2903 Foss

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

SAN GABRIEL VALLEY
125 BALDWIN
ARCADIA CA 91007
PHONE: (626) 574-0941 EXT:

0500

BUILDING PERMIT
RESIDENTIAL ADD
BL 0500 0708150010

LEGAL ID:
TR: 15181 LT: 162 BL: .001

ASSESSOR INFORMATION NUMBER:
5791-027-024

TENANT:

OWNER: TEL. NO:
CHAN, JANICE (818) 447-4931-
2903 FOSS AVE
ARCADIA CA 91006

APPLICANT: TEL. NO:
SAME AS OWNER -

CONTRACTOR: TEL. NO:
SAME AS OWNER -
LIC. NO

ARCHITECT OR ENGINEER: TEL. NO:
AU, PEGGY (626) 319-2473-
1381 SUNFLOWER AVE. LIC. NO:
COVINA, CA 91724 NONE

MAP NO: SEWER MAP BOOK: PAGE: FIRE ZONE: CMP:
153-281 3 01

NO. OF FAMILIES: DWELLING UNITS: APT/COND: STAT CLASS:
NO 21

AIR QUALITY:	SCHOOL WITHIN 1000 FEET	HAZARDOUS MATERIALS
NO	NO	NO

REQUIRED SET BACK	YARD:	HWY:	TOTAL SETBACK FROM PROP LINE:	EXIST WIDTH:
FRONT PL-	20	0	20	60
SIDE PL-	20	0	20	44

	SQ. FT	NO. OF STORIES	CONST TYPE	NEW OCCUP GROUP
STRUCTURE:	498	1	VN	R3
GARAGE:				
OTHER:				

EXIST BLDG USE: USE ZONE: RA
EXIST OCC GRP:

BLDGS. NOW ON LOT: VALUATION: 74,000

FEES PAID

FEE DESCRIPTION:	QUANTITY:	UOM:	AMOUNT:
B1 PLANCHECK W/ENERGY	74000.00	VAL	879.84
AA BLDG PERMIT ISSUANCE			25.30
AC STRONG MOTION RESID	74000.00	VAL	7.40
B2 PERMIT W/ENERGY	74000.00	VAL	1,035.10
08 CERTIF OF OCCUPANCY			92.30
	TOTAL FEES		2,039.94

PERMIT # BL0003
STUCCO + WINDOWS
2·4·2008 K Smith

1/29/08
J.POOLE

REPORT ID: DPR261 ROUTE TO: BS0500

BUILDING ADDRESS:
2903 FOSS AV
ARCD CA 910065422
NEAREST CROSS STREET: LOVE JOY
THOMAS PAGE: 597 GRID: F2 LOCALITY: ARCADIA

ISSUED ON: 08/17/07 PROCESSED BY: MM EXPIRES ON: 02/13/08

FINAL DATE: 5/2/08 FINAL BY: J Poole CODE:

DESCRIPTION OF WORK
EXTEND EXISTING FAMILY ROOM, 2 BEDROOMS AND 3 BATHROOMS.

SPECIAL CONDITIONS:

APPROVALS	DATE	INSPECTOR SIGNATURE
LOCATION AND SETBACKS	11·16·2007	K Smith
SOILS ENGINEER APPROVAL		
FOUNDATION/TRENCH FORMS	11·16·2007	
SLAB/UNDER FLOOR		
RAISED FLOOR FRAMING	12·6·2007	K Smith
UNDERFLOOR INSULATION		
1ST LEVEL FLOOR SHEATH		
2ND LEVEL FLOOR SHEATH		
ROOF SHEATHING	1·11·2008	K Smith
FIRE DEPT. FRAME INSPECT		
BLDG DEPT. FRAME INSPECT	1/29/08	J Poole
SHEAR PANELS	1·11·2008	K Smith
INSULATION/WEATHER STRIP	12·11·2007	K Smith
INTERIOR LATH/DRYWALL	2·5·2008	K Smith
EXTERIOR LATH		
LOT DRAINAGE		
SMOKE DETECTION DEVICES		
FIRE DEPARTMENT APPROVAL		

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. _____

_____ _____

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.).

Janice Chan 08/17/07

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 _____

Policy Number _____

☐ I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the 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

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.

JANICE CHAN Janice Chan

Applicant (Print Name) Applicant Signature

08/17/07

Company Name (if employed by an entity/agency) Date

JOB ADDRESS
LOCALITY

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.

Janice Chan 08/17/07

Applicant or Agent Signature **Date**

2903 Foss

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

SAN GABRIEL VALLEY # 0500
125 BALDWIN
ARCADIA CA 91007
PHONE: (626) 574-0941 EXT:

ELECTRICAL PERMIT
EL 0500 0710150011

LEGAL ID:
TR: 15181 LT: 162 BL: .001

ASSESSOR INFORMATION NUMBER:
5791-027-024

TENANT:

OWNER: TEL. NO:
CHAN, JANICE (818) 447-4931-
2903 FOSS AVE
ARCADIA CA 91006

APPLICANT: TEL. NO:
REQUENA (213) 280-0867-

CONTRACTOR: TEL. NO:
BUZZ-ANN CONSTRUCTION (213) 280-0867-
1121 W 38TH ST. #1 LIC. NO
LOS ANGELES CA 90337 777980 B

ARCHITECT OR ENGINEER: TEL. NO:
AU, PEGGY (626) 319-2473-
1381 SUNFLOWER AVE. LIC. NO:
COVINA, CA 91724 NONE

FEES PAID

FEE DESCRIPTION:	QUANTITY: UOM:	AMOUNT:
A1 PERMIT ISSUANCE FEE		25.30
G1 OUTLETS-LGT,SW,RECP	28.00 OUT	49.50
G2 LIGHTING FIXTURES	12.00 LGT	22.80
	TOTAL FEES	97.60

REPORT ID: DPR265 ROUTE TO: BS0500

BUILDING ADDRESS:
2903 FOSS AV
ARCD CA 910065422
NEAREST CROSS STREET: LOVE JOY
THOMAS PAGE: 597 GRID: F2 LOCALITY: ARCADIA

ISSUED ON:	PROCESSED BY:	PLAN BY:	EXPIRES ON:
10/15/07	SC		04/12/08

FINAL DATE: 5/2/08 FINAL BY: JRodriguez CODE:

DESCRIPTION OF WORK
ELECTRICAL FOR ADDITION.

SPECIAL CONDITIONS:

APPROVALS	DATE	INSPECTOR SIGNATURE
TEMPORARY POWER POLE		
UNDERGROUND CONDUIT		
UFER GROUND		
ROUGH CONDUIT	1/29/08	JRodriguez
ROUGH WIRING		
MAIN WATER LINE PLASTIC Y/N METAL Y/N		
UTILITY COMPANY NOTIFIED		

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. 777980

Contractor's Signature [signature] Date 10/15/07

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 _____

Policy Number _____

☐ I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the 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.

[signature] 10/15/07

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.

Anna Reguena [signature]

Applicant (Print Name) Applicant Signature

Buzz-Ann 10/16/07

Company Name (if employed by an entity/agency) Date

JOB ADDRESS
LOCALITY

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.

[signature] 10/15/07

Applicant or Agent Signature **Date**

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

SAN GABRIEL VALLEY # 0500
125 BALDWIN
ARCADIA CA 91007
PHONE: (626) 574-0941 EXT:

PLUMBING PERMIT
PL 0500 0710150007

LEGAL ID:
TR: 15181 LT: 162 BL: .001

ASSESSOR INFORMATION NUMBER:
5791-027-024

TENANT:

OWNER: TEL. NO:
CHAN, JANICE (818) 447-4931-
2903 FOSS AVE
ARCADIA CA 91006

APPLICANT: TEL. NO:
REQUENA (213) 280-0867-

CONTRACTOR: TEL. NO:
BUZZ-ANN CONSTRUCTION (213) 280-0867-
1121 W 38TH ST. #1 LIC. NO
LOS ANGELES CA 90337 777980 B

ARCHITECT OR ENGINEER: TEL. NO:
AU, PEGGY (626) 319-2473-
1381 SUNFLOWER AVE. LIC. NO:
COVINA, CA 91724 NONE

FEES PAID

FEE DESCRIPTION:	QUANTITY:	UOM:	AMOUNT:
01 PERMIT ISSUANCE FEE			25.30
07 BATHTUBS/SHOWERS	3.00	FIX	44.10
11 CLOTHESWASHER(S)	1.00	FIX	14.70
25 LAVATORIES / SINKS	7.00	FIX	102.90
47 WATER HEATER(S)	1.00	WTH	14.70
TOTAL FEES			201.70

LOS ANGELES COUNTY
PUBLIC WORKS
Public Service That Works

UNDER FLOOR
ABS DRAINAGE
[illegible]

REPORT ID: DPR263 ROUTE TO: BS0500

BUILDING ADDRESS:
2903 FOSS AV
ARCD CA 910065422
NEAREST CROSS STREET: LOVE JOY
THOMAS PAGE: 597 GRID: F2 LOCALITY: ARCADIA

ISSUED ON:	PROCESSED BY:	PLAN BY:	EXPIRES ON:
10/15/07	SC		04/12/08

FINAL DATE 5/2/08 FINAL BY: J Pope CODE:

DESCRIPTION OF WORK
PLUMBING FOR ADDITION & RELOCATE WATER HEATER.

SPECIAL CONDITIONS:

APPROVALS	DATE	INSPECTOR SIGNATURE
UNDER SLAB WORK		
WATER SERVICE PLASTIC Y/N METAL Y/N		
ROUGH PLUMBING	1/29/08	J Pope
GAS PIPING		
GAS VENT		
HOT WATER HEATER		
PLUMBING FIXTURES		
LAWN SPRINKLERS		
GAS TEST	5/2/08	J Pope
UTILITY COMPANY NOTIFIED		
CWV		
GRAY WATER SYSTEM		

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. 777980

Contractor's Signature 10/15/07 Date

OWNER-BUILDER DECLARATION

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

_____

_____

[Electrical, Plumbing & Sewer Permits Only]

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[All Other Permits]

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_____ _____

Owner Signature Date

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☐ 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 _____

☐ 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 10/15/07 Date

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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.

Anna Requena Applicant (Print Name) Applicant Signature

Baez-Anna 10/15/07

Company Name (if employed by an entity/agency) Date

JOB ADDRESS
LOCALITY

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** 10/15/07

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 **2903 Foss Avenue** LOCALITY **Arcadia**

PERMIT NO. **BL0708150010** PERMIT DATE **08/17/2007**

OWNER **Janice Chan**

ADDRESS **2903 Foss Avenue Arcadia, CA 91006**

Occupancy	Occupant Load	Use of building (or portion)
R-3	**Residential**	**Extend Existing Family Room, 2 Bedrooms and 3 Bathrooms - 498 S.F.**

Issuing Office
San Gabriel District Office
125 S. Baldwin Ave.
Arcadia, CA 91007

Building Official: Rajesh Patel

By **Miguel Garcia**

Date Issued **May 05, 2008**

ORTC

RECORDING REQUESTED BY:
CBD Realty Corporation - Escrow Division

AND WHEN RECORDED MAIL TO:

Janice Chan
2903 Foss Avenue
Arcadia, CA 91006

Order No. **2607061797-59**
Escrow No. **4052-EM**
Parcel No. **5791-027-024**

07/09/07
20071620861

80

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

DOCUMENTARY TRANSFER TAX IS **$550.00** and CITY **$**
☒ computed on full value of property conveyed, or
☐ computed on full value less liens or encumbrances remaining at the time of sale.
☒ unincorporated area: ARCADIA ☐ **Arcadia**, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
O. Holmes and Marion C. Holmes as trustees of the Holmes Trust dated April 3, 1986. T. HOLMES (AKA O. HOLMES) AND MARION C. HOLMES, HUSBAND AND WIFE AS JOINT TENANTS
hereby **GRANTS** to **Janice Chan, a single woman**
the following described real property in the County of **Los Angeles**, State of California:

SEE EXHIBIT "A"

Date June 28, 2007

O. Holmes and Marion C. Holmes as trustees of the
Holmes Trust dated April 3, 1986

O. Holmes
By: O. Holmes, Trustee / AN INDIVIDUAL

Marion C. Holmes
By: Marion C. Holmes, Trustee / AND INDIVIDUAL

STATE OF CALIFORNIA }
COUNTY OF Los Angeles } S.S.
}

On July 2, 2007, before me, Elizabeth Montoya, Notary Public
personally appeared O. Holmes & Marion C. Holmes,
~~personally known to me~~ (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that ~~he/she~~ they executed the same in ~~his/her~~ their authorized capacity, and that by ~~his/her~~ their signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Signature

ELIZABETH MONTOYA
Commission # 1652560
Notary Public - California
Los Angeles County
My Comm. Expires Mar 19, 2010

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

3

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of Los Angeles } ss.

On 7-2-07, before me, Elizabeth Montoya, Notary Public,
Date — Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared O. Holmes & Marion C. Holmes,
Name(s) of Signer(s)

ELIZABETH MONTOYA
Commission # 1652560
Notary Public - California
Los Angeles County
My Comm. Expires Mar 19, 2010

ELIZABETH MONTOYA
Commission # 1652560
Notary Public - California
Los Angeles County
My Comm. Expires Mar 19, 2010

☐ personally known to me

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

WITNESS my hand and official seal.

Place Notary Seal Above

Signature of Notary Public

OPTIONAL

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☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer's Name: _____
☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

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LOVEJOY ST.

20'-0"
TO ℄ OF STREET

107'-5"

38'-3"
(N)REAR SETBACK

40'-1"

29'-1"

PROPERTY LINE

EXIST. DRIVEWAY
APPROACH TO REMAIN

10'-0"

20'-3"

10'-0"
(N)SIDE SETBACK

(N)5'HI. FENCE

SLOPE

SLOPE

SLOP