COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
BUILDING AND SAFETY / LAND DEVELOPMENT

LOMITA/LENNOX
24320 NARBONNE
LOMITA CA 90717
PHONE: (310) 534-3760 EXT:

1200

GRADING PERMIT
GR 1200 0008010003

Pacific Concourse

LEGAL ID:
ON FILE

ASSESSOR INFORMATION NUMBER:
4140-016-138

TENANT:

OWNER: TEL. NO:
DEL AIRE TITLE HOLDING CORP -

LOSA 900092807

APPLICANT: TEL. NO:
NUNZIO BOLOGNA (310) 327-0018-
17625 CRENSHAW
TORRANCE, CA

CONTRACTOR: TEL. NO:
OVERTON MOORE & ASSOCIATES INC (310) 323-9100-
1125 W 190TH ST LIC. NO
SUITE 200 282879 B
GARDENA, CA 90248

ARCHITECT OR ENGINEER: TEL. NO:
MCAMIS, DCA CIVIL ENGINEERING* (310) 327-0018-
17625 CRENSHAW BLVD LIC. NO
SUITE 300 NONE
TORRANCE, CA 90504

SURETY BOND: $ 103,000.00 BOND NO: BE2622235

SURETY COMPANY: GULF INSURANCE CO

DATE FILED: 01/02/01 REC'D BY: AM West

CASH DEPOSIT: DATE FILED:

REC'D BY :

OTHER LEGAL IDS:

STATE HIWAY: USE ZONE: MAP NO:
NO

CUBIC YARDS HANDLED : 29787

SUPERVISED GRADING : NO

FEES PAID

FEE DESCRIPTION:	QUANTITY:	UOM:	AMOUNT:
1A PLAN CHECK - LD	29878.00	CU	2,048.60
1C LDMA PC GT-1000 CY			120.00
3G SOILS REPORT ME			302.90
3K COMB GEOL/SOILS ME			423.90
1I EROSION CONTROL	176.05	$	176.03
1L ADDNL PLAN CHECK-LD	247.14	DOL	247.14
2A GRADING PERMIT	29787.00	CU	1,760.50
2C LDMA PERM GT-1000 CY			25.00
2G PERMIT ISSUANCE FEE			20.00
TOTAL FEES			5,124.07

REPORT ID: DPR262 ROUTE TO: BS1200

BUILDING ADDRESS:
11859 LA CIENEGA BL S
LACO CA 90250
NEAREST CROSS STREET: LA CIENEGA
THOMAS PAGE: GRID: LOCALITY: DEL AIRE

******* THIS IS A LIMITED TIME PERMIT *******

ISSUED ON: 01/03/01 PROCESSED BY: SM EXPIRES ON: 07/02/01

EXP. EXTENDED TO: EXTENDED BY:

FINAL DATE 2/28/02 FINAL BY Ron Bowe CODE:

DESCRIPTION OF WORK
GRADING AND SITE WORK FOR 2 STORY OFFICE BUILDING

SPECIAL CONDITIONS:

APPROVALS	DATE	INSPECTOR SIGNATURE
INITIAL GRADE PREP.		
COMPACTION REPORT REC'D		
SUP. ENGNR'S CERT REC'D		
ROUGH GRADING APPROVAL	8-9-01	Ron Bowe
PLANTING AND IRRIGATION		
SUP. ENG'S FINAL CERT		
SURETY BOND RELEASED		

GEOLOGIC AND SOILS REPORTS FILED

TYPE	PREPARED BY	DATE	RECEIVED	APPROVED

LICENSED CONTRACTOR'S DECLARATION

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

License Class _____ Lic. No. 282879

Nunzio Bologna 1-3-01

Contractor's Signature Date

OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500).):

☐ I am exempt under Sec. _____ , B.& P.C. for this reason:

_____

_____

[Electrical, Plumbing & Sewer Permits Only]

☐ I, as owner of the property, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale.).

[All Other Permits]

☐ 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 (Sec. 7044, Business and Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he or she 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 (Sec. 7044, Business and Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law.).

Owner Signature Date

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 CALIFORNIA INDEMNITY

Policy Number H 1046733 F

☐ 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 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.

Nunzio Bologna 01-3-01

Applicant Signature Date

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.

LOBBYIST ORDINANCE CERTIFICATION

[Complete this section for permits in unincorporated Los Angeles County only]

This is to certify that I, as permit applicant, am familiar with the requirements of Los Angeles County Code Chapter 2.160 et seq., (relating to the Los Angeles County Lobbyist Ordinance) and that all persons acting on behalf of myself complied and will continue to comply therewith through the application process.

NUNZIO BOLOGNA Nunzio Bologna

Applicant (Print Name) Applicant Signature

DLA ENG CO. 01-03-01

Company Name (if employed [illegible]ntity/agency) Date

JOB ADDRESS 11859 LA CIENEGA

LOCALITY L.A. COUNTY

HAZARDOUS MATERIAL DECLARATION

Will the applicant or future building occupant handle a hazardous material or a mixture containing a hazardous material equal to or greater than the amount specified on the hazardous materials information guide?

Yes ☐ No ☐

Will the intended use of the building by the applicant or future building occupant require a permit for construction or modification from the South Coast Air Quality Management District (SCAQMD)? See permitting checklist for guidelines.

Yes ☐ No ☐

I have read the hazardous materials information guide and the SCAQMD permitting checklist, I understand my requirements under the Los Angeles County Code Title 2, Chapter 220 Sections 220.100 through 220.140 concerning hazardous material reporting and for obtaining a permit from the SCAQMD.

ASBESTOS NOTIFICATION

☐ Notification letter sent to SCAQMD or EPA

☐ I declare that notification of asbestos removal is not applicable to addressed project.

CONSTRUCTION LENDING AGENCY

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ.C.).

Lender's Name _____

Lender's Address _____

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

Nunzio Bologna 1-03-01

Applicant or Agent Signature **Date**

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
BUILDING AND SAFETY / LAND DEVELOPMENT

LOMITA/LENNOX
24320 NARBONNE
LOMITA CA 90717
PHONE: (310) 534-3760 EXT:

1200

GRADING PERMIT
GR 1200 0204170004

LEGAL ID:
ON FILE

ASSESSOR INFORMATION NUMBER:

TENANT:

OWNER:
PACIFIC CONCOURSE 2, LLC
P.O BOX 92807
LA, CA 90009-2707
TEL. NO:
(310) 826-2100-

APPLICANT:
CALVIN R ABE
3221 HUTCHISON AVE G
LOS ANGELES,CA 90034
TEL. NO:
(310) 838-0448-

CONTRACTOR:
KPRS CONSTRUCTION SERVICE, INC.
451 W. LAMBERT RD #200
BREA, CA 92821
TEL. NO:
(714) 672-0800-
LIC. NO
751130 B

ARCHITECT OR ENGINEER:
ABE, CALVIN R
3221 HUTCHISON AVE STE G
LA, CA 90034
TEL. NO:
(310) 838-0448-
LIC. NO:
2023

SURETY BOND: $ BOND NO:

SURETY COMPANY:

DATE FILED: REC'D BY:

CASH DEPOSIT: DATE FILED:

REC'D BY :

OTHER LEGAL IDS:

STATE HIWAY: NO USE ZONE: MAP NO:

CUBIC YARDS HANDLED : 1

SUPERVISED GRADING : NO

FEES PAID

FEE DESCRIPTION:	QUANTITY:	UOM:	AMOUNT:
2G PERMIT ISSUANCE FEE			20.60
4C LANDSCAPE PLAN CHECK	643.20	DOL	643.20
4G LANDSAPE PERMIT	588.10	DOL	588.10
TOTAL FEES			1,251.90

REPORT ID: DPR262 ROUTE TO: BS1200

BUILDING ADDRESS:
11855 LA CIENEGA BL
LACO CA 90304
NEAREST CROSS STREET: 118TH PLACE & 119TH ST.
THOMAS PAGE: GRID: LOCALITY: DEL AIRE

******* THIS IS A LIMITED TIME PERMIT *******

ISSUED ON: 04/17/02 PROCESSED BY: LRS EXPIRES ON: 10/14/02

EXP. EXTENDED TO: EXTENDED BY:

FINAL DATE 4-18-02 FINAL BY: Ron Bow CODE:

DESCRIPTION OF WORK
LANDSCAPE PLANS: PLANTING PLAN AND PLANTING DETAILS , IRRIGATION PLAN AND IRRIGATION DETAIL SHEETS

SPECIAL CONDITIONS:
LANDSCAPE AREA 65,810 SQ FT

APPROVALS	DATE	INSPECTOR SIGNATURE
INITIAL GRADE PREP.		
COMPACTION REPORT REC'D		
SUP. ENGNR'S CERT REC'D		
ROUGH GRADING APPROVAL		
PLANTING AND IRRIGATION		
SUP. ENG'S FINAL CERT		
SURETY BOND RELEASED		

GEOLOGIC AND SOILS REPORTS FILED

TYPE	PREPARED BY	DATE	RECEIVED	APPROVED

LICENSED CONTRACTOR'S DECLARATION

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

License Class B Lic. No. 751130

Contractor's Signature _____ Date 4/17/02

OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500).):

☐ I am exempt under Sec. _____ , B.& P.C. for this reason:

_____

_____

[Electrical, Plumbing & Sewer Permits Only]

☐ I, as owner of the property, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale.).

[All Other Permits]

☐ 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 (Sec. 7044, Business and Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he or she 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 (Sec. 7044, Business and Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law.).

Owner Signature _____ Date _____

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 FUND

Policy Number 0440019209

☐ 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 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.

Applicant Signature _____ Date 4/17/02

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.

LOBBYIST ORDINANCE CERTIFICATION

[Complete this section for permits in unincorporated Los Angeles County only]

This is to certify that I, as permit applicant, am familiar with the requirements of Los Angeles County Code Chapter 2.160 et seq., (relating to the Los Angeles County Lobbyist Ordinance) and that all persons acting on behalf of myself complied and will continue to comply therewith through the application process.

PETER LIVERMORE _____
Applicant (Print Name) Applicant Signature

KPRS CONSTRUCTION 4/17/02
Company Name (if employed by an entity/agency) Date

JOB ADDRESS 11855 LA CIENEGA BLVD L.A.

LOCALITY Los Angeles County

HAZARDOUS MATERIAL DECLARATION

Will the applicant or future building occupant handle a hazardous material or a mixture containing a hazardous material equal to or greater than the amount specified on the hazardous materials information guide?

Yes ☐ No ☐

Will the intended use of the building by the applicant or future building occupant require a permit for construction or modification from the South Coast Air Quality Management District (SCAQMD)? See permitting checklist for guidelines.

Yes ☐ No ☐

I have read the hazardous materials information guide and the SCAQMD permitting checklist, I understand my requirements under the Los Angeles County Code Title 2, Chapter 220 Sections 220.100 through 220.140 concerning hazardous material reporting and for obtaining a permit from the SCAQMD.

ASBESTOS NOTIFICATION

☐ Notification letter sent to SCAQMD or EPA

☐ I declare that notification of asbestos removal is not applicable to addressed project.

CONSTRUCTION LENDING AGENCY

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ.C.).

Lender's Name _____

Lender's Address _____

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

Applicant or Agent Signature _____ **Date** 4/17/02

CERTIFICATE OF OCCUPANCY

LOS ANGELES COUNTY
DEPARTMENT OF PUBLIC WORKS
BUILDING AND SAFETY/LAND DEVELOPMENT DIVISION

This certifies that the building or structure or portion thereof, as described herein, complies with provisions of the Building Code for the following use(s) and occupancy group(s). No change shall be made in the character of occupancy or use of the building or structure without approval of the Building Official.

BUILDING ADDRESS **11855 LA CIENEGA BLVD** LOCALITY **LOS ANGELES, CA 903**

PERMIT NO. **BL0010030007** PERMIT DATE **2/26/01**

OWNER **OVERTON MOORE PROPERTIES**

ADDRESS **1125 W. 190TH ST, GARDENA CA 90248**

Occupancy	Occupant Load	Use of building (or portion)
B		**NEW 170,000 SQ FT 2-STORY COMMERCIAL BLDG; CORE,SHELL ONLY**

Issuing Office
Lomita/Lennox District Office
24320 S. Narbonne Ave.
Lomita, CA 90717

Building Official: John Kelly

By **ED ACOSTA**

Date Issued **March 21, 2002**

©WOLCOTT'S INC. 1988 LITHO IN U.S.A. GA75-421

RECEIVED
FEB 28 2002
NADEL

ah'bé

Calvin R. Abe Associates, Inc. | Landscape Architects

letter of compliance

3221
Hutchison Ave
Suite G
Los Angeles,
California 90034
310 838 0448
310 204 2664 fax
ahbe@ahbe.com

date: February 27, 2002
to: Alan Tomasi
Nadel Architects, Inc.
1990 S. Bundy Dr., Fourth Floor
Los Angeles, Ca. 90025
project name: Cross Pointe Office Building
Los Angeles, Ca.

Based upon our observations, it is our judgment that the landscape work was performed in accordance with the approved plans and specifications, and with acceptable workmanship. There are a few items the Contractor needs to repair and adjust which have been written up in the final field report.

Since the final field report was conducted on February 26, 2002, the Contractor has not had a chance to mitigate all the items listed on the final report. However the Contractor is aware of the necessary items which require modification and adjustment.

If you have any questions or comments, please contact us.

Sincerely

Calvin R. Abe
President

LICENSED LANDSCAPE ARCHITECT
CALVIN R. ABE No. 2023
Signature
10/31/02
Renewal Date
2/27/02
Date
STATE OF CALIFORNIA

LOS ANGELES COUNTY DEPARTMENT OF PUBLIC WORKS
BUILDING AND SAFETY/LAND DEVELOPMENT DIVISION

COMPLETION NOTICE AND BOND RELEASE

This is to advise that each and all of the terms and conditions of Permit No. GR 0008010003

issued to OVERTON MOORE AND ASSOCIATES for the

☐ Relocation of a Building to

☐ Grading on property described as 11855 S. La Cienega Bl. Los Angeles, Ca. 90250

have been complied with to the satisfaction of the Building and Safety Division in accordance with Ordinance 2225 (Building Code).

Therefore, The Principal and Surety of the Bond Posted in connection with the above permit in the amount of

$ 103,000.00 are hereby released and the Bond terminated this date, 4/2, 2003

(DISTRICT STAMP)

Department of Public Works
Building and Safety/Land Development Division
HARRY W. STONE, DIRECTOR OF PUBLIC WORKS

Bond No. BE2622235

By Ed Acosta

20 - 0027 B& S Rev. 8/95

LOS ANGELES COUNTY DEPARTMENT OF PUBLIC WORKS
BUILDING AND SAFETY/LAND DEVELOPMENT DIVISION

GRADING PERMIT SECURITY

EXECUTED IN DUPLICATE

Premium: $1,236.00

KNOW ALL MEN BY THESE PRESENTS: SECURITY NUMBER BE2622235

That we, Overton, Moore & Associates, Inc.

of Gardena California, as

principal, and Gulf Insurance Company

a corporation, as surety, are held and firmly bound unto the County of LOS ANGELES, a body politic and corporate of the State of California, in the sum of ONE HUNDRED THREE THOUSAND 00/100DOLLARS $103,000.00**** lawful money of the United States, for the payment of which well and truly to be made we hereby bind ourselves, jointly and severally, firmly by these presents.

Signed, sealed and dated this 28th day of December ~~XX~~ 2000

WHEREAS, an application by the above-named principal, has been made to the DEPARTMENT OF PUBLIC WORKS, COUNTY OF LOS ANGELES, Division of Building and Safety/Land Development for the issuance, to said principal, of a permit to perform excavation or fill work or both within the County of Los Angeles more specifically described in the application for a Grading Permit, upon a location owned by Pacific Concourse 2 LLC

said principal known as lot 1 & 2, block N/A, tract PM18568, locality or as street address of 11855 S. La Cienega Bl Los Angeles, CA

in accordance with the provisions of Chapter 70 of the Los Angeles County Building Code, and

WHEREAS, Los Angeles County Building Code, Chapter 70, requires as a condition precedent to the issuance of said permit that the principal shall furnish a security in the sum above named to the County of Los Angeles, conditioned as hereinafter set forth:

NOW, THEREFORE,

(1) If the principal shall well and truly comply with all the applicable requirements of Los Angeles County Building Code, Chapter 70, and

(2) If all of the work required to be done complies with all of the terms and conditions of the Permit for excavation or fill or both to the satisfaction of the Building Official then this obligation shall be void; otherwise it shall remain in full force and effect.

It is understood that the liability of the principal and surety upon this security shall be in effect from the date hereof and remain in effect until the completion of the work in compliance with all terms and conditions of said Grading Permit and until final approval thereof by the Building Official.

It is further understood that the County of Los Angeles, or the surety, or both, or any authorized representative of either, shall have the right to enter the above described property for the purpose of inspecting the work, and should the principal default in the performance of any of the terms and conditions of the Grading Permit, the said County, or surety, or both, or agent of either, shall have the right of access to the property and may complete the work necessary for compliance with requirements of said Building Code, Chapter 70.

Where the work requiring this bond is located within an incorporated city and the County of Los Angeles is the enforcement agency, the obligation of this security shall include the incorporated city where the work is to be performed.

In such case the words "Department of Public Works, County of Los Angeles, Building and Safety/Land Development Division" and "Building Official" shall mean such Department and Official respectively while acting, respectively, as the appropriate department and official of such city. The words "Los Angeles County Building Code" mean the building code or other ordinance having provisions the same as, or substantially similar to Chapter 70 of said Los Angeles County Building Code.

IN WITNESS WHEREOF the principal and surety caused this security to be executed the day and year first above written.

Overton, Moore & Associates, Inc.

(Seal) Principal

(Seal) Surety Gulf Insurance Company
191 W. Broadway, St 400
San Diego, CA 92101
JOHN D. HUNSINGER, Attorney-In-Fact

(This security must be acknowledged both as to principal and surety before a Notary Public) Local Mailing Address of Surety:

FOR DEPARTMENT USE ONLY			
Plan Check	Permit No.	Date Work Completed	Date Security Released

70-0015 BAS DPW Rev. 9/94

OVERTON MOORE PROPERTIES

March 31, 2003

Mr. Fernando Felix
Civil Engineer
COUNTY OF LOS ANGELES - Building & Safety
24320 South Narbonne Avenue
Lomita, California 90717

RE: Grading Bond No. BE2622235
11855 South La Cienega
Los Angeles, California 90045

Dear Mr. Felix:

The purpose of this letter is to request a release letter from the County for Grading Bond No. BE2622235 that was for our project, Pacific Concourse 2 LLC, located at 11855 South La Cienega, Los Angeles, California 90045. Our records show that the final inspection was completed on March 19, 2002. Attached is a copy of the Inspection Record and Certificate of Occupancy for the project.

Please address the release letter to the following:

Bolton & Company Insurance Brokers
Attention: Mary Smith
245 South Los Robles Avenue
Suite 105
Pasadena, CA 91101

Please send the letter to my attention as soon as possible so that we can have our insurance company exonerate the bond. Please call me with any questions.

Sincerely,

OVERTON MOORE PROPERTIES

Joely E. Swenson
Administrative Assistant to Michael Sajjadi

/js
cc: Michael Sajjadi

1125 West 190th Street, Suite 200
Gardena, CA 90248
Main: 310.323.9100
Fax: 310.608.7997
www.omprop.com

KPRS
CONSTRUCTION SERVICES, INC

451 West Lambert Road, Suite 200
Brea, CA 92821
(714) 672-0800
(714) 672-0871

Tuesday, March 26, 2002

Mike Sajjadi
Overton Moore & Associates
1125 West 190th Street, Suite 200

Gardena, CA 90248

Via Facsimile: 310-608-7997

RE: **Cross Pointe**
21006
Subject: **Final completion for Douglas & Crosspointe**

Gentlemen:

Please see attached notice of completion for your files for both projects. These are being sent to be recorded today. The pending issue on the crosspointe inspection card is the release of the soils and geology review of the final grading report. I understand the request to get a copy of a release of the review form for the bank, and I will get that from the proper authority. I have attempted to make contact with Bob Thomas at LA County, and left messages. If you would like to try to push the progress his number is 626 458 4925.

Sincerely,
KPRS Construction Services, Inc.

Peter Livermore
Asst. Project Manager

xc:

Steve Toth
File

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
BUILDING AND SAFETY DIVISION
24320 S. NARBONNE AVE., LOMITA 90717
(310) 534-3760

GULF INSURANCE COMPANY
101 W. BROADWAY SUITE 700
SAN DIEGO, CA. 92101

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
BUILDING AND SAFETY DIVISION
24320 S. NARBONNE AVE., LOMITA 90717
(310) 534-3760

BOLTON & COMPANY INSURANCE BROKERS
245 S. LOS ROBLES AVE. SUITE 105
PASADENA, CA. 91101

Attn. Mary Smith