 CAR GARAGE

Fee Description	Amt	Date	Paid
Permit Fee	270.18	07/02/93	175.62
Plan Check Fee	175.62		
SMR	1.54		

Plan Check Plan Chk
CHARLES BELAK-BERGER YES

Architect/Engineer State Reg #
CHARLES BELAK-BERGER

Total: 447.34 Total: 175.62

• IMPORTANT •

Application is hereby made to the Building Official for a permit subject to the conditions and restrictions set forth in the Redondo Beach Municipal Code and other applicable codes.

Any permit issued as a result of this application becomes null and void if work is not commenced within ONE HUNDRED EIGHTY (180) DAYS from date of issuance of such permit.

Duration of Demolition Permit is conditional upon completion of the work of moving or demolition, dismantling, tearing down and cleaning of the site within a period of 90 days from date of issuance.

Every Permit issued by the Building Official under the provisions of Section 9-1.08 of the Redondo Beach Municipal Code, shall expire by limitation and become null and void if the Building or work authorized by such permit is not completed, in accordance with the provisions of this code, within two years from the date of such permit.

**CITY OF REDONDO BEACH
COMMUNITY DEVELOPMENT DEPARTMENT**

OWNER / BUILDER DECLARATION

Section 7031.5 of the California Business and Professions code provides as follows:

"Each county or city which requires the issuance of a permit as a condition precedent to the construction, alteration, improvement, demolition or repair of any building or structure shall also require that each applicant for such a permit file as a condition precedent to the issuance of a permit a statement which he has prepared and signed stating that the applicant is licensed under provisions of this chapter, giving the number of his license and stating that it is in full force and effect, or, if the applicant is exempt from the provisions of this chapter, the basis of the alleged exemption. Any violation of this section by any applicant for a permit shall be subject to a civil penalty of not more than five hundred dollars (\$500.00)."

- ☐ I, as 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. (Section 7044, Business and Professions Code: The contractor's license law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvements is sold within one year of completion, the owner/builder will have the burden of proving that he did not build or improve for the purpose of sale.)
- ☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project. (Section 7044 of the Business and Professions Code: The contractor's 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 contractor's license law.)
- ☐ I, as owner, am exempt under section _____ B and P Code, for the reason: _____

(Signature)

(Date)

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I hereby declare that I am licensed under the provisions of Chapter 9 (commencing at Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

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Contractor/Agent _____
(Signature) _____ (Date) _____

Contractor's Name _____

Address: _____ Phone _____

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I hereby declare that I have a certificate of consent to self insure, or a certificate of Worker's Compensation Insurance, or a certified copy thereof (Labor Code Section 3800).

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☐ A certified copy is hereby furnished.

CERTIFICATE OF EXEMPTION FROM WORKER'S COMPENSATION INSURANCE

(This section need not be completed if permit is for one hundred dollars (\$100.00) or less)

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 Worker's Compensation laws of the State of California.

(Signature)

(Date)

NOTICE TO APPLICANT: If after making this certificate of exemption, you should become subject to the Worker's Compensation laws of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

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I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Section 3097 California Civil Code).

Lender's Name: _____ Address: _____

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Indicate whether the applicant or future building occupant will need to comply with the applicable requirements of Sections 25505, 25533 and 25534 of the Health and Safety Code.

☐ Yes ☐ No Signature: _____

If yes, permit from South Coast Air Quality Management District is required; also, a clearance from the Fire Department Hazardous Materials Specialist is required.

ASBESTOS MATERIALS: To the best of my knowledge there are no asbestos or asbestos containing materials on / or within the structures or site. If evidence of asbestos is found, it is my responsibility to notify the AQMD at (818) 572-6283.

(Signature)

(Date)

RIGHT OF ENTRY (READ CONDITIONS BELOW)

The work authorized by this permit is subject to all rules and regulations set forth in the ordinances and amendments of the City of Redondo Beach, and the laws of the State of California in regard to such work, and all amendments thereto.

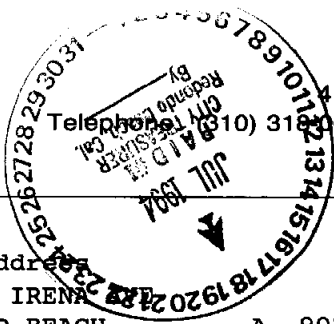
This permit becomes null and void if work is not commenced within **one hundred eighty (180) days** from date of issuance, or if work is suspended at any time during construction for the same period of time, or if any work is done in violation of the City or State laws governing same.

Duration of Demolition Permit is conditional upon completion of the work of moving or demolition, dismantling, tearing down and cleaning of the site within a period of 90 days from date of issuance

I certify that I have read this application and state that the above information is correct. I agree to comply with all City and applicable County ordinances, and State laws relating to building construction, and hereby authorize representatives of the City to enter upon the above mentioned property for the purpose of inspections.

(Signature)

(Date)



CITY OF REDONDO BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
415 Diamond Street • Redondo Beach, CA 90277

Telephone: (310) 318-0636 • FAX: (310) 374-4828 • Inspection Request Line: (310) 318-0607

BUILDING PERMIT



Site Address
1212 S IRENE AVE
REDONDO BEACH, A 90277

Status
OPEN

Applied: 07/02/93 Ref#: B931458
Issued: 07/18/94 Type: Building
Expires: 01/14/95 Final:
Created/Modified: A.CONTRERA 07/18/94

Parcel Tract Blk Lot
7509024022 16877 4 22

Bldg Type: ~~24 DEMOLITION~~ **40 RES. GAR / CARPORT** ✓

Map No:

Sewer Book:

Page:

Occ Use: M1 PRIVATE GARAGES, CARPORTS, SHEDS

Apt/Condo:

No. Units:

Value: 15,435

Fire Zone:

Class: 00438 RES GARAGES/CARPORTS ATTACHED/DET

Const: V-N-WF Non-Rated, Wood Frame

Sq Feet: 441

Stories: 1 Families: 0

Comments:

CONTRACTOR HIRING SUBS

TO DO THE WORK

Special Conditions:

EXIST DET GARAGE WILL NEED
DEMOLITION PERMIT

Description of Work:

NEW DETACHED 2 CAR GARAGE ✓

Owner Owner/Builder?
MARSHALL, JOYCE E YES
1212 536
REDONDO BEACH, A 90277

Contractor
UNKNOWN

State Lic Type

City License: Exp Date:

Lender

Worker's Comp Co. Exempt
YES

Policy #:
Microfilm:
Lot Size:
Buildings: 1
Building Use: DET GARAGE
Occ Grp: M1 PRIVATE GARAGES, CARPORTS, SHEDS, .
Site Zone:

Plan Check Plan Chk
YES

CHARLES BELAK-BERGER

Architect/Engineer State Reg #
CHARLES BELAK-BERGER

Fee Description	Amt	Date	Paid
Permit Fee	270.18	07/02/93	175.62
Plan Check Fee	175.62	07/18/94	271.72
SMR	1.54		

Total: 447.34 Total: 447.34

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COMMUNITY DEVELOPMENT DEPARTMENT**

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"Each county or city which requires the issuance of a permit as a condition precedent to the construction, alteration, improvement, demolition or repair of any building or structure shall also require that each applicant for such a permit file as a condition precedent to the issuance of a permit a statement which he has prepared and signed stating that the applicant is licensed under provisions of this chapter, giving the number of his license and stating that it is in full force and effect, or, if the applicant is exempt from the provisions of this chapter, the basis of the alleged exemption. Any violation of this section by any applicant for a permit shall be subject to a civil penalty of not more than five hundred dollars (\$500.00)."

- ☐ I, as 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. (Section 7044, Business and Professions Code: The contractor's license law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvements is sold within one year of completion, the owner/builder will have the burden of proving that he did not build or improve for the purpose of sale.)
- ☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project. (Section 7044 of the Business and Professions Code: The contractor's 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 contractor's license law.)
- ☐ I, as owner, am exempt under section _____ B and P Code, for the reason: _____

(Signature)

(Date)

LICENSED CONTRACTOR'S DECLARATION

I hereby declare that I am licensed under the provisions of Chapter 9 (commencing at Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License Class _____ State Lic. No. _____ City Lic. No. _____

Contractor/Agent _____
(Signature) (Date)

Contractor's Name _____

Address: _____ Phone _____

WORKER'S COMPENSATION DECLARATION

I hereby declare that I have a certificate of consent to self insure, or a certificate of Worker's Compensation Insurance, or a certified copy thereof (Labor Code Section 3800).

Policy No. _____ Company _____

☐ A certified copy is hereby furnished.

CERTIFICATE OF EXEMPTION FROM WORKER'S COMPENSATION INSURANCE

(This section need not be completed if permit is for one hundred dollars (\$100.00) or less)

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 Worker's Compensation laws of the State of California.

(Signature)

(Date)

NOTICE TO APPLICANT: If after making this certificate of exemption, you should become subject to the Worker's Compensation laws of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Section 3097 California Civil Code).

Lender's Name: _____ Address: _____

HAZARDOUS MATERIALS

Indicate whether the applicant or future building occupant will need to comply with the applicable requirements of Sections 25505, 25533 and 25534 of the Health and Safety Code.

☐ Yes ☐ No Signature: _____

If yes, permit from South Coast Air Quality Management District is required; also, a clearance from the Fire Department Hazardous Materials Specialist is required.

ASBESTOS MATERIALS: To the best of my knowledge there are no asbestos or asbestos containing materials on / or within the structures or site. If evidence of asbestos is found, it is my responsibility to notify the AQMD at (818) 572-6283.

(Signature)

(Date)

RIGHT OF ENTRY (READ CONDITIONS BELOW)

The work authorized by this permit is subject to all rules and regulations set forth in the ordinances and amendments of the City of Redondo Beach, and the laws of the State of California in regard to such work, and all amendments thereto.

This permit becomes null and void if work is not commenced within **one hundred eighty (180) days** from date of issuance, or if work is suspended at any time during construction for the same period of time, or if any work is done in violation of the City or State laws governing same.

Duration of Demolition Permit is conditional upon completion of the work of moving or demolition, dismantling, tearing down and cleaning of the site within a period of 90 days from date of issuance

I certify that I have read this application and state that the above information is correct. I agree to comply with all City and applicable County ordinances, and State laws relating to building construction, and hereby authorize representatives of the City to enter upon the above mentioned property for the purpose of inspections.

(Signature)

(Date)

1212 S. IRENA

CITY OF REDONDO BEACH
COMMUNITY DEVELOPMENT DEPARTMENT15 Diamond Street • Redondo Beach, CA 90277
Telephone: (310) 318-6536 • FAX: (310) 374-4828 • Inspection Request Line: (310) 318-0607**BUILDING PERMIT**Site Address
1212 S IRENA AVE
REDONDO BEACH, A 90277Status
OPENApplied: 07/02/93 Ref#: B931458
Issued: 07/18/94 Type: Building
Expires: 01/14/95 Final:
Created/Modified: A.CONTRERA 07/18/94Parcel Tract Blk Lot
7509024022 16877 4 22

Bldg Type: 24 DEMOLITION

Map No:

Sewer Book:

Page:

Occ Use: M1 PRIVATE GARAGES, CARPORTS, SHEDS

Apt/Condo:

No. Units:

Value: 15,435

Fire Zone:

Class: 00438 RES GARAGES/CARPORTS ATTACHED/DET

Const: V-N-WF Non-Rated, Wood Frame

Sq Feet: 441

Stories: 1 Families: 0

Comments:

~~CONTRACTOR HIRING SUBS
TO DO THE WORK~~

Special Conditions:

EXIST DET GARAGE WILL NEED
DEMOLITION PERMIT

Description of Work:

NEW DETACHED 2 CAR GARAGE

Fee Description	Amt	Date	Paid
Permit Fee	270.18	07/02/93	175.62
Plan Check Fee	175.62	07/18/94	271.72
SMR	1.54		

Total: 447.34 Total: 447.34

• IMPORTANT •

Application is hereby made to the Building Official for a permit subject to the conditions and restrictions set forth in the Redondo Beach Municipal Code and other applicable codes.

Any permit issued as a result of this application becomes null and void if work is not commenced within ONE HUNDRED EIGHTY (180) DAYS from date of issuance of such permit.

Duration of Demolition Permit is conditional upon completion of the work of moving or demolition, dismantling, tearing down and cleaning of the site within a period of 90 days from date of issuance.

Every Permit issued by the Building Official under the provisions of Section 9-1.08 of the Redondo Beach Municipal Code, shall expire by limitation and become null and void if the Building or work authorized by such permit is not completed, in accordance with the provisions of this code, within two years from the date of such permit.

INSPECTION RECORD

BUILDING PERMIT NO.

INSPECTIONS	APPROVED BY	DATE	INSPECTIONS	APPROVED BY	DATE	INSPECTIONS	APPROVED BY	DATE
Setback and Yards			Slab Floors			Exterior Lathing ✓ <i>VALUES</i>	<i>RS.</i>	<i>6/5/95</i>
Trench and Forms			Rough Electric			Rough Sewer	/	
Reinforcing Steel			Rough Plumbing			Final Sewer	/	
Electrical Ground			Ducts			Final Gas Test	/	
Footings	<i>PL</i>	<i>12/3/94</i>	Rough Heating or Refrigeration			Final Plumbing	/	
Heating or Refrig. Gndwrk. (or Underfloor)			Rough Gas Piping			Final Electrical	<i>PL</i>	<i>2/22/96</i>
Electrical Groundwork			Floor Diaphragm			Final Heating or Refrigeration	/	
Plumbing Gndwrk. (or Underfloor)			Suspended Ceiling			Final Block Wall Steel		
Gas Piping Grounwork			Roof Diaphragm	<i>PL</i>	<i>4/19/95</i>	Underground Service		
Panel Steel			Rough Fire Alarms / Sprinklers			Final Landscaping		
Column and Beam Reinforcing			Rough Framing			Final Sign		
Concrete Block Steel			Insulation			Final Fire Dept. Inspection		
Floor Joists and Insulation			Interior Lathing / Drywall			Final Building Inspection	<i>RV</i>	<i>5/1/94</i>

INSPECTOR'S NOTES

CONDOMINIUM - Planning Department approval for final.

By: _____ Date: _____

The License Department requests that you hold up final inspections until a list of sub-contractors is filed and all business licenses have been paid.

Released By: _____ Date: _____

The Fire Department requests that you hold up final inspection until all regulations have been complied with.

Released By: _____ Date: _____



BUILDING PERMIT

Site Address
1212 S IRENA AVE
REDONDO BEACH, A 90277
Status
OPEN

Parcel Tract Blk Lot
7509024022 16877 4 22

Owner Owner/Builder?
MARSHALL, JOYCE E YES
1212 536
REDONDO BEACH, A 90277

Contractor

State Lic Type

City License: Exp Date:

Lender

Worker's Comp Co. Exempt
YES

Policy #:
Microfilm:
Lot Size:
Buildings: 1
Building Use: GARAGE
Occ Grp: M1 PRIVATE GARAGES, CARPORTS, SHEDS, .
Site Zone:

Plan Check Plan Chk
NO

Architect/Engineer State Reg #
MARSHALL, JOYCE E
1212 536
REDONDO BEACH, A 90277 (310) 316-8763

Applied: 12/05/94 Ref#: B942711
Issued: 12/05/94 Type: Building
Expires: 06/03/95 Final:
Created/Modified: A.CONTRERA 12/05/94

Bldg Type: 24 DEMOLITION

Map No:

Sewer Book: Page:

Occ Use: M1 PRIVATE GARAGES, CARPORTS, SHEDS

Apt/Condo:

No. Units:

Value: 1

Fire Zone:

Class: 00649 DEMO ALL OTHER BLDGS OR STRUCTUR

Const: XX To Be Determined

Sq Feet: 0

Stories: 0 Families: 0

Comments:

CONTRACTING WITH LICENSED

CONTRACTOR TO DO THE WORK

Special Conditions:

Description of Work:

DEMOLITION OF GARAGE

Fee Description	Amt	Date	Paid
Permit Fee	0.00	12/05/94	33.00
DEMO ACCESS. B	33.00		

Total: 33.00 Total: 33.00

• IMPORTANT •

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Every Permit issued by the Building Official under the provisions of Section 9-1.08 of the Redondo Beach Municipal Code, shall expire by limitation and become null and void if the Building or work authorized by such permit is not completed, in accordance with the provisions of this code, within two years from the date of such permit.

**CITY OF REDONDO BEACH
COMMUNITY DEVELOPMENT DEPARTMENT**

OWNER / BUILDER DECLARATION

Section 7031.5 of the California Business and Professions code provides as follows:

"Each county or city which requires the issuance of a permit as a condition precedent to the construction, alteration, improvement, demolition or repair of any building or structure shall also require that each applicant for such a permit file as a condition precedent to the issuance of a permit a statement which he has prepared and signed stating that the applicant is licensed under provisions of this chapter, giving the number of his license and stating that it is in full force and effect, or, if the applicant is exempt from the provisions of this chapter, the basis of the alleged exemption. Any violation of this section by any applicant for a permit shall be subject to a civil penalty of not more than five hundred dollars (\$500.00)."

- ☐ I, as 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. (Section 7044, Business and Professions Code: The contractor's license law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvements is sold within one year of completion, the owner/builder will have the burden of proving that he did not build or improve for the purpose of sale.)
- ☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project. (Section 7044 of the Business and Professions Code: The contractor's 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 contractor's license law.)
- ☐ I, as owner, am exempt under section _____ B and P Code, for the reason: _____

X Chel Bell-Bj
(Signature)

12/04/94
(Date)

LICENSED CONTRACTOR'S DECLARATION

I hereby declare that I am licensed under the provisions of Chapter 9 (commencing at Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License Class _____ State Lic. No. _____ City Lic. No. _____

Contractor/Agent _____
(Signature) (Date)

Contractor's Name _____

Address: _____ Phone _____

WORKER'S COMPENSATION DECLARATION

I hereby declare that I have a certificate of consent to self insure, or a certificate of Worker's Compensation Insurance, or a certified copy thereof (Labor Code Section 3800).

Policy No. _____ Company _____

☐ A certified copy is hereby furnished.

CERTIFICATE OF EXEMPTION FROM WORKER'S COMPENSATION INSURANCE

(This section need not be completed if permit is for one hundred dollars (\$100.00) or less)

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 Worker's Compensation laws of the State of California.

X Chel Bell-Bj
(Signature) 12/04/94
(Date)

NOTICE TO APPLICANT: If after making this certificate of exemption, you should become subject to the Worker's Compensation laws of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Section 3097 California Civil Code).

Lender's Name: _____ Address: _____

HAZARDOUS MATERIALS

Indicate whether the applicant or future building occupant will need to comply with the applicable requirements of Sections 25505, 25533 and 25534 of the Health and Safety Code.

X ☒ Yes ☐ No Signature: Chel Bell-Bj

If yes, permit from South Coast Air Quality Management District is required; also, a clearance from the Fire Department Hazardous Materials Specialist is required.

ASBESTOS MATERIALS: To the best of my knowledge there are no asbestos or asbestos containing materials on / or within the structures or site. If evidence of asbestos is found, it is my responsibility to notify the AQMD at (818) 572-6283.

X Chel Bell-Bj
(Signature) 12/04/94
(Date)

RIGHT OF ENTRY (READ CONDITIONS BELOW)

The work authorized by this permit is subject to all rules and regulations set forth in the ordinances and amendments of the City of Redondo Beach, and the laws of the State of California in regard to such work, and all amendments thereto.

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I certify that I have read this application and state that the above information is correct. I agree to comply with all City and applicable County ordinances, and State laws relating to building construction, and hereby authorize representatives of the City to enter upon the above mentioned property for the purpose of inspections.

X Chel Bell-Bj
(Signature) 12/04/94
(Date)

1212 S-IRENA

CITY OF REDONDO BEACH

COMMUNITY DEVELOPMENT DEPARTMENT

415 Diamond Street • Redondo Beach, CA 90277

Telephone: (310) 318-0636 • FAX: (310) 374-4828 • Inspection Request Line: (310) 318-0607

BUILDING PERMIT

Site Address

1212 S IRENA AVE
REDONDO BEACH,Status
OPENApplied: 12/05/94 Ref#: B942711
Issued: 12/05/94 Type: Building
Expires: 06/03/95 Final:
Created/Modified: A.CONTRERA 12/05/94Parcel Tract Blk Lot
7509024022 16877 4 22

Bldg Type: 24 DEMOLITION

Map No:

Sewer Book: Page:

Occ Use: M1 PRIVATE GARAGES, CARPORTS, SHEDS

Apt/Condo:

No. Units:

Value: 1

Fire Zone:

Class: 00649 DEMO ALL OTHER BLDGS OR STRUCTUR

Const: XX To Be Determined

Sq Feet: 0

Stories: 0 Families: 0

Comments:

CONTRACTING WITH LICENSED
CONTRACTOR TO DO THE WORK

Special Conditions:

Description of Work:

DEMOLITION OF GARAGE

Fee Description	Amt	Date	Paid
Permit Fee	0.00	12/05/94	33.00
DEMO ACCESS. B	33.00		

Owner

MARSHALL, JOYCE E
1212 536
REDONDO BEACH,

Owner/Builder?

YES

A 90277

Contractor

State Lic Type

City License:

Exp Date:

Lender

Worker's Comp Co.

Exempt
YES

Policy #:

Microfilm:

Lot Size:

Buildings: 1

Building Use: GARAGE

Occ Grp: M1 PRIVATE GARAGES, CARPORTS, SHEDS, .

Site Zone:

Plan Check

Plan Chk
NO

Architect/Engineer

MARSHALL, JOYCE E
1212 536

State Reg #

REDONDO BEACH,

A 90277 (310)316-8763

Total: 33.00 Total: 33.00

• IMPORTANT •

Application is hereby made to the Building Official for a permit subject to the conditions and restrictions set forth in the Redondo Beach Municipal Code and other applicable codes.

Any permit issued as a result of this application becomes null and void if work is not commenced within ONE HUNDRED EIGHTY (180) DAYS from date of issuance of such permit.

Duration of Demolition Permit is conditional upon completion of the work of moving or demolition, dismantling, tearing down and cleaning of the site within a period of 90 days from date of issuance.

Every Permit issued by the Building Official under the provisions of Section 9-1.08 of the Redondo Beach Municipal Code, shall expire by limitation and become null and void if the Building or work authorized by such permit is not completed, in accordance with the provisions of this code, within two years from the date of such permit.

INSPECTION RECORD

BUILDING PERMIT NO.

INSPECTIONS	APPROVED BY	DATE	INSPECTIONS	APPROVED BY	DATE	INSPECTIONS	APPROVED BY	DATE
Setback and Yards			Slab Floors			Exterior Lathing		
Trench and Forms			Rough Electric	Walls Ceiling Fixtures		Rough Sewer		
Reinforcing Steel			Rough Plumbing			Final Sewer		
Electrical Ground			Ducts			Final Gas Test		
Footings			Rough Heating or Refrigeration			Final Plumbing		
Heating or Refrig. Gndwrk. (or Underfloor)			Rough Gas Piping			Final Electrical		
Electrical Groundwork			Floor Diaphragm			Final Heating or Refrigeration		
Plumbing Gndwrk. (or Underfloor)			Suspended Ceiling			Final Block Wall Steel		
Gas Piping Grounwork			Roof Diaphragm			Underground Service		
Panel Steel			Rough Fire Alarms / Sprinklers			Final Landscaping		
Column and Beam Reinforcing			Rough Framing			Final Sign		
Concrete Block Steel			Insulation			Final Fire Dept. Inspection		
Floor Joists and Insulation			Interior Lathing / Drywall			Final Building Inspection		

PL 2/22/96

INSPECTOR'S NOTES

CONDOMINIUM - Planning Department approval for final.

By: _____ Date: _____

The License Department requests that you hold up final inspections until a list of sub-contractors is filed and all business licenses have been paid.

Released By: _____ Date: _____

The Fire Department requests that you hold up final inspection until all regulations have been complied with.

Released By: _____ Date: _____

APPLICATION <i>19mm</i>
DATE <i>7/2/93</i>
PROJECT NO. <i>0931457</i>

CITY OF REDONDO BEACH BUILDING PERMIT APPLICATION

COMMUNITY DEVELOPMENT DEPARTMENT, BUILDING DIVISION
415 DIAMOND ST. • REDONDO BEACH, CA 90277 • (310) 318-0636 • FAX: (310) 374-4828



PERMIT ADDRESS <i>1212 S. IRENA AVE. REDONDO BEACH</i>		STRC. I.D.	FLR	UNIT	ZIP
DESCRIPTION OF WORK <i>REMODEL 1ST & ADDITION 2ND STORY - RELOCATE GARAGE</i>					
1 ST STORY ADD 872# - REMODEL EXIST 1 ST FLOOR 1103#					VALUATION
2 ND STORY ADD 1841#					
APPLICANT <i>CBS ARCHITECTS</i>		PHONE <i>(310) 543-2606</i>			
ADDRESS <i>423 S. PCH - #208</i>					
CITY <i>REDONDO BEACH</i>	STATE <i>CA</i>	ZIP <i>90277</i>			
OWNER <i>ELWOOD MARSHALL</i>		PHONE ()			
ADDRESS <i>1212 S. IRENA AVENUE</i>					
CITY <i>REDONDO BEACH</i>	STATE <i>CA</i>	ZIP			
CONTRACTOR		PHONE ()			
ADDRESS					
CITY	STATE	ZIP			
STATE LICENSE NO.		CITY LICENSE NO.			
ARCHITECT <i>CHARLES BELAK-BERGER</i>		PHONE ()			
ADDRESS <i>423 S. P.C. Hwy</i>					
CITY	STATE	ZIP <i>90277</i>	STATE LICENSE NO. <i>C 13657</i>		
ENGINEER <i>SAME</i>		PHONE ()			
ADDRESS					
CITY	STATE	ZIP	STATE LICENSE NO. <i>C 13657</i>		
OCCUPANT		PHONE ()			
PLAN CHECKED		DATE	APPLICATION APPROVED		
CORRECTION VERIFIED BY		DATE	STAFF APPROVED		
PLAN CHECKED BY		DATE			
CORRECTION VERIFIED BY		DATE			
APPLICATION APPROVED BY		DATE			
STAFF APPROVED BY		DATE			
REMARKS <i>872</i> <i>1841</i> <i>1103</i> <i>3816</i>					
SIGNATURE		DATE			

CLASS OF WORK	☒ NEW ☒ ADDITION ☐ ALTERATION	REPAIR ☐ MOVE ☐ DEMOLITION	FIRE ALARM / SPRINK. ☐ SIGN
USE OF BLDG	☒ RESIDENTIAL ☐ SING. FAMILY ☐ MULTIFAMILY ☐ HOTEL/MOTEL	☐ COMMERCIAL ☐ RETAIL ☐ OFFICE ☐ RESTAURANT	☐ INDUSTRIAL ☐ INSTITUTIONAL ☐ PUBLIC
EXIST. BLDGS. ON LOT: <i>1+GARAGE</i> LOT SIZE <i>50x110 = 5500</i>			
NEW CONST. SIZE: <i>2713</i> TOTAL AREA: <i>3816</i> # STORIES: <i>2</i>			
DESCRIPTION / REMARKS: <i>REMODEL 1ST STORY & ADDITION 2ND STORY - RELOCATE GARAGE.</i>			
MAJOR HWY. YES ☐ NO ☒		STATE HWY. YES ☐ NO ☒	
BLDG. / STRUCTURE SETBACKS FROM PROPERTY LINE			
FRONT: <i>25'</i>		LEFT SIDE: <i>8'</i>	
REAR: <i>15' MIN. 20' MIN.</i>		RIGHT SIDE: <i>5'</i>	
PARKING SPACES REQD. <i>2</i>		SPACES PROVIDED <i>2</i>	
FOR DEPARTMENT USE ONLY			
ASSESSOR NO.	LOT	BLK	TRACT
TYPE OF CONST.		GROUP	ZONE
REQUIRED: YES NO YES NO YES NO			
UNDERGROUND UTILITIES		L.A. CO. SANITATION FEES	
SPRINKLERED		SCHOOL FEES	
WET STANDPIPES		OTHER:	
TITLE 24 APPLIES TO ALLOWABLE HEATING SYSTEM YES ☐ NO ☐			
BONNET CAPACITY: BTU			
APPROVALS ROD.	YES NO	DATE	APPROVED BY
PLANNING / HARBOR	☒		
FIRE			
ENGINEERING	☒		
BLDG. PERMIT APPROVED			
OTHER PERMITS REQUIRED			
GRADING	PLUMBING	MECHANICAL	
ELECTRIC	SIGN		
VALUATION \$:		<i>329,430</i>	
PLAN CHECK FEES	BUILDING	<i>1483.50</i>	BLDG. PERMIT
	ELECTRICAL	<i>132.06</i>	PARK & REC. TAX
	PLUMBING	<i>132.06</i>	SEWER USE
	MECHANICAL	<i>132.06</i>	S.M.I.
	FIRE		ENERGY
	ADJUSTMENTS		
TOTAL	<i>1879.68</i>	TOTAL	

BUILDING PERMIT

**Site Address**

1212 S IRENA AVE
REDONDO BEACH,

CA 90277

Status

PC OPEN

Applied: 07/02/93

Ref#: B931457

Issued:

Type: Building

Expires:

Final:

Created/Modified: B. SEYMOUR 07/02/93

Parcel

7509024022

Tract

16877

Block

4

Lot

22

Owner

MARSHALL, JOYCE E
1212 536

Owner/Builder?

NO

REDONDO BEACH,

CA 90277 (310)316-8763

Contractor

UNKNOWN

Bldg Type: 05 TWO STORY RESIDENTIAL ADDIT

Map No:

Sewer Book: Page:

Occ Use: R3 ONE OR TWO DWELLING UNITS, LODG

Apt/Condo:

No. Units:

Value: 329,430

Fire Zone:

Class: 00434 RES ADD., ALTER., REPAIRS & CONVER

Const: V-N-WF Non-Rated, Wood Frame

Sq Feet: 3816

Stories: 2

Families: 1

State Lic**Type**

City License:

Exp Date:

Lender

Comments:

WILL NEED CONTRACTOR AND
WORKERS COMP INFO

Special Conditions:

Description of Work:

872 SQ FT 1ST STORY ADD - REMODEL EXIST

1103 SQ FT; 2ND STORY 1841 SQ FT ADD

Worker's Comp Co.**Exempt****Date**

WILL NEED THIS INFO

NO

01/01/94

Policy #: WILL NEED THIS INFO

Microfilm:

Lot Size:

Buildings: 1

Building Use: S.F.RES

Occ Grp: R3 ONE OR TWO DWELLING UNITS, LODGIN

Site Zone:

Plan Check**Plan Chk**

CHARLES BELAK-BERGER

YES

423 S PACIFIC COAST HWY

REDONDO BEACH,

CA 90277 (310)543-2635

Architect/Engineer**State Reg #**

CHARLES BELAK-BERGER

13657

423 S PACIFIC COAST HWY

REDONDO BEACH,

CA 90277 (310)543-2635

Fee Description**Amt****Date****Paid**

Permit Fee

2282.31

07/02/93

1483.50

Plan Check Fee

1483.50

07/02/93

396.16

MECH ADD SQ F

132.05

PLG ADD SQ F P

132.05

ELEC ADD SQ F

132.05

Total:

4161.97

Total:

1879.66

• IMPORTANT •

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Duration of Demolition Permit is conditional upon completion of the work of moving or demolition, dismantling, tearing down and cleaning of the site within a period of 90 days from date of issuance.

Every Permit issued by the Building Official under the provisions of Section 9-1.08 of the Redondo Beach Municipal Code, shall expire by limitation and become null and void if the Building or work authorized by such permit is not completed, in accordance with the provisions of this code, within two years from the date of such permit.

95783

**CITY OF REDONDO BEACH
COMMUNITY DEVELOPMENT DEPARTMENT**

OWNER / BUILDER DECLARATION

Section 7031.5 of the California Business and Professions code provides as follows:

"Each county or city which requires the issuance of a permit as a condition precedent to the construction, alteration, improvement, demolition or repair of any building or structure shall also require that each applicant for such a permit file as a condition precedent to the issuance of a permit a statement which he has prepared and signed stating that the applicant is licensed under provisions of this chapter, giving the number of his license and stating that it is in full force and effect, or, if the applicant is exempt from the provisions of this chapter, the basis of the alleged exemption. Any violation of this section by any applicant for a permit shall be subject to a civil penalty of not more than five hundred dollars (\$500.00)."

- ☐ I, as 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. (Section 7044, Business and Professions Code: The contractor's license law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvements is sold within one year of completion, the owner/builder will have the burden of proving that he did not build or improve for the purpose of sale.)
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(Signature)

(Date)

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I hereby declare that I am licensed under the provisions of Chapter 9 (commencing at Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License Class _____ State Lic. No. _____ City Lic. No. _____

Contractor/Agent _____ (Signature) _____ (Date) _____

Contractor's Name _____

Address: _____ Phone _____

WORKER'S COMPENSATION DECLARATION

I hereby declare that I have a certificate of consent to self insure, or a certificate of Worker's Compensation Insurance, or a certified copy thereof (Labor Code Section 3800).

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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 Worker's Compensation laws of the State of California.

(Signature)

(Date)

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CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Section 3097 California Civil Code).

Lender's Name: _____ Address: _____

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(Signature)

(Date)

Plan ck extension granted to 7-2-94

CITY OF REDONDO BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
415 Diamond Street • Redondo Beach, CA 90277
Telephone: (310) 318-0636 • FAX: (310) 374-4828 • Inspection Request Line: (310) 318-0607
BUILDING PERMIT



Site Address
1212 S IRENA AVE
REDONDO BEACH, CA 90277

Status
PC OPEN

Applied: 07/02/93 Ref#: B931457
Issued: Type: Building
Expires: Final:
Created/Modified: B. SEYMOUR 12/21/93

Parcel Tract Block Lot
7509024022 16877 4 22

Bldg Type: 05 TWO STORY RESIDENTIAL ADDIT
Map No:

Owner Owner/Builder?
MARSHALL, JOYCE E NO
1212 536
REDONDO BEACH, CA 90277

Sewer Book: Page:
Occ Use: R3 ONE OR TWO DWELLING UNITS, LODG
Apt/Condo:
No. Units:
Value: 329,430

Contractor
UNKNOWN

Fire Zone:
Class: 00434 RES ADD., ALTER., REPAIRS & CONVER
Const: V-N-WF Non-Rated, Wood Frame
Sq Feet: 3816
Stories: 2 Families: 1

State Lic Type

Comments:
WILL NEED CONTRACTOR AND
WORKERS COMP INFO

City License: Exp Date:

Lender

Special Conditions:

Worker's Comp Co. Exempt Date
WILL NEED THIS INFO NO 01/01/94
Policy #: WILL NEED THIS INFO
Microfilm:
Lot Size:
Buildings: 1
Building Use: S.F.RES
Occ Grp: R3 ONE OR TWO DWELLING UNITS, LODGIN
Site Zone:

Description of Work:
872 SQ FT 1ST STORY ADD - REMODEL EXIST
1103 SQ FT; 2ND STORY 1841 SQ FT ADD

Plan Check Plan Chk
CHARLES BELAK-BERGER YES
423 S PACIFIC COAST HWY
REDONDO BEACH, CA 90277 (310) 543-2635

Fee Description	Amt	Date	Paid
Permit Fee	2282.31	07/02/93	1483.50
Plan Check Fee	1483.50	07/02/93	396.16
MECH ADD SQ F	132.05		
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SMR	32.94		

Architect/Engineer State Reg #
CHARLES BELAK-BERGER 13657
423 S PACIFIC COAST HWY
REDONDO BEACH, CA 90277 (310) 543-2635

Total: 4793.49 Total: 1879.66

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Every Permit issued by the Building Official under the provisions of Section 9-1.08 of the Redondo Beach Municipal Code, shall expire by limitation and become null and void if the Building or work authorized by such permit is not completed, in accordance with the provisions of this code, within two years from the date of such permit.

**CITY OF REDONDO BEACH
COMMUNITY DEVELOPMENT DEPARTMENT**

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(Signature) _____ (Date) _____

Contractor's Name _____

Address: _____ Phone _____

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415 Diamond Street • Redondo Beach, CA 90277

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BUILDING PERMIT



Site Address
1212 S IRENA
REDONDO BEACH, A 90277

Status
OPEN

Applied: 07/02/93 Ref#: B931457
Issued: 07/18/94 Type: Building
Expires: 01/14/95 Final:
Created/Modified: A.CONTRERA 07/18/94

Parcel Tract Blk Lot
7509024022 16877 4 22

Bldg Type: 05 TWO STORY RESIDENTIAL ADDIT
Map No:

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MARSHALL, JOYCE E YES
1212 536
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Sewer Book: Page:
Occ Use: R3 ONE OR TWO DWELLING UNITS, LODG
Apt/Condo:
No. Units:
Value: 329,430

Contractor
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Fire Zone:
Class: 00434 RES ADD., ALTER., REPAIRS & CONVER
Const: V-N-WF Non-Rated, Wood Frame
Sq Feet: 3816
Stories: 2 Families: 1

State Lic Type

Comments:
OWNERS WILL BE DOING THE
WORK THEMSELVES

City License: Exp Date:

Special Conditions:

Lender

Description of Work:
872 SQ FT 1ST STORY ADD - REMODEL EXIST
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Fee Description	Amt	Date	Paid
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REDONDO BEACH, A 90277 (310) 543-2635

Architect/Engineer State Reg #
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(Signature)

07/18/94
(Date)

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Address: _____ Phone _____

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BUILDING PERMIT

Site Address
1212 S IRENA AVE
REDONDO BEACH, A 90277

Status
OPEN

Applied: 07/02/93 Ref#: B931457
Issued: 07/18/94 Type: Building
Expires: 01/14/95 Final:
Created/Modified: R.GUIREY 12/28/94

Parcel Tract Blk Lot
7509024022 16877 4 22

Bldg Type: 05 TWO STORY RESIDENTIAL ADDIT
Map No:

Owner Owner/Builder?
MARSHALL, JOYCE E YES
1212 536
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Sewer Book: Page:
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Apt/Condo:
No. Units:
Value: 329,430

Contractor
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State Lic Type

Comments:

City License: Exp Date:

OWNERS WILL BE DOING THE
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Lender

Special Conditions:
OWNER TO HIRE LICENSED
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Description of Work:
872 SQ FT 1ST STORY ADD - REMODEL EXIST
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Microfilm:
Lot Size:
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Fee Description	Amt	Date	Paid
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CHARLES BELAK-BERGER YES
423 S PACIFIC COAST HWY
REDONDO BEACH, A 90277 (310)543-2635

Architect/Engineer State Reg #
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✓ [Signature]
(Signature)

✓ 12/28/94
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1212 S IRENA AVE

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 Status
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Parcel Tract Blk Lot
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Contractor
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City License: Exp Date:

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Policy #:
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 Building Use: S.F.RES
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 Map No:

Sewer Book: Page:
 Occ Use: R3 ONE OR TWO DWELLING UNITS, LODG
 Apt/Condo:
 No. Units:
 Value: 329,430
 Fire Zone:
 Class: 00434 RES ADD., ALTER., REPAIRS & CONVER
 Const: V-N-WF Non-Rated, Wood Frame
 SQ Feet: 3816
 Stories: 2 Families: 1

Comments:
 OWNERS TO HIRE LICENSED
 CONTRACTORS

Special Conditions:

Description of Work:
 372 SQ FT 1ST STORY ADD - REMODEL EXIST
 1103 SQ FT; 2ND STORY 1841 SQ FT ADD

Fee Description	Amt	Date	Paid
Permit Fee	2282.31	07/02/93	1483.50
Plan Check Fee	1483.50	07/02/93	396.16
MECH ADD SQ F	132.05	07/18/94	2913.83
PLG ADD SQ F P	132.05		
ELEC ADD SQ F	132.05		
SCF	28.00		
ENERGY FEE	570.58		
SMR	32.94		

Total: 4793.49 Total: 4793.49

• IMPORTANT •

Application is hereby made to the Building Official for a permit subject to the conditions and restrictions set forth in the Redondo Beach Municipal Code and other applicable codes.
 Any permit issued as a result of this application becomes null and void if work is not commenced within ONE HUNDRED EIGHTY (180) DAYS from date of issuance of such permit.
 Duration of Demolition Permit is conditional upon completion of the work of moving or demolition, dismantling, tearing down and cleaning of the site within a period of 90 days from date of issuance.
 Every Permit issued by the Building Official under the provisions of Section 9-1.08 of the Redondo Beach Municipal Code, shall expire by limitation and become null and void if the Building or work authorized by such permit is not completed, in accordance with the provisions of this code, within two years from the date of such permit.

INSPECTION RECORD

BUILDING PERMIT NO.

INSPECTIONS	APPROVED BY	DATE	INSPECTIONS	APPROVED BY	DATE	INSPECTIONS	APPROVED BY	DATE
Setback and Yards			Slab Floors 6" MAX TIE BEG. HERE		2/11/95	Exterior Lathing		6/5/95
Trench and Forms			Rough Walls Electric Ceiling Fixtures		5/12/95	Rough Sewer		EXISTING
Reinforcing Steel	RL	12/30/94	Rough Plumbing		5/12/95	Final Sewer		
Electrical Ground			Ducts			Final Gas Test		2/5/96
Footings	RL	12/30/94	Rough Heating or Refrigeration		6/1/95	Final Plumbing	RL	2/19/96
Heating or Refrig. Gndwrk. (or Underfloor)		6/1/95	Rough Gas Piping			Final Electrical	RL	2/21/96
Electrical Groundwork			Floor Diaphragm	CARD	6/1/95	Final Heating or Refrigeration	RL	2/21/96
Plumbing Gndwrk. (or Underfloor)	RL	2/15/95	Suspended Ceiling			Final Block Wall Steel		
Gas Piping Grounwork			Roof Diaphragm		4/20/95	Underground Service		
Panel Steel			Rough Fire Alarms / Sprinklers			Final Landscaping		
Column and Beam Reinforcing			Rough Framing SEE 4/28/95		6/1/95	Final Sign		
Concrete Block Steel			Insulation		6/1/95	Final Fire Dept. Inspection	CW	2/6/96
Floor Joists and Insulation	RL	2/15/95	Interior Lathing / Drywall		6/1/95	Final Building Inspection	RL	5/1/96

INSPECTOR'S NOTES

2/22/96 36" HIGH OR MORE
AT FINAL Insp. PC

CONDOMINIUM - Planning Department approval for final.

By: _____ Date: _____

The License Department requests that you hold up final inspections until a list of sub-contractors is filed and all business licenses have been paid.

Released By: _____ Date: _____

The Fire Department requests that you hold up final inspection until all regulations have been complied with.

Released By: _____ Date: _____

APPLICATION	BMS
DATE	4/5/95
PROJECT NO.	13950757

CITY OF REDONDO BEACH BUILDING PERMIT APPLICATION

COMMUNITY DEVELOPMENT DEPARTMENT, BUILDING DIVISION
415 DIAMOND ST. • REDONDO BEACH, CA 90277 • (310) 318-0636 • FAX: (310) 374-4828



PERMIT ADDRESS 1212 So. IRINA		STRC. I.D.	FLR	UNIT	ZIP
DESCRIPTION OF WORK INSTALL FIRE SPRINKLER SYSTEM					VALUATION \$222.00
APPLICANT JFM FIRE EXT. CO.		PHONE (213) 728-6780		CLASS OF WORK ☒ NEW ☐ ADDITION ☐ ALTERATION ☒ REPAIR ☐ MOVE ☐ DEMOLITION ☐ FIRE ALARM / SPRINK. ☐ SIGN	
ADDRESS 623 So. MAPLE AVE		CITY MONTEBELLO		STATE CA	
OWNER JOHN KLING		PHONE (213) 728-6780		USE OF BLDG. ☒ RESIDENTIAL ☐ SING. FAMILY ☐ MULTIFAMILY ☐ HOTEL/MOTEL ☒ COMMERCIAL ☐ RETAIL ☐ OFFICE ☐ RESTAURANT ☐ INDUSTRIAL ☐ INSTITUTIONAL ☐ PUBLIC	
ADDRESS 623 So. MAPLE AVE		CITY MONTEBELLO		STATE CA	
CONTRACTOR JFM FIRE EXT. CO.		PHONE (213) 728-6780		EXIST. BLDGS. ON LOT: LOT SIZE:	
ADDRESS 623 So. MAPLE AVE		CITY MONTEBELLO		STATE CA	
ARCHITECT NEW		PHONE (213) 728-6780		NEW CONST. SIZE: TOTAL AREA: # STORIES: 2	
STATE LICENSE NO. 265029 C16 9-30-96		CITY LICENSE NO. NEW		DESCRIPTION / REMARKS INSTALL NEW FIRE SPRINKLER	
ARCHITECT NEW		PHONE ()		MAJOR HWY. YES ☐ NO ☒ STATE HWY. YES ☐ NO ☒	
ADDRESS		CITY		STATE	
ENGINEER		PHONE		BLDG. / STRUCTURE SETBACKS FROM PROPERTY LINE	
ADDRESS		CITY		STATE	
OCCUPANT ELWOOD MARITAL		PHONE (310) 379-0284		FRONT: LEFT SIDE:	
PLAN CHECKED		DATE		REAR: RIGHT SIDE:	
CORRECTION VERIFIED BY		DATE		PARKING SPACES REQD. SPACES PROVIDED	
PLAN CHECKED BY		DATE		FOR DEPARTMENT USE ONLY ASSESSOR NO. LOT BLK TRACT TYPE OF CONST. GROUP ZONE REQUIRED: YES NO YES NO UNDERGROUND UTILITIES L.A. CO. SANITATION FEES SPRINKLERED SCHOOL FEES WET STANDPIPES OTHER: TITLE 24 APPLIES TO ALLOWABLE HEATING SYSTEM: YES ☐ NO ☐ BONNET CAPACITY: BTU APPROVALS ROD. YES NO DATE APPROVED BY PLANNING / HARBOR FIRE ENGINEERING BLDG. PERMIT APPROVED	
CORRECTION VERIFIED BY		DATE			
APPLICATION APPROVED BY		DATE			
STAFF APPROVED BY		DATE			
REMARKS		OTHER PERMITS REQUIRED		GRADING PLUMBING MECHANICAL ELECTRIC SIGN	
SIGNATURE DATE		VALUATION S:		BUILDING BLDG. PERMIT ELECTRICAL PARK & REC. TAX PLUMBING SEWER USE MECHANICAL S.M.I. FIRE ENERGY ADJUSTMENTS TOTAL TOTAL	
		BUILDING		BLDG. PERMIT	
		ELECTRICAL		PARK & REC. TAX	
		PLUMBING		SEWER USE	
		MECHANICAL		S.M.I.	
		FIRE		ENERGY	



Site Address
1212 S IRENA AVE
REDONDO BEACH, A 90277

Status
PC OPEN

Applied: 04/05/95 Ref#: B950757
Issued: Type: Building
Expires: Final:
Created/Modified: B. SEYMOUR 04/05/95

Parcel Tract Blk Lot
7509024022 16877 4 22

Bldg Type: 25 FIRE SPRINKLERS
Map No:

Owner Owner/Builder?
MARSHALL, JOYCE E NO
1212 536
REDONDO BEACH, A 90277

Sewer Book: Page:
Occ Use: R3 ONE OR TWO DWELLING UNITS, LODG
Apt/Condo:
No. Units:
Value: 5,000

Contractor
J & M FIRE EXTINGUISHER CO
623 S MAPLE AVE
MONTEBELLO, CA 90640 (213) 728-6780

Fire Zone:
Class: 329MR OTHER STRUCTURES - MISC RESIDENT
Const: V-N-WF Non-Rated, Wood Frame
Sq Feet: 0000
Stories: 2 Families: 1

State Lic Type
265029 C16 FIRE PROTECTION CONTRACTOR

Comments:

City License: Exp Date:

Special Conditions:

Lender

Worker's Comp Co. Exempt Date
NO 01/01/96

Description of Work:
INSTALL FIRE SPRINKLER SYSTEM

Policy #:
Microfilm:
Lot Size:
Buildings: 1
Building Use: S.F.RES
Occ Grp: R3 ONE OR TWO DWELLING UNITS, LODGIN
Site Zone:

Fee Description	Amt	Date	Paid
Permit Fee	113.76	04/05/95	73.94
Plan Check Fee	73.94		
SMR	0.50		

Plan Check Plan Chk
YES

J & M FIRE EXT

Architect/Engineer State Reg #
J & M FIRE EXTINGUISHER CO
623 S MAPLE AVE
MONTEBELLO, CA 90640 (213) 728-6780

Total: 188.20 Total: 73.94

• IMPORTANT •

Application is hereby made to the Building Official for a permit subject to the conditions and restrictions set forth in the Redondo Beach Municipal Code and other applicable codes. Any permit issued as a result of this application becomes null and void if work is not commenced within ONE HUNDRED EIGHTY (180) DAYS from date of issuance of such permit. Duration of Demolition Permit is conditional upon completion of the work of moving or demolition, dismantling, tearing down and cleaning of the site within a period of 90 days from date of issuance.

Every Permit issued by the Building Official under the provisions of Section 9-1.08 of the Redondo Beach Municipal Code, shall expire by limitation and become null and void if the Building or work authorized by such permit is not completed, in accordance with the provisions of this code, within two years from the date of such permit.

**CITY OF REDONDO BEACH
COMMUNITY DEVELOPMENT DEPARTMENT**

OWNER / BUILDER DECLARATION

Section 7031.5 of the California Business and Professions code provides as follows:

"Each county or city which requires the issuance of a permit as a condition precedent to the construction, alteration, improvement, demolition or repair of any building or structure shall also require that each applicant for such a permit file as a condition precedent to the issuance of a permit a statement which he has prepared and signed stating that the applicant is licensed under provisions of this chapter, giving the number of his license and stating that it is in full force and effect, or, if the applicant is exempt from the provisions of this chapter, the basis of the alleged exemption. Any violation of this section by any applicant for a permit shall be subject to a civil penalty of not more than five hundred dollars (\$500.00)."

- ☐ I, as 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. (Section 7044, Business and Professions Code: The contractor's license law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvements is sold within one year of completion, the owner/builder will have the burden of proving that he did not build or improve for the purpose of sale.)
- ☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project. (Section 7044 of the Business and Professions Code: The contractor's 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 contractor's license law.)
- ☐ I, as owner, am exempt under section _____ B and P Code, for the reason: _____

(Signature)

(Date)

LICENSED CONTRACTOR'S DECLARATION

I hereby declare that I am licensed under the provisions of Chapter 9 (commencing at Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License Class _____ State Lic. No. _____ City Lic. No. _____

Contractor/Agent _____
(Signature) _____ (Date) _____

Contractor's Name _____

Address: _____ Phone _____

WORKER'S 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 worker's 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 worker's compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My worker's compensation insurance carrier and policy number are:

Carrier: _____ Policy Number: _____
[This section not to be completed if the permit is for one hundred dollars (\$100) or less].

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

Date: _____ Applicant: _____

WARNING: Failure to secure worker's 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.

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Section 3097 California Civil Code).

Lender's Name: _____ Address: _____

HAZARDOUS MATERIALS

Indicate whether the applicant or future building occupant will need to comply with the applicable requirements of Sections 25505, 25533 and 25534 of the Health and Safety Code.

☐ Yes ☐ No Signature: _____

If yes, permit from South Coast Air Quality Management District is required; also, a clearance from the Fire Department Hazardous Materials Specialist is required.

ASBESTOS MATERIALS: To the best of my knowledge there are no asbestos or asbestos containing materials on / or within the structures or site. If evidence of asbestos is found, it is my responsibility to notify the AQMD at (818) 572-6283.

(Signature)

(Date)

RIGHT OF ENTRY (READ CONDITIONS BELOW)

The work authorized by this permit is subject to all rules and regulations set forth in the ordinances and amendments of the City of Redondo Beach, and the laws of the State of California in regard to such work, and all amendments thereto.

This permit becomes null and void if work is not commenced within **one hundred eighty (180) days** from date of issuance, or if work is suspended at any time during construction for the same period of time, or if any work is done in violation of the City or State laws governing same.

I certify that I have read this application and state that the above information is correct. I agree to comply with all City and applicable County ordinances, and State laws relating to building construction, and hereby authorize representatives of the City to enter upon the above mentioned property for the purpose of inspections.

(Signature)

(Date)



BUILDING PERMIT

Site Address
1212 S IRENA AVE
REDONDO BEACH, A 90277

Status
OPEN

Parcel Tract Blk Lot
7509024022 16877 4 22

Owner Owner/Builder?
MARSHALL, JOYCE E NO
1212 536
REDONDO BEACH, A 90277

Contractor
J & M FIRE EXTINGUISHER CO
623 S MAPLE AVE
MONTEBELLO, CA 90640 (213)728-6780

State Lic Type
265029 C16 FIRE PROTECTION CONTRACTOR

City License: Exp Date:

Lender

Worker's Comp Co. Exempt
YES

Policy #:
Microfilm:
Lot Size:
Buildings: 1
Building Use: S.F.RES
Occ Grp: R3 ONE OR TWO DWELLING UNITS, LODGIN
Site Zone:

Plan Check Plan Chk
J & M FIRE EXT YES

Architect/Engineer State Reg #
J & M FIRE EXTINGUISHER CO
623 S MAPLE AVE
MONTEBELLO, CA 90640 (213)728-6780

Applied: 04/05/95 Ref#: B950757
Issued: 04/13/95 Type: Building
Expires: 10/10/95 Final:
Created/Modified: A.CONTRERA 04/13/95

Bldg Type: 25 FIRE SPRINKLERS
Map No:
Sewer Book: Page:
Occ Use: R3 ONE OR TWO DWELLING UNITS, LODG
Apt/Condo:
No. Units:
Value: 5,000
Fire Zone:
Class: 329MR OTHER STRUCTURES - MISC RESIDENT
Const: V-N-WF Non-Rated, Wood Frame
Sq Feet: 0000
Stories: 2 Families: 1

Comments:

Special Conditions:

Description of Work:
INSTALL FIRE SPRINKLER SYSTEM

Fee Description	Amt	Date	Paid
Permit Fee	113.76	04/05/95	73.94
Plan Check Fee	73.94	04/13/95	114.26
SMR	0.50		

Total: 188.20 Total: 188.20

• IMPORTANT •

Application is hereby made to the Building Official for a permit subject to the conditions and restrictions set forth in the Redondo Beach Municipal Code and other applicable codes.
Any permit issued as a result of this application becomes null and void if work is not commenced within ONE HUNDRED EIGHTY (180) DAYS from date of issuance of such permit.
Duration of Demolition Permit is conditional upon completion of the work of moving or demolition, dismantling, tearing down and cleaning of the site within a period of 90 days from date of issuance.

Every Permit issued by the Building Official under the provisions of Section 9-1.08 of the Redondo Beach Municipal Code, shall expire by limitation and become null and void if the Building or work authorized by such permit is not completed, in accordance with the provisions of this code, within two years from the date of such permit.

**CITY OF REDONDO BEACH
COMMUNITY DEVELOPMENT DEPARTMENT**

OWNER / BUILDER DECLARATION

Section 7031.5 of the California Business and Professions code provides as follows:

"Each county or city which requires the issuance of a permit as a condition precedent to the construction, alteration, improvement, demolition or repair of any building or structure shall also require that each applicant for such a permit file as a condition precedent to the issuance of a permit a statement which he has prepared and signed stating that the applicant is licensed under provisions of this chapter, giving the number of his license and stating that it is in full force and effect, or, if the applicant is exempt from the provisions of this chapter, the basis of the alleged exemption. Any violation of this section by any applicant for a permit shall be subject to a civil penalty of not more than five hundred dollars (\$500.00)."

- ☐ I, as 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. (Section 7044, Business and Professions Code: The contractor's license law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvements is sold within one year of completion, the owner/builder will have the burden of proving that he did not build or improve for the purpose of sale.)
- ☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project. (Section 7044 of the Business and Professions Code: The contractor's 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 contractor's license law.)
- ☐ I, as owner, am exempt under section _____ B and P Code, for the reason: _____

(Signature)

(Date)

LICENSED CONTRACTOR'S DECLARATION

I hereby declare that I am licensed under the provisions of Chapter 9 (commencing at Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License Class C-16 State Lic. No. 265029 City Lic. No. NEW
Contractor/Agent Tim Kline Tim S. Kline 4-13-95
(Signature) (Date)
Contractor's Name JEM FIRE EXTINGUISHER CO.
Address: 623 So. Maple Ave Montebello, Ca. Phone 213-728-6780

WORKER'S 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 worker's 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 worker's compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My worker's compensation insurance carrier and policy number are:

Carrier: STATE Comp Policy Number: 1119500
[This section not to be completed if the permit is for one hundred dollars (\$100) or less].

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

Date: 4-13-95 Applicant: Tim S. Kline Tim Kline

WARNING: Failure to secure worker's 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.

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Section 3097 California Civil Code).

Lender's Name: _____

Address: _____

HAZARDOUS MATERIALS

Indicate whether the applicant or future building occupant will need to comply with the applicable requirements of Sections 25505, 25533 and 25534 of the Health and Safety Code.

☒ Yes ☒ No Signature: _____

If yes, permit from South Coast Air Quality Management District is required; also, a clearance from the Fire Department Hazardous Materials Specialist is required.

ASBESTOS MATERIALS: To the best of my knowledge there are no asbestos or asbestos containing materials on / or within the structures or site. If evidence of asbestos is found, it is my responsibility to notify the AQMD at (818) 572-6283.

(Signature)

(Date)

RIGHT OF ENTRY (READ CONDITIONS BELOW)

The work authorized by this permit is subject to all rules and regulations set forth in the ordinances and amendments of the City of Redondo Beach, and the laws of the State of California in regard to such work, and all amendments thereto.

This permit becomes null and void if work is not commenced within **one hundred eighty (180) days** from date of issuance, or if work is suspended at any time during construction for the same period of time, or if any work is done in violation of the City or State laws governing same.

I certify that I have read this application and state that the above information is correct. I agree to comply with all City and applicable County ordinances, and State laws relating to building construction, and hereby authorize representatives of the City to enter upon the above mentioned property for the purpose of inspections.

Application is hereby made to the Building Official for a permit subject to the conditions and restrictions set forth in the Redondo Beach Municipal Code and other applicable codes.

Any permit issued as a result of this application becomes null and void if work is not commenced within ONE HUNDRED EIGHTY (180) DAYS from date of issuance of such permit.

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INSPECTION RECORD

BUILDING PERMIT NO.

INSPECTIONS	APPROVED BY	DATE	INSPECTIONS	APPROVED BY	DATE	INSPECTIONS	APPROVED BY	DATE
Setback and Yards			Slab Floors			Exterior Lathing		
Trench and Forms			Rough Electric	Walls Ceiling Fixtures		Rough Sewer		
Reinforcing Steel			Rough Plumbing			Final Sewer		
Electrical Ground			Ducts			Final Gas Test		
Footings			Rough Heating or Refrigeration			Final Plumbing		
Heating or Refrig. Gndwrk. (or Underfloor)			Rough Gas Piping			Final Electrical		
Electrical Groundwork			Floor Diaphragm			Final Heating or Refrigeration		
Plumbing Gndwrk. (or Underfloor)			Suspended Ceiling			Final Block Wall Steel		
Gas Piping Grounwork			Roof Diaphragm			Underground Service		
Panel Steel			Rough Fire Alarms / Sprinklers			Final Landscaping		
Column and Beam Reinforcing			Rough Framing			Final Sign		
Concrete Block Steel			Insulation			Final Fire Dept. Inspection	<i>aw</i>	<i>2/6/90</i>
Floor Joists and Insulation			Interior Lathing / Drywall			Final Building Inspection		

INSPECTOR'S NOTES

[illegible]

CONDOMINIUM - Planning Department approval for final.

By: _____ Date: _____

The License Department requests that you hold up final inspections until a list of sub-contractors is filed and all business licenses have been paid.

Released By: _____ Date: _____

The Fire Department requests that you hold up final inspection until all regulations have been complied with.

Released By: _____ Date: _____

APPLICATION
DATE
PROJECT NO. 8953013

CITY OF REDONDO BEACH

BUILDING PERMIT APPLICATION

COMMUNITY DEVELOPMENT DEPARTMENT, BUILDING DIVISION
415 DIAMOND ST. • REDONDO BEACH, CA 90277 • (310) 318-0636 • FAX: (310) 374-4828



PERMIT ADDRESS 1212 SO. IRENA AVE		STRC. I.D.	FLR	UNIT	ZIP						
DESCRIPTION OF WORK ADD 4 FIRE SPRINKLER HEADS TO COVER NEW GARAGE ON EXISTING FIRE SPRINKLER SYSTEM											
APPLICANT JOE & TIM KLING		PHONE (213) 728-6780	VALUATION								
ADDRESS 623 SO. MAPLE AVE											
CITY MONTEBELLO	STATE CA	ZIP 90640									
OWNER JOYCE E. MARSHALL	PHONE (310) 316-8763										
ADDRESS 1212 SO. IRENA ST.											
CITY REDONDO BEACH	STATE CA	ZIP 90277									
CONTRACTOR JEM FIRE EXT. CO.	PHONE (800) 794-6780										
ADDRESS 623 SO. MAPLE AVE											
CITY MONTEBELLO	STATE CA	ZIP 90640									
STATE LICENSE NO. C-16 265029	CITY LICENSE NO. 296212										
ARCHITECT	PHONE 313/1194										
ADDRESS											
CITY	STATE	ZIP	STATE LICENSE NO.								
ENGINEER JEM FIRE EXT. CO.		PHONE ()									
ADDRESS 623 SO. MAPLE AVE											
CITY MONTEBELLO	STATE CA	ZIP 90640	STATE LICENSE NO. C-16-265029								
OCCUPANT SINGLE FAMILY RES.		PHONE ()									
PLAN CHECKED	DATE	APPLICATION APPROVED									
CORRECTION VERIFIED BY	DATE	STAFF APPROVED									
PLAN CHECKED BY	DATE										
CORRECTION VERIFIED BY	DATE										
APPLICATION APPROVED BY	DATE										
STAFF APPROVED BY	DATE										
REMARKS											
CLASS OF WORK ☒ NEW ☐ ADDITION ☐ ALTERATION		REPAIR ☐ MOVE ☐ DEMOLITION		FIRE ALARM / SPRINK. ☐ SIGN							
USE OF BLDG. ☒ RESIDENTIAL ☐ SING. FAMILY ☐ MULTIFAMILY ☐ HOTEL/MOTEL		COMMERCIAL ☐ RETAIL ☐ OFFICE ☐ RESTAURANT		INDUSTRIAL ☐ INSTITUTIONAL ☐ PUBLIC							
EXIST. BLDGS. ON LOT:		LOT SIZE:									
NEW CONST. SIZE:		TOTAL AREA: 400 SQFT STORIES:									
DESCRIPTION / REMARKS:											
MAJOR HWY. YES ☐ NO ☒		STATE HWY. YES ☐ NO ☒									
BLDG. / STRUCTURE SETBACKS FROM PROPERTY LINE											
FRONT:		LEFT SIDE:									
REAR:		RIGHT SIDE:									
PARKING SPACES REQD.		SPACES PROVIDED									
FOR DEPARTMENT USE ONLY											
ASSESSOR NO.		LOT	BLK	TRACT							
TYPE OF CONST.		GROUP	ZONE								
REQUIRED:		YES NO		YES NO							
UNDERGROUND UTILITIES				L.A. CO. SANITATION FEES							
SPRINKLERED				SCHOOL FEES							
WET STANDPIPES				OTHER:							
TITLE 24 APPLIES TO ALLOWABLE HEATING SYSTEM: YES ☐ NO ☐											
BONNET CAPACITY: BTU											
APPROVALS ROD.	YES	NO	DATE	APPROVED BY							
PLANNING / HARBOR		☒									
FIRE	☒			C. W. H. H. H.							
ENGINEERING		☒									
BLDG. PERMIT APPROVED											
OTHER PERMITS REQUIRED											
GRADING	PLUMBING		MECHANICAL								
ELECTRIC	SIGN										
VALUATION \$:			\$500								
PLAN CHECK FEES	BUILDING		OTHER FEES	BLDG. PERMIT							
	ELECTRICAL			PARK & REC. TAX							
	PLUMBING			SEWER USE							
	MECHANICAL			S.M.I.							
	FIRE			ENERGY							
	ADJUSTMENTS										
TOTAL			TOTAL								
SIGNATURE Jim S. Kling		DATE 11-30-95									

CITY OF REDONDO BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
415 Diamond Street • Redondo Beach, CA 90277
Telephone: (310) 318-0636 • FAX: (310) 374-4828 • Inspection Request Line: (310) 318-0607



BUILDING PERMIT

Site Address
1212 S IRENA AVE
REDONDO BEACH, A 90277

Status
PC OPEN

Applied: 11/30/95 Ref#: B953013
Issued: Type: Building
Expires: Final:
Created/Modified: A.CONTRERA 11/30/95

Parcel Tract Blk Lot
7509024022 16877 4 22

Bldg Type: 25 FIRE SPRINKLERS
Map No:

Owner Owner/Builder?
MARSHALL, JOYCE E NO
1212 536
REDONDO BEACH, A 90277

Sewer Book: Page:
Occ Use: M1 PRIVATE GARAGES, CARPORTS, SHEDS
Apt/Condo:
No. Units:
Value: 500

Contractor
JEM FIRE EXT CO
623 S MAPLE AVE
MONTEBELLO, CA 90640 (800)794-6780

Fire Zone:
Class: 329MR OTHER STRUCTURES - MISC RESIDENT
Const: XX To Be Determined
Sq Feet: 0
Stories: 0 Families: 0

State Lic Type
265029 C16 FIRE PROTECTION CONTRACTOR

Comments:

City License: Exp Date:

Special Conditions:

Lender

Worker's Comp Co. Exempt Date
NO 01/01/96

Description of Work:
ADD 4 FIRE SPRINKLER HEADS TO COVER NEW
GARAGE O EXISTING FIRE SPRINKLERS SYSTEM

Policy #:
Microfilm:
Lot Size:
Buildings: 1
Building Use: GARAGE
Occ Grp: M1 PRIVATE GARAGES, CARPORTS, SHEDS, .
Site Zone:

Fee Description	Amt	Date	Paid
Permit Fee	32.50	11/30/95	32.50
Plan Check Fee	32.50		
SMR	0.50		

Plan Check Plan Chk
TIM KLING YES
623 S MAPLE AVE
MONTEBELLO, CA 90640 (213)728-6780

PLAN CHECK
EXPIRATION DATE:

Architect/Engineer State Reg #
JEM FIRE EXT CO
623 S MAPLE AVE
MONTEBELLO, CA 90640 (800)794-6780

Total: 65.50 Total: 32.50

• IMPORTANT •

Application is hereby made to the Building Official for a permit subject to the conditions and restrictions set forth in the Redondo Beach Municipal Code and other applicable codes.
Any permit issued as a result of this application becomes null and void if work is not commenced within ONE HUNDRED EIGHTY (180) DAYS from date of issuance of such permit.
Duration of Demolition Permit is conditional upon completion of the work of moving or demolition, dismantling, tearing down and cleaning of the site within a period of 90 days from date of issuance.

Every Permit issued by the Building Official under the provisions of Section 9-1.08 of the Redondo Beach Municipal Code, shall expire by limitation and become null and void if the Building or work authorized by such permit is not completed, in accordance with the provisions of this code, within two years from the date of such permit.

**CITY OF REDONDO BEACH
COMMUNITY DEVELOPMENT DEPARTMENT**

OWNER / BUILDER DECLARATION

Section 7031.5 of the California Business and Professions code provides as follows:

"Each county or city which requires the issuance of a permit as a condition precedent to the construction, alteration, improvement, demolition or repair of any building or structure shall also require that each applicant for such a permit file as a condition precedent to the issuance of a permit a statement which he has prepared and signed stating that the applicant is licensed under provisions of this chapter, giving the number of his license and stating that it is in full force and effect, or, if the applicant is exempt from the provisions of this chapter, the basis of the alleged exemption. Any violation of this section by any applicant for a permit shall be subject to a civil penalty of not more than five hundred dollars (\$500.00)."

- ☐ I, as 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. (Section 7044, Business and Professions Code: The contractor's license law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvements is sold within one year of completion, the owner/builder will have the burden of proving that he did not build or improve for the purpose of sale.)
- ☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project. (Section 7044 of the Business and Professions Code: The contractor's 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 contractor's license law.)
- ☐ I, as owner, am exempt under section _____ B and P Code, for the reason: _____

(Signature)

(Date)

LICENSED CONTRACTOR'S DECLARATION

I hereby declare that I am licensed under the provisions of Chapter 9 (commencing at Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License Class _____ State Lic. No. _____ City Lic. No. _____

Contractor/Agent _____
(Signature) (Date)

Contractor's Name _____

Address: _____ Phone _____

WORKER'S 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 worker's 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 worker's compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My worker's compensation insurance carrier and policy number are:

Carrier: _____ Policy Number: _____
[This section not to be completed if the permit is for one hundred dollars (\$100) or less].

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

Date: _____ Applicant: _____

WARNING: Failure to secure worker's 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.

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Section 3097 California Civil Code).

Lender's Name: _____ Address: _____

HAZARDOUS MATERIALS

Indicate whether the applicant or future building occupant will need to comply with the applicable requirements of Sections 25505, 25533 and 25534 of the Health and Safety Code.

☐ Yes ☐ No Signature: _____

If yes, permit from South Coast Air Quality Management District is required; also, a clearance from the Fire Department Hazardous Materials Specialist is required.

ASBESTOS MATERIALS: To the best of my knowledge there are no asbestos or asbestos containing materials on / or within the structures or site. If evidence of asbestos is found, it is my responsibility to notify the AQMD at (818) 572-6283.

(Signature)

(Date)

RIGHT OF ENTRY (READ CONDITIONS BELOW)

The work authorized by this permit is subject to all rules and regulations set forth in the ordinances and amendments of the City of Redondo Beach, and the laws of the State of California in regard to such work, and all amendments thereto.

This permit becomes null and void if work is not commenced within **one hundred eighty (180) days** from date of issuance, or if work is suspended at any time during construction for the same period of time, or if any work is done in violation of the City or State laws governing same.

I certify that I have read this application and state that the above information is correct. I agree to comply with all City and applicable County ordinances, and State laws relating to building construction, and hereby authorize representatives of the City to enter upon the above mentioned property for the purpose of inspections.

(Signature)

(Date)

CITY OF REDONDO BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
151 Diamond Street • Redondo Beach, CA 90277
Telephone: (310) 318-0658 FAX: (310) 374-4828 • Inspection Request Line: (310) 318-0607



BUILDING PERMIT

Site Address
1212 S IRENA AVE
REDONDO BEACH,

Status
OPEN

Applied: 11/30/95 Ref#: B953013
Issued: 12/12/95 Type: Building
Expires: 06/09/96 Final:
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Parcel Tract Blk Lot
7509024022 16877 4 22

Bldg Type: 25 FIRE SPRINKLERS

Map No:

Sewer Book: Page:

Occ Use: M1 PRIVATE GARAGES, CARPORTS, SHEDS

Apt/Condo:

No. Units:

Value: 500

Fire Zone:

Class: 329MR OTHER STRUCTURES - MISC RESIDENT

Const: XX To Be Determined

Sq Feet: 0

Stories: 0 Families: 0

Comments:

Special Conditions:

Description of Work:

ADD 4 FIRE SPRINKLER HEADS TO COVER NEW
GARAGE O EXISTING FIRE SPRINKLERS SYSTEM

Fee Description	Amt	Date	Paid
Permit Fee	32.50	11/30/95	32.50
Plan Check Fee	32.50	12/12/95	33.00
SMR	0.50		

Total: 65.50 Total: 65.50

Owner Owner/Builder?
MARSHALL, JOYCE E NO
1212 536
REDONDO BEACH, A 90277

Contractor
J & M FIRE EXTINGUISHER CO
623 S MAPLE AVE
MONTEBELLO, CA 90640 (800)794-6780

State Lic Type
265029 C16 FIRE PROTECTION CONTRACTOR

City License: Exp Date:

Lender

Worker's Comp Co. Exempt Date
NO 01/01/96

Policy #:
Microfilm:
Lot Size:
Buildings: 1
Building Use: GARAGE
Occ Grp: M1 PRIVATE GARAGES, CARPORTS, SHEDS, .
Site Zone:

Plan Check Plan Chk
TIM KLING YES
623 S MAPLE AVE
MONTEBELLO, CA 90640 (213)728-6780

Architect/Engineer State Reg #
JEM FIRE EXT CO
623 S MAPLE AVE
MONTEBELLO, CA 90640 (800)794-6780

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Every Permit issued by the Building Official under the provisions of Section 9-1.08 of the Redondo Beach Municipal Code, shall expire by limitation and become null and void if the Building or work authorized by such permit is not completed, in accordance with the provisions of this code, within two years from the date of such permit.

**CITY OF REDONDO BEACH
COMMUNITY DEVELOPMENT DEPARTMENT**

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- ☐ I, as 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. (Section 7044, Business and Professions Code: The contractor's license law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvements is sold within one year of completion, the owner/builder will have the burden of proving that he did not build or improve for the purpose of sale.)
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- ☐ I, as owner, am exempt under section _____ B and P Code, for the reason: _____

(Signature)

(Date)

LICENSED CONTRACTOR'S DECLARATION

I hereby declare that I am licensed under the provisions of Chapter 9 (commencing at Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License Class C-16 State Lic. No. 265029 City Lic. No. 296212
Contractor/Agent X JIM FIRE EXTINGUISHER CO. (Signature) 12-12-95 (Date)
Contractor's Name Jim S. Kling
Address: 6023 SO. MAPLE AVE MONTEBELLO CA. Phone 800-994-6780

WORKER'S 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 worker's 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 worker's compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My worker's compensation insurance carrier and policy number are:

Carrier: X STATE FUND Policy Number: 1119500-95
[This section not to be completed if the permit is for one hundred dollars (\$100) or less].

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

Date: 12-12-95 Applicant: X Jim S. Kling

WARNING: Failure to secure worker's 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.

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Section 3097 California Civil Code).

Lender's Name:

Address:

HAZARDOUS MATERIALS

Indicate whether the applicant or future building occupant will need to comply with the applicable requirements of Sections 25505, 25533 and 25534 of the Health and Safety Code.

☐ Yes ☒ No Signature: X Jim S. Kling

If yes, permit from South Coast Air Quality Management District is required; also, a clearance from the Fire Department Hazardous Materials Specialist is required.

ASBESTOS MATERIALS: To the best of my knowledge there are no asbestos or asbestos containing materials on / or within the structures or site. If evidence of asbestos is found, it is my responsibility to notify the AQMD at (818) 572-6283.

X Jim S. Kling (Signature) 12-12-95 (Date)

RIGHT OF ENTRY (READ CONDITIONS BELOW)

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I certify that I have read this application and state that the above information is correct. I agree to comply with all City and applicable County ordinances, and State laws relating to building construction, and hereby authorize representatives of the City to enter upon the above mentioned property for the purpose of inspections.

X Jim S. Kling (Signature) 12-12-95 (Date)

1212 S IRENA AVE

CITY OF REDONDO BEACH
 COMMUNITY DEVELOPMENT DEPARTMENT
 415 Diamond Street • Redondo Beach, CA 90277
 Telephone: (310) 318-0686 • FAX: (310) 374-4828 • Inspection Request Line: (310) 318-0607

**BUILDING PERMIT**

Site Address
 1212 S IRENA AVE
 REDONDO BEACH, A 90277

Status
 OPEN

Applied: 11/30/95 Ref#: B953013
 Issued: 12/12/95 Type: Building
 Expires: 06/09/96 Final:
 Created/Modified: B. SEYMOUR 12/12/95

Parcel Tract Blk Lot
 7509024022 16877 4 22

Bldg Type: 25 FIRE SPRINKLERS

Map No:

Sewer Book: Page:

Occ Use: M1 PRIVATE GARAGES, CARPORTS, SHEDS

Apt/Condo:

No. Units:

Value: 500

Fire Zone:

Class: 329MR OTHER STRUCTURES - MISC RESIDENT

Const: XX To Be Determined

Sq Feet: 0

Stories: 0 Families: 0

Comments:

Special Conditions:

Description of Work:

ADD 4 FIRE SPRINKLER HEADS TO COVER NEW
 GARAGE O EXISTING FIRE SPRINKLERS SYSTEM

Fee Description	Amt	Date	Paid
Permit Fee	32.50	11/30/95	32.50
Plan Check Fee	32.50	12/12/95	33.00
SMR	0.50		

Total: 65.50 Total: 65.50

Owner Owner/Builder?
 MARSHALL, JOYCE E NO
 1212 536
 REDONDO BEACH, A 90277

Contractor
 J & M FIRE EXTINGUISHER CO
 623 S MAPLE AVE
 MONTEBELLO, CA 90640 (800)794-6780

State Lic Type
 265029 C16 FIRE PROTECTION CONTRACTOR

City License: Exp Date:

Lender

Worker's Comp Co. Exempt Date
 NO 01/01/96

Policy #:
 Microfilm:
 Lot Size:
 Buildings: 1
 Building Use: GARAGE
 Occ Grp: M1 PRIVATE GARAGES, CARPORTS, SHEDS, .
 Site Zone:

Plan Check Plan Chk
 TIM KLING YES
 623 S MAPLE AVE
 MONTEBELLO, CA 90640 (213)728-6780

Architect/Engineer State Reg #
 JEM FIRE EXT CO
 623 S MAPLE AVE
 MONTEBELLO, CA 90640 (800)794-6780

• IMPORTANT •

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INSPECTION RECORD

BUILDING PERMIT NO.

INSPECTIONS	APPROVED BY	DATE	INSPECTIONS	APPROVED BY	DATE	INSPECTIONS	APPROVED BY	DATE
Setback and Yards			Slab Floors			Exterior Lathing		
Trench and Forms			Rough Electric			Rough Sewer		
Reinforcing Steel			Walls			Final Sewer		
Electrical Ground			Ceiling			Final Gas Test		
Footings			Fixtures			Final Plumbing		
Heating or Refrig. Gndwrk. (or Underfloor)			Rough Plumbing			Final Electrical		
Electrical Groundwork			Ducts			Final Heating or Refrigeration		
Plumbing Gndwrk. (or Underfloor)			Rough Heating or Refrigeration			Final Block Wall Steel		
Gas Piping Grounwork			Rough Gas Piping			Underground Service		
Panel Steel			Floor Diaphragm			Final Landscaping		
Column and Beam Reinforcing			Suspended Ceiling			Final Sign		
Concrete Block Steel			Roof Diaphragm			Final Fire Dept. Inspection	CW	2/6/96
Floor Joists and Insulation			Rough Fire Alarms / Sprinklers			Final Building Inspection		
			Rough Framing					
			Insulation					
			Interior Lathing / Drywall					

INSPECTOR'S NOTES

CONDOMINIUM - Planning Department approval for final.

By:

Date:

The License Department requests that you hold up final inspections until a list of sub-contractors is filed and all business licenses have been paid.

Released By:

Date:

The Fire Department requests that you hold up final inspection until all regulations have been complied with.

Released By:

Date:

APPLICATION	<i>Bony</i>
DATE	<i>11/23/94</i>
PROJECT NO.	<i>E 942434</i>

CITY OF REDONDO BEACH ELECTRICAL PERMIT APPLICATION

COMMUNITY DEVELOPMENT DEPARTMENT, BUILDING DIVISION
415 DIAMOND ST. • REDONDO BEACH, CA 90277 • (310) 318-0636 • FAX: (310) 374-4828



PERMIT ADDRESS <i>1212 S IRENA</i>	STRC. I.D.	FLR	UNIT	ZIP
---------------------------------------	------------	-----	------	-----

DESCRIPTION OF WORK <i>TEMP Power Pole</i>	VALUATION
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<table border="1" style="width: 100%;"> <tr> <td colspan="2">APPLICANT <i>S+S Rent A Fence</i></td> <td colspan="2">PHONE <i>(805) 253-1938</i></td> </tr> <tr> <td colspan="4">ADDRESS <i>23648 PINE ST</i></td> </tr> <tr> <td>CITY <i>NEW HALL CA</i></td> <td>STATE <i>CA</i></td> <td colspan="2">ZIP <i>91321</i></td> </tr> <tr> <td colspan="2">OWNER <i>STEVE PARSELL</i></td> <td colspan="2">PHONE ()</td> </tr> <tr> <td colspan="4">ADDRESS <i>23648 PINE ST</i></td> </tr> <tr> <td>CITY <i>NEW HALL CA</i></td> <td>STATE</td> <td colspan="2">ZIP</td> </tr> <tr> <td colspan="2">CONTRACTOR <i>S+S Rent A Fence</i></td> <td colspan="2">PHONE <i>(805) 253-1938</i></td> </tr> <tr> <td colspan="4">ADDRESS <i>23648 PINE ST.</i></td> </tr> <tr> <td>CITY <i>NEW HALL</i></td> <td>STATE <i>CA</i></td> <td colspan="2">ZIP <i>91321</i></td> </tr> <tr> <td colspan="2">STATE LICENSE NO. <i>456208 C-10</i></td> <td colspan="2">CITY LICENSE NO. <i>164687</i></td> </tr> <tr> <td colspan="2">ARCHITECT <i>OFF 5/31/96</i></td> <td colspan="2">PHONE <i>OFF 12/31/94</i></td> </tr> <tr> <td colspan="4">ADDRESS</td> </tr> <tr> <td>CITY</td> <td>STATE</td> <td>ZIP</td> <td>STATE LICENSE NO.</td> </tr> <tr> <td colspan="2">ENGINEER</td> <td colspan="2">PHONE ()</td> </tr> <tr> <td colspan="4">ADDRESS</td> </tr> <tr> <td>CITY</td> <td>STATE</td> <td>ZIP</td> <td>STATE LICENSE NO.</td> </tr> <tr> <td colspan="2">OCCUPANT</td> <td colspan="2">PHONE ()</td> </tr> <tr> <td colspan="2">PLAN CHECKED</td> <td>DATE</td> <td>APPLICATION APPROVED</td> </tr> <tr> <td colspan="2">CORRECTION VERIFIED BY</td> <td>DATE</td> <td>STAFF APPROVED</td> </tr> <tr> <td colspan="4" style="height: 150px; vertical-align: top;">REMARKS</td> </tr> </table>	APPLICANT <i>S+S Rent A Fence</i>		PHONE <i>(805) 253-1938</i>		ADDRESS <i>23648 PINE ST</i>				CITY <i>NEW HALL CA</i>	STATE <i>CA</i>	ZIP <i>91321</i>		OWNER <i>STEVE PARSELL</i>		PHONE ()		ADDRESS <i>23648 PINE ST</i>				CITY <i>NEW HALL CA</i>	STATE	ZIP		CONTRACTOR <i>S+S Rent A Fence</i>		PHONE <i>(805) 253-1938</i>		ADDRESS <i>23648 PINE ST.</i>				CITY <i>NEW HALL</i>	STATE <i>CA</i>	ZIP <i>91321</i>		STATE LICENSE NO. <i>456208 C-10</i>		CITY LICENSE NO. <i>164687</i>		ARCHITECT <i>OFF 5/31/96</i>		PHONE <i>OFF 12/31/94</i>		ADDRESS				CITY	STATE	ZIP	STATE LICENSE NO.	ENGINEER		PHONE ()		ADDRESS				CITY	STATE	ZIP	STATE LICENSE NO.	OCCUPANT		PHONE ()		PLAN CHECKED		DATE	APPLICATION APPROVED	CORRECTION VERIFIED BY		DATE	STAFF APPROVED	REMARKS				<table border="1" style="width: 100%;"> <thead> <tr> <th>QTY</th> <th>CODE</th> <th>DESCRIPTION</th> <th>EACH</th> <th>TOTAL</th> </tr> </thead> <tbody> <tr><td></td><td>E01</td><td>NEW SINGLE & 2 FAMILY DWELL RES.</td><td>.055</td><td></td></tr> <tr><td></td><td>E02</td><td>NEW MULTIFAMILY BLDG.</td><td>.047</td><td></td></tr> <tr><td></td><td>E03</td><td>OTHER RES. 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TOTAL:

CITY OF REDONDO BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
415 Diamond Street • Redondo Beach, CA 90277 • (213) 318-0636
Telephone: (310) 318-0636 • FAX: (310) 374-4828 • Inspection Request Line: (310) 318-0607

ELECTRICAL PERMIT



Site Address: 1212 S IRENA AVE
REDONDO BEACH, A 90277
Status: OPEN

Parcel: 7509024022
Tract: 16877
Blk: 4
Lot: 22

Owner: MARSHALL, JOYCE E
1212 536
REDONDO BEACH, A 90277 (310) 316-8763
Owner/Builder?: NO

Contractor: S & S RENT-A-FENCE
23648 PINE ST
NEWHALL, CA 91321 (805) 253-1938

State Lic: 456208
Type: C10 ELECTRICAL CONTRACTOR

City License: Exp Date:

Lender

Worker's Comp Co.: CNA
Policy #: WC128858087
Microfilm:
Lot Size:
Buildings: 1
Building Use: S.F.RES
Occ Grp: R3 ONE OR TWO DWELLING UNITS, LODGIN
Site Zone:

Plan Check: Plan Chk
NO

Architect/Engineer: State Reg #

Applied: 11/23/94 Ref#: E942634
Issued: 11/23/94 Type: Electrical
Expires: 05/22/95 Final:
Created/Modified: B. SEYMOUR 11/23/94

Comments:
TEMP POWER POLE

Special Conditions:

Fee Description	Amt	Date	Paid
1 T.P.P	23.70	11/23/94	47.40
Issue Fee	23.70		

Total: 47.40 Total: 47.40

• IMPORTANT •

Application is hereby made to the Building Official for a permit subject to the conditions and restrictions set forth in the Redondo Beach Municipal Code and other applicable codes.
Any permit issued as a result of this application becomes null and void if work is not commenced within ONE HUNDRED EIGHTY (180) DAYS from date of issuance of such permit.
Every Permit issued by the Building Official under the provisions of Section 9-1.06 of the Redondo Beach Municipal Code, shall expire by limitation and become null and void if the Building or work authorized by such permit is not completed, in accordance with the provisions of this code, within two years from the date of such permit.

**CITY OF REDONDO BEACH
COMMUNITY DEVELOPMENT DEPARTMENT**

OWNER / BUILDER DECLARATION

Section 7031.5 of the California Business and Professions code provides as follows:

"Each county or city which requires the issuance of a permit as a condition precedent to the construction, alteration, improvement, demolition or repair of any building or structure shall also require that each applicant for such a permit file as a condition precedent to the issuance of a permit a statement which he has prepared and signed stating that the applicant is licensed under provisions of this chapter, giving the number of his license and stating that it is in full force and effect, or, if the applicant is exempt from the provisions of this chapter, the basis of the alleged exemption. Any violation of this section by any applicant for a permit shall be subject to a civil penalty of not more than five hundred dollars (\$500.00)."

- ☐ I, as 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. (Section 7044, Business and Professions Code: The contractor's license law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvements is sold within one year of completion, the owner/builder will have the burden of proving that he did not build or improve for the purpose of sale.)
- ☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project. (Section 7044 of the Business and Professions Code: The contractor's 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 contractor's license law.)
- ☐ I, as owner, am exempt under section _____ B and P Code, for the reason: _____

(Signature)

(Date)

LICENSED CONTRACTOR'S DECLARATION

I hereby declare that I am licensed under the provisions of Chapter 9 (commencing at Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License Class C-10 State Lic. No. 456208 City Lic. No. 164887
Contractor/Agent Don Raus (Signature) 11-23-24 (Date)
Contractor's Name S+S Construction Rent-A-Force
Address: 23648 PINE ST. NEWHALL CA Phone 805-253-1938

WORKER'S COMPENSATION DECLARATION

I hereby declare that I have a certificate of consent to self insure, or a certificate of Worker's Compensation Insurance, or a certified copy thereof (Labor Code Section 3800).

Policy No. WC128858087 Company CNA

- ☐ A certified copy is hereby furnished.

CERTIFICATE OF EXEMPTION FROM WORKER'S COMPENSATION INSURANCE

(This section need not be completed if permit is for one hundred dollars (\$100.00) or less)

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 Worker's Compensation laws of the State of California.

(Signature)

(Date)

NOTICE TO APPLICANT: If after making this certificate of exemption, you should become subject to the Worker's Compensation laws of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Section 3097 California Civil Code).

Lender's Name:

Address:

HAZARDOUS MATERIALS

Indicate whether the applicant or future building occupant will need to comply with the applicable requirements of Sections 25505, 25533 and 25534 of the Health and Safety Code.

☐ Yes ☒ No Signature: Don Raus

If yes, permit from South Coast Air Quality Management District is required; also, a clearance from the Fire Department Hazardous Materials Specialist is required.

ASBESTOS MATERIALS: To the best of my knowledge there are no asbestos or asbestos containing materials on / or within the structures or site. If evidence of asbestos is found, it is my responsibility to notify the AQMD at (909) 396-2336.

(Signature)

(Date)

RIGHT OF ENTRY (READ CONDITIONS BELOW)

The work authorized by this permit is subject to all rules and regulations set forth in the ordinances and amendments of the City of Redondo Beach, and the laws of the State of California in regard to such work, and all amendments thereto.

This permit becomes null and void if work is not commenced within **one hundred eighty (180) days** from date of issuance, or if work is suspended at any time during construction for the same period of time, or if any work is done in violation of the City or State laws governing same.

Duration of Demolition Permit is conditional upon completion of the work of moving or demolition, dismantling, tearing down and cleaning of the site within a period of 90 days from date of issuance

I certify that I have read this application and state that the above information is correct. I agree to comply with all City and applicable County ordinances, and State laws relating to building construction, and hereby authorize representatives of the City to enter upon the above mentioned property for the purpose of inspections.

(Signature)

(Date)

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ELECTRICAL PERMIT



Site Address
1212 S IRENA AVE
REDONDO BEACH, A 90277

Status
OPEN

Parcel Tract Blk Lot
7509024022 16877 4 22

Owner Owner/Builder?
MARSHALL, JOYCE E NO
1212 536
REDONDO BEACH, A 90277

Contractor
S & S RENT-A-FENCE
23648 PINE ST
NEWHALL, CA 91321 (805)253-1938

State Lic Type
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Lender

Worker's Comp Co. Exempt Date
CNA NO 03/14/95
Policy #: WC128858087
Microfilm:
Lot Size:
Buildings: 1
Building Use: S.F.RES
Occ Grp: R3 ONE OR TWO DWELLING UNITS, LODGIN
Site Zone:

Plan Check Plan Chk
NO

Architect/Engineer State Reg #

Applied: 11/23/94 Ref#: E942634
Issued: 11/23/94 Type: Electrical
Expires: 05/22/95 Final:
Created/Modified: B. SEYMOUR 11/23/94

Comments:
TEMP POWER POLE

Special Conditions:

Fee Description	Amt	Date	Paid
1 T.P.P	23.70	11/23/94	47.40
Issue Fee	23.70		

Total: 47.40 Total: 47.40

• IMPORTANT •

Application is hereby made to the Building Official for a permit subject to the conditions and restrictions set forth in the Redondo Beach Municipal Code and other applicable codes.
Any permit issued as a result of this application becomes null and void if work is not commenced within ONE HUNDRED EIGHTY (180) DAYS from date of issuance of such permit.
Every Permit issued by the Building Official under the provisions of Section 9-1.06 of the Redondo Beach Municipal Code, shall expire by limitation and become null and void if the Building or work authorized by such permit is not completed, in accordance with the provisions of this code, within two years from the date of such permit.

INSPECTION RECORD

ELECTRICAL PERMIT NO.

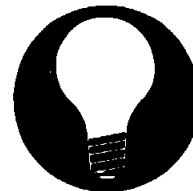
[illegible]

APPLICATION
DATE 4-18-95
PROJECT NO. E950881

CITY OF REDONDO BEACH

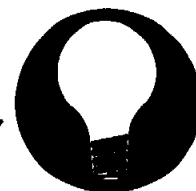
ELECTRICAL PERMIT APPLICATION

COMMUNITY DEVELOPMENT DEPARTMENT, BUILDING DIVISION
415 DIAMOND ST. • REDONDO BEACH, CA 90277 • (310) 318-0636 • FAX: (310) 374-4828



PERMIT ADDRESS 1212 SOUTH IRENA		STRC. I.D.	FLR	UNIT	ZIP
DESCRIPTION OF WORK NEW CONSTRUCTION (RES)					
					VALUATION

		QTY	CODE	DESCRIPTION	EACH	TOTAL	
APPLICANT			E01	NEW SINGLE & 2 FAMILY DWELL RES.	.055		
ISLAND PACIFIC ELECTRL (310) 372-1360			E02	NEW MULTIFAMILY BLDG.	.047		
ADDRESS			E03	OTHER RES. ADD., ALTER., ETC.	.063		
2321 CARNEGIE LN #8			E04	RECEPTACLES			
CITY	STATE	ZIP		TOTAL OUTLETS			
REDONDO BEACH	CA	90278	E05		SWITCHES		
			E06		LIGHTS		
OWNER			E07	TOTAL OUTLETS - FIRST 20 (EACH)	1.19		
ELWOOD MARSHALL		PHONE ()	E08	TOTAL OUTLETS - OVER 20 (EACH)	.71		
ADDRESS			E09	LIGHT FIXTURES - FIRST 20 (EACH)	1.19		
1212 S. IRENA			E10	LIGHT FIXTURES - OVER 20 (EACH)	.71		
CITY	STATE	ZIP		E11	RANGE	4.74	
R.B.	CA			E12	CLOTHES DRYER	4.74	
CONTRACTOR		PHONE ()		E13	WATER HEATER	4.74	
ADDRESS				E14	ROOM / CONSOLE / THRUWALL A/C	4.74	
CITY	STATE	ZIP		E15	GARBAGE DISPOSAL	4.74	
				E16	DISHWASHER	4.74	
STATE LICENSE NO. S24611 CIO 2-29-96		CITY LICENSE NO. 294690		E17	SPACE HEATER	4.74	
ARCHITECT		PHONE		E18	STA. APPLIANCE 1/2 HP MAX.	4.74	
CHARLES BELAK/BERBER (310) 376-9224				E19	STA. COOK	4.74	
ADDRESS				E20	OVEN	4.74	
118 S. CATSLINA				E21	AUTOMATIC WASHER	4.74	
CITY	STATE	ZIP		E22	F.A.U.	4.74	
R.B.	CA	90277		E23	FAN	4.74	
ENGINEER		PHONE ()		E30	NON-RES APPLIANCE LESS THAN 1 H.P.	4.74	
ADDRESS				E31	MOTORS 0 - 1 H.P.	4.74	
CITY	STATE	ZIP		E32	MOTORS OVER 1, LESS THAN 10 H.P.	11.85	
				E33	MOTORS OVER 10, LESS THAN 50 H.P.	23.70	
OCCUPANT		PHONE ()		E34	MOTORS OVER 50, LESS THAN 100 H.P.	47.40	
PLAN CHECKED		DATE	APPLICATION APPROVED	E35	MOTORS OVER 100 H.P.	71.10	
CORRECTION VERIFIED BY		DATE	STAFF APPROVED	E36	BUSWAYS PER 100 LIN. FT.	7.11	
REMARKS				E37	SIGN W / 1 BRANCH CIRCUIT	23.70	
				E38	ADDL. SIGN BRANCH CIRCUIT	4.74	
				E40	TEMPORARY POWER POLE	23.70	
				E41	CHRISTMAS TREE LOT	11.85	
				E42	PRIVATE SWIMMING POOL	47.40	
				E43	CARNIVAL / CIRCUSES GENERATORS (EACH)	23.70	
				E46	SERVICE 0 - 600 V NOT OVER 200 A	29.23	
				E47	SERVICE 0 - 600 V OVER 200 A	59.25	
				E48	SERVICE OVER 600 V OR OVER 1000 A.	118.50	
				E50	MISC. APP / CONDUITS / CONVER	17.38	
				ISSUANCE FEE			23.70
				TOTAL:			
				SIGNATURE		DATE	



Site Address
1212 S IRENA AVE
REDONDO BEACH, A 90277

Status
OPEN

Parcel Tract Blk Lot
7509024022 16877 4 22

Owner Owner/Builder?
MARSHALL, JOYCE E NO
1212 536
REDONDO BEACH, A 90277

Contractor
ISLAND PACIFIC ELECTRIC
2321 CARNEGIE LANE 8
REDONDO BEACH, A 90278 (310)372-1360

State Lic Type
524611 C10 ELECTRICAL CONTRACTOR

City License: Exp Date:

Lender

Worker's Comp Co. Exempt
YES

Policy #:
Microfilm:
Lot Size:
Buildings: 1
Building Use: S F RES R3
Occ Grp: R3 ONE OR TWO DWELLING UNITS, LODGIN
Site Zone:

Plan Check Plan Chk
NO

Architect/Engineer State Reg #

Applied: 04/18/95 Ref#: E950881
Issued: 04/18/95 Type: Electrical
Expires: 10/15/95 Final:
Created/Modified: A.CONTRERA 04/18/95

Comments:

Special Conditions:

Fee Description	Amt	Date	Paid
60 RECEPTACLES	0.00	04/18/95	402.34
30 SWITCHES	0.00		
35 LIGHTS	0.00		
20 FIRST 20 OU	23.80		
70 OVER 20 OUT	49.70		
20 1-20 FIXTUR	23.80		
15 20 < FIXTUR	10.65		
1 RANGE	4.74		
1 CLOTHES DRYE	4.74		
1 GARB. DISPOS	4.74		
1 DISHWASHER	4.74		
1 OVEN	4.74		
1 AUTO. WASH	4.74		
1 F.A.U.	4.74		
4 POWER APP 1-	18.96		
1 SERVICE <600	29.23		
Issue Fee	23.70		
INVESTIGATIVE	189.32		

Total: 402.34 Total: 402.34

• IMPORTANT •

Application is hereby made to the Building Official for a permit subject to the conditions and restrictions set forth in the Redondo Beach Municipal Code and other applicable codes.

Any permit issued as a result of this application becomes null and void if work is not commenced within ONE HUNDRED EIGHTY (180) DAYS from date of issuance of such permit.

Every Permit issued by the Building Official under the provisions of Section 9-1.06 of the Redondo Beach Municipal Code, shall expire by limitation and become null and void if the Building or work authorized by such permit is not completed, in accordance with the provisions of this code, within two years from the date of such permit.

**CITY OF REDONDO BEACH
COMMUNITY DEVELOPMENT DEPARTMENT**

OWNER / BUILDER DECLARATION

Section 7031.5 of the California Business and Professions code provides as follows:

"Each county or city which requires the issuance of a permit as a condition precedent to the construction, alteration, improvement, demolition or repair of any building or structure shall also require that each applicant for such a permit file as a condition precedent to the issuance of a permit a statement which he has prepared and signed stating that the applicant is licensed under provisions of this chapter, giving the number of his license and stating that it is in full force and effect, or, if the applicant is exempt from the provisions of this chapter, the basis of the alleged exemption. Any violation of this section by any applicant for a permit shall be subject to a civil penalty of not more than five hundred dollars (\$500.00)."

- ☐ I, as 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. (Section 7044, Business and Professions Code: The contractor's license law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvements is sold within one year of completion, the owner/builder will have the burden of proving that he did not build or improve for the purpose of sale.)
- ☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project. (Section 7044 of the Business and Professions Code: The contractor's 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 contractor's license law.)
- ☐ I, as owner, am exempt under section _____ B and P Code, for the reason: _____

(Signature)

(Date)

LICENSED CONTRACTOR'S DECLARATION

I hereby declare that I am licensed under the provisions of Chapter 9 (commencing at Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License Class C-10 State Lic. No. 524611 City Lic. No. 294690
Contractor/Agent [Signature] (Signature) 4-18-95 (Date)
Contractor's Name ISLAND PACIFIC ELECTRIC
Address: 2321 CARNEGIE WAY R.B. Phone 310 - 372-1360

WORKER'S 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 worker's 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 worker's compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My worker's compensation insurance carrier and policy number are:

Carrier: _____ Policy Number: _____
[This section not to be completed if the permit is for one hundred dollars (\$100) or less].

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

Date: 4-18-95 Applicant: [Signature]

WARNING: Failure to secure worker's 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.

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Section 3097 California Civil Code).

Lender's Name: _____ Address: _____

HAZARDOUS MATERIALS

Indicate whether the applicant or future building occupant will need to comply with the applicable requirements of Sections 25505, 25533 and 25534 of the Health and Safety Code.

☐ Yes ☒ No Signature: [Signature]

If yes, permit from South Coast Air Quality Management District is required, also, a clearance from the Fire Department Hazardous Materials Specialist is required.

ASBESTOS MATERIALS: To the best of my knowledge there are no asbestos or asbestos containing materials on / or within the structures or site. If evidence of asbestos is found, it is my responsibility to notify the AQMD at (818) 672-6283.

[Signature] (Signature) 4-18-95 (Date)

RIGHT OF ENTRY (READ CONDITIONS BELOW)

The work authorized by this permit is subject to all rules and regulations set forth in the ordinances and amendments of the City of Redondo Beach, and the laws of the State of California in regard to such work, and all amendments thereto.

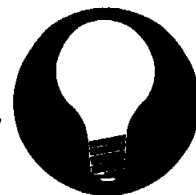
This permit becomes null and void if work is not commenced within **one hundred eighty (180) days** from date of issuance, or if work is suspended at any time during construction for the same period of time, or if any work is done in violation of the City or State laws governing same.

I certify that I have read this application and state that the above information is correct. I agree to comply with all City and applicable County ordinances, and State laws relating to building construction, and hereby authorize representatives of the City to enter upon the above mentioned property for the purpose of inspections.

[Signature] (Signature) 4-18-95 (Date)

1212 S IRENA AVE

CITY OF REDONDO BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
415 Diamond Street • Redondo Beach, CA 90277 •
Telephone: (310) 318-0636 • FAX: (310) 374-4828 • Inspection Request Line: (310) 318-0607
ELECTRICAL PERMIT



Site Address
1212 S IRENA AVE
REDONDO BEACH, A 90277

Status
OPEN

Applied: 04/18/95 Ref#: E950881
Issued: 04/18/95 Type: Electrical
Expires: 10/15/95 Final:
Created/Modified: A.CONTRERA 04/18/95

Parcel Tract Blk Lot
7509024022 16877 4 22

Owner Owner/Builder?
MARSHALL, JOYCE E NO
1212 536
REDONDO BEACH, A 90277

Comments:

Contractor
ISLAND PACIFIC ELECTRIC
2321 CARNEGIE LANE 8
REDONDO BEACH, A 90278 (310)372-1360

Special Conditions:

State Lic Type
524611 C10 ELECTRICAL CONTRACTOR

City License: Exp Date:

Lender

Fee Description	Amt	Date	Paid
60 RECEPTACLES	0.00	04/18/95	402.34
30 SWITCHES	0.00		
35 LIGHTS	0.00		
20 FIRST 20 OU	23.80		
70 OVER 20 OUT	49.70		
20 1-20 FIXTUR	23.80		
15 20 < FIXTUR	10.65		
1 RANGE	4.74		
1 CLOTHES DRYE	4.74		
1 GARB. DISPOS	4.74		
1 DISHWASHER	4.74		
1 OVEN	4.74		
1 AUTO. WASH	4.74		
1 F.A.U.	4.74		
4 POWER APP 1-	18.96		
1 SERVICE <600	29.23		
Issue Fee	23.70		
INVESTIGATIVE	189.32		

Worker's Comp Co. Exempt
YES

Policy #:
Microfilm:
Lot Size:
Buildings: 1
Building Use: S F RES R3
Occ Grp: R3 ONE OR TWO DWELLING UNITS, LODGIN
Site Zone:

Plan Check Plan Chk
NO

Architect/Engineer State Reg #

Total: 402.34 Total: 402.34

• IMPORTANT •

Application is hereby made to the Building Official for a permit subject to the conditions and restrictions set forth in the Redondo Beach Municipal Code and other applicable codes.
Any permit issued as a result of this application becomes null and void if work is not commenced within ONE HUNDRED EIGHTY (180) DAYS from date of issuance of such permit.
Every Permit issued by the Building Official under the provisions of Section 9-1.06 of the Redondo Beach Municipal Code, shall expire by limitation and become null and void if the Building or work authorized by such permit is not completed, in accordance with the provisions of this code, within two years from the date of such permit.

INSPECTION RECORD

ELECTRICAL PERMIT NO.

INSPECTIONS	APPROVED BY	DATE	RECORD
CONDUIT			
WIRING			
FIXTURES			
POWER			
UTILITY CO. NOTIFIED			
FINAL	PL	2/22/90	
INSPECTOR'S NOTES			

APPLICATION
DATE <u>2-7-95</u>
PROJECT NO. <u>P950253</u>

CITY OF REDONDO BEACH

PLUMBING PERMIT APPLICATION

COMMUNITY DEVELOPMENT DEPARTMENT, BUILDING DIVISION
415 DIAMOND ST. • REDONDO BEACH, CA 90277 • (213) 318-0636 • FAX: (310) 374-4828



PERMIT ADDRESS <u>1212 SOUTH IRENA, REDONDO BEACH</u>	STRC. I.D.	FLR	UNIT	ZIP
--	------------	-----	------	-----

DESCRIPTION OF WORK <u>PLUMBING FOR SINGLE FAMILY RESIDENCE ADDITION.</u>	VALUATION
--	-----------

					QTY	CODE	DESCRIPTION	EACH	TOTAL
APPLICANT ADRIAN LAZAR						P01	NEW SINGLE & 2 FAMILY RES.	.055	
ADDRESS 134 W ELM AVE						P02	NEW MULTIFAMILY BLDG.	.047	
CITY Fullerton						P03	OTHER RES., ADD., ALTER., ETC.	.063	
OWNER MARSHALL ELWOOD						P04	BATH TUB	9.48	
ADDRESS 1212 S. IRENA						P05	SHOWER (2) +1	9.48	
CITY REDONDO BEACH						P06	LAUNDRY TUB OR TRAY	9.48	
CONTRACTOR ADRIAN LAZAR						P07	LAVATORY (3) +3	9.48	
ADDRESS 134 W. ELM AVE						P08	WATER CLOSET (3) +1	9.48	
CITY FULLERTON						P09	URINAL	9.48	
STATE LICENSE NO. 616991 C36 3-21-95						P10	SINK, COMMERCIAL	9.48	
CITY LICENSE NO. NEW						P11	KITCHEN SINK W / DISPOSAL	9.48	
ARCHITECT CHARLES BEAK-BURGER						P12	GARBAGE DISPOSAL	9.48	
ADDRESS 118 S CANTANA						P13	DISHWASHER	9.48	
CITY R.B						P14	AUTOMATIC WASHER	9.48	
STATE CA						P15	FLOOR DRAIN	9.48	
ZIP 90271						P16	DRINKING FOUNTAIN	9.48	
STATE LICENSE NO. C 013057						P17	BAR SINK	9.48	
ENGINEER SAME AS ARCHITECT						P20	WATER HEATER	11.85	
PHONE ()						P21	SAND / GREASE TRAP	18.96	
ADDRESS _____						P22	WATER SYSTEM +1	4.74	
CITY _____						P23	REPAIR / ALT DRAIN / VENT EA	4.74	
STATE _____						P24	LAWN SPRINKLER ON 1 METER	14.22	
ZIP _____						P25	VAC. BREAKERS 1 - 5 OUTLETS	11.85	
STATE LICENSE NO. _____						P26	VAC. BREAKERS 6 OR MORE	2.37	
OCCUPANT _____						P27	BCKFLOW DEVICE 2" OR LESS	11.85	
PHONE ()						P28	BCKFLOW DEVICE OVER 2"	23.70	
PLAN CHECKED						P30	GAS SYSTEM, 1 - 4 OUTLETS	4.74	
DATE						P31	GAS OUTLETS, 5 OR MORE	1.19	
APPLICATION APPROVED						P32	BUILDING SEWER	23.70	
CORRECTION VERIFIED BY						P33	CONNECT ADD'L / WORK SEWER	23.70	
DATE						P34	ALTER / REPAIR EXIST SEWER	4.74	
STAFF APPROVED						P35	RAINWATER SYS. PER. DRAIN	9.48	
REMARKS						P36	ABAND. CESSPOOL / CAP SEWER	39.50	
						P37	CESSPOOL OR SEPTIC TANK	35.55	
						P38	PRIVATE SEWAGE DISP. SYS.	71.10	
						P40	MISCELLANEOUS		
							ISSUANCE FEE		23.70

TOTAL:

PLUMBING PERMIT



Site Address
1212 S IRENA AVE
REDONDO BEACH, A 90277

Status
OPEN

Parcel Tract Blk Lot
7509024022 16877 4 22

Owner Owner/Builder?
MARSHALL, JOYCE E NO
1212 536
REDONDO BEACH, A 90277

Contractor
ADRIAN LAZAR
134 W ELM AVENUE
FULLERTON, CA 92632 (310) 526-7822

State Lic Type
616991 C36 PLUMBING CONTRACTOR

City License: Exp Date:

Lender

Worker's Comp Co. Exempt
YES

Policy #:
Microfilm:
Lot Size:
Buildings: 1
Building Use: S F RES
Occ Grp: R3 ONE OR TWO DWELLING UNITS, LODGIN
Site Zone:

Plan Check Plan Chk
NO

Architect/Engineer State Reg #

Applied: 02/07/95 Ref#: P950253
Issued: 02/07/95 Type: Plumbing
Expires: 08/06/95 Final:
Created/Modified: A.CONTRERA 02/07/95

Comments:
CONTRACTOR IS DOING THE WORK
HIMSELF

Special Conditions:

Fee Description	Amt	Date	Paid
1 BATH TUB	9.48	02/07/95	199.08
1 SHOWER	9.48		
1 LNDRY TUB/TR	9.48		
2 WATER CLOSET	18.96		
1 WATER HEATER	11.85		
1 GS SYS <4 OU	4.74		
1 CON ADD/WRK	23.70		
Issue Fee	23.70		
INVESTIGATIVE	87.69		

Total: 199.08 Total: 199.08

• IMPORTANT •

Application is hereby made to the Building Official for a permit subject to the conditions and restrictions set forth in the Redondo Beach Municipal Code and other applicable codes.

Any permit issued as a result of this application becomes null and void if work is not commenced within ONE HUNDRED EIGHTY (180) DAYS from date of issuance of such permit.

Every Permit issued by the Building Official under the provisions of Section 9-1.08 of the Redondo Beach Municipal Code, shall expire by limitation and become null and void if the Building or work authorized by such permit is not completed, in accordance with the provisions of this code, within two years from the date of such permit.

**CITY OF REDONDO BEACH
COMMUNITY DEVELOPMENT DEPARTMENT**

OWNER / BUILDER DECLARATION

Section 7031.5 of the California Business and Professions code provides as follows:

"Each county or city which requires the issuance of a permit as a condition precedent to the construction, alteration, improvement, demolition or repair of any building or structure shall also require that each applicant for such a permit file as a condition precedent to the issuance of a permit a statement which he has prepared and signed stating that the applicant is licensed under provisions of this chapter, giving the number of his license and stating that it is in full force and effect, or, if the applicant is exempt from the provisions of this chapter, the basis of the alleged exemption. Any violation of this section by any applicant for a permit shall be subject to a civil penalty of not more than five hundred dollars (\$500.00)."

- ☐ I, as 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. (Section 7044, Business and Professions Code: The contractor's license law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvements is sold within one year of completion, the owner/builder will have the burden of proving that he did not build or improve for the purpose of sale.)
- ☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project. (Section 7044 of the Business and Professions Code: The contractor's 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 contractor's license law.)
- ☐ I, as owner, am exempt under section _____ B and P Code, for the reason: _____

(Signature)

(Date)

LICENSED CONTRACTOR'S DECLARATION

I hereby declare that I am licensed under the provisions of Chapter 9 (commencing at Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

X License Class C 36 State Lic. No. 616991 City Lic. No. New
Contractor/Agent Adrian Lazar (Signature) _____ (Date) _____
Contractor's Name ADRIAN LAZAR
Address: 134 W ELM AVE Fullerton CA 92632 Phone 714 526 7822

WORKER'S 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 worker's 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 worker's compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My worker's compensation insurance carrier and policy number are:

Carrier: _____ Policy Number: _____
[This section not to be completed if the permit is for one hundred dollars (\$100) or less].

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

X Date: 2 7 95 Applicant: ADRIAN LAZAR

WARNING: Failure to secure worker's 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.

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Section 3097 California Civil Code).

Lender's Name: _____

Address: _____

HAZARDOUS MATERIALS

Indicate whether the applicant or future building occupant will need to comply with the applicable requirements of Sections 25505, 25533 and 25534 of the Health and Safety Code.

X ☐ Yes ☒ No Signature: Adrian Lazar

If yes, permit from South Coast Air Quality Management District is required; also, a clearance from the Fire Department Hazardous Materials Specialist is required.

ASBESTOS MATERIALS: To the best of my knowledge there are no asbestos or asbestos containing materials on / or within the structures or site. If evidence of asbestos is found, it is my responsibility to notify the AQMD at (818) 572-6283.

X Adrian Lazar (Signature) _____ 2 7 95 (Date)

RIGHT OF ENTRY (READ CONDITIONS BELOW)

The work authorized by this permit is subject to all rules and regulations set forth in the ordinances and amendments of the City of Redondo Beach, and the laws of the State of California in regard to such work, and all amendments thereto.

This permit becomes null and void if work is not commenced within **one hundred eighty (180) days** from date of issuance, or if work is suspended at any time during construction for the same period of time, or if any work is done in violation of the City or State laws governing same.

I certify that I have read this application and state that the above information is correct I agree to comply with all City and applicable County ordinances, and State laws relating to building construction, and hereby authorize representatives of the City to enter upon the above mentioned property for the purpose of inspections.

X Adrian Lazar (Signature) _____ 2 7 95 (Date)



Site Address
1212 S IRENA AVE
REDONDO BEACH, A 90277

Status
OPEN

Parcel Tract Blk Lot
7509024022 16877 4 22

Owner Owner/Builder?
MARSHALL, JOYCE E NO
1212 536
REDONDO BEACH, A 90277

Contractor
ADRIAN LAZAR
134 W ELM AVENUE
FULLERTON, CA 92632 (310) 526-7822

State Lic Type
616991 C36 PLUMBING CONTRACTOR

City License: Exp Date:

Lender

Worker's Comp Co. Exempt
YES

Policy #:
Microfilm:
Lot Size:
Buildings: 1
Building Use: S F RES
Occ Grp: R3 ONE OR TWO DWELLING UNITS, LODGIN
Site Zone:

Plan Check Plan Chk
NO

REDONDO BEACH, A 90278

Architect/Engineer State Reg #

Applied: 02/07/95 Ref#: P950253
Issued: 02/07/95 Type: Plumbing
Expires: 08/06/95 Final:
Created/Modified: A.CONTRERA 02/14/95

Comments:
CONTRACTOR IS DOING THE WORK
HIMSELF

Special Conditions:

Fee Description	Amt	Date	Paid
1 BATH TUB	9.48	02/07/95	199.08
2 SHOWER	18.96	02/14/95	82.95
1 LNDRY TUB/TR	9.48		
3 WATER CLOSET	28.44		
1 WATER HEATER	11.85		
1 GS SYS <4 OU	4.74		
1 CON ADD/WRK	23.70		
3 LAVATORY	28.44		
1 KTCH SNK W/D	9.48		
1 AUTO WASHER	9.48		
1 WATER SYSTEM	4.74		
1 DISHWASHER	9.48		
1 V.B. 6 OR MO	2.37		
Plan Check Fee	0.00		
Issue Fee	23.70		
INVESTIGATIVE	87.69		

Total: 282.03 Total: 282.03

• IMPORTANT •

Application is hereby made to the Building Official for a permit subject to the conditions and restrictions set forth in the Redondo Beach Municipal Code and other applicable codes.

Any permit issued as a result of this application becomes null and void if work is not commenced within ONE HUNDRED EIGHTY (180) DAYS from date of issuance of such permit.

Every Permit issued by the Building Official under the provisions of Section 9-1.08 of the Redondo Beach Municipal Code, shall expire by limitation and become null and void if the Building or work authorized by such permit is not completed, in accordance with the provisions of this code, within two years from the date of such permit.

**CITY OF REDONDO BEACH
COMMUNITY DEVELOPMENT DEPARTMENT**

OWNER / BUILDER DECLARATION

Section 7031.5 of the California Business and Professions code provides as follows:

"Each county or city which requires the issuance of a permit as a condition precedent to the construction, alteration, improvement, demolition or repair of any building or structure shall also require that each applicant for such a permit file as a condition precedent to the issuance of a permit a statement which he has prepared and signed stating that the applicant is licensed under provisions of this chapter, giving the number of his license and stating that it is in full force and effect, or, if the applicant is exempt from the provisions of this chapter, the basis of the alleged exemption. Any violation of this section by any applicant for a permit shall be subject to a civil penalty of not more than five hundred dollars (\$500.00)."

- ☐ I, as 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. (Section 7044, Business and Professions Code: The contractor's license law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvements is sold within one year of completion, the owner/builder will have the burden of proving that he did not build or improve for the purpose of sale.)
- ☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project. (Section 7044 of the Business and Professions Code: The contractor's 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 contractor's license law.)
- ☐ I, as owner, am exempt under section _____ B and P Code, for the reason: _____

(Signature)

(Date)

LICENSED CONTRACTOR'S DECLARATION

I hereby declare that I am licensed under the provisions of Chapter 9 (commencing at Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License Class _____ State Lic. No. _____ City Lic. No. _____

Contractor/Agent _____
(Signature) _____ (Date) _____

Contractor's Name _____

Address: _____ Phone _____

WORKER'S 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 worker's 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 worker's compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My worker's compensation insurance carrier and policy number are:

Carrier: _____ Policy Number: _____
[This section not to be completed if the permit is for one hundred dollars (\$100) or less].

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

Date: _____ Applicant: _____

WARNING: Failure to secure worker's 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.

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Section 3097 California Civil Code).

Lender's Name: _____ Address: _____

HAZARDOUS MATERIALS

Indicate whether the applicant or future building occupant will need to comply with the applicable requirements of Sections 25505, 25533 and 25534 of the Health and Safety Code.

☐ Yes ☐ No Signature: _____

If yes, permit from South Coast Air Quality Management District is required; also, a clearance from the Fire Department Hazardous Materials Specialist is required.

ASBESTOS MATERIALS: To the best of my knowledge there are no asbestos or asbestos containing materials on / or within the structures or site. If evidence of asbestos is found, it is my responsibility to notify the AQMD at (818) 572-6283.

(Signature)

(Date)

RIGHT OF ENTRY (READ CONDITIONS BELOW)

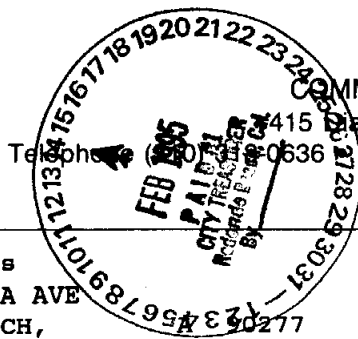
The work authorized by this permit is subject to all rules and regulations set forth in the ordinances and amendments of the City of Redondo Beach, and the laws of the State of California in regard to such work, and all amendments thereto.

This permit becomes null and void if work is not commenced within **one hundred eighty (180) days** from date of issuance, or if work is suspended at any time during construction for the same period of time, or if any work is done in violation of the City or State laws governing same.

I certify that I have read this application and state that the above information is correct. I agree to comply with all City and applicable County ordinances, and State laws relating to building construction, and hereby authorize representatives of the City to enter upon the above mentioned property for the purpose of inspections.

(Signature)

(Date)



CITY OF REDONDO BEACH
COMMUNITY DEVELOPMENT DEPARTMENT

415 Diamond Street • Redondo Beach, CA 90277
Telephone: (310) 374-0636 FAX: (310) 374-4828 • Inspection Request Line: (310) 318-0607

PLUMBING PERMIT



Site Address
1212 S IRENA AVE
REDONDO BEACH,
REDONDO BEACH, CA 90277

Status
OPEN

Applied: 02/07/95 Ref#: P950253
Issued: 02/07/95 Type: Plumbing
Expires: 08/06/95 Final:
Created/Modified: A.CONTRERA 02/14/95

Parcel Tract Blk Lot
7509024022 16877 4 22

Owner Owner/Builder?
MARSHALL, JOYCE E NO
1212 536

REDONDO BEACH, A 90277

Contractor
ADRIAN LAZAR
134 W ELM AVENUE
FULLERTON, CA 92632 (310) 526-7822

State Lic Type
616991 C36 PLUMBING CONTRACTOR

City License: Exp Date:

Lender

Worker's Comp Co.

Exempt
YES

Policy #:

Microfilm:

Lot Size:

Buildings: 1

Building Use: S F RES

Occ Grp: R3 ONE OR TWO DWELLING UNITS, LODGIN

Site Zone:

Plan Check

Plan Chk
NO

REDONDO BEACH, A 90278

Architect/Engineer

State Reg #

Comments:
CONTRACTOR IS DOING THE WORK
HIMSELF

Special Conditions:

Fee Description	Amt	Date	Paid
1 BATH TUB	9.48	02/07/95	199.08
2 SHOWER	18.96	02/14/95	82.95
1 LNDRY TUB/TR	9.48		
3 WATER CLOSET	28.44		
1 WATER HEATER	11.85		
1 GS SYS <4 OU	4.74		
1 CON ADD/WRK	23.70		
3 LAVATORY	28.44		
1 KTCH SNK W/D	9.48		
1 AUTO WASHER	9.48		
1 WATER SYSTEM	4.74		
1 DISHWASHER	9.48		
1 V.B. 6 OR MO	2.37		
Plan Check Fee	0.00		
Issue Fee	23.70		
INVESTIGATIVE	87.69		

Total: 282.03 Total: 282.03

• IMPORTANT •

Application is hereby made to the Building Official for a permit subject to the conditions and restrictions set forth in the Redondo Beach Municipal Code and other applicable codes.

Any permit issued as a result of this application becomes null and void if work is not commenced within ONE HUNDRED EIGHTY (180) DAYS from date of issuance of such permit.

Every Permit issued by the Building Official under the provisions of Section 9-1.08 of the Redondo Beach Municipal Code, shall expire by limitation and become null and void if the Building or work authorized by such permit is not completed, in accordance with the provisions of this code, within two years from the date of such permit.

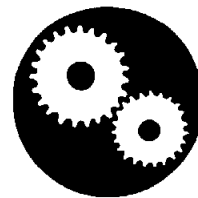
INSPECTION RECORD			PLUMBING PERMIT NO.
INSPECTIONS	APPROVED BY	DATE	RECORD
GROUND PLUMBING			
ROUGH PLUMBING			
GAS PIPING			
GAS VENT			
CESSPOOL			
SEPTIC TANK			
SEWER			
GAS TEST			
UTILITY CO. NOTIFIED			
FINAL	PL	2/19/96	
INSPECTOR'S NOTES			

APPLICATION
DATE FEB 9-96
PROJECT NO. H9602162

CITY OF REDONDO BEACH

MECHANICAL PERMIT APPLICATION

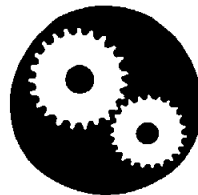
COMMUNITY DEVELOPMENT DEPARTMENT, BUILDING DIVISION
415 DIAMOND ST. • REDONDO BEACH, CA 90277 • (310) 318-0636 • FAX: (310) 374-4828



PERMIT ADDRESS 1212 SO. IRENA AVE REDONDO BEACH	STRC. I.D.	FLR	UNIT	ZIP 90277
DESCRIPTION OF WORK PERMIT (2) DECORATIVE FIRE PLACES				VALUATION

				QTY	CODE	DESCRIPTION	EACH	TOTAL			
APPLICANT JOYCE HART					H01	NEW SINGLE & 2 FAMILY RES.	.10				
ADDRESS 266 REDLANDS ST					H02	NEW MULTIFAMILY / 3 OR MORE	.10				
CITY PLAYA DEL REY		STATE CA	ZIP 90293		H03	OTHER RES. ADD., ALTER., ETC.	.15				
OWNER ELWOOD M MARSHALL		PHONE (310) 8229492			H04	FAU UP TO 100,000 BTU	20.00				
ADDRESS [REDACTED]					H05	FAU OVER 100,000 BTU	22.00				
CITY PLAYA DEL REY CA		STATE CA	ZIP 90293		H06	FLOOR FURNACE	20.00				
CONTRACTOR OWNER BUFLDER		PHONE (310) 8229492			H07	SUSPEND / RECESS / FLOOR HEAT	20.00				
ADDRESS 266 REDLAND ST					H08	APPLIANCE VENT - ONLY	10.00				
CITY PLAYA DEL REY		STATE CA	ZIP 90293		H09	REPAIR, ALTER., ADDITION	20.00				
STATE LICENSE NO.		CITY LICENSE NO.			H10	LESS THAN 3 HP. - TO 100,000 BTU SYS.	20.00				
ARCHITECT CHARLES BERGER		PHONE (310) 3769224			H11	FROM 3 TO 15 HP - 100,000 TO 500,000 BTU	62.00				
ADDRESS 118 S. CATSUNA #10					H12	FROM 15 TO 30 HP - 500,001 TO 1,000,000 BTU	75.00				
CITY REDONDO BEACH	STATE CA	ZIP 90277	STATE LICENSE NO. C 013657		H13	FROM 30 TO 50 HP - 1,000,001 TO 1,750,000 BTU	85.00				
ENGINEER SAME AS ARCHITECT		PHONE ()			H14	OVER 50 HP & 1,750,000 BTU	125.00				
ADDRESS [REDACTED]					H15	AIR HANDLING UNIT, LESS THAN 10,000	15.00				
CITY [REDACTED]	STATE [REDACTED]	ZIP [REDACTED]	STATE LICENSE NO. [REDACTED]		H16	AIR HANDLING UNIT, OVER 10,000	22.00				
OCCUPANT [REDACTED]		PHONE ()			H17	EVAPORATIVE COOLER	15.00				
PLAN CHECKED		DATE	APPLICATION APPROVED		H18	VENT FAN / SINGLE DUCT	10.00				
CORRECTION VERIFIED BY		DATE	STAFF APPROVED		H19	VENTILATION SYSTEM	15.00				
REMARKS [REDACTED]					H20	MECHANICAL EXHAUST HOOD	15.00				
					H21	DOMESTIC TYPE INCINERATOR	22.00				
					H22	COM L / INDUST. INCINERATOR	135.00				
					H25	GAS SYSTEM FOR EQUIPMENT	10.00				
					H26	DECORATIVE FIREPLACE GAS	20.00				
					H30	MISC. APPLIANCE OR EQUIP.	15.00				
				ISSUANCE FEE		59.00					
				SIGNATURE				DATE			
				TOTAL:							

CITY OF REDONDO BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
415 Diamond Street • Redondo Beach, CA 90277
Telephone: (310) 318-0636 • FAX: (310) 374-4828 • Inspection Request Line: (310) 318-0607



MECHANICAL PERMIT

Site Address
1212 S IRENA AVE
REDONDO BEACH, A 90277

Status
OPEN

Parcel Tract Blk Lot
7509024022 16877 4 22

Owner Owner/Builder?
MARSHALL, JOYCE E YES
1212 536

REDONDO BEACH, A 90277

Contractor

State Lic Type

City License: Exp Date:

Lender

Worker's Comp Co. Exempt
YES

Policy #:

Microfilm:

Lot Size:

Buildings: 1

Building Use: S F RES

Occ Grp: R3 ONE OR TWO DWELLING UNITS, LODGIN

Site Zone:

Plan Check

Plan Chk
NO

Architect/Engineer

State Reg #

Applied: 02/09/96 Ref#: H960262
Issued: 02/09/96 Type: Mechanical
Expires: 08/07/96 Final:
Created/Modified: A.CONTRERA 02/09/96
HVAC Type: 06 FIRE PLACE

Comments:
2 DECO FIREPLACES

Special Conditions:

Fee Description	Amt	Date	Paid
2 GAS DECOR.FI	40.00	02/09/96	99.00
Issue Fee	59.00		

Total: 99.00 Total: 99.00

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COMMUNITY DEVELOPMENT DEPARTMENT**

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- ☐ I, as 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. (Section 7044, Business and Professions Code: The contractor's license law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvements is sold within one year of completion, the owner/builder will have the burden of proving that he did not build or improve for the purpose of sale.)
- ☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project. (Section 7044 of the Business and Professions Code: The contractor's 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 contractor's license law.)
- ☐ I, as owner, am exempt under section _____ B and P Code, for the reason: _____

X Joyce Hart

(Signature)

(Date)

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I hereby declare that I am licensed under the provisions of Chapter 9 (commencing at Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License Class _____ State Lic. No. _____ City Lic. No. _____

Contractor/Agent _____
(Signature) (Date)

Contractor's Name _____

Address: _____ Phone _____

WORKER'S 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 worker's compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.
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Carrier: _____ Policy Number: _____
[This section not to be completed if the permit is for one hundred dollars (\$100) or less].

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

X Date: February 9, 1996

Applicant: Joyce Hart

WARNING: Failure to secure worker's 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.

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Section 3097 California Civil Code).

Lender's Name: _____ Address: _____

HAZARDOUS MATERIALS

Indicate whether the applicant or future building occupant will need to comply with the applicable requirements of Sections 25505, 25533 and 25534 of the Health and Safety Code.

X ☒ Yes ☐ No Signature: Joyce Hart

If yes, permit from South Coast Air Quality Management District is required; also, a clearance from the Fire Department Hazardous Materials Specialist is required.

ASBESTOS MATERIALS: To the best of my knowledge there are no asbestos or asbestos containing materials on / or within the structures or site. If evidence of asbestos is found, it is my responsibility to notify the AQMD at (818) 572-6283.

X Joyce Hart

(Signature)

(Date)

RIGHT OF ENTRY (READ CONDITIONS BELOW)

The work authorized by this permit is subject to all rules and regulations set forth in the ordinances and amendments of the City of Redondo Beach, and the laws of the State of California in regard to such work, and all amendments thereto.

This permit becomes null and void if work is not commenced within **one hundred eighty (180) days** from date of issuance, or if work is suspended at any time during construction for the same period of time, or if any work is done in violation of the City or State laws governing same.

I certify that I have read this application and state that the above information is correct. I agree to comply with all City and applicable County ordinances, and State laws relating to building construction, and hereby authorize representatives of the City to enter upon the above mentioned property for the purpose of inspections.

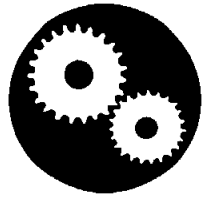
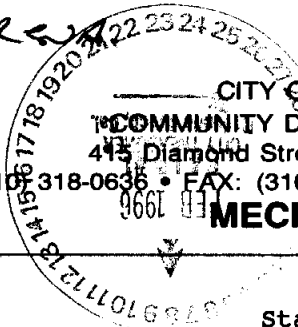
X Joyce Hart

(Signature)

Feb 9, 1996

(Date)

1212 S-FR



CITY OF REDONDO BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
415 Diamond Street • Redondo Beach, CA 90277
Telephone: (310) 318-0636 • FAX: (310) 374-4828 • Inspection Request Line: (310) 318-0607
MECHANICAL PERMIT

Site Address
1212 S IRENA AVE
REDONDO BEACH, A 90277
Status
OPEN

Parcel Tract Blk Lot
7509024022 16877 4 22

Owner Owner/Builder?
MARSHALL, JOYCE E YES
1212 536
REDONDO BEACH, A 90277

Contractor

State Lic Type

City License: Exp Date:

Lender

Worker's Comp Co. Exempt
YES

Policy #:
Microfilm:
Lot Size:
Buildings: 1
Building Use: S F RES
Occ Grp: R3 ONE OR TWO DWELLING UNITS, LODGIN
Site Zone:

Plan Check Plan Chk
NO

Architect/Engineer State Reg #

Applied: 02/09/96 Ref#: H960262
Issued: 02/09/96 Type: Mechanical
Expires: 08/07/96 Final:
Created/Modified: A.CONTRERA 02/09/96
HVAC Type: 06 FIRE PLACE

Comments:
2 DECO FIREPLACES

Special Conditions:

Fee Description	Amt	Date	Paid
2 GAS DECOR.FI	40.00	02/09/96	99.00
Issue Fee	59.00		

Total: 99.00 Total: 99.00

• IMPORTANT •

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INSPECTION RECORD

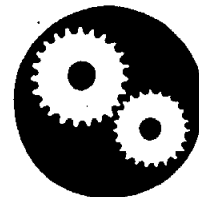
MECHANICAL PERMIT NO.[illegible]

APPLICATION
DATE <i>3-20-95</i>
PROJECT NO. <i>H950603</i>

CITY OF REDONDO BEACH

MECHANICAL PERMIT APPLICATION

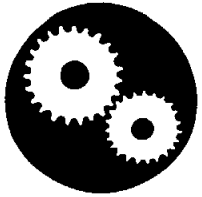
COMMUNITY DEVELOPMENT DEPARTMENT, BUILDING DIVISION
415 DIAMOND ST. • REDONDO BEACH, CA 90277 • (213) 318-0636



PERMIT ADDRESS		1212 Irena Redondo Beach		STRC. I.D.	FLR	UNIT	ZIP				
DESCRIPTION OF WORK											
Heat Installation							VALUATION				
				QTY	CODE	DESCRIPTION	EACH TOTAL				
APPLICANT		R.E.Hubbard		PHONE		(310) 327 7946					
ADDRESS		1612 West 139th St.		H01		NEW SINGLE & 2 FAMILY RES. .053					
CITY		Gardena		STATE		CA. 90249					
OWNER		Elwood Marshall		PHONE		()					
ADDRESS		1212 Irena		H02		NEW MULTIFAMILY / 3 OR MORE .046					
CITY		Redondo Beach		STATE		CA. 90249					
CONTRACTOR		R.E.Hubbard		PHONE		(310) 327 7946					
ADDRESS		1612 West 139th St.		H03		OTHER RES. ADD. ALTER., ETC. .061					
CITY		Gardena		STATE		CA. 90249					
STATE LICENSE NO.		446132 <i>8-31-95</i>		CITY LICENSE NO.		125564					
ARCHITECT				PHONE		()					
ADDRESS				H04		FAU UP TO 100,000 BTU 13.68					
CITY				STATE							
ENGINEER				PHONE		()					
ADDRESS				H05		FAU OVER 100,000 BTU 16.72					
CITY				STATE							
OCCUPANT				PHONE		()					
PLAN CHECKED		DATE		APPLICATION APPROVED							
CORRECTION VERIFIED BY		DATE		STAFF APPROVED							
REMARKS											
								H06		FLOOR FURNACE 13.68	
								H07		SUSPEND / RECESS / FLOOR HEAT 13.68	
								H08		APPLIANCE VENT. ONLY 6.84	
								H09		REPAIR, ALTER., ADDITION 13.68	
								H10		LESS THAN 3 HP. - TO 100,000 BTU SYS. 13.68	
								H11		FROM 3 TO 15 HP - 100,000 TO 500,000 BTU 25.08	
								H12		FROM 15 TO 30 HP - 500,001 TO 1,000,000 BTU 34.20	
								H13		FROM 30 TO 50 HP - 1,000,001 TO 1,750,000 BTU 50.92	
								H14		OVER 50 HP & 1,750,000 BTU 85.12	
								H15		AIR HANDLING UNIT. LESS THAN 10,000 9.88	
								H16		AIR HANDLING UNIT, OVER 10,000 16.72	
								H17		EVAPORATIVE COOLER 9.88	
								H18		VENT FAN / SINGLE DUCT 6.84	
								H19		VENTILATION SYSTEM 9.88	
H20		MECHANICAL EXHAUST HOOD 9.88									
H21		DOMESTIC TYPE INCINERATOR 16.72									
H22		COM'L / INDUST. INCINERATOR 68.40									
H25		GAS SYSTEM FOR EQUIPMENT 4.56									
H26		DECORATIVE FIREPLACE GAS 13.68									
H30		MISC. APPLIANCE OR EQUIP. 9.88									
ISSUANCE FEE						22.80					
SIGNATURE				DATE							
TOTAL:											

CITY OF REDONDO BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
15 Diamond Street • Redondo Beach, CA 90277
Telephone: (310) 378-0636 FAX: (310) 374-4828 • Inspection Request Line: (310) 318-0607

MECHANICAL PERMIT



Site Address 1212 S IRENA AVE REDONDO BEACH, A 90277		Status OPEN	Applied: 03/20/95 Ref#: H950603 Issued: 03/20/95 Type: Mechanical Expires: 09/16/95 Final: Created/Modified: A.CONTRERA 03/20/95 HVAC Type: 04 FORCED AIR HEATING UNIT	
Parcel 7509024022	Tract 16877	Blk 4	Lot 22	
Owner MARSHALL, JOYCE E 1212 536 REDONDO BEACH, A 90277		Owner/Builder? NO		
Contractor R E HUBBARD 1612 W 139TH STREET GARDENA, CA 90249 (310)327-7946				
State Lic 446132	Type C20 WARM-AIR HEAT, VENT & A/C			
City License:	Exp Date:			
Lender				
Worker's Comp Co. TRUCK INSURANCE Policy #: NO920 31 00 Microfilm: Lot Size: Buildings: 1 Building Use: S F RES Occ Grp: R3 ONE OR TWO DWELLING UNITS, LODGIN Site Zone:		Exempt NO	Date 01/01/96	
Plan Check		Plan Chk NO		
Architect/Engineer		State Reg #		
		Total: 37.92 Total: 37.92		

• IMPORTANT •

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Every Permit issued by the Building Official under the provisions of Section 9-1.08 of the Redondo Beach Municipal Code, shall expire by limitation and become null and void if the Building or work authorized by such permit is not completed, in accordance with the provisions of this code, within two years from the date of such permit.

**CITY OF REDONDO BEACH
COMMUNITY DEVELOPMENT DEPARTMENT**

OWNER / BUILDER DECLARATION

Section 7031.5 of the California Business and Professions code provides as follows:

"Each county or city which requires the issuance of a permit as a condition precedent to the construction, alteration, improvement, demolition or repair of any building or structure shall also require that each applicant for such a permit file as a condition precedent to the issuance of a permit a statement which he has prepared and signed stating that the applicant is licensed under provisions of this chapter, giving the number of his license and stating that it is in full force and effect, or, if the applicant is exempt from the provisions of this chapter, the basis of the alleged exemption. Any violation of this section by any applicant for a permit shall be subject to a civil penalty of not more than five hundred dollars (\$500.00)."

- ☐ I, as 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. (Section 7044, Business and Professions Code: The contractor's license law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvements is sold within one year of completion, the owner/builder will have the burden of proving that he did not build or improve for the purpose of sale.)
- ☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project. (Section 7044 of the Business and Professions Code: The contractor's 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 contractor's license law.)
- ☐ I, as owner, am exempt under section _____ B and P Code, for the reason: _____

(Signature)

(Date)

LICENSED CONTRACTOR'S DECLARATION

I hereby declare that I am licensed under the provisions of Chapter 9 (commencing at Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

X License Class C 20 State Lic. No. 446132 City Lic. No. 125564
Contractor/Agent J. Hubbard (Signature)
Contractor's Name R.E. Hubbard (Date) 3-22-95
Address: 1612 W 139 TH GARDENA Phone 3293946

WORKER'S 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 worker's 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 worker's compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My worker's compensation insurance carrier and policy number are:

Carrier: _____ Policy Number: _____
[This section not to be completed if the permit is for one hundred dollars (\$100) or less].

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

X Date: 3-22-95 Applicant: J. Hubbard

WARNING: Failure to secure worker's 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.

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Section 3097 California Civil Code).

Lender's Name: _____ Address: _____

HAZARDOUS MATERIALS

Indicate whether the applicant or future building occupant will need to comply with the applicable requirements of Sections 25505, 25533 and 25534 of the Health and Safety Code.

X ☐ Yes ☒ No Signature: J. Hubbard

If yes, permit from South Coast Air Quality Management District is required; also, a clearance from the Fire Department Hazardous Materials Specialist is required.

ASBESTOS MATERIALS: To the best of my knowledge there are no asbestos or asbestos containing materials on / or within the structures or site. If evidence of asbestos is found, it is my responsibility to notify the AQMD at (818) 572-6283.

X J. Hubbard (Signature) 3-22-95 (Date)

RIGHT OF ENTRY (READ CONDITIONS BELOW)

The work authorized by this permit is subject to all rules and regulations set forth in the ordinances and amendments of the City of Redondo Beach, and the laws of the State of California in regard to such work, and all amendments thereto.

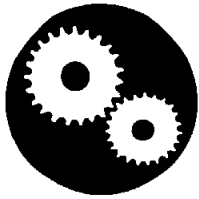
This permit becomes null and void if work is not commenced within **one hundred eighty (180) days** from date of issuance, or if work is suspended at any time during construction for the same period of time, or if any work is done in violation of the City or State laws governing same.

I certify that I have read this application and state that the above information is correct. I agree to comply with all City and applicable County ordinances, and State laws relating to building construction, and hereby authorize representatives of the City to enter upon the above mentioned property for the purpose of inspections.

X J. Hubbard (Signature) 3-22-95 (Date)

CITY OF REDONDO BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
415 Diamond Street • Redondo Beach, CA 90277
Telephone: (310) 374-4828 • FAX: (310) 374-4828 • Inspection Request Line: (310) 318-0607

MECHANICAL PERMIT



Site Address
1212 S IRENA AVE
REDONDO BEACH, A 90277

Status
OPEN

Applied: 03/20/95 Ref#: H950603
Issued: 03/20/95 Type: Mechanical
Expires: 09/16/95 Final:
Created/Modified: A.CONTRERA 03/20/95
HVAC Type: 04 FORCED AIR HEATING UNIT

Parcel Tract Blk Lot
7509024022 16877 4 22

Owner Owner/Builder?
MARSHALL, JOYCE E NO
1212 536
REDONDO BEACH, A 90277

Comments:

Contractor
R E HUBBARD
1612 W 139TH STREET
GARDENA, CA 90249 (310) 327-7946

Special Conditions:

State Lic Type
446132 C20 WARM-AIR HEAT, VENT & A/C

City License: Exp Date:

Lender

Fee Description	Amt	Date	Paid
1 FAU <=100000	14.22	03/20/95	37.92
Issue Fee	23.70		

Worker's Comp Co. Exempt Date
TRUCK INSURANCE NO 01/01/96
Policy #: NO920 31 00
Microfilm:
Lot Size:
Buildings: 1
Building Use: S F RES
Occ Grp: R3 ONE OR TWO DWELLING UNITS, LODGIN
Site Zone:

Plan Check Plan Chk
NO

Architect/Engineer State Reg #

Total: 37.92 Total: 37.92

• IMPORTANT •

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[illegible][illegible]

INSPECTIONS	APPROVED BY	DATE	RECORD
ROUGH HEATING			
ROUGH AIR CONDITIONING			
ROUGH VENTILATION			
ROUGH REFRIGERATION			
DUCTS			
ROUGH GAS PIPING			
PRESSURE TEST			
FINAL	<i>PC</i>	<i>2/12/91</i>	

INSPECTIONS	APPROVED BY	DATE	RECORD
ROUGH HEATING			
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DUCTS			
ROUGH GAS PIPING			
PRESSURE TEST			
FINAL	<i>PC</i>	<i>2/12/91</i>	

ROUGH HEATING			
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ROUGH AIR CONDITIONING			
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ROUGH VENTILATION			
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ROUGH REFRIGERATION			
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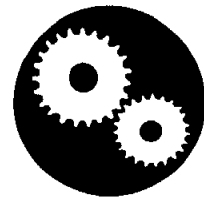
DUCTS			
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ROUGH GAS PIPING			
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PRESSURE TEST			
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FINAL	PC 2/12/91	
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[illegible]



MECHANICAL PERMIT

Site Address: 1212 S IRENA AVE REDONDO BEACH, CA 90277 Parcel: 7509024022 Tract: 16877 Blk: 4 Lot: 22 Owner: MARSHALL, JOYCE E 1212 536 REDONDO BEACH, CA 90277 Contractor: R E HUBBARD 1612 W 139TH STREET GARDENA, CA 90249 (310) 327-7946 State Lic: 446132 Type: C20 WARM-AIR HEAT, VENT & A/C City License: Exp Date: Lender: Worker's Comp Co.: TRUCK INSURANCE Policy #: NO920 31 00 Microfilm: Lot Size: Buildings: 1 Building Use: S F RES Occ Grp: R3 ONE OR TWO DWELLING UNITS, LODGIN Site Zone: Plan Check: Plan Chk: NO Architect/Engineer: State Reg #:	Status: OPEN Applied: 03/20/95 Ref#: H950603 Issued: 03/20/95 Type: Mechanical Expires: 09/16/95 Final: Created/Modified: A.CONTRERA 05/04/95 HVAC Type: 04 FORCED AIR HEATING UNIT Comments: Special Conditions: <table border="1" style="width: 100%; border-collapse: collapse;"><thead><tr><th style="text-align: left;">Fee Description</th><th style="text-align: right;">Amt</th><th style="text-align: right;">Date</th><th style="text-align: right;">Paid</th></tr></thead><tbody><tr><td>2 FAU <=100000</td><td style="text-align: right;">28.44</td><td style="text-align: right;">03/20/95</td><td style="text-align: right;">37.92</td></tr><tr><td>Plan Check Fee</td><td style="text-align: right;">0.00</td><td style="text-align: right;">05/04/95</td><td style="text-align: right;">14.22</td></tr><tr><td>Issue Fee</td><td style="text-align: right;">23.70</td><td></td><td></td></tr></tbody></table> Total: 52.14 Total: 52.14	Fee Description	Amt	Date	Paid	2 FAU <=100000	28.44	03/20/95	37.92	Plan Check Fee	0.00	05/04/95	14.22	Issue Fee	23.70		
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COMMUNITY DEVELOPMENT DEPARTMENT**

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- ☐ I, as 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. (Section 7044, Business and Professions Code: The contractor's license law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvements is sold within one year of completion, the owner/builder will have the burden of proving that he did not build or improve for the purpose of sale.)
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(Signature)

(Date)

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I hereby declare that I am licensed under the provisions of Chapter 9 (commencing at Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License Class _____ State Lic. No. _____ City Lic. No. _____

Contractor/Agent _____
(Signature) (Date)

Contractor's Name _____

Address: _____ Phone _____

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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 worker's compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.
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Carrier: _____ Policy Number: _____
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WARNING: Failure to secure worker's 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.

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I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Section 3097 California Civil Code).

Lender's Name: _____ Address: _____

HAZARDOUS MATERIALS

Indicate whether the applicant or future building occupant will need to comply with the applicable requirements of Sections 25505, 25533 and 25534 of the Health and Safety Code.

☐ Yes ☐ No Signature: _____

If yes, permit from South Coast Air Quality Management District is required; also, a clearance from the Fire Department Hazardous Materials Specialist is required.

ASBESTOS MATERIALS: To the best of my knowledge there are no asbestos or asbestos containing materials on / or within the structures or site. If evidence of asbestos is found, it is my responsibility to notify the AQMD at (818) 572-6283.

(Signature)

(Date)

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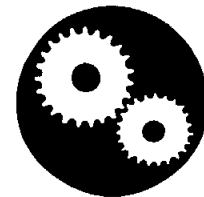
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(Signature)

(Date)

1212 S IRENA

CITY OF REDONDO BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
415 Diamond Street • Redondo Beach, CA 90277
Telephone: (310) 318-0636 • FAX: (310) 374-4828 • Inspection Request Line: (310) 318-0607
MECHANICAL PERMIT



Site Address
1212 S IRENA AVE
REDONDO BEACH, A 90277

Status
OPEN

Parcel Tract Blk Lot
7509024022 16877 4 22

Owner Owner/Builder?
MARSHALL, JOYCE E NO
1212 536
REDONDO BEACH, A 90277

Contractor
R E HUBBARD
1612 W 139TH STREET
GARDENA, CA 90249 (310) 327-7946

State Lic Type
446132 C20 WARM-AIR HEAT, VENT & A/C

City License: Exp Date:

Lender

Worker's Comp Co. Exempt Date
TRUCK INSURANCE NO 01/01/96
Policy #: NO920 31 00
Microfilm:
Lot Size:
Buildings: 1
Building Use: S F RES
Occ Grp: R3 ONE OR TWO DWELLING UNITS, LODGIN
Site Zone:

Plan Check Plan Chk
NO

Architect/Engineer State Reg #

Applied: 03/20/95 Ref#: H950603
Issued: 03/20/95 Type: Mechanical
Expires: 09/16/95 Final:
Created/Modified: A.CONTRERA 05/04/95
HVAC Type: 04 FORCED AIR HEATING UNIT

Comments:

Special Conditions:

Fee Description	Amt	Date	Paid
2 FAU <=100000	28.44	03/20/95	37.92
Plan Check Fee	0.00	05/04/95	14.22
Issue Fee	23.70		

Total: 52.14 Total: 52.14

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INSPECTION RECORD

MECHANICAL PERMIT NO.[illegible]

OWNER-BUILDER VERIFICATION

1212 S Irena

Attention Property Owner:

An owner builder building permit has been applied for in your name and bearing your signature.

Please complete and return this information at your earliest opportunity to avoid unnecessary delay in processing and issuing your building permit. No building permit will be issued until this verification is received.

1. I personally plan to provide the major labor and materials for construction of the proposed property improvement (yes or no) yes.
2. I (have/have not) have signed an application for a building permit for the proposed work.
3. I have contracted with the following person (firm) to provide the proposed construction:

Name PETER MOHAN CONSTRUCTION

Address 2012 GENERAL STREET City RANCHO P.V

Phone 310 379 0882 Contractors License Number _____

4. I plan to provide portions of the work, but I have hired the following person to coordinate, supervise and provide the major work:

Name CHARLES BELAK-BERGER ARCHITECT

Address 118 S. CASTLEINA City REDONDO BEACH

Phone 310 379 0882 Contractors License Number _____

5. I will provide some of the work but I have contracted (hired) the following persons to provide the work indicated:

Name	Address	Phone	Type of Work



Signature of Property Owner
AGENT FOR OWNER

07/18/94
Date

MR. ELWOOD MARSHALL / CHARLES BELAK-BERGER
Print Name of Property Owner



SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT (SCAQMD)
NOTIFICATION OF DEMOLITION AND ASBESTOS REMOVAL

NO NOTIFICATION SHALL BE CONSIDERED RECEIVED, UNLESS IT IS SUBMITTED WITH THE REQUIRED ASBESTOS FEE, TYPEWRITTEN AND WITH COMPLETE INFORMATION.

SCAQMD USE ONLY -	NOTIF#:	SCREEN BY:	DATE RECV:	POSTMARK:	ENTERED BY:
TYPE OF NOTIFICATION	ORIGINAL ☒	REVISION ☐	CANCELLATION ☐		
FACILITY INFORMATION	SITE NAME: Residential		SITE OWNER: Mr. Elwood Marshall		
SITE ADDRESS: 1212 S. Irena Ave.		ADDRESS: 1212 S. Irena Ave.			
CITY: Redondo Be. STATE: CA ZIP: 90277		CITY: Redondo Beach STATE: CA ZIP: 90277			
COUNTY: Los Angeles County		CONTACT: Charles Belak PHONE: [REDACTED]			
FACILITY DESCRIPTION	BLDG SIZE (SQ FT): 400.0 SF		AGE (YRS): 38	# OF FLOORS: 1	# OF DWELLING UNITS: 1
Garage demo.					
PRESENT USE: R (SELECT CODES: SHIP, COMMERCIAL, HOSPITAL, INDUSTRIAL, MISCELLANEOUS, OFFICE, PUBLIC BLDG, RESIDENCE, SCHOOL, UNIVERSITY/COLLEGE)					
PRIOR USE: R					
DESCRIBE WORK LOCATION: Remove/demo existing 2 car garage and add to existing resid.					
REMOVAL CONTRACTOR LIC#: 443402			DEMOLITION CONTRACTOR LIC#: 443402		
NAME: P.W Stephens Contractors			NAME: P.W Stephens Contractors		
ADDRESS:			ADDRESS:		
CITY: Los Angeles STATE: CA ZIP:			CITY: Los Angeles STATE: CA ZIP:		
SITE SUPV: Per Contractor PHONE: 800 750 7733			SITE SUPV: Per Contractor PHONE: 800 750 7733		
CAL-OSHA REG#: 9			SCAQMD ID#: N/A		
PROJECT DESCRIPTION					
DEMOLITION ☒ ORDERED DEMO ☐ RENOVATION ☐ EMERGENCY RENO ☐ PLANNED RENO ☐					
IS ASBESTOS PRESENT? YES ☐ NO ☒		WAS ASBESTOS SURVEY DONE? YES ☐ NO ☒		WAS ASBESTOS REMOVED? YES ☐ NO ☒	
SCHEDULED DATES FOR ASBESTOS REMOVAL					
START: 11/15/94 COMPLETE: 12/01/94 WORK HRS (AM/PM): AM					
SCHEDULED DATES FOR DEMO/RENOVATION PROJECT					
START: 12/01/94 COMPLETE: 12/10/94 WORK HRS (AM/PM): AM					
ASBESTOS AMOUNT TO BE REMOVED	FRIABLE	CLASS I	CLASS II	DESCRIBE MATERIAL	
SURFACE AREAS (IN SQUARE FEET)	0	0	0		
ON PIPES (IN SQUARE FEET)	0	0	0		
TOTALS (ADD COLUMNS)	0	0	0	GRAND TOTAL (ADD ROWS) 0	
NOTE: FEE IS BASED ON GRAND TOTAL (SEE PAGE 2 FOR FEES) TO CONVERT LINEAR FEET TO SQUARE FEET: SQUARE FEET = 3.14 X DIAMETER X LN FT					
WASTE DISPOSAL SITE: Per Contractor			WASTE STORAGE SITE: Per Contractor		
ADDRESS: not determined at this time			ADDRESS: not determined at this time		
CITY: Not Available STATE: ZIP:			CITY: Not Available. STATE: ZIP:		

WASTE TRANSPORTER #1: not applicable	WASTE TRANSPORTER #2: not applicable
ADDRESS:	ADDRESS:
CITY:	CITY: STATE: ZIP:
CONTACT: PHONE:	CONTACT: PHONE:

CONTROLS: DESCRIBE WORK PRACTICES AND CONTROLS TO BE USED AT THE DEMOLITION AND RENOVATION SITE. FOR ASBESTOS REMOVAL WORK, INDICATE PROCEDURE # 1, 2, 3, 4 OR 5, OR COMBINATIONS OF PROCEDURES USED. FOR PROCEDURES 4 AND 5, SUBMIT PLANS FOR SCAQMD APPROVAL. PROCEDURE #:

Field inspection of detached garage to be demolished has no asbestos.

FOR ORDERED DEMOLITION SEND A COPY OF THE ORDER AND GIVE THE AGENCY NAME:

AUTHORIZING PERSON: Charles Belak-Berger

TITLE: Architect/Job supervisor.

DATE OF ORDER:

DATE ORDERED TO BEGIN:

FOR EMERGENCY REMOVAL GIVE DATE AND HOUR OF EMERGENCY AND DESCRIBE THE SUDDEN, UNEXPECTED EVENT:

not applicable.

EXPLAIN HOW THE EVENT WOULD CAUSE UNSAFE CONDITIONS, EQUIPMENT DAMAGE OR UNREASONABLE FINANCIAL BURDEN:

not applicable.

CONTINGENCY PLAN: DESCRIBE PROCEDURES TO BE FOLLOWED IF UNEXPECTED ASBESTOS IS FOUND DURING DEMOLITION OR NONFRIABLE ASBESTOS MATERIAL BECOMES CRUMBLED, PULVERIZED, OR REDUCED TO POWDER. Immediately call P.W Stephens Contractor inc. for emergency response regarding asbestos removal and disposal of same. If not available contact Precision Works Inc. asbestos abatement.

TRAINING CERTIFICATION: I CERTIFY THAT AN INDIVIDUAL TRAINED IN THE PROVISIONS OF REGULATION SCAQMD RULE 1403 AND NESHAP WILL BE ON-SITE DURING THE REMOVAL AND EVIDENCE THAT THE REQUIRED TRAINING HAS BEEN ACCOMPLISHED BY THIS PERSON WILL BE AVAILABLE FOR INSPECTION DURING NORMAL BUSINESS HRS.

CHARLES BELAK-BERGER

PRINT NAME OF OWNER/OPERATOR

AGENT FOR OWNER (ARCHITECT)

SIGNATURE OF OWNER/OPERATOR

(AGENT FOR OWNER) ARCHITECT

DATE 11/09/94

INFORMATION CERTIFICATION: I CERTIFY THAT THE ABOVE INFORMATION IS CORRECT AND I HAVE ENCLOSED ANY REQUIRED ATTACHMENTS.

CHARLES BELAK-BERGER

PRINT NAME OF OWNER/OPERATOR

SIGNATURE OF OWNER/OPERATOR

DATE 11/09/94

THIS NOTIFICATION WILL NOT BE ACCEPTED WITHOUT THE REQUIRED ASBESTOS FEE (SCAQMD RULE 301). PLEASE MAKE CHECK PAYABLE TO "SCAQMD". FEES VARY DEPENDING ON THE AMOUNT OF ASBESTOS TO BE REMOVED. FEES ARE AS FOLLOWS:

FROM 160 TO 1,000 SQUARE FEET	\$10
FROM 1,001 TO 5,000 SQUARE FEET	\$75
FROM 5,001 TO 10,000 SQUARE FEET	\$175
MORE THAN 10,001 SQUARE FEET	\$275
DEMOLITIONS	\$25
REVISIONS	\$10

CANCELLATION OF NOTIFICATIONS, REMOVAL PROJECTS AT OWNER-OCCUPIED SINGLE FAMILY DWELLINGS, AND REMOVAL PROJECTS OF LESS THAN 160 SQUARE FEET ARE EXEMPT FROM ASBESTOS FEES.

FORM COMPLETED BY: Charles DATE: 11/09/94

PHONE 310 379 0882 COMPANY NAME: CBB Architects

PROJECT JOB #:

CHECK # 745

FEE AMOUNT \$35.00

MAIL TO: SCAQMD, AIR TOXICS BRANCH, 21865 E. COPLEY DR., DIAMOND BAR, CA 91765-4182

ATTENTION: "ASBESTOS NOTIFICATIONS" TELEPHONE: (909) 396 - 2336

Developer Fee (School Facilities)

1401 Inglewood Avenue Redondo Beach CA 90278

379 - 5449 ext. 260

Hours 9 a.m. - 4 p.m.

Hermosa Beach City School District
Manhattan Beach City School DistrictRedondo Beach City School District
South Bay Union High School District
of Los Angeles County

white - City Green - RBCSD Collector Canary - High School District Pink - Elementary District Gold - Developer

Complete items 1 through 9 Please type or print

Date: JULY / 18 / 94
month day year1. Name of applicant: MR. ELWOOD MARSHALL2. Address of project property: 1212 S. IRENA AVE, REDONDO BEACH • CA3. Contact Name: CHARLES BELAK-BERGER Phone Number: (310) 376-92244. Mailing Address: 118 S. CATALINA ST. #D, REDONDO BEACH • CA5. County Assessor map book, page and parcel number: 7509-024-0226. Structure is ☒ proposed ☒ existing Date of construction 08/30/94

7. User category and fee total: (check the appropriate box and provide the applicable information)

A. Residential: ☒ Single Family Home(s) sq. ft. 2,713 x 1.50 fee = \$ 4,069.50
3954.00☐ Duplex ☐ Triplex ☐ Fourplex sq. ft. x fee = \$ ☐ Five Units or More sq. ft. x fee = \$ ☐ Condominium(s) sq. ft. x fee = \$ # of units and sq. ft. each unit ☒ Addition sq. ft. x fee = \$ B. Demo Credit: sq. ft. x fee = \$

C. Commercial and/or Industrial:

Project address: sq. ft. x fee = \$

8. In order to process this application a copy of the floor plan showing square footage must be submitted.

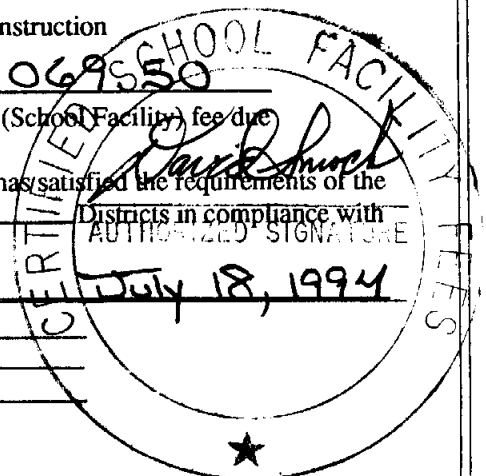
9. The above representations as to square footage are true. Developer/Applicant agrees that if it is later determined that such representations are not true, then this certificate shall automatically terminate and the appropriate City shall be notified.

I certify that the information provided in this application is true and correct to the best of my knowledge.

Charles Belak-Berger 07/18/94
signature date
ARCHITECT C 013657 EXP. 05/20/98☐ applicant
☒ agent for applicantPlease make checks payable to: RBCSD/Developer Fee Collector
Returned check will be assessed a \$25.00 processing fee

(For District use only)

Fee calculation for residential or commercial/industrial construction

2,713 x \$1.50 = \$ 4,069.50
area (total sq. footage) fee per district Developer (School Facility) fee dueThis certifies that the above named Developer/Applicant of the referenced project has satisfied the requirements of the
Government Code Section 53080 and 85995.Fee Payment Received: \$ 4,069.50 Paid by: ☒ Check # 848☐ Certified Check # ☐ Money Order # Received and approved by: DLS Date 7-18-94

FIRE DEPT. INSPECTION CARD

INSPECTION	SIGNATURE	DATE
ROUGH SPRINKLER	<i>Welday</i>	<i>5-9-95</i>
FINAL SPRINKLER	<i>cu</i>	<i>2/6/96</i>
OVERHEAD HYDRO	<i>Welday</i>	<i>5-9-95</i>
UNDERGROUND HYDRO		
UNDERGROUND ROUGH		
OVERHEAD ROUGH		
UNDERGROUND FLUSH		
ALARM ROUGH		
ALARM FINAL		
HOODS EXTINGUISHING		
HOODS FINAL		

COMMENTS:

*5-9-95 - Hydro & Rough for
house only. Garage
will require separate
calls.*

Job Site Address: _____

1212 S. IRENA

Permit # _____ Date: _____

FINAL INSPECTION APPROVAL

DEPARTMENT	SIGNATURE	DATE
FIRE	<i>aw</i>	<i>2/6/96</i>
PUBLIC WORKS		
PLANNING		
LICENSING	<i>cy</i>	<i>5-1-96</i>
HARBOR		
BUILDING		

**CITY OF REDONDO BEACH
BUILDING AND SAFETY DIVISION
415 DIAMOND STREET
(310) 318-0636**

1212

CITY OF REDONDO BEACH

C.A.L.I.F.O.R.N.I.A

BUILDING INSPECTION RECORD

Date

JAN 5 - 1951

		PERMIT NO.	DATE
OWNER	D&E CORP.		
Lot	22 Block 4 Tract 16877		
Street No.	1212 S Trina ave.		
Contractor	ORANGE GARDENS	17100	
Kind of Building	5 Room Res. + Gar	17101	1-5-51
	Turner	17657	3-27-51
BUILDING INSPECTIONS:			
Foundation	2-13-51 Framing 3-20-51		
Lathing	3-28-51 Plastering 6-19-51		
Stucco	6-19-51 Final 6-19-51		
PLUMBING:			
Contractor	Watts	7456	
Rough Inspection	3-14-51 Final 6-19-51		
GAS:			
Contractor	Watts	7658	
Rough Inspection	Final 6-19-51		
ELECTRIC:			
Contractor	RANGE & R.	10707	6-12-51
Rough Inspection	3-14-51 Final 6-19-51	10550	3-14-51
CESSPOOL:			
Contractor	Rossi	2997	3-28-51
Rough Inspection	Final 3-27-51		

BUILDING PERMIT DISCUSSIONS

This generalized Discussion/Explanation section is intended for information purposes only in order to provide a better understanding of Building Permits and the Permit Process. Should you have any further questions, please feel free to contact Solutions For Property, Inc. and one of our Experts will be glad to assist you!!

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INTRODUCTION

You have taken an important step in obtaining this report to help inform yourself about the home you are planning to purchase or the home you are presently living in. This section contains some general background information on certain subjects that can help you better understand what building permits are and the processes involved. It also contains information about the different types of reports and permits you can request information on. The information is of necessity generalized as specific planning and permit processes vary among the different jurisdictions.

There is no question that when permit information is available *and* property analyzed, a more complete history of a home is available. A permit search helps document the history of a home's construction and additional work that may have been undertaken after initial construction. However, buyers and sellers should not over-rely on permit searches. A permit search has the possibility of providing incomplete or ambiguous results due to the age of the home; differences in the way various jurisdictions maintain and file permit information. In addition, permits can be lost, misplaced, or even thrown-out (yes, this can happen!) With these potential limitations in mind, the Property Solutions Permit Report provided the results of what our search has uncovered for this home. Take this information as *part of* what is being provided to you by a home inspector, the seller, real estate agent, and your own experience.

This section includes discussions on topics to help you in understanding and assessing building permits and general permit processes. It is for general information purposes only and is not intended to be an exhaustive study nor a synopsis of all aspects of building permits and what may exist in jurisdictional planning and or engineering files. What types of projects may or may not require a permit and the permit process vary over time and by jurisdiction. If you have questions about building or permit requirements at a specific property, we suggest you contact that area's jurisdictional planning and/or engineering department.

This discussion section is divided into the following parts:

- Part 1. The Building Permit Process
- Part 2. Understanding the Potential Limitations of Permits
- Part 3. Why Search for Sewage System Permits?
- Part 4. What is a "Geo-technical", "Soils", or "Geologic" Report?

*For additional information on building permit topics in your area, contact the planning, development, or engineering departments of your city or county.

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THE BUILDING PERMIT PROCESS

(Part 1)

WHAT GOVERNS CONSTRUCTION STANDARDS?

To help assure the building we live and work in are built appropriately, there are a set of uniform codes published by the International Conference of Building Officials. These codes establish minimum standards and procedures for most aspects of construction and development. The purpose of establishing minimum standards is to help safeguard life, limb, health and public welfare by regulating and controlling the design, construction, materials, and location of buildings. Some common codes you may be familiar with are the Uniform Building Code, The Uniform Plumbing Code, or the Uniform Electric Code. City and County jurisdictions who are empowered to oversee and regulate development and construction can adopt the various Uniform Codes as they are published, or they can amend and revise the Codes to produce a set of standards suited to local conditions.

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WHAT IS A BUILDING PERMIT?

A building permit is simply a “license” to construct something. Permits are required for new construction as well as most “re-modeling” activities such as adding a skylight, or re-plumbing a bathroom. Some types of home maintenance projects may require permits too, such as replacing a water heater or a window. The types of projects that require a permit vary between jurisdictions, and may be based on the value of the proposed work. The types of projects that require a permit have changed over time too. For example, a project that requires a permit today may not have required a permit 20 years ago. This is an important point to keep in mind when assessing the permits on file for the property you are interested in.

An application for a permit must be completed when a construction project is planned. This process has to be repeated for every separate permit such as a building, mechanical, electrical, grading, sewer plumbing, etc. A fee is charged for each permit. Once the county or city is satisfied that the applicant’s plans satisfy the relevant codes and ordinances, a permit is issued. The proposed construction must take place within a certain time period, because permits eventually expire.

A jurisdiction can decide not to issue a permit if the plans do not satisfy its requirements or if other circumstances such as the site’s geology would not permit safe construction etc. Jurisdictions also have the authority to revoke or suspend permits if violations occur or significant changes are proposed.

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THE BUILDING INSPECTION PROCESS

Jurisdictions have the right to inspect the construction process and materials used in any project that requires a permit. In many types of permits, an inspection or series of inspections by an official building inspector is actually required. Some types of construction even require constant monitoring! The inspection process is to help assure that the construction is following the plans approved by the jurisdiction during the permit application process. The persons undertaking the construction process are responsible for contacting the appropriate department to schedule the necessary inspections.

The inspector is to observe the work. If the inspector approves the work, that approval and the fact that the inspection was done is supposed to be recorded on the permit. After the work is completed and the jurisdiction is satisfied that the project complied with the current requirements, the permit is “finalized” or “signed off”. This fact should be clearly noted on the permit itself.

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SUMMARY

A building permit is simply a “license” to construct something. The inspection process associated with building permits is a policing action to help assure that construction is completed according to the jurisdictionally approved plans for that project. Although, neither the permit nor inspection process guarantee or warrant “quality” of construction, they help us establish that the construction process was monitored for compliance with local requirements and approved plans.

UNDERSTANDING THE POTENTIAL LIMITATIONS OF PERMITS

(Part 2)

There are hundreds of county and city level jurisdictions in California. Each tends to use a slightly different method of requiring, processing, storing, and making permits available. Jurisdictional records may be incomplete because permits were not obtained, are filed in a different department, were lost, misplaced or even accidentally thrown-out (yes, this may happen!) Therefore, the absence of a building permit does not necessarily mean that construction was done without a permit. As we discuss next, the mere presence of a building permit does not necessarily mean that construction took place or was properly accomplished either.

If permits are found, they must be properly examined and analyzed. It's not uncommon for property owners to obtain permits and then simply not build. Such permits may give the impression that remodeling or changes were made to a home that were not. Sometimes permits are obtained and owners do not go through the proper inspection process. In this case, permits are not "sign-offs" or a passing final inspection may be recorded on the back of the permit. When the permit is microfilmed for storage, the back of the permit may not be included. We are left not knowing if the permit was finalized or not!

When analyzing permits, remember that older homes may not "conform" to current codes and requirements, but this does not necessarily mean that the home is in "non-compliance". Minimum building and construction standards are revised and changed over time as new information, materials, and methods are found and implemented. An older home, addition, or re-model may have been built in compliance to an older set of standards. In this case, the home is said to be "non-conforming". It does not necessarily mean there is anything wrong with the quality of the home. If a construction project or home is said to be in "non-compliance", it means the work was not done according to the minimum code that was current when the work was undertaken.

Keep these possibilities in mind as you read through the Property Solutions Permit Report.



WHAT ELSE CAN I DO?

The best method to help determine the quality of a home of addition is to simply inspect it today. We should all be realistic and understand that as homes get older, they usually show cosmetic signs of aging. If construction defects exist, these may be evident too. This is just one reason for a quality home inspection. Although home inspections are not generally code compliance checks, a good home inspection can identify many types of construction concerns if they exist.



WHY SEARCH FOR SEWAGE SYSTEM PERMITS?

Is the home on a municipal sewer system or does it have a private septic system? These questions can be answered by a search of jurisdictional records to see what type of sewage permit is current for the property. Why is this important? A home on a private septic system will have certain maintenance requirements that a home on a municipal sewer system does not have. It's best to know and investigate potential maintenance routines and costs in advance, so problems don't occur later on.



MUNICIPAL SEWER SYSTEMS

(PART 3)

Most homes in well-developed areas are connected to a municipal sewer system. This means waste is carried from the home into sewer pipes that transport the waste to treatment facilities where it is processed and rendered harmless before releasing into the environment. The sewer pipes are usually in the street. In some older areas, the sewage pipes carry both waste and storm water run-off. Although it is rare, there are certain areas where a home is on a municipal sewer system and is refused a permit to add an addition onto the home with more plumbing fixtures. This would generally be referred to as a type of “moratorium” on development. Sewer moratoriums can be put in place when a municipality’s sewer system is at capacity, and additional fixtures and associated effluent could overload the system. This is important to check on if you are planning a house expansion.



PRIVATE SEPTIC SYSTEMS

In areas where municipal sewer systems are not available, a home will have a private septic system to handle waste.

The most common and currently utilized private septic system is a septic tank with a leach field. Although there are many variations, a septic tank is just a tank buried in the ground. Pipes carry waste from the home into the tank where the waste material naturally degrades biologically. Liquid in the tank gradually flows out into the surrounding area or “leach field” where it continues to degrade. A septic system that is functioning properly is invisible and odorless.

Although very rare, the private septic system may consist of pipes that carry waste from the home to a cesspool on the property. A cesspool is simply a hole in the ground that is lined with porous masonry and is open to the air. Material in the cesspool gradually breaks down and leaches into the ground where additional degradation takes place. Cesspools are no longer allowed to be installed, but some older systems may remain in use.

All septic systems are dependent on bacterial degradation to work. Therefore, care must be taken to avoid bleaches and strong detergents from getting into the system where they can kill the necessary bacteria. Too much water entering the tank can overload the system too. Septic systems may need to be “pumped” periodically. If there are mechanical parts on the system, regular maintenance can help avoid problems. In general, if the home utilizes a private septic system, consult the current owner on proper maintenance of that particular system. It may be prudent to have the system checked by an expert too. If the property has had a home inspection, the septic system may have been checked and addressed. In any case, it is prudent to know where the septic system is located so its condition can be monitored and that no structures are placed on top of it.



WHAT IS A “GEOTECHNICAL”, “SOILS”, OR GEOLOGIC REPORT?

(PART 4)

As part of your permit search, you may have elected to determine if there were any geotechnical, soils, or geologic reports on file for the property you are interested in purchasing. As discussed in the section on building permits, there are a set of uniform codes that have been established to set minimum standards for most aspects of construction in order to help assure that the buildings we live and work in are built appropriately. The purpose of establishing minimum standards is to help safeguard life, limb, and public welfare by regulating and controlling the design, construction, materials, and location of buildings.

Geologist and soil engineers are intricately involved with development in California. As valleys and relatively level areas are steadily built-up development has moved towards those areas, which tend to be more difficult to build on. Much of this land has a potential for geologic hazards from such things as steep hillsides, faults or expansive soil conditions.

Before development can proceed, most jurisdictions require a “soil engineering” and often a geologic study prior to construction. Such studies are undertaken to determine if geologic hazards exist on the property or in the immediate area that could impact the proposed development. In this way, engineers can design buildings to help avoid future problems.



WHAT ARE THESE TYPES OF REPORTS?

Common sense tells us that the land a structure is to be built upon may affect “how” that building is constructed. For instance, is the site on a hillside? Are there geological conditions on the site such as a fault or a landslide or perhaps soil conditions that could impact the proposed structure? What type of foundation is best suited for this property? How will water drainage and grading be handled? These are the types of questions jurisdictional planning and engineering departments want answered before building permits are issued. Such questions are answered in “geotechnical”, “soils”, and “geologic” reports.

“Geotechnical reports” and “soils engineering reports” are synonymous with each other. In California, these reports must be signed by a State licensed Civil Engineer. This type of report is commonly required on most new home development or the structural re-modeling of an existing home. In general, the purpose of a geotechnical report is to address the adequacy of a site for development by investigating the conditions that could impact a structure such as the type of soils or bedrock, the topography, etc. These reports are designed to provide recommendations for foundations, grading and mitigation measures that should be undertaken to make the site suitable for development. Foundations which are fine for a house on level ground may not be adequate for the same house on a hillside. Soil and foundation studies use “subsurface exploration” (such as drilling holes to collect soil samples) to investigate underground conditions at a particular site. Soil samples are collected and tested in soil engineering laboratories to determine the properties of that soil which could affect a building constructed on that property.

In a geologically complex or hazardous area, a jurisdiction may require a more detailed report to specifically address the geological conditions in detail before new home development or certain types of remodeling. This type of report is called “geological report”. NOTE: A geological report prepared for home development is different than the Property Solutions Natural Hazards Disclosure Reports you may receive during a real estate transaction. A geologic report prepared for new home development is going to provide on-site inspections and possibly laboratory analysis in order to describe the site’s geology in detail and offer conclusions and recommendations as to how the geology could impact a proposed development. A geologic “disclosure” report informs you of State, County, or City mapped general geologic hazard areas that may affect the property. It does not provide conclusions or recommendations for

development. A geologic report submitted for development purposes must be signed by a State licensed Geologist or Engineering Geologist.

Once a geotechnical or geologic report is submitted to the County or City as part of the permit process, it becomes public record and is kept on file at the local jurisdiction's planning or engineering department. Such reports are what we search for in this report.



DEVELOPMENT IN FAULT AREAS

Since the early seventies, the State of California has delineated on maps areas around active fault traces. These areas called Alquist-Priolo Earthquake Fault Zones. For those properties in an Alquist-Priolo Earthquake Fault Zone, State law requires that a geologic study be performed to determine if a fault trace exists on the property before development of structures intended for human occupancy is permitted. However, there are some exceptions to this requirement for single family homes. Check your Property Solutions Geologic, Flood and Fire Zone Report for the Alquist-Priolo determination. In the case of existing structures built before enactment of the Special Studies Zone Act in 1972, any addition that adds living-area square footage (i.e. a bedroom) to the structure usually requires a geologic study before it is built. Even if an active fault trace is found, most properties can be developed as long as there is room for an adequate setback from the fault trace. Jurisdictions can require on-site geologic studies in any area where they suspect a fault trace may exist, even if that area is not an Alquist-Priolo Earthquake Fault Zone.



ONCE DEVELOPMENT BEGINS

Once construction has begun, soils engineers and geologists are again involved. In many jurisdictions, soils engineers are required to monitor the construction of foundations or drainage schemes and any grading or excavation. Fills are observed and tested to assure the quality of their compaction. Each step of the construction process that is monitored by a soils engineer is generally recorded with the builder and the local jurisdiction in the form of "observation letters". Buyers of homes built within the last 10 to 15 years may be able to discover much about the care with which the home was constructed by reviewing available engineering observation letters at the local jurisdiction's planning or engineering department.

In many jurisdictions, a geologist or soil engineer is again involved after the construction is completed in order to "finalize" it. Once the soils engineer is satisfied that the components of the home that he was responsible for was built in accordance with the approved soils engineering report, the engineer provides a Final Letter of Inspection. This final letter should be available in the jurisdictional files. Although a building permit can be applied for and received, there is no guarantee that the construction was completed according to building codes and recommendations unless it is "finalized" or "signed off".