

TENTATIVE TRACT NO. 063564

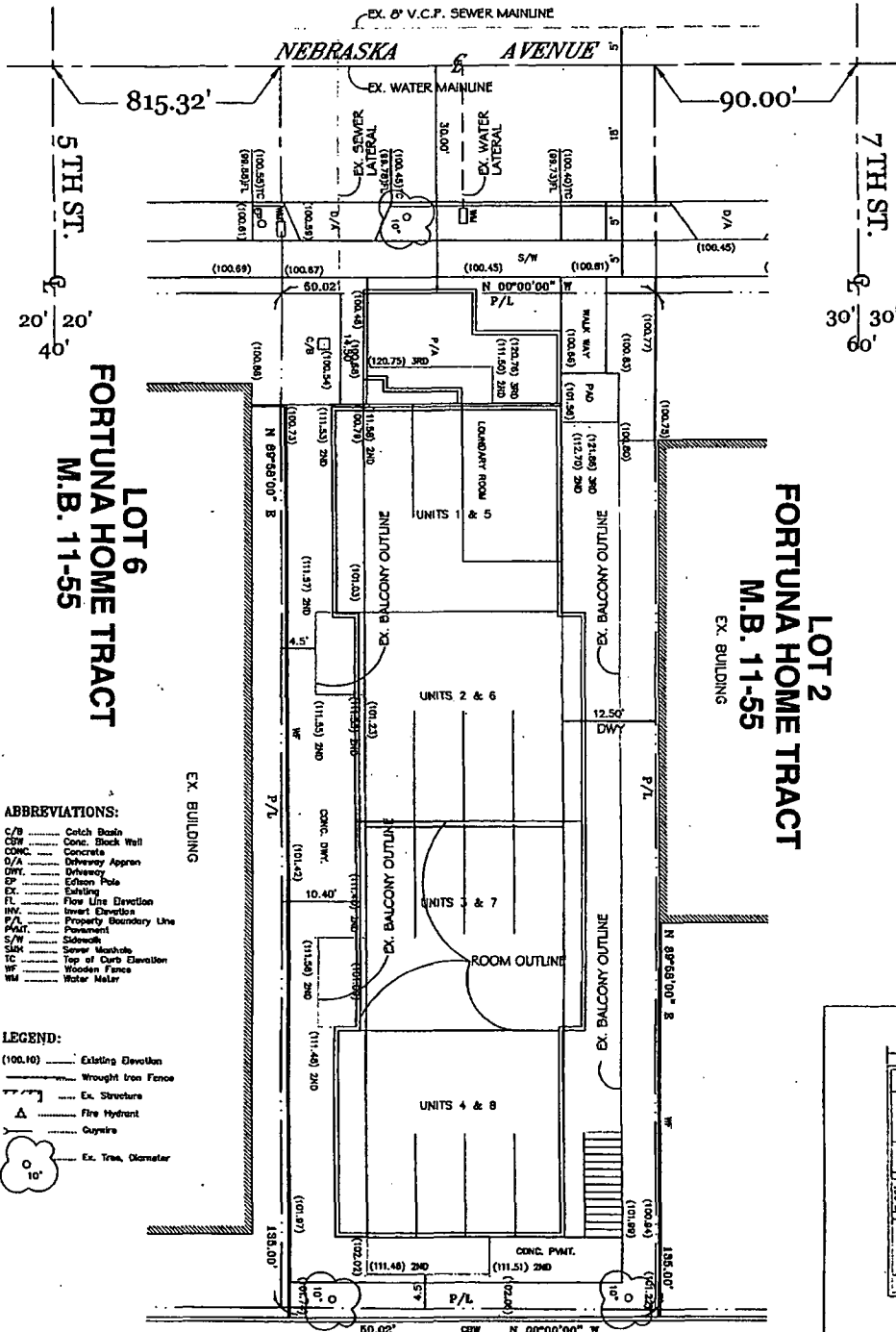
ATTACHMENT H-2

IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES,
STATE OF CALIFORNIA

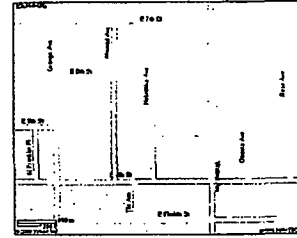
JULY 20TH, 2005

BEING A CONVERSION OF A PORTION OF LOT 4 OF FORTUNA HOME TRAC,
AS PER MAP RECORDED IN BOOK 11 PAGE 55 OF MAPS, IN THE OFFICE
OF THE COUNTY RECORDER OF SAID COUNTY.

FOR CONDO CONVERSION PURPOSES



SITE LOCATION



VICINITY MAP
NO SCALE

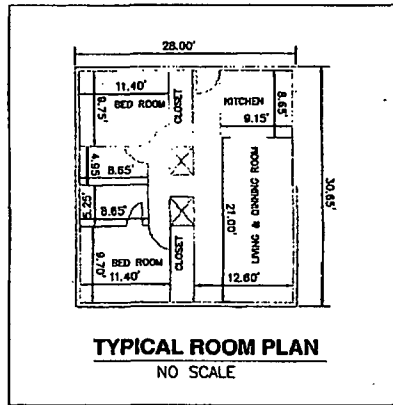
PROJECT:
8 UNIT CONDOMINIUM CONVERSION
646 NEBRASKA AVE.
LONG BEACH, CA 90802

APPLICANT/OWNER:
MAGNOLIA PARTNERS
C/O K. COMINGTON
BELMONT BROKERAGE
647 E. 4TH ST.
LONG BEACH, CA 90802
TEL: 310-850-6944
FAX: 310-414-0134

NOTES:
ZONE: LBCCP (PRESENT)
ZONE: LBCCP (PROPOSED)
NUMBER OF STORIES: 3
EX. BUILDING NO.: 1
NUMBER OF EX. UNITS: 8
BEDROOMS: 2 PER UNIT (16 TOTAL)
BATHROOMS: 2 PER UNIT (16 TOTAL)
LIVING AREA PER UNIT: 826 SF
TOTAL LIVING AREA: 6608 SF
TOTAL PARKING SPACES: 14
APN: 7266-017-018
TOTAL AREA: 6752 SF (0.155 AC.)

- ABBREVIATIONS:
- C/B Catch Basin
 - CONC. Conc. Block Wall
 - CONC. Concrete
 - G/A Driveway Apron
 - DRY Driveway
 - EP Edison Pole
 - EX. Existing
 - FL Flow Line Elevation
 - INT Invert Elevation
 - P/L Property Boundary Line
 - PAV Pavement
 - S/W Sidewalk
 - SMB Sewer Manhole
 - TC Top of Curb Elevation
 - WF Wooden Fence
 - WM Water Meter

- LEGEND:
- (100.10) Existing Elevation
 - Wrought Iron Fence
 - Ex. Structure
 - △ Fire Hydrant
 - Gas Valve
 - Ex. Tree, Diameter



TYPICAL ROOM PLAN
NO SCALE

LOT 2
FORTUNA HOME TRACT
M.B. 11-55

SCALE 1"=10'



LEGAL DESCRIPTION:
A PORTION OF LOT 4 OF FORTUNA HOME TRAC, IN THE
CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE
OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11
PAGE 55 OF MAPS, IN THE OFFICE OF THE COUNTY
RECORDER OF SAID COUNTY.

BASIS OF THE BEARINGS:
N 00°00'00" E OF THE CENTER LINE OF
NEBRASKA AVENUE AS PER TRACT NO.
4558A, A.K.A. 1143-88-89 OF TRACT MAPS
IN THE CITY OF LONG BEACH, COUNTY OF
LOS ANGELES, STATE OF CALIFORNIA.

TRITECH ASSOCIATES INC.

SUBMISSION SURVEY ENGINEERING DESIGN

133 N. SAN GABRIEL BLVD.
SAN GABRIEL, CA 91775
TEL: (626) 570-1918

TENTATIVE TRACT NO. 063564

SCALE: 1"=10'

DATE: 07/20/05

646 NEBRASKA AVENUE,
LONG BEACH, CA 90802

SHEET 1 OF 1

DRAWN BY: [Signature]

REVISED:

JOB NO.
050836



CITY OF LONG BEACH

DEPARTMENT OF PLANNING & BUILDING

333 WEST OCEAN BOULEVARD • LONG BEACH, CALIFORNIA 90802 • (562) 570-6194 FAX (562) 570-6068

ZONING DIVISION

November 3, 2005

CHAIRMAN AND PLANNING COMMISSIONERS
City of Long Beach
California

SUBJECT: Request for Approval of Tentative Tract Map No. 063564 to
Convert Eight (8) Residential Dwelling Units into Condominiums
(Council District 2)

LOCATION: 646 Nebraska Avenue

APPLICANT: Magnolia Partners/Keith Covington Trust
c/o Keith Covington
647 East 4th Street
Long Beach, CA 90802

RECOMMENDATION

Approve Tentative Tract Map No. 063564, subject to conditions.

REASONS FOR RECOMMENDATION

1. The proposed conversion, as conditioned, will comply with the City and State Subdivision requirements for condominium conversion and the intent of the Land Use Element of the General Plan; and
2. Approval of the proposed subdivision will provide increased home ownership opportunities.

BACKGROUND

The subject site is located on the east side of Nebraska Avenue between 7th Street (north) and 6th Street (south). The site is approximately 6,750 square feet (50' by 135') in area. The buildings were constructed and a Certificate of Occupancy was issued in 1986. The building consists of a three-story, eight (8) dwelling unit apartment building with a total of 14 secured ground level, off-street parking spaces. One space will be allocated to each unit and the remaining spaces will be sold to individual owners within the complex. The applicant is requesting to convert all eight (8) residential units into condominiums in order to allow them to be sold individually.

CHAIRMAN AND PLANNING COMMISSIONERS

CASE NO. 0508-11

November 3, 2005

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The following table provides a summary of the Zoning, General Plan, and land uses surrounding the subject site:

	ZONING	GENERAL PLAN	LAND USE
SITE	R-3-T	LUD #3A, Townhomes	Residential
NORTH	R-3-T	LUD #3A, Townhomes	Residential
SOUTH	R-3-T	LUD #3A, Townhomes	Residential
EAST	R-3-T	LUD #3A, Townhomes	Residential
WEST	R-3-T	LUD #3A, Townhomes	School

CURRENT ACTION REQUESTED

The current action requested is the approval of a Tentative Tract Map for the purpose of creating eight (8) condominiums, which can then be sold individually. In order to grant approval of the Tentative Tract Map, it must be found that the proposed action is consistent with the requirements of the Subdivision Regulations, and that adequate provisions are made for the long-term maintenance of the structure. The structure currently conforms, or will conform, to all requirements set forth by the Subdivision Regulations.

A City of Long Beach Special Inspection for compliance with the minimum condominium conversion requirements was conducted on August 10, 2005. The conditions of approval require that the building be brought into full compliance prior to approval of the Final Map. The structure has also been inspected for termites and was found to require treatment and repairs due to active infestation. The building requires minor plumbing and electrical upgrades to the service panels. The roof was replaced in April 2004, appears to be in good condition. The conditions of approval require that the developer address/repair the items identified on the inspection reports prior to approval of the final map.

Planning staff believes that adequate provisions for the long-term maintenance of the building can be achieved through the creation of a Homeowner's Association and the collection of association fees. This will be strengthened by on-site maintenance responsibility. The relatively recent construction of the structure should insure that before major problems occur, a sufficient period of time should have passed to allow for ample collection of maintenance funds. The applicant is required as a condition of approval to submit a copy of the covenants, conditions, and restrictions (CC&Rs) of the homeowners association, which set forth requirements for the collection of fees and the maintenance of the structure and common areas.

Finally, staff believes that the request should be approved, as the subdivision will provide additional home ownership opportunities. Based upon the above analysis, and the attached findings, planning staff concludes the request should be approved.

Such requests may be granted only when favorable findings, as specified in Section 21.12.100 (Subdivision Regulations) are made. These findings and staff analysis are presented for consideration, adoption and incorporation into the record of proceedings:

TENTATIVE TRACT MAP FINDINGS

Pursuant to Section 20.12.100 of the Long Beach Municipal Code, the Planning Commission shall approve a tentative map if it complies with State and Local regulations. The tentative map can be granted only when positive findings are made consistent with the following criteria set forth in the Subdivision Regulations.

A. THAT THE PROPOSED MAP IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS;

The General Plan states:

"A proposed subdivision is 'consistent' when the proposed use and density of development are within the guidelines set forth herein for that property. Subdivisions of airspace for condominium conversion of the already-erected building shall not be 'consistent' if the density of development exceeds that which is permitted by this Land Use Element, unless the City Planning Commission makes a finding that the proposed conversion is in the best interest of the involved neighborhood and the City as a whole."

The General Plan Land Use Designation (LUD) for the subject site is LUD No. 3A – Townhomes. This section of the General Plan states that the purpose of LUD No. 3A was created to provide the opportunity to create single-family lifestyles with higher dwelling unit densities than are allowed in LUD No. 1 or LUD No. 2 to, among other reasons, furnish more affordable housing. The maximum permitted density for LUD No. 3A is twenty-five (25) dwelling units per acre. The existing development accommodates approximately fifty-two (52) dwelling units per acre, which exceeds the allowable density of the LUD. However, since the subdivision is a condominium map for an existing building, no increase in density will occur as a result of the map. Therefore, staff requests that the Planning Commission waive this finding.

Staff believes that the conversion of an apartment complex to a condominium project with increased opportunity for homeownership in the neighborhood contributes to the stability and quality of a neighborhood. Additionally, Condition No. 20 requires the execution and recordation of Conditions, Covenants and Restrictions (C, C & R's) and establishment of a homeowner association to collect homeowner association dues and provide for the long-term maintenance of all common areas of the site and building, including the exterior of the building and landscaped areas.

The Housing Element of the General Plan states that one of the City's goals is to provide increased opportunities for home ownership. The Element also addresses the importance of home ownership over absentee ownership, as absentee ownership may result in a decline in both home maintenance and concern for neighborhood character. Approval of the parcel map will allow the individual sale of eight (8) residential condominium units on a single lot.

B. THAT THE DESIGN OR IMPROVEMENT OF THE PROPOSED SUBDIVISION IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS;

This section of the General Plan states that the purpose of LUD No. 3A was created to encourage affordable single-family lifestyle housing. The subject property meets all of the intended uses for a residential development within this LUD.

C. THAT THE SITE IS PHYSICALLY SUITABLE FOR THE TYPE OF DEVELOPMENT;

The project site is fully developed with a multifamily residential project. Multifamily residential is an appropriate type of development at this site, given surrounding development patterns (see Land Use Summary Table above) and the intent of Zoning Regulations and the General Plan, as described Section A of these Findings.

D. THAT THE SITE IS PHYSICALLY SUITABLE FOR THE PROPOSED DENSITY OF DEVELOPMENT;

The project site was improved in 1986 an apartment building containing eight (8) dwelling units and fourteen (14) parking spaces. Subdivision regulations require a minimum of one (1) parking space for every one (1) bedroom or less dwelling unit and one and a quarter (1.25) parking spaces for each two (2) bedroom or more dwelling unit for the conversion of a residential rental project to residential ownership.

With eight (8), two- (2) bedroom units, the condominium conversion standards would require a minimum of 1.25 parking spaces per unit, or a total of ten (10) spaces. There are a total of fourteen (14) standard parking spaces. The current parking arrangement allows one (1) dedicated parking spaces for each 2-bedroom unit and six (6) parking spaces that will be made available for purchase by individual owners within the building. Staff believes this parking arrangement adequately satisfies the demand of the proposed condominium project.

E. THAT THE DESIGN OF THE SUBDIVISION OR THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SUBSTANTIAL ENVIRONMENTAL DAMAGE OR SUBSTANTIAL AND AVOIDABLE INJURY TO FISH AND WILDLIFE OR THEIR HABITAT;

The site is fully developed and no new construction is proposed. No fish or wildlife habitat exists on the site, which is already improved with a three-story apartment building with ground-level parking.

F. THAT THE DESIGN OF THE SUBDIVISION OR THE TYPE OF IMPROVEMENT IS NOT LIKELY TO CAUSE SERIOUS PUBLIC HEALTH OR SAFETY PROBLEMS; AND

No impacts detrimental to the general welfare of the public are foreseen from the approval of a Tentative Tract Map to allow the conversion of eight (8) residences to be sold individually as condominiums.

G. THAT THE DESIGN OF THE SUBDIVISION OR THE TYPE OF IMPROVEMENTS WILL NOT CONFLICT WITH EASEMENTS ACQUIRED BY THE PUBLIC AT LARGE FOR ACCESS THROUGH OR USE OF PROPERTY WITHIN THE PROPOSED SUBDIVISION.

All concerned City departments have reviewed the tentative parcel map and it has been found that the existing design and improvements of the site will not conflict with public access easements. There are no easements required by the public at large for access through, or for the use of the property.

CONDOMINIUM CONVERSION FINDINGS

Pursuant to Section 20.32.170 of the Long Beach Municipal Code the conversion of all projects for which buildings permits were issued after August 4, 1978, shall be consistent with the General Plan. The Planning Commission or City Council on appeal, may waive consistency with the general plan if it finds that adequate provisions are made for the long-term maintenance of the building and determines that the conversion is in the best interest of the involved neighborhood and City as a whole.

A. ADEQUATE PROVISIONS ARE MADE FOR THE LONG-TERM MAINTENANCE OF THE BUILDING.

The Department of Real Estate requires a monthly association fee to provide for the maintenance of the building and this fee is calculated using such factors as the age and condition of building.

In addition, a Condition of Approval has been included that requires the applicant to provide language in the C, C & R's stating that the individual homeowners shall be jointly liable and responsible for any costs of corrections due to building or property maintenance code enforcement actions.

Based upon the analysis presented above, positive findings can be made; thus, staff is recommending approval of the proposed condominium conversion.

PUBLIC HEARING NOTICE

Fifty-eight (58) Notices of Public Hearing were mailed on October 17, 2005, to those property owners within the three hundred (300) foot mailing radius as well as the Hellman Area Neighborhood Association and elected representative of the 2nd Council District.

REDEVELOPMENT REVIEW

The project is located in the Central Long Beach Redevelopment Project Area. Redevelopment Agency staff was notified of this application.

HOUSING SERVICES REVIEW

The Department of Community Development, Housing Services Bureau has reviewed the condominium conversion request for households at the subject site that are qualify as being low-income. The Housing Bureau has determined that the Planning Bureau may move forward in processing the requested action. The applicant is responsible to disburse the appropriate funds to the qualifying tenant households prior to approval of the final map and in accordance with Municipal Code Section 21.60

ENVIRONMENTAL REVIEW

According to the guidelines to implement the California Environmental Quality Act, the proposed action has been determined to be categorically exempt under Section 15301, Existing Facilities, Class 1, item (k). This section states that the division of multiple-family residences into common-interest ownership where no physical changes occur can be considered Categorical Exempt (CE). Therefore, CE 05-144 was prepared for this project and is attached for review.

IT IS RECOMMENDED THAT THE PLANNING COMMISSION

Approve Tentative Tract Map No. 063564, subject to conditions.

Respectfully submitted,

SUSANNE FRICK,
DIRECTOR OF PLANNING AND BUILDING

By: 
STEVE GERHARDT
PROJECT PLANNER

Approved: 
CAROLYNE BIHN
ZONING OFFICER

Attachments

Conditions of Approval; Categorical Exemption No. 05-142; Location Map; Plans;
Tentative Map; Building Reports

TENTATIVE TRACT MAP NO. 063564
CONDITIONS OF APPROVAL
Case No. 0508-11
Date: November 3, 2005

1. The Final Map is to be prepared in accordance with the approved Tentative Tract Map and shall be filed within thirty-six (36) months from the date of approval by the Planning Commission of the Tentative Map, unless prior to expiration of the thirty-six month period, the Planning Department has received a written request from the subdivider for an extension of time in writing and receives approval by the Zoning Officer.
2. Unless specifically waived by the Planning Commission, as per Section 21.42.080 of the Long Beach Municipal Code, the Final Map shall be prepared to conform to all conditions, exceptions and requirements of Title 20 (Subdivision Ordinance) of the City of Long Beach.
3. The content and form of the Final Map shall be based upon criteria established by the Director of Public Works. Such plot plan shall be submitted to the satisfaction of the Director of Public Works prior to issuance of the final map.
4. Prior to approval of the Final Map, the subdivider shall deposit sufficient funds with the City to cover the cost of processing the Final Map through the Department of Public Works. Furthermore, the subdivider shall pay the associated Planning processing fees of the Final Map.
5. All required utility easements shall be provided for to the satisfaction of the concerned department or agency and shown on the map, if applicable.
6. All County property taxes and all outstanding special assessments shall be paid in full prior to approval of the final map.
7. All required off-site street improvements shall be financially provided for to the satisfaction of the Director of Public Works prior to approval of the Final Map or issuance of a building permit, whichever occurs first.
8. Any off-site improvements found damaged as a result of construction by the subdivider to the satisfaction of the Director of Public Works prior to approval of them map.

Tentative Tract Map Conditions

Case No. 0508-11

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9. Subdivider shall provide street trees with root barriers and irrigation within the grassy parkway, adjacent to the site. The subdivider and/or successors shall privately maintain all street trees, landscaping and sprinkler systems required in connection with this project. The applicant shall contact the Street Tree Division of the Department of Public Works, at (562) 570-2770, prior to beginning the tree planting etc. The Street Tree Division will assist with the size, type and manner in which the street trees are to be installed.
10. Prior to approval of the final map, the subdivider shall obtain utility clearance letters from any public entity or public utility holding any interest in the subdivision as required by Section 66436(c)(1) of the Subdivision Map Act.
11. Separate building permits are required for signs, fences, retaining walls, trash enclosures, flagpoles, pole-mounted yard lighting foundations and planters.
12. Site development, including landscaping, shall conform to the approved plans on file in the Department of Planning and Building. At least one set of approved plans containing Planning, Building, Fire, and, if applicable, Redevelopment and Health Department stamps shall be maintained at the job site, at all times for reference purposes during construction and final inspection.
13. Approval of this development project is expressly conditioned upon payment (prior to building permit issuance or prior to Certificate of Occupancy, as specified in the applicable Ordinance or Resolution for the specific fee) of impact fees, connection fees and other similar fees based upon additional facilities needed to accommodate new development at established City service level standards, including, but not limited to, sewer capacity charges, Park Fees and Transportation Impact Fees.
14. The Director of Planning and Building is authorized to make minor modifications to the approved design plans or to any of the conditions of approval if such modifications shall not significantly change/alter the approved design/project and if no detrimental effects to neighboring properties are caused by said modifications. The Zoning Officer or Planning Commission shall review any major modifications, respectively.
15. The applicant shall file a separate plan check submittal to the Long Beach Fire Department for their review and approval prior to the issuance of a building permit.

16. Permits for demolition and reconstruction of curb and gutter, driveways, sidewalks, wheel chair ramps, roadway and alley pavements, removal and relocation of utilities, traffic stripping and signing, street tree removals and plantings in the public right-of-way shall be performed under Public Works street improvement permit. Permits to perform work within the public right-of-way must be obtained from the Public Works Permit Section of the City of Long Beach Development Services Center, 4th Floor of City Hall (562) 570-7082 or 7084. Any work done within the public right-of-way shall be performed by a contractor holding a valid State of California contractor's license and City of Long Beach Business License sufficient to qualify the contractor to do the work. The contractor shall also have on file with the City Engineer Certification of General Liability Insurance.
17. Any existing cross lot drainage problems shall be corrected to the satisfaction of the Director of Public Works prior to approval of the map. The subdivider and/or his successors shall be responsible for the maintenance of the site drainage system, abutting the sidewalk, parkway, street trees and other landscaping including irrigation within the public right-of-way and any other common areas. These responsibilities shall be enumerated and recorded in the project "Conditions, Covenants and Restrictions", and a recorded copy shall be provided to the Director of Public Works.
18. The applicant shall provide the following to the satisfaction of the Director of Public Works:

GENERAL REQUIREMENTS

- a. All required facilities required by the Department of Public Works not in place and accepted prior to the approval of the waived parcel map must be guaranteed by cash deposit or bond to the satisfaction of the Director of Public Works.

PUBLIC RIGHT-OF-WAY

- a. Unless approved by the Director of Public Works, easements shall not be granted to third parties within areas proposed to be granted, dedicated, or offered for dedication to the City of Long Beach for public streets, alleys, utility or other public purposes until after the waived parcel map is filed with the County Recorder. If easements are granted after the date of tentative map approval and prior to waived parcel map recordation, a notice of subordination must be executed by the third-party easement holder prior to the filing of the waived parcel map.

IMPROVEMENTS

- a. The subdivider shall be responsible for the maintenance, repair and replacement of off-site improvements abutting the project boundary during construction of the on-site improvements until final inspection of the on-site improvements by the City. Any such off-site improvements found damaged by the construction of the on-site improvements shall be repaired or replaced by the subdivider to the satisfaction of the Director of Public Works.
- b. Demolition and reconstruction of curb and gutter, driveways, sidewalks, wheelchair ramps, roadway and alley pavements, removal and relocation of utilities, traffic signal modifications and installations, traffic striping and signing, street tree removals and plantings in the public right-of-way, shall be performed under Public Works street improvement permit. Permits to perform work within the public right-of-way must be obtained from the Public Work Permit Section of the City of Long Beach Development Services Center, 4th Floor of City Hall, 333 West Ocean Boulevard, telephone (562) 570-7082 or 7084.
- c. All work within the public right-of-way shall be performed by a contractor holding a valid State of California contractor's license and City of Long Beach Business License sufficient to qualify the contractor to do the work. The contractor shall have on file with the City Engineer Certification of General Liability Insurance and an endorsement evidencing minimum limits of required general liability insurance.
- d. All unused driveways shall be removed and replaced with full height curb and gutter, and sidewalk. All new sidewalk improvements shall be constructed with minimum 3-inch concrete pavement. The size and configuration of all proposed driveways shall be subject to review and

approval of the Director of Public Works.

- e. The subdivider shall provide on-site lighting along the adjacent north-south alley.
- f. After completion of the required off-site improvements, the subdivider or project representative shall contact the Engineering Bureau to initiate the process of clearing any Public Works holds attached to the development project. Contact Jorge M. Magaña, Civil Engineering Associate, at (562) 570-6678.

TRAFFIC & TRANSPORTATION BUREAU

- a. The subdivider shall replace all traffic signs and mounting poles damaged or misplaced as result of construction activities to the satisfaction of the City Traffic Engineer.

LONG-TERM MAINTENANCE

- a. The subdivider and successors shall be responsible for the maintenance of the site drainage system, sidewalk, parkway, street trees and other landscaping, including irrigation, within the adjacent public right-of-way. Such responsibilities shall be enumerated and specified in the project "Conditions, Covenants and Restrictions", and a recorded copy of said document shall be provided to the Director of Public Works.
19. The applicant shall cause to be prepared C, C & R's for this project. A copy of the C, C & R's are to be provided the Director of Planning and Building for approval prior to be sent to the Department of Real Estate and recorded with the County Recorder.
 20. The C, C & R's shall be executed and recorded against the title of the parcel and shall contain the following provisions (provisions shall also be noted on the final map):
 - a. The subject condominium project consists of eight (8) residential units;

- b. A minimum of fourteen (14) parking spaces will be permanently maintained as parking facilities for the project. Eight of the spaces shall be permanently assigned to a specific unit and labeled thusly or assigned as guest parking and labeled thusly. Additional parking spaces shall remain available for purchase by current owners. Parking spaces must be used solely for the parking of personal vehicles. Parking spaces may not be leased, subleased, sold or given to others not a resident(s) of the condominium unit within the development. These statements shall be noted on the final map,
 - c. The common areas and facilities for the condominium shall be clearly described including a parking assignment plan;
 - d. The Homeowner's Association shall be responsible for the operation and maintenance of the private sewer connection to the public sewer in the public right-of-way, the site drainage system, the maintenance of the common areas and facilities, the exterior of the building, the abutting street trees, parkways and any costs or corrections due to building or property maintenance code enforcement actions. Such responsibilities shall be provided for in the C, C & R's;
 - e. Graffiti removal shall be the responsibility of the Homeowners Association and shall be removed within 24 hours; and
 - f. A clear, detailed and concise written description of the common areas and facilities of the condominium shall be provided. This information shall be included on the final map.
21. The applicant shall review and provide all public safety and crime prevention requirements to the satisfaction of the Long Beach Chief of Police.
22. The applicant to provide language in the C, C & R's stating that the individual homeowners shall be jointly liable and responsible for any costs of corrections due to building or property maintenance code enforcement actions.
23. The subdivider shall repair or cause to be repaired any items called out in the special inspection report and/or items called out by other contractors reporting on termite damage, combustion detection, security, roof and/or mechanical system condition prior to approval by the Department of Planning and Building of the final map. Building Permits and/or verification of those repairs will be provided obtained and provided to the Department of Planning and Building.

Tentative Tract Map Conditions

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24. Easements shall be provided to the City of Long Beach for proposed public utility facilities to the satisfaction of the concerned City Department or public agency and shown on the map.
25. Per Section 21.42.030 of the Long Beach Municipal Code, all required yards and setback areas shall be attractively landscaped primarily with live plant material. All landscaped and paved areas shall be maintained in a neat and orderly condition with healthy landscaping free of weeds and litter. The replace all worn and/or dead existing landscaping at the subject property to the satisfaction of the Director of Planning and Building prior to the signing of the Final Map.
26. All exterior façade materials (wrought iron fencing, balcony railing and building façade) shall be painted to the satisfaction of the Director of Planning and Building prior to the signing of the Final Map.
27. The applicant shall provide special relocation benefits to low and very low-income households, as required by Section 20.32.040 F of the Municipal Code, to the satisfaction of the Housing Services Bureau.
28. The applicant shall defend, indemnify, and hold harmless the City of Long Beach, its agents, officers, and employees from any claim, action, or proceeding against the City of Long Beach or its agents, officers, or employees brought to attack, set aside, void, or annul an approval of the City of Long Beach, its advisory agencies, commissions, or legislative body concerning this project. The City of Long Beach will promptly notify the applicant of any such claim, action or proceeding against the City of Long Beach and will cooperate fully in the defense. If the City of Long Beach fails to promptly notify the applicant of any such claim, action or proceeding or fails to cooperate fully in the defense, the applicant shall not, thereafter, be responsible to defend, indemnify, or hold harmless the City of Long Beach.

CITY PLANNING COMMISSION MINUTES

NOVEMBER 3, 2005

The regular meeting of the City Planning Commission and public hearing convened at 1:34pm in the City Council Chambers, 333 W. Ocean Boulevard.

PRESENT: COMMISSIONERS: Matthew Jenkins, Leslie Gentile,
Nick Sramek, Charles Winn
Charles Greenberg, Mitchell Rouse

ABSENT: EXCUSED: Morton Stuhlbarg

CHAIRMAN: Matthew Jenkins

STAFF MEMBERS PRESENT: Suzanne Frick, Director
Greg Carpenter, Planning Manager
Carolyn Bihn, Zoning Officer
Angela Reynolds, Advance Planning
Jayme Mekis, Planner
Derek Burnham, Planner
Lemuel Hawkins, Planner
Steve Gerhardt, Contract Planner

OTHERS PRESENT: Lisa Peskay Malmsten, Deputy City
Attorney
Marcia Gold, Minutes Clerk

PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Commissioner Rouse.

SWEARING OF WITNESSES

CONSENT CALENDAR

Item 1B was removed from the Consent Calendar at the request of an audience member.

Commissioner Winn moved to approve Items 1A and 1C of the Consent Calendar as presented by staff. Commissioner Sramek seconded the motion, which passed 6-0. Commissioner Stuhlbarg was absent.

1A. Case No. 0505-03, Tentative Parcel Map No. 062827

Applicant: Timothy Roth
Subject Site: 201 East Columbia Street (Council Dist. 6)
Description: Request for approval of Tentative Parcel Map No. 062827 for construction

Approved Tentative Tract Map No. 062827 subject to conditions.

1B. Case No. 0508-11, CE 05-142, Tentative Tract Map for Condominium Conversion

Applicant: Keith Covington
Subject Site: 646 Nebraska Avenue (Council District 2)
Description: Request for approval of Tentative Tract Map No. 063564 to convert eight residential dwelling units into condominiums.

Removed to the Regular Agenda.

1C. Case No. 0508-27, Tentative Tract Map for Condominium Conversion

Applicant: W. Kurtwood, Belmont Brokerage & Management
Subject Site: 1129 Mira Mar Avenue (Council District 4)
Description: Request for approval of Tentative Tract Map No. 063562 to convert eight residential dwelling units into condominiums.

Approved Tentative Tract Map No. 063562 subject to conditions.

R E G U L A R A G E N D A

1B. Case No. 0508-11, CE 05-142, Tentative Tract Map for Condominium Conversion

Applicant: Keith Covington
Subject Site: 646 Nebraska Avenue (Council District 2)
Description: Request for approval of Tentative Tract Map No. 063564 to convert eight residential dwelling units into condominiums.

Dan Rosenberg, 646 Nebraska Avenue, property owner, said his project would help turn renters into homeowners.

Planner Steve Gerhardt pointed out that the applicant was required to notify renters of their relocation rights.

Commissioner Winn moved to approve Tentative Tract Map No. 063564, subject to conditions. Commissioner Gentile seconded the motion, which passed 6-0. Commissioner Stuhlberg was absent.

C O N T I N U E D I T E M

2. Case No. 0407-05, CE 04-146, Conditional Use Permit, Standards Variance

Applicant: Larry Ditchkus
Subject Site: 1000 East Artesia Blvd. (Council District 9)
Description: Conditional Use Permit to allow the establishment of a church in the CCA zone, with a Standards Variance request for off-site parking without a deed restriction.

Derek Burnham presented the staff report recommending approval of the requests since positive findings could be made to support the use with conditions to ensure that there would be no adverse effects on the community.

Larry Ditchkus, 1000 East Artesia Blvd., applicant, responded to a query from Commissioner Gentile regarding parking, saying there were 19 spaces available in the adjacent auto repair lot in addition to 12 on the subject property.

Commissioner Greenberg moved to approve the Conditional Use Permit and Standards Variance requests, subject to conditions of approval. Commissioner Gentile seconded the motion, which passed 5-0-1, with an abstention from Commissioner Winn. Commissioner Stuhlberg was absent.

R E G U L A R A G E N D A

3. Case No. 0503-01, ND 16-05, Site Plan Review, Vesting Tentative Tract Map, Standards Variance, Negative Declaration

Applicant: Adam Call for Standard Pacific Corp.
Subject Site: 328-350 Long Beach Blvd (Council District 1)
Description: Request for approval of Site Plan Review, Standards Variance and Vesting Tentative Tract Map No. 063261 to construct a five-story mixed-use development with 82 residential condominium units with 7,000 sq.ft. of

ground-level commercial space with ground-level and subterranean parking spaces.

Lemuel Hawkins presented slides of the elevation plus the staff report recommending approval of the requests, since the project complied with development standards; was attractively designed; would add quality dwelling units to the housing stock, and since no significant negative environmental impacts were identified.

In response to a query from Commissioner Winn regarding MTA input on the project, Mr. Hawkins said they had responded with five conditions they wanted added to the conditions of approval, and although staff felt they were extraneous, they had been added anyway.

Commissioner Gentile expressed concern about the relocation of the existing youth center on the site, and Mr. Hawkins said the Redevelopment Agency was helping them move.

Commissioner Greenberg asked the applicant if he was amenable to a condition that the youth center have a new home prior to issuance of the Certificate of Occupancy.

Adam Call, Standard Pacific Homes, 3030 Old Ranch Parkway, Suite 450, Seal Beach, 90740, applicant, said they would not be amenable to such a condition, since the City and the third-party property owner already had an agreement to move the center.

Commissioner Greenberg commended that he felt it was a good project especially because it included small commercial spaces with owner's quarters, and said he hoped the concept would spread.

Commissioner Greenberg then moved to certify the Negative Declaration and to approve the Site Plan Review, Vesting Tentative Tract Map and Standards Variance with conditions. Commissioner Sramek seconded the motion, which passed 5-1, with a dissention from Commissioner Gentile. Commissioner Stuhlbarg was absent.

4. Case No. 0508-24, CE 05-153, Conditional Use Permit

Applicant: RAMCAM Engineering Group Inc.
for Ribost Marketing Properties
Subject Site: 2002 East Del Amo Blvd. (Council District 7)

Description: Request for a Conditional Use Permit to add beer and wine sales to an existing convenience store at a gasoline station.

Jayne Mekis presented the staff report recommending approval of the request since the use is consistent with the area redevelopment guides and because conditions of approval relating to maintenance, loitering and hours will ensure that the project will have minimal negative impacts on adjacent land uses.

Bill Olson, World Oil Corporation, 9302 South Garfield, South Gate, 90280, station owner, outlined the security measures planned for the operation and their reliable safety record at similar locations. Mr. Olson said they wanted to request the removal of a condition mandating a security guard Friday and Saturday, since they had a high-tech security system and trained employees in place to mitigate the need for such a requirement.

In response to a query from Commissioner Sramek, Ms. Mekis explained that the condition had been added after a meeting with the Police Department about the project.

In response to a query from Commissioner Greenberg, applicant Olson said he would be amenable to a replacement condition requiring a review of the operation's security record at the end of the first year with the Police Department and the Department of Planning and Building, and at that time, if so warranted, the security guard condition would be re-imposed; and that the Police Chief could require additional on-premises security prior to that date if necessary to protect public safety.

Ms. Mekis also confirmed that the conditioned hours of operation should have read 6am-11pm Sunday through Thursday, and 6am to midnight Friday and Saturday.

Commissioner Greenberg moved to approve the Conditional Use Permit, subject to the revised conditions. Commissioner Sramek seconded the motion, which passed 6-0. Commissioner Stuhlbarg was absent.

M A T T E R S F R O M T H E A U D I E N C E

There were no matters from the audience.

M A T T E R S F R O M T H E D E P A R T M E N T O F P L A N N I N G A N D B U I L D I N G

Mr. Carpenter stated that the City Council had expressed a desire to have the Commission look at adopting regulations addressing the impacts of big box grocery store uses, as well as a fee for condominium conversions and an adaptive reuse ordinance for downtown area lofts.

Mr. Carpenter also asked Jan Ostershay to prepare a presentation for the Commission about the role of the Cultural Heritage Commission.

He then introduced new contract planner Steve Gerhardt, and two new staff planners--Steve Valdez and Mark Hungerford.

**M A T T E R S F R O M T H E P L A N N I N G
C O M M I S S I O N**

There were no matters from the Planning Commission.

A D J O U R N

The meeting adjourned at 2:56pm.

Respectfully submitted,

Marcia Gold
Minutes Clerk



FEE \$133.13

Categorical Exemption CE- ~~04~~

05-142

NOTICE OF EXEMPTION

To: _____ Office of Planning & Research
1400 Tenth street, Room 121
Sacramento, CA 95814

From: Department of Planning & Building
333 W. Ocean Blvd., 5th Floor
Long Beach, CA 90802

X L. A. County Clerk
Environmental Filings
12400 E. Imperial Hwy. 2nd Floor, Rm. 2001
Norwalk, CA 90650

Project Title: CONDOMINIUM CONVERSION

Project Location - Specific: 646 NEBRASKA AVENUE, LONG BEACH, CA 90802

Project - City: LONG BEACH Project Location - County: Los Angeles

Activity Description: _____

Name of Public Agency Approving Project: _____

Name of Person or Agency Carrying Out Project: Keith Covington

10 BENMONT PROPERTY MGT (Printed Name)

764 BUNGALOW 647 E. 4th, LONG BEACH, CA 90802

(Mailing Address)

310 850 6944

(Telephone)

(Signature)

LONG BEACH CITY PLANNING COMMISSION

The above project has been found to be exempt from CEQA in accordance with the State Guidelines Section

Statement of Support for this finding: _____

Lead Agency

Contact Person: _____ Area Code/Telephone: _____

Signature: _____ Date: _____ Title: _____

____ Signed by Lead Agency

____ Signed by Applicant



CITY OF LONG BEACH

DEPARTMENT OF PLANNING AND BUILDING

333 W. Ocean Blvd., 4th Floor

Long Beach, CA 90802

(562) 570-8051

FAX (562) 570-8753

BUILDING BUREAU

August 11, 2005

AUG 11 2005

Keith Covington
647 E. 4th Street
Long Beach, CA 90802

SUBJECT: 646 NEBRASKA AVENUE, LONG BEACH, CA 90802

Mr. Covington:

On Wednesday, August 10th, 2005, an inspection was performed on the three-story 8-unit apartment building over garages at the subject address listed above. The purpose of the inspection was for a conversion of the residences into condominiums. The requirements listed below are based on the Long Beach Municipal Code, Chapter 20.32; and the 2001 California Building Code and the 1999 National Electrical Code.

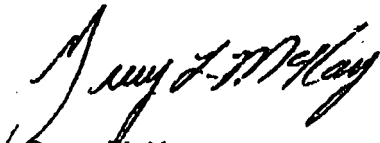
General requirements:

1. Inspection reports must be submitted from State-licensed contractors certifying that the heating and plumbing systems are fully operational. All such inspections shall be conducted within three months prior to the submittal of the tentative tract map.
2. A termite inspection report and a report on the status of the roof and balcony decks from State licensed contractors must be submitted. All such inspections shall be conducted within three months prior to the submittal of the tentative tract map.
3. Each unit shall be provided with smoke detectors. The smoke detectors must be installed in each sleeping room and in any hallway or room leading to the sleeping rooms. They must receive their primary power from the building's power system and each detector shall have a battery backup. The devices shall be interconnected within each unit so that when one device is activated, all devices will alarm.
4. Kitchen and bath counter top outlets are required to be Ground Fault Circuit Interrupted (GFCI) protected.
5. All water heaters including laundry rooms requires a pressure/temperature relief valves and to terminate the discharge line to the exterior.

The above list may not comprise the total scope of work required to complete the condominium conversion project (CCP). Additional requirements may be requested when the CCP package is submitted for review and approval from the Zoning Bureau. To complete the CCP, all zoning requirements shall be completed and permits must be obtained for the conversion of the apartment building into a condominium complex and to perform any required work. Please note that a building permit is required to complete the conversion even if no physical work has to be performed. A Certificate of Occupancy will be issued when the building has received a final inspection and all administrative paperwork is complete.

Should you have any further questions, I can be contacted at (562) 570-6292 for any zoning issues, please contact the Planning staff at (562) 570-6194 Monday through Friday.

Sincerely,



Gerry McKay
Principal Building Inspector

GLM/or
646 Nebraska/special

THOROUGH INSPECTION SERVICE

604 W. Las Tunas Dr.
San Gabriel, CA 91776

CHUCK GABRIELS

Leave Message: (626) 289-3500

RE: 646 NEBRASKA, LONG BEACH 8/01/05

Prepared for: Keith Covington

Structure appears in reasonably sound condition, for its nearly 20 years of use.

GENERAL BUILDING:

The street side of **646 Nebraska** faces west.

This building consists of eight apartments, four on each of two levels, all units being two bedroom two bath. It is constructed above a concrete-slab-floor parking garage at street level.

This three story building, was built approximately in 1986, and is of wood frame 'type V' construction, with an exterior of horizontal siding & stucco.

The roof of 'asphalt composition shingle' was not accessible to walk upon, but viewed from below, appeared serviceable for the foreseeable future.

Attics appeared in reasonable condition, with intact fire-separation walls

No ADA capabilities were observed, and there is no elevator.

GENERAL UNITS:

Most ceiling mounted **Smoke Detectors** were not functioning, and this condition needs immediate attention!

With few exceptions, carpets and tile flooring were damaged, or stained.

Most kitchen cabinetry is in need of repair/replacement, and cabinetry in general (kitchen & baths) may be due for upgrading.

Majority of sliding glass doors tested, have become difficult to negotiate (open or close).

Tenant in Apartment #6, has been particularly unkind to their unit, and destroyed some of its components.

BASIC MECHANICAL SYSTEMS:

1. ELECTRICAL:

'Electrical Service' panels located in the parking garage are each 40 AMP, and upgrading has been recommended.

Two ceiling lights in the parking garage were not functioning on the day of this inspection, and on the upper hallway, one security light was not working. These are all activated by timers, located within Laundry room.

All units need repair of the G.F.C.I. (Ground Fault Circuit Interrupt) outlets within the areas of proximity to water (kitchens & bathrooms), and their present installation appears amateurish.

2. PLUMBING:

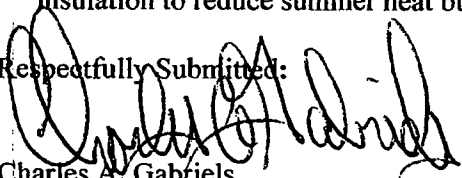
Water Heaters are located within cabinets off of the exterior walkway beside each unit, and most appeared near the end of their useful life expectancy.

Due to the type of construction (concrete slab) most of the plumbing was not viewable.

3. HVAC:

No centralized system of A/C (Air Conditioning), nor FAU (Forced Air Units), were presently observed on the property, and the individual units were dependent upon gas wall heaters (off for the summer), and the ceiling insulation to reduce summer heat build-up.

Respectfully Submitted:


Charles A. Gabriels,
for 'Thorough Inspection Service'



646 Nebraska, Long Beach, CA 08/01/05

Inspection Report prepared for:

'KEITH COVINGTON'

&

Inspection Conducted by

THOROUGH INSPECTION SERVICE

(626) 533-8878: cell

WWW.INSPECTIONSUS.US

Charles A. Gabriels

General Contractor lic. #419564

"The life you save, may be your own"

THOROUGH INSPECTION SERVICE

604 W. Las Tunas Dr., San Gabriel, CA 91776 626.289.3500

THOROUGH INSPECTION SERVICE

604 W. Las Tunas Dr.
San Gabriel, CA 91776

CHUCK GABRIELS

Leave Message: (626) 289-3500

ACTION LIST: **NARRATIVE REPORT**

August 2, 2005

Keith Covington
Belmont Property Management
647 E. 4th Street,
Long Beach, CA

Dear Keith:

Thank you for the opportunity to inspect **646 Nebraska, Long Beach, on 08/01/05**. The street side of building faces west. The property consists of eight apartments, four on each of two levels, all units being two bedroom two bath, with a parking garage at street level. This inspection was meant as a '**visual non-invasive & non-destructive physical inspection**', only to describe conditions encountered on this specific date. **Check with local Building Officials/Department, for verification of all necessary Permits.** Following items may require attention. '**Items of a more serious/safety nature are in bold type, & recommendation is that a specialist in the trade(s) (licensed Contractor), evaluate the entire system(s) condition(s), or that these conditions be remedied, prior to transfer of title**'. Arrival time was 12:15 P.M., and departure was 4:10 P.M.

Narrative Report follows, and as such, delineates the conditions of the property in general.

Exterior Observations:

This three story building constructed in 1986 is of wood frame 'type V' construction, with an exterior of horizontal siding & stucco.

The 'asphalt composition shingle' roof appeared serviceable (see photos).

'Electrical Service' panels located in the parking garage are each 40 AMP (see photo)

Two ceiling lights in the parking garage were not functioning, and on the upper hallway, one security light was out.

Individual Units:

Apartment #4:

Carpets stained.

South bedroom Smoke Detector not working.

Kitchen: drawers damaged (see photo), **Garbage Disposal cord grip is disconnected**, Dishwasher not working.

North bedroom closet door is off track..

Central bathroom toilet is loose at floor.

Bathroom GFCI's were not functioning.

Apartment #3:

Tile entry is cracked.

Kitchen: Garbage Disposal is clogged and not functioning, Dishwasher is leaking & trim is falling off at bottom (see photo), vinyl flooring is stained.

Bathroom GFCI's not functioning.

Apartment #2

Exterior water heater door is falling off its hinges, and the water heater itself appears to be nearing end of its life expectancy (see photo).

Entry tile is cracked.

Stains on hallway and bedroom ceilings.

Master bath: cabinet doors missing.

Apartment #1:

Exterior water heater is older unit (see photo).
Carpets badly stained.
Kitchen: Dishwasher not working, **no GFCI's**.
Living room sliding door is in need of repair, it is extremely difficult to open or to close.
Both bathroom fans are noisy.
South bedroom door knob is missing.

Apartment #5:

Carpets may be damaged?
Sliding screen door off track & damaged.
Kitchen: vinyl flooring damaged.
West wall outlets not functioning.
Tenant states "dishwasher not functioning"
Dining area ceiling fan not operational.
Bathroom: **GFCI not working**, and exhaust fan is noisy.
Master bath: lav stopper not functioning.

Apartment #6:

Exterior water heater is deteriorated.
Tile entry is damaged, and the carpets are stained and damaged.
Wall thermostat is damaged (see photo).
Smoke Detectors not functioning.
Kitchen: damaged drawer (see photo), Dishwasher not functioning, **no GFCI's**, vinyl flooring damaged, Garbage Disposal is noisy.
Glass sliding door not functioning.
Bathroom GFCI's not functioning.
Central Bath: vinyl flooring badly damaged, cabinet door is missing, lav is cracked & the stopper is missing, the bathtub does not drain (see photo).
Master bath: missing cabinet drawer, toilet seat is detached.
South bedroom closet doors are missing.
Dining area fan is damaged.
Hole in hallway ceiling (Smoke Detector?).

Apartment #7:

Kitchen: damaged drawer (see photo).
Central bath: toilet loose at floor
South bedroom & hallway Smoke detectors missing.
Major leak beneath kitchen sink.
South bedroom window screen is damaged.
Bathroom GFCI's not functioning.

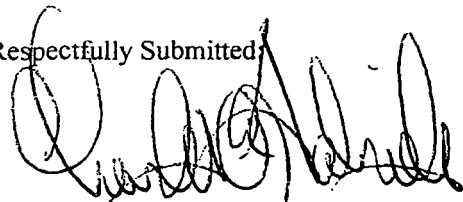
Apartment #8:

Carpets damaged.
Sliding screen door damaged.
Dining room fan badly wobbles.
Kitchen: cabinet drawer falling off (see typical photo).
Both bathroom exhaust fans are noisy.

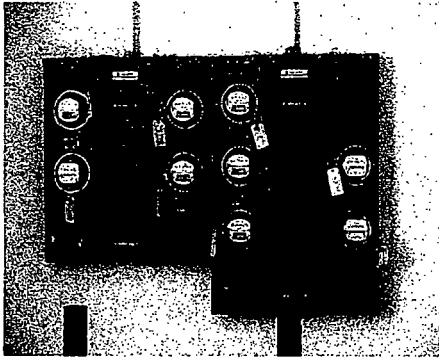
Above and on the photo pages, are the significant results of my findings.

Should you have questions or concerns, please try my office: (626) 289-3500; or cell: 533-8878.

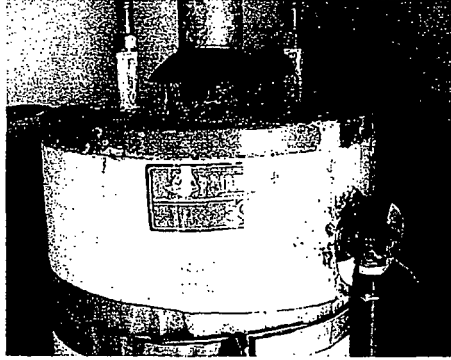
Respectfully Submitted,



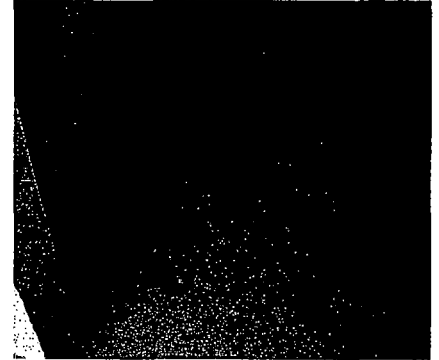
Charles A. Gabriels,
for 'Thorough Inspection Service'



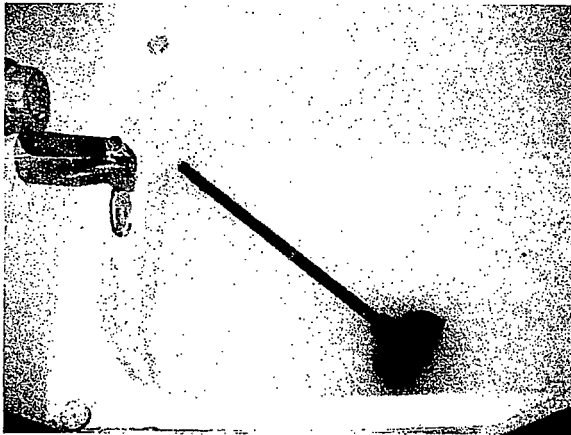
40 AMP MAINS WITHIN THE GARAGE



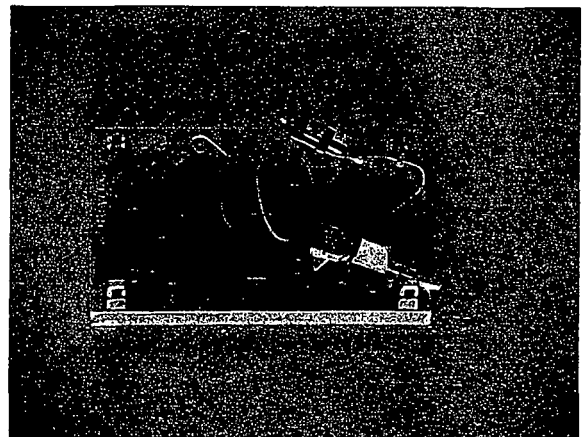
DETERIORATED WATER HEATER, AT APARTMENT #2 OR #1.



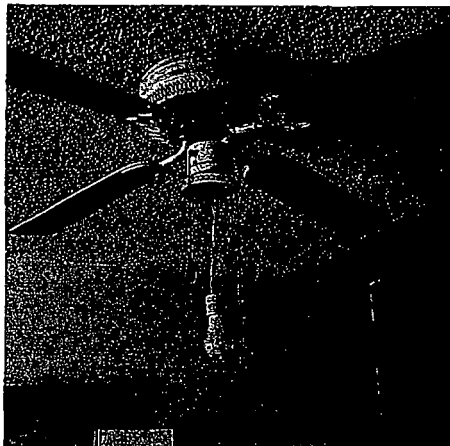
APARTMENT #3: DISHWASHER IS LEAKING AND TRIM IS FALLING OFF.



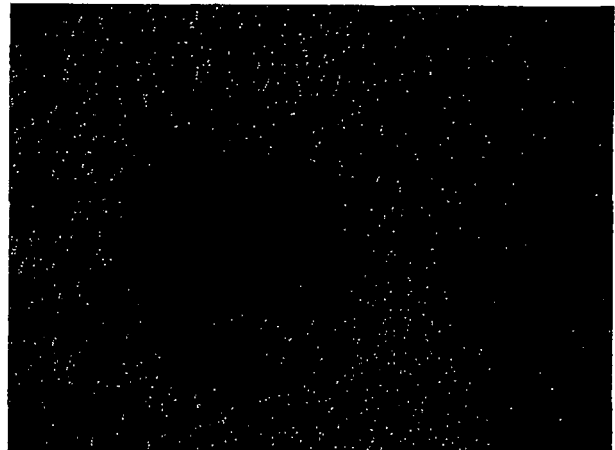
APARTMENT #6: CLOGGED BATHTUB DRAIN



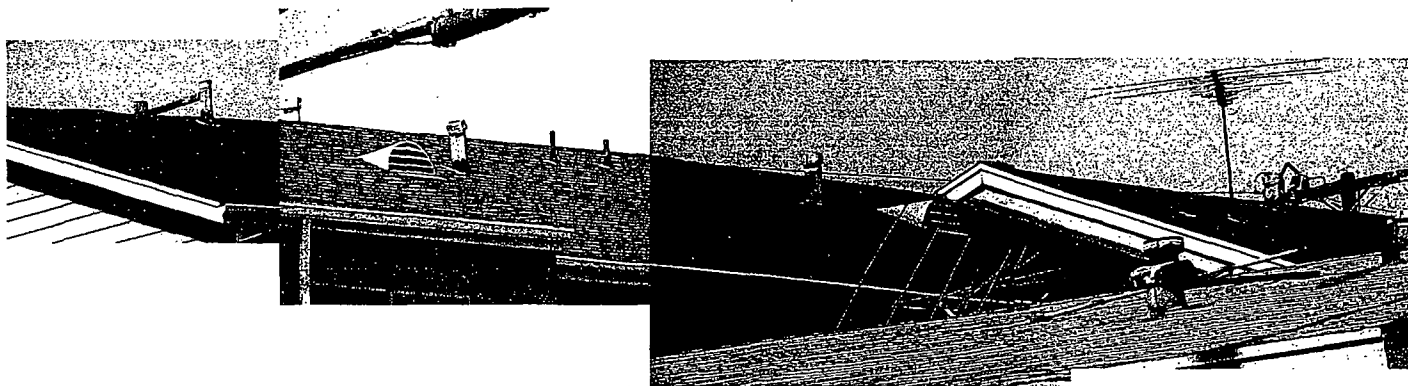
APARTMENT #6: BUSTED WALL THERMOSTAT



APARTMENT #6: BROKEN CEILING FAN

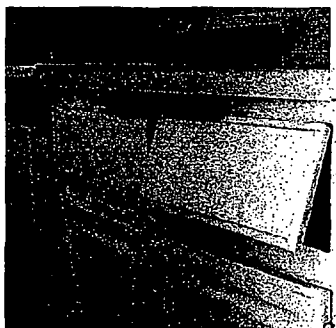


APARTMENT #6: MISSING SMOKE DETECTOR



SOUTH FACING ROOF APPEARS SERVICEABLE

MOST KITCHENS HAD SIMILAR PROBLEMS WITH THE DRAWERS FALLING OFF THEIR TRACK.



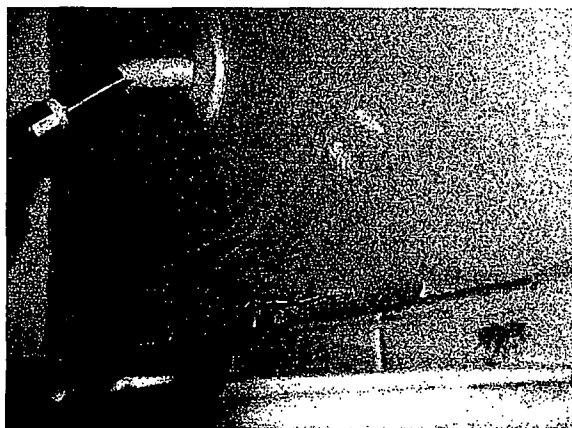
DAMAGED KITCHEN CABINET DRAWERS IN #4 (TYPICAL).



APARTMENT #6: DAMAGED DRAWER.



APARTMENT #7: DAMAGED KITCHEN DRAWER.



MOISTURE DAMAGE AT SHOWER

California Home

Monday, August 01, 2005



License Detail
Contractor License # 419564

CALIFORNIA CONTRACTORS STATE LICENSE BOA

DISCLAIMER

A license status check provides information taken from the CSLB license data base. Before relying on this information you should be aware of the following limitations:

- CSLB complaint disclosure is restricted by law (B&P 7124.6). If this entity is subject to public complaint disclosure, a link for complaint disclosure will appear below. Click on the link or button to obtain complaint and legal action information.
- Per B&P 7071.17, only construction related civil judgments reported to the CSLB are disclosed.
- Arbitrations are not listed unless the contractor fails to comply with the terms of the arbitration.
- Due to workload, there may be relevant information that has not yet been entered onto the Board's license data base.

Extract Date: 08/01/2005

***** Business Information *****

CHARLES A GABRIELS
604 W LAS TUNAS DRIVE
SAN GABRIEL, CA 91776
Business Phone Number: (626) 289-3500

Entity: Sole Ownership
Issue Date: 03/17/1982 Expire Date: 03/31/2006

***** License Status *****

This license is current and active. All information below should be reviewed.

***** Classifications *****

Class	Description
B	GENERAL BUILDING CONTRACTOR
C27	LANDSCAPING

***** Bonding Information *****

CONTRACTOR'S BOND: This license filed Contractor's Bond number 6317231 in the amount of \$10,000 with the bonding company
SURETY COMPANY OF THE PACIFIC.
Effective Date: 01/01/2004

Contractor's Bonding History

***** Workers Compensation Information *****

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

BUILDING NO. 646	STREET, CITY, STATE, ZIP Nebraska (8units), Long Beach CA 90804	Date of inspection 8/1/2005	No. of Pages 11
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AMERICANA TERMITE CO., INC.

1711 E. 20th Street, Signal Hill, CA 90806
 Ph: (562) 494-6737 or (714) 638-4919
 (562) 985-0252 Fax

Firm Registration No. FR 0528	Report No. 250950	Escrow No.
Ordered By: Belmont Brokerage 647 E.4th St Long Beach, CA 90802 Attn: Kurt Wood	Property Owner/Party of Interest Keith Covington 646 Nebraska (8units) Long Beach, CA 90804	Report Sent To: Belmont Brokerage 647 E.4th St Long Beach, CA 90802 Attn: Kurt Wood

COMPLETE REPORT LIMITED REPORT SUPPLEMENTAL REPORT REINSPECTION REPORT

General Description: 3 Story stucco & wood trim 8 unit apt building with common garage parking below.	Inspection Tag Posted: Attic
	Other Inspection Tags: Previously fumigated 2001 tag in attic.

An inspection has been made to the structure(s) shown on the diagram in accordance with the Structural Pest Control Act. Detached porches, detached steps, detached decks and any other structures not on the diagram were not inspected.

Subterranean Termites Drywood Termites Fungus/Dryrot Other Findings Further Inspection
 If any of above boxes are checked, it indicates that there were visible problems in accessible areas. Read the report for details on checked items.

NOTE: DIAGRAM IS DISPLAYED ON PAGE 2

Inspected by Scott Goehring License No. FR14809 Signature _____

You are entitled to obtain copies of all reports and completion notices on this property reported to the Structural Pest Control Board during the preceding two years. To obtain copies contact: Structural Pest Control Board, 1418 Howe Ave., Ste. 18, Sacramento, California 95825-3204.

NOTE: Questions or problems concerning the above report should be directed to the manager of the company. Unresolved questions or problems with services performed may be directed to the Structural Pest Control Board at (916) 561-8708, or (800) 737-8188 or www.pestboard.ca.gov. 43M-41 (Rev. 10/01)

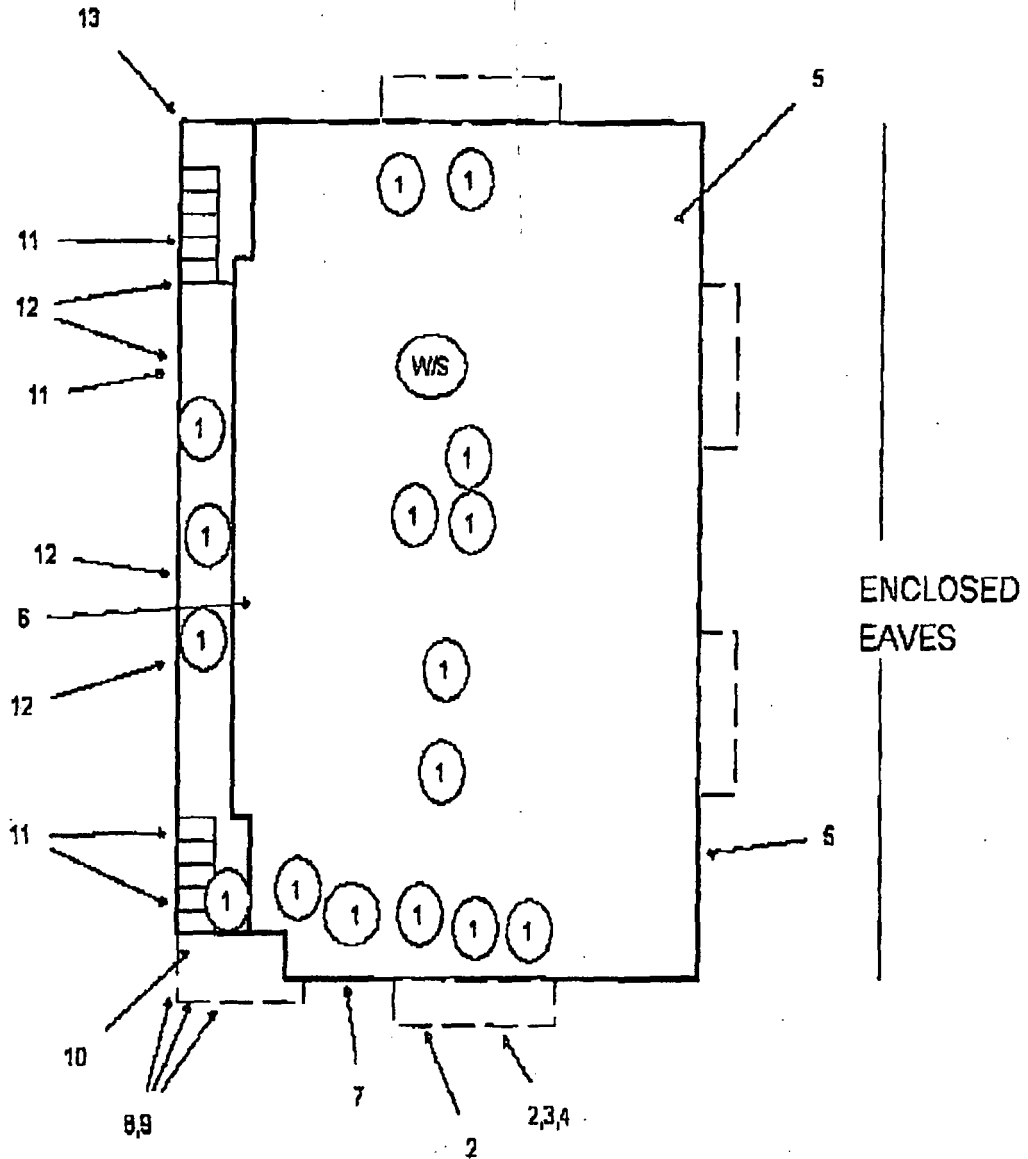
PAGE OF STANDARD INSPECTION REPORT ON PROPERTY AT:

646 Nebraska (8units), Long Beach CA 90804

8/1/2005 250950

BUILDING NO. STREET, CITY, STATE, ZIP

INSPECTION DATE REPORT NO.



3rd

PAGE OF STANDARD INSPECTION REPORT ON PROPERTY AT:

646	Nebraska (8units), Long Beach CA 90804	8/1/2005	250950
BUILDING NO.	STREET, CITY, STATE, ZIP	INSPECTION DATE	REPORT NO.

FURTHER INSPECTION : ITEMS ARE DEFINED AS RECOMMENDATIONS TO INSPECT AREAS WHICH DURING THE ORIGINAL INSPECTION DID NOT ALLOW THE INSPECTOR ACCESS TO COMPLETE THE INSPECTION AND CAN NOT BE DEFINED AS SECTION 1 AND SECTION 2.

THE FOLLOWING AREAS WERE NOT INSPECTED, as indicated in Section #1990, paragraph (j) of the Structural Pest Control Act and Rules and Regulations: Furnished interiors, inaccessible attics, insulated attics, and portions thereof; THE INTERIOR OF HOLLOW WALLS: spaces between a floor or porch deck and the ceiling or soffit below: stall showers over finished ceilings: such structural segments as porte cocheres, enclosed bay windows, buttresses and similar areas to which there is no access without defacing or tearing out lumber, masonry and finished work, fences, built-in cabinet work: FLOOR BENEATH COVERINGS, areas where storage conditions or locks makes inspection impractical.

NOTE: IF REQUESTED BY THE PERSON ORDERING THIS REPORT, A REINSPECTION OF THE STRUCTURE WILL BE MADE. THIS REQUEST MUST BE WITHIN FOUR MONTHS OF THE DATE OF THIS REPORT AND THERE WILL BE A FEE.

THE FOLLOWING INFORMATION IS BEING SUPPLIED TO HELP OUR CLIENTS BETTER UNDERSTAND THE DIFFERENCE BETWEEN SECTION I & SECTION II FINDINGS:

IF A SEPARATED REPORT HAS BEEN REQUESTED, IT IS DEFINED AS SECTION 1 & SECTION 2 CONDITIONS EVIDENT ON THE DATE INSPECTION.

SECTION I

Section I: contains items where there is evidence of active infestation, infection or conditions that have resulted in or from infestation or infection on the date of inspection.

SECTION II

Section II: contains conditions deemed likely to lead to infestation or infection, but where no visible evidence of such was found on the date of inspection.

* WHEN WORK IS RECOMMENDED *

A REINSPECTION WILL BE MADE IF REQUESTED WITHIN FOUR (4) MONTHS OF THE ORIGINAL REPORT, FOR AN ADDITIONAL FEE.

AMERICANA TERMITE CO., INC. CANNOT GUARANTEE WORK DONE BY OTHERS OR THEIR AGENTS.

A BUILDING PERMIT MAY BE REQUIRED TO PERFORM WORK RECOMMENDED IN THIS REPORT. THE AGENT IS REQUIRED TO DISCLOSE SIGNED-OFF BUILDING PERMIT FOR THE CONSTRUCTION WORK RECOMMENDED IN THIS REPORT (WHEN APPLICABLE). COST OF CITY LICENSE AND PERMIT FEES ARE AT THE OWNER'S EXPENSE. PLEASE CONTACT THE OFFICE FOR MORE DETAILS.

CANCELLATION FEE OF \$100.00 WILL APPLY IF THE OWNER OR AGENT DOES NOT GIVE 48 HOUR PRIOR NOTICE BEFORE THE SCHEDULED DATE OF WORK. SUCH CANCELLATION FEE WILL ALSO APPLY TO A LACK OF ELECTRICITY PROHIBITING WORK ON THE PROPERTY.

AMERICANA TERMITE CO., INC. ASSUMES NO LIABILITY FOR CONSEQUENTIAL DAMAGES WHICH MAY OCCUR. IT IS THE HOMEOWNER, TENANT, LANDLORD, PROPERTY MANAGER, OR AUTHORIZED AGENT'S RESPONSIBILITY TO REMOVE, SECURE

PAGE OF STANDARD INSPECTION REPORT ON PROPERTY AT:

646	Nebraska (8units), Long Beach CA 90804	8/1/2005	250950
BUILDING NO.	STREET, CITY, STATE, ZIP	INSPECTION DATE	REPORT NO.

OR PROTECT ITEMS WHICH MAY BE DAMAGED OR INTERFERE WITH THE PERFORMANCE OF WORK. THIS INCLUDES, BUT IS NOT LIMITED TO, FURNITURE, COMPUTERS, ENTERTAINMENT EQUIPMENT, APPLIANCES, ART WORK, WIRES (CABLE, TELEPHONE, TELEVISION, COMPUTER, ETC.), PLANTS, PERSONAL ITEMS (TOYS, CLOTHING, ETC.), HOME REPAIR EQUIPMENT (INCLUDING TOOLS, LAWNMOWERS, ETC.)

THIS COMPANY ALSO ASSUMES NO LIABILITY FOR ANY CONSEQUENTIAL DAMAGE OR REPLACEMENT TO ROOFS, SHRUBBERY, WIRING, CONCEALED PIPES (INCLUDING PLUMBING OR GAS), OR CARPET AND CARPET PADDING WHEN COMPLETING REPAIRS AS PER THE INSPECTION REPORT OR FUMIGATION NOTICE AND DISCLAIMER.

* ROOF NOTE *

THE EXTERIOR SURFACE OF THE ROOF WILL NOT BE INSPECTED. IF PARTIES OF INTEREST ARE CONCERNED AND WANT THE WATER TIGHTNESS OF THE ROOF DETERMINED, A ROOFING CONTRACTOR LICENSED BY THE CONTRACTOR'S STATE LICENSE BOARD SHOULD BE CONTACTED.

AMERICANA TERMITE CO., INC. IS NOT A LICENSED ROOFING FIRM. IF ANY INTERESTED PARTY DESIRES FURTHER INFORMATION, A LICENSED ROOFER SHOULD BE CONSULTED.

* PESTICIDES *

PESTICIDES THAT AMERICANA TERMITE CO., INC. USES TO CONTROL THE TARGET PEST ARE LISTED IN YOUR INSPECTION. PESTICIDES MAKE A BETTER LIFE FOR ALL OF US. THEY HELP CONTROL DISEASE CARRIERS THUS PROTECTING YOUR HEALTH AND PROPERTY. WHEN PROPERLY USED, PESTICIDES POSE NO PROBLEM TO MAN OR THE ENVIRONMENT. YOUR AMERICANA TERMITE CO., INC. TECHNICIAN IS A STATE CERTIFIED APPLICATOR AND IS CONSTANTLY BEING UPGRADED BY OUR TRAINING SESSIONS. IF YOU HAVE ANY QUESTIONS PLEASE CALL ANY ONE OF THE FOLLOWING NUMBERS: (310) 377-0650, (562) 494-6737 OR (714) 638-4919.

STATE LAW REQUIRES THAT YOU BE GIVEN THE FOLLOWING INFORMATION: CAUTION PESTICIDES ARE TOXIC CHEMICALS. STRUCTURAL PEST CONTROL OPERATORS ARE LICENSED AND REGULATED BY THE STRUCTURAL PEST CONTROL BOARD, AND APPLY PESTICIDES WHICH ARE REGISTERED AND APPROVED FOR USE BY CALIFORNIA DEPARTMENT OF FOOD AND AGRICULTURE AND THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY. REGISTRATION IS GRANTED WHEN THE STATE FINDS THAT BASED ON EXISTING SCIENTIFIC EVIDENCE THERE ARE NO APPRECIABLE RISKS IF PROPER USE CONDITIONS ARE FOLLOWED OR THAT THE RISKS ARE OUTWEIGHED BY THE BENEFITS. THE DEGREE OF RISK DEPENDS UPON THE DEGREE OF EXPOSURE, SO EXPOSURE SHOULD BE MINIMIZED.

* POISON CONTROL CENTER *

IF WITHIN 24 HOURS FOLLOWING APPLICATION YOU EXPERIENCE SYMPTOMS SIMILAR TO COMMON SEASONAL ILLNESS COMPARABLE TO THE FLU, CONTACT YOUR PHYSICIAN OR POISON CONTROL CENTER AND YOUR PEST CONTROL OPERATOR IMMEDIATELY.

FOR FURTHER INFORMATION CONTACT ANY OR THE FOLLOWING: TERMITICIDE USED AND THE ACTIVE INGREDIENTS:

str

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646	Nebraska (8units), Long Beach CA 90804	8/1/2005	250950
AMERICANA TERMITE CO.,INC.	- (562) 494-6737	- TERMIDOR	
(5-amino-1-(2,6-dichloro-4-(trifluoromethyl)	- (714) 638-4919	phenyl)-4-((1,R,S)-(trifluoromethyl)sulfinyl)-1-H-	
	- (310) 377-0650	pyrazole-3-carbonitrile	
POISON CONTROL CENTER	- (800) 876-4766	- INVADER HPX RESIDUAL WITH BAYGON	
(Propoxur (CAS#			
COUNTY HEALTH DEPARTMENT		114-26-1) 1%) (INERT INGREDIENTS 99%)	
LOS ANGELES	- (213) 250-8055	- TIM BOR (DISODIUM OCTABORATE	
TETRAHYDRATE, 98%).			
ORANGE COUNTY	- (714) 834-4722	- DRIONE (PYRETHRINS, PIPERONYL,	
BUTOXIDE, TECHNICAL			
COUNTY AGRICULTURE COMMISSIONER		AMORPHOUS SILICA GEL	
LOS ANGELES COUNTY	- (626) 575-5466	- VIKANE GAS (ACTIVE INGREDIENT	
SULFURYL			
		FLUORIDE IN CONJUNCTION WITH CHLOROPICRIN)	
RIVERSIDE COUNTY	- (909) 955-3000	- XT-2000 - NON-CHEMICAL INGREDIENTS	
		(D'LIMONENE, 90%), LIQUID	
SAN BERNADINO COUNTY	- (909) 387-2105		
SAN DIEGO COUNTY	- (619) 565-5764		
STRUCTURAL PEST CONTROL BOARD	- (916) 263-2544		

• WHEN WORK IS RECOMMENDED •

Buyer/Owner understands there are potentially minor adjustments or service issues at the end of treatment and/or repairs, as per report. If this should occur, a maximum of 5% of the job can be withheld from the final payment until the completion of the service item(s).

6th

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1. **SUBSTRUCTURE** Cement slab 2. **STALL SHOWERS** 2nd floor-Visual insp No shower present 2nd fl-Visual insp only, Fiberglass pan 3. **FOUNDATIONS** Concrete slab 4. **PORCHES/STEPS** Concrete 5. **VENTILATION** none required 6. **ABUTMENTS** Stucco walls not opened, Wood siding walls not opened 7. **ATTIC SPACE** Construction 8. **GARAGE** Common garages 9. **DECK/PATIO** Balconys

2. Stall Shower:

NOTE: 2nd & 3rd floor shower pans, visual inspected only. No recommendation at time of inspection.

7. Attic Spaces:

ITEM 1 Evidence of drywood termites noted to the attic.

RECOMMENDATION As a primary measure, tape or tarp and fumigate the structure with Vikane gas. Please see fumigation notice and chemical disclosure for details on gas and other information (this must be signed before fumigation is performed). A fumigation is guaranteed for 100% extermination of drywood termites. Tile, wood shake and/or old deteriorated composition shingle roofs on this property could suffer consequential damages. Please refer to the signed fumigation notice and disclaimer regarding damages that may occur when tarping buildings or patios. A Roof Damage Release Waiver and Disclaimer form may be required.

1A As a secondary measure in lieu of fumigation, locally treat drywood termite infested timbers with Termidor (fipronil) or Timbor, in all areas that are both visible and accessible. This item will be performed upon the request of the owner, but since it is considered below standards, approval of any other parties of interest is necessary.

***** This is a Section 1 Item *****

8. Garages:

NOTE: Old water stains on ceiling of garage. However no visible moisture found during inspection. No recommendation at this time.

9. Decks - Patios:

ITEM 2 Dryrot damage noted to the railing on balconies, as indicated on diagram.

RECOMMENDATION Cut out damage and replace or reinforce structurally weakened timbers with common construction grade lumber. Custom lumber will be an extra charge of \$75.00 and up. Americana Termite Co., Inc. cannot guarantee that replaced wood members (especially common construction grade lumber) will be the exact size as the original wood members. If damage is discovered to extend beyond the visible and/or accessible areas described, a reinspection report will be made and any additional costs will be given. Any questions regarding additional charges, must be directed to Americana Termite Co., Inc. 48 hours prior to scheduled work. Americana Termite Co., Inc. is not responsible or liable for concealed service wires (cable, television, computer or telephone), electrical wires, gas or plumbing lines or any stationary glass which may be cut, cracked or hit during wood replacement or repairs. Cost of such repairs must be born by owners of the property, and under separate contracts by others. (Caulking, sanding, priming and painting are not included)

***** This is a Section 1 Item *****

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9. Decks - Patios:

- ITEM 3 Dryrot & drywood termite damage noted to the trim on the outside of the balconies to units #1-5, as indicated on diagram.

RECOMMENDATION Cut out damage and replace or reinforce structurally weakened timbers with common construction grade lumber. Custom lumber will be an extra charge of \$75.00 and up. Americana Termite Co., Inc. cannot guarantee that replaced wood members (especially common construction grade lumber) will be the exact size as the original wood members. If damage is discovered to extend beyond the visible and/or accessible areas described, a reinspection report will be made and any additional costs will be given. Any questions regarding additional charges, must be directed to Americana Termite Co., Inc. 48 hours prior to scheduled work. Americana Termite Co., Inc. is not responsible or liable for concealed service wires (cable, television, computer or telephone), electrical wires, gas or plumbing lines or any stationary glass which may be cut, cracked or hit during wood replacement or repairs. Cost of such repairs must be born by owners of the property, and under separate contracts by others. (Caulking, sanding, priming and painting are not included)

***** This is a Section 1 Item *****

- ITEM 4 Evidence of drywood termites noted to the trim on the out side of the balconies to units #1-5.

RECOMMENDATION As a primary measure, tape or tarp and fumigate the structure with Vikane gas. Please see fumigation notice and chemical disclosure for details on gas and other information (this must be signed before fumigation is performed). A fumigation is guaranteed for 100% extermination of drywood termites. Tile, wood shake and/or old deteriorated composition shingle roofs on this property could suffer consequential damages. Please refer to the signed fumigation notice and disclaimer regarding damages that may occur when tarping buildings or patios. A Roof Damage Release Waiver and Disclaimer form may be required.

4A As a secondary measure in lieu of fumigation, locally treat drywood termite infested timbers with Termidor (fipronil) or Timbor, in all areas that are both visible and accessible. This item will be performed upon the request of the owner, but since it is considered below standards, approval of any other parties of interest is necessary.

***** This is a Section 1 Item *****

10. Other - Interiors:

- ITEM 5 Evidence of drywood termites noted to the bedroom windows of units #4 & 5.

RECOMMENDATION As a primary measure, tape or tarp and fumigate the structure with Vikane gas. Please see fumigation notice and chemical disclosure for details on gas and other information (this must be signed before fumigation is performed). A fumigation is guaranteed for 100% extermination of drywood termites. Tile, wood shake and/or old deteriorated composition shingle roofs on this property could suffer consequential damages. Please refer to the signed fumigation notice and disclaimer regarding damages that may occur when tarping buildings or patios. A Roof Damage Release Waiver and Disclaimer form may be required.

5A As a secondary measure in lieu of fumigation, locally treat drywood termite infested timbers with Termidor (fipronil) or Timbor, in all areas that are both visible and accessible. This item will be performed upon the request of the owner, but since it is considered below standards, approval of any other parties of interest is necessary.

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10. Other - Interiors:

ITEM 6 Dryrot damage noted to the kitchen shelf to unit #2, as indicated on diagram.

RECOMMENDATION Cut out damage and replace or reinforce structurally weakened timbers with common construction grade lumber. Custom lumber will be an extra charge of \$75.00 and up. Americana Termite Co., Inc. cannot guarantee that replaced wood members (especially common construction grade lumber) will be the exact size as the original wood members. If damage is discovered to extend beyond the visible and/or accessible areas described, a reinspection report will be made and any additional costs will be given. Any questions regarding additional charges, must be directed to Americana Termite Co., Inc. 48 hours prior to scheduled work. Americana Termite Co., Inc. is not responsible or liable for concealed service wires (cable, television, computer or telephone), electrical wires, gas or plumbing lines or any stationary glass which may be cut, cracked or hit during wood replacement or repairs. Cost of such repairs must be born by owners of the property, and under separate contracts by others. (Caulking, sanding, priming and painting are not included)

***** This is a Section 1 Item *****

NOTE: Damage bathroom floor is missing linoleum squares. No infestation found during this inspection. No recommendation at this time.

NOTE: Kitchen cabinets in unit #7 appear to be water damaged. No Infestation found. No recommendation at this time.

11. Other - Exteriors:

ITEM 7 Dryrot damage noted to the window trim to the kitchen of unit #5, as indicated on diagram.

RECOMMENDATION Cut out damage and replace or reinforce structurally weakened timbers with common construction grade lumber. Custom lumber will be an extra charge of \$75.00 and up. Americana Termite Co., Inc. cannot guarantee that replaced wood members (especially common construction grade lumber) will be the exact size as the original wood members. If damage is discovered to extend beyond the visible and/or accessible areas described, a reinspection report will be made and any additional costs will be given. Any questions regarding additional charges, must be directed to Americana Termite Co., Inc. 48 hours prior to scheduled work. Americana Termite Co., Inc. is not responsible or liable for concealed service wires (cable, television, computer or telephone), electrical wires, gas or plumbing lines or any stationary glass which may be cut, cracked or hit during wood replacement or repairs. Cost of such repairs must be born by owners of the property, and under separate contracts by others. (Caulking, sanding, priming and painting are not included)

***** This is a Section 1 Item *****

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11. Other - Exteriors:

ITEM 8 Evidence of drywood termites noted to the fascia & rafters on the 1st story front entry.

RECOMMENDATION As a primary measure, tape or tarp and fumigate the structure with Vikane gas. Please see fumigation notice and chemical disclosure for details on gas and other information (this must be signed before fumigation is performed). A fumigation is guaranteed for 100% extermination of drywood termites. Tile, wood shake and/or old deteriorated composition shingle roofs on this property could suffer consequential damages. Please refer to the signed fumigation notice and disclaimer regarding damages that may occur when tarping buildings or patios. A Roof Damage Release Waiver and Disclaimer form may be required.

8A As a secondary measure in lieu of fumigation, locally treat drywood termite infested timbers with Termidor (fipronil) or Timbor, in all areas that are both visible and accessible. This item will be performed upon the request of the owner, but since it is considered below standards, approval of any other parties of interest is necessary.

***** This is a Section 1 Item *****

ITEM 9 Drywood termite damage noted to the fascia & rafters on the 1st story in the front entry, as indicated on diagram.

RECOMMENDATION Cut out damage and replace or reinforce structurally weakened timbers with common construction grade lumber. Custom lumber will be an extra charge of \$75.00 and up. Americana Termite Co., Inc. cannot guarantee that replaced wood members (especially common construction grade lumber) will be the exact size as the original wood members. If damage is discovered to extend beyond the visible and/or accessible areas described, a reinspection report will be made and any additional costs will be given. Any questions regarding additional charges, must be directed to Americana Termite Co., Inc. 48 hours prior to scheduled work. Americana Termite Co., Inc. is not responsible or liable for concealed service wires (cable, television, computer or telephone), electrical wires, gas or plumbing lines or any stationary glass which may be cut, cracked or hit during wood replacement or repairs. Cost of such repairs must be born by owners of the property, and under separate contracts by others. (Caulking, sanding, priming and painting are not included)

***** This is a Section 1 Item *****

NOTE Timbers which are not structurally weakened will be repaired with a wood filler. (Caulking, sanding, priming and painting are not included)

NOTE Although the roofing material will be removed or pulled back to cut out damaged timbers and patched, Americana Termite Co., Inc. gives no guarantee for the life expectancy of the roof in this area, nor is it licensed to do so.

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11. Other - Exteriors:

ITEM 10 Dryrot & drywood termite damage noted to the corner trim, as indicated on diagram.

RECOMMENDATION Cut out damage and replace or reinforce structurally weakened timbers with common construction grade lumber. Custom lumber will be an extra charge of \$75.00 and up. Americana Termite Co., Inc. cannot guarantee that replaced wood members (especially common construction grade lumber) will be the exact size as the original wood members. If damage is discovered to extend beyond the visible and/or accessible areas described, a reinspection report will be made and any additional costs will be given. Any questions regarding additional charges, must be directed to Americana Termite Co., Inc. 48 hours prior to scheduled work. Americana Termite Co., Inc. is not responsible or liable for concealed service wires (cable, television, computer or telephone), electrical wires, gas or plumbing lines or any stationary glass which may be cut, cracked or hit during wood replacement or repairs. Cost of such repairs must be born by owners of the property, and under separate contracts by others. (Caulking, sanding, priming and painting are not included)

***** This is a Section 1 Item *****

ITEM 11 Drywood termite damage noted to the wood trim on the 3rd floor, as indicated on diagram.

RECOMMENDATION Cut out damage and replace or reinforce structurally weakened timbers with common construction grade lumber. Custom lumber will be an extra charge of \$75.00 and up. Americana Termite Co., Inc. cannot guarantee that replaced wood members (especially common construction grade lumber) will be the exact size as the original wood members. If damage is discovered to extend beyond the visible and/or accessible areas described, a reinspection report will be made and any additional costs will be given. Any questions regarding additional charges, must be directed to Americana Termite Co., Inc. 48 hours prior to scheduled work. Americana Termite Co., Inc. is not responsible or liable for concealed service wires (cable, television, computer or telephone), electrical wires, gas or plumbing lines or any stationary glass which may be cut, cracked or hit during wood replacement or repairs. Cost of such repairs must be born by owners of the property, and under separate contracts by others. (Caulking, sanding, priming and painting are not included)

***** This is a Section 1 Item *****

NOTE Timbers which are not structurally weakened will be repaired with a wood filler. (Caulking, sanding, priming and painting are not included)

ITEM 12 Dryrot & drywood termite damage noted the facia siding north side of the 3rd story of property, as indicated on diagram.

RECOMMENDATION Cut out damage and replace structurally weakened timbers with common construction grade lumber. Americana Termite Co., Inc. cannot guarantee that replaced wood members will the the exact size as the original. A price for custom lumber (\$75 and up) can be quoted, but owner or authorized agent must contact Americana Termite Co., Inc. at least 72 hours prior to the scheduled date of work to obtain a quote and order custom lumber. **NOTE** Because the extent of replacements will not be known until crewmen expose second story timbers, additional replacements or costs may apply. Further authorization from the owner or the authorized agent, will be needed at such time.

***** This is a Section 1 Item *****

NOTE Second & 3rd story timbers were visually inspected from the ground level. However, the field representative from Americana Termite Co., Inc. did not probe, scrape, or climb upon roof to expose any hidden infestation, infection, or damage.

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11. Other - Exteriors:

NOTE: Scaffolding will be needed to do 3rd story repairs. A quote will be given when requested by parties of interest.

There are inaccessible areas in the enclosed eaves & rafters to the southside 3rd story due to construction. No recommendation is being made to make accessible as it is not practical to do so.

ITEM 13 Dryrot damage noted the eaves on 3rd story of property rear corner, as indicated on diagram.

RECOMMENDATION Cut out damage and replace structurally weakened timbers with common construction grade lumber. Americana Termite Co., Inc. cannot guarantee that replaced wood members will be the exact size as the original. A price for custom lumber (\$75 and up) can be quoted, but owner or authorized agent must contact Americana Termite Co., Inc. at least 72 hours prior to the scheduled date of work to obtain a quote and order custom lumber. NOTE Because the extent of replacements will not be known until crewmen expose second story timbers, additional replacements or costs may apply. Further authorization from the owner or the authorized agent, will be needed at such time.

***** This is a Section 1 Item *****

NOTE Although the roofing material will be removed or pulled back to cut out damaged timbers and patched, Americana Termite Co., Inc. gives no guarantee for the life expectancy of the roof in this area, nor is it licensed to do so.

This company will reinspect repairs done by others within four months of the original inspection. A charge, if any, can be no greater than the original inspection fee for each reinspection. The reinspection must be done within ten (10) working days of request. The reinspection is a visual inspection and if inspection of concealed areas is desired, inspection of work in progress will be necessary. Any guarantees must be received from parties performing repairs.

NOTE Americana Termite Co., Inc. reserves the right to settle any controversy or claim through court or small claims court (depending on the amount due). Parties refusing payment will be subject to a lawsuit, including attorney fees, court costs, document service fees, etc.

THE EXTERIOR SURFACE OF THE ROOF WILL NOT BE INSPECTED BY AMERICANA TERMITE CO., INC. OWNER OR AUTHORIZED AGENT MUST CONTACT A LICENSED ROOFING CONTRACTOR IF HE OR SHE WANTS THE WATER TIGHTNESS OF THE ROOF DETERMINED.

NOTE BUYER/OWNER UNDERSTANDS THERE ARE POTENTIALLY MINOR ADJUSTMENTS OR SERVICE ISSUES AT THE END OF THE TREATMENT AND/OR REPAIRS, AS PER OUR REPORT. IF THIS SHOULD OCCUR, A MAXIMUM OF 5% OF THE JOB AMOUNT CAN BE WITHHELD FROM THE FINAL PAYMENT UNTIL THE COMPLETION OF THE SERVICE ITEM(S).

NOTE The charge for service that this company subcontracts to another registered company may include the company's charges for arranging and administering such services that are in addition to the direct costs associated with paying the subcontractor. You may accept Americana Termite Co., Inc.'s bid or you may contract directly with another registered company licensed to perform the work. If you choose to contract directly with another registered company Americana Termite Co., Inc. will not in any way be responsible for any act or omission in the performance of work that you directly contract with another to perform.

<< IMPORTANT >>

THE UNIT INDICATES TONER IS EMPTY.
THE UNIT WILL STORE THE DOCUMENTS INTO MEMORY TO AVOID FAINT PRINT
FOR FAX RECEPTION.

<< IMPORTANT >>

TONER IS EMPTY. PLEASE BUY REPLACEMENT.
TO PURCHASE, CONTACT YOUR LOCAL DEALER.

FOR FAX ADVANTAGE ASSISTANCE, PLEASE CALL 1-800-HELP-FAX(435-7329).

AMERICANA TERMITE CO., INC.

1711 E. 20th Street, Signal Hill, CA 90806
Ph: (562) 494-6737 or (714) 638-4919
(562) 985-0252 Fax

WORK AUTHORIZATION CONTRACT

Address of Property: 646 Nabrasnka (8units), Long Beach CA 90804
Inspection Date: 8/1/2005
Report #: 250950
Title Co. & Escrow #: Escrow #

- | | |
|---------------------------|--------------|
| 1: NOT DOING (FUMIGATION) | 7: \$100.00 |
| 1A: \$1200.00 (SECONDARY) | 8: SEE #1 |
| 2: \$150.00 | 8A: SEE #1A |
| 3: \$250.00 | 9: \$125.00 |
| 4: SEE #1 | 10: \$50.00 |
| 4A: SEE #1A | 11: \$500.00 |
| 5: SEE #1 | 12: \$500.00 |
| 5A: SEE #1A | 13: \$150.00 |
| 6: \$100.00 | |

COST OF ITEMS 1A, 2, 3, 4A, 5A, 6, 7, 8A, 9, 10, 11, 12, 13 = REGULAR PRICE \$3525.00 -VS- DISCOUNT PRICE \$3125.00 (SECONDARY LOCAL TREATMENT)

We Authorized the Following Items to be Performed.

Proposed Cost: \$3125.00
Total: \$3125.00

Infestations or infections may be active in areas without visible and accessible evidence. If parties in interest desire information about areas that were not inspected, a further inspection may be performed at an additional cost. Carpets, furniture or appliances are not moved and windows are not opened during a routine inspection.

Wall paper, stain, interior and exterior sanding, priming or painting are excluded from Americana Termite Co., Inc.'s contract. Upon request and with an additional charge, new wood exposed to weather elements may be primed.

MOLD DISCLAIMER: There may be health related issues associated with the structural repairs reflected in the inspection report referenced by this Work Authorization Contract. These health issues include but are not limited to the possible release of mold spores during the course of repairs. We are not qualified to and do not render any opinion concerning such health issues or any special precautions. Any questions concerning health issues or any special precautions to be taken prior to or during the course of such repairs should be directed to a Certified Industrial Hygienist before any such repairs are undertaken.

BY EXECUTING THIS WORK AUTHORIZATION CONTRACT, CUSTOMER ACKNOWLEDGES THAT HE OR SHE HAS BEEN ADVISED OF THE FOREGOING AND HAS HAD THE OPPORTUNITY TO CONSULT WITH A QUALIFIED PROFESSIONAL.

I have read this work authorization contract and the WDO inspection report it refers to.

SIGNED WORK AUTHORIZATION CONTRACT MUST BE RECEIVED BEFORE WORK WILL BE SCHEDULED.

I have read and understand the terms of this work authorization contract and hereby agree to all terms thereof.

APPROVED AND READ BY:

DATE

ACCEPTED FOR:

DATE

AMERICANA TERMITE CO., INC.

AMERICANA TERMITE CO., INC.
 1711 E. 20th Street, Signal Hill, CA 90806
 Ph: (562) 494-6737 or (714) 638-4919
 (562) 985-0252 Fax

WORK AUTHORIZATION CONTRACT

Address of Property: 646 Nabrasca (8units), Long Beach CA 90804
 Inspection Date: 8/1/2005
 Report #: 250950
 Title Co. & Escrow #: Escrow #

CUSTOMER INFORMATION

The total amount of this contract is due and payable upon completion of the work listed above unless otherwise specified. Only the work specified in the contract will be done at this time according to owner's authorization. ANY WORK PERFORMED WILL BE THE FINANCIAL RESPONSIBILITY OF THE PARTY ORDERING THE INSPECTION REPORT, IN THE EVENT OF A CANCELLED ESCROW OR LISTING.

Work completed (LABOR) by operator shall be guaranteed for a period of one year from completion. Local chemical treatments are guaranteed for one year and only includes the visible and accessible areas treated.

Customer agrees to hold company harmless for any damage which may occur to plant life, wiring, trees, vines, pets, tile roofs, aged roofs, plumbing leaks, gas leaks, or changes beyond control of the company which may occur during the performance of this work. If payment is not remitted, reasonable attorney's fees and costs of collection shall be paid by the owner, whether suit be filed or not. A SERVICE CHARGE OF 1-1/2 PERCENT, PER MONTH WILL BE CHARGED ON ALL BALANCES OVER (30) DAYS. THE 1-1/2 PERCENT, PER MONTH EQUALS 18 PERCENT PER ANNUM ON UNPAID BALANCES.

All repairs performed by others must be reinspected by Americana Termite Co., Inc. and a confirmation of work completed will be listed on a reinspection report, separate from the certification. Any repairs completed by others must be guaranteed by parties completing that work. This firm does not make statements concerning workmanship. Workmanship is only determinable by those paying for or receiving those services.

If additional or more extensive damage is found at the time of repairs, a supplemental report will be given along with a bid for any other corrections that may be necessary.

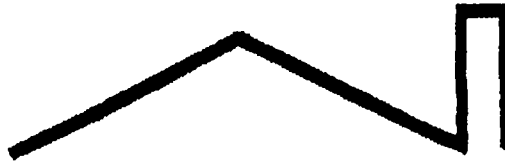
A reinspection of specific items on the report or of any other conditions pertaining to this structure can be done at an ADDITIONAL COST. The reinspection must be done within (4) months of the original inspection report.

Inspectors are not equipped with 16 foot ladders; therefore, all properties two stories or taller will not be inspected at the second story timbers unless requested. However, second story timbers will be inspected visually from the ground level. No probing, scraping or climbing on the roof to expose hidden infestation, infection or damage will be done.

NOTICE TO PROPERTY OWNERS: Pursuant to Section 7018 of the California Contractors License Law, Business & Professional Code Div. 3, Chap. 9 states that under the Mechanic's Lien Law any contractor, subcontractor, laborer, supplier or other person who helps to improve your property but is not paid for his work or supplies has a right to enforce a claim against your property. This means that, after a court hearing, your property could be sold by the court officer and the proceeds of the sale used to satisfy the indebtedness. This can happen even if you have paid your own contractor in full, if the subcontractor, laborer, or supplier remains unpaid. **NOTE: Inspection fee is billed separately above any work costs**

(ADDITIONAL INFORMATION CONTINUED ON PAGE TWO)

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Long Beach Roofing, Inc.

NOTICE OF COMPLETION

This is official notice that all work performed at 646 Nebraska Ave. Long Beach, CA has been completed. All punch list items have been completed and no further work is necessary.

Dated this 2nd of April of 2004
Day Month Year

Mike Walker/g

Signature

Mike Walker
Print Name

Sales Manager
Title

Long Beach Roofing Inc.

2827 E. 14th St.
 Long Beach, CA 90804-2431
 Phone # (562)439-6801
 Fax # (562)439-8771

Invoice

Date	Invoice #
3/31/2004	3581

Bill To
RRD Properties P.O. Box 15163 Whittier, CA 90605-5163

P.O. No.	Terms	Project
	Due on Completion	

Quantity	Description	Rate	Amount
1	Reroof apartment building with a premium 30 year dimensional fiberglass composition shingle at 646 Nebraska Ave., Long Beach. Per contract dated March 2, 2004	5,600.00	5,600.00
Thank You for Your Business!		Total	55,600.00

Long Beach Roofing Inc.

State Contractors License No. 618686
3827 E. 14th Street
Long Beach, California 90804
Phone: (562)439-6801 Fax: (562)439-8771

Date March 2, 2004

Name RRD Properties Attn: Rick
Address Fax bid 909-820-7537

Location 648 Nebraska Ave. Long Beach, CA

Type of Work Reroof apartment with premium 30 year dimensional fiberglass composition shingles.
(Excluding one story roof area)

Salesman Mike Walker

For the Sum of \$ 5,600.00

Thank You for the opportunity to submit our recommendations and proposal for your roofing needs at the above location. After our inspection, we recommend the system described below.

1. Replace bad sheathing boards at an additional rate of \$2.00 per sq. ft. for COX plywood, \$3.25 per sq. ft. for 1x6 or 1x8 boards, \$4.50 per sq. ft. for fascia board.
2. Apply 3-way metal on eaves and gable ends.
3. All roofing material is nailed with shingle nails.
4. Reseal all roof vent and pipe flashings.
5. Reroof with premium 30 year fiberglass composition shingles with a double course along the eaves.
6. Color of owner's choice.
7. Use standard hip & ridge on hips and ridges
8. Clean up and haul away all debris.
9. Long Beach Roofing uses only high quality, American made roof products.
10. All work to be performed in strict accordance with National Roofing Contractors Association installation specifications.
11. This job comes with a 10 year labor warranty.

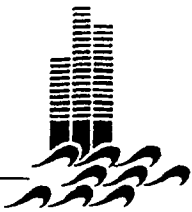
Terms: Immediately due on day of completion (unless previous arrangements have been made)
Due to our liability in asphalt roofs, the above work in this contract applies only if signed within 30 days. Long Beach Roofing agrees to carry Liability and Workman Compensation Insurance. Long Beach Roofing agrees that, at any time within the Purchase is not in default in payment hereunder, we will guarantee that upon completion of the work, should a leak occur in the roof covered by this agreement (except COATING and REPAIR JOBS) through faulty workmanship or material, we will repair the same free of charge for a period of 10 years. Inletwe; will be charged at the rate of 18% per annum on delinquent payments

If agreement is acceptable, please sign and return one copy.


Buyer

3-2-04
Date


Long Beach Roofing



CITY OF LONG BEACH

DEPARTMENT OF PLANNING AND BUILDING

333 West Ocean Boulevard - 5th Floor • Long Beach, CA 90802

(562) 570-6194

FAX (562) 570-6068

APPLICATION FOR APPEAL

*Rec'd
Chm 11/10/05*

An appeal is hereby made to Your Honorable Body from ^{the} the decision of the
() Zoning Administrator on the 3 day of NOV. 2005
() Planning Commission

APPELLANT: DANIEL L. ROSENBERG

APPLICANT: KEITH COVINGTON

Project address: 646 NEBRASKA AVE

Permits requested: APPROVAL OF TENTATIVE TRACT MAP
063564 TO CONVERT EIGHT (8) RESIDEN
DWELLING UNITS INTO CONDOMINIUMS

Project description: _____

Reason for appeal: VIOLATIONS OF DUE PROCESS
AT NOV. 3 HEARING; FAILURE OF APPLICANT
AND CITY TO FULLY REVEAL RELEVANT FACTS, ETC

Your appellant herein respectfully requests that Your Honorable Body reject the decision of the ()
Zoning Administrator or () Planning Commission and () approve or () deny this application. ^{ET}

Signature of Appellant: Daniel L. Rosenberg

Print name of Appellant: DANIEL L. ROSENBERG

Mailing Address: 1325 E. 7th St, #9, LONG BEACH, CA 90813

Phone No. (562) 591-5793

Note: Please be sure to review the filing instructions on the reverse side of this form. A filing fee may be required.

=====STAFF USE ONLY=====

Counter Staff: _____ Case No. _____ Date: _____

Filing Fee Required: () Yes () No Application complete: () Yes () No