

**COMMUNITY INVESTMENT FOR FAMILIES DEPARTMENT  
CITY OF LOS ANGELES**

**SUBRECIPIENT RELEASE**

Pursuant to the terms of Agreement No. \_\_\_\_\_ and in consideration of the  
sum of \_\_\_\_\_ dollars/cents, \$ \_\_\_\_\_,  
*(Total accrued  
expenditures)*  
*(Dollars/Cents)*

Which has been, or is to be paid under the said Agreement to:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
*(Subrecipient's Name and Address)*

hereafter called the Sub recipient or to its assignees, if any, the Subrecipient upon  
payment of the said sum by the Community Investment for Families Department, City of  
Los Angeles, hereafter, called the City, does remit, release, and discharge the City, its  
officers, agents and employees, of and from all liabilities, obligations, claims, and  
demand whatsoever under or rising from the said Agreement.

**IN WITNESS WHEREOF**, this release has been executed this \_\_\_\_\_ day of  
\_\_\_\_\_, \_\_\_\_\_.

Subrecipient's Authorized Representative

\_\_\_\_\_  
*Name*

\_\_\_\_\_  
*Signature*

\_\_\_\_\_  
*Title*

**COMMUNITY INVESTMENT FOR FAMILIES DEPARTMENT  
CITY OF LOS ANGELES**

**SUBRECIPIENT'S ASSIGNMENT OF REFUNDS, REBATES AND CREDITS**

Subrecipient Name: \_\_\_\_\_

Street Address: \_\_\_\_\_ Agreement No.: \_\_\_\_\_

City, State & Zip: \_\_\_\_\_, CA \_\_\_\_\_

Pursuant to the terms of Agreement No. \_\_\_\_\_, and in consideration of the reimbursement of costs and payment of fee, as provided in the said agreement and any assignment there under, the \_\_\_\_\_

*(Subrecipient's Name)*

(hereafter called the Subrecipient), does hereby:

- ☐ Assign, transfer, set over and release to the Community Investment for Families Department, City of Los Angeles (hereafter called the City), all right, title, and interest thereon, arising out of the performance of said Agreement together with all the rights of action accrued or hereafter accrue there under.
- ☐ Agree to take whatever action may be necessary to effect prompt collection of all such refunds, rebates, credits, or other amounts (including any interest thereon), due or which may become due, and to forward promptly to the City checks (made payable to the City of Los Angeles), for all proceeds so collected. The reasonable cost of any such action to effect collection shall constitute allowable costs and may be applied to reduce any amounts otherwise payable to the City under the terms thereof.
- ☐ Agree to cooperate fully with the City as to any claims or suit in connection with such refunds, rebates, credits, or other amounts due (including any interest thereon); to execute any protest, pleading, application, power of attorney, or other papers in connection therewith; and to permit the City to represent it at any hearing, trial or other proceeding arising out of such claim or suit.

IN WITNESS WHEREOF, this assignment has been executed on this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
*Subrecipient*

\_\_\_\_\_  
*By: Name*

\_\_\_\_\_  
*Signature*

\_\_\_\_\_  
*Title*

Employment ID No. \_\_\_\_\_

**CONTRACT CLOSEOUT TAX CERTIFICATION**

In the performance of Agreement No. \_\_\_\_\_, I certify that I have complied with the requirements of the law, and the Community Investment for Families Department, City of Los Angeles, regarding the obtaining of employer identification/account numbers, collection, payment, deposit, and reporting of Federal, State and local taxes and the provision of W-2 forms to employees/enrollees who are not now my employees. For present employees/enrollees, formerly employed under the award, W-2 forms will be furnished as specified in Circular E of the Employers' Tax Guide.

IN WITNESS WHEREOF, this assignment has been executed this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
*Subrecipient*

\_\_\_\_\_  
*Address*

\_\_\_\_\_  
*Signature*

\_\_\_\_\_  
*Title*

CITY OF LOS ANGELES  
CALIFORNIA



ERIC GARCETTI  
MAYOR

# CERTIFICATE OF OCCUPANCY

<u>OWNER</u> <b>RIDEON LA/ C/O BRYAN MCQUEENEY</b>  <b>10860 TOPANGA CANYON BLVD</b> <b>LOS ANGELES CA</b>	<b>91311</b>	No building or structure or portion thereof and no trailer park or portion thereof shall be used or occupied until a Certificate of Occupancy has been issued thereof.	
		Section 91.109.1 LAMC	
		CERTIFICATE: BY: <b>HENRY L BAGHDASSARIAN</b>	Issued-Valid <b>06/28/2016</b>
		<b>GREEN - MANDATORY</b>	

SITE IDENTIFICATION  
ADDRESS: **10860 N TOPANGA CANYON BLVD 91311**

LEGAL DESCRIPTION						
TRACT	BLOCK	LOT(s)	ARB	CO. MAP REF #	PARCEL PIN	APN
TR 2771		LT D	1	M B 27-95	210B101 77	2722-004-015

This certifies that, so far as ascertained or made known to the undersigned, the vacant land, building or portion of building described below and located at the above address(es) complies with the applicable construction requirements (Chapter 9) and/or the applicable zoning requirements (Chapter 1) of the Los Angeles Municipal Code for the use and occupancy group in which it is classified and is subject to any affidavits or building and zoning code modifications whether listed or not.

**COMMENT** NEW 1 STORY, TYPE V-B, 84.25' X 41.25', A-3 / B OCCUPANCY COMMUNITY CENTER BUILDING WITH AN ATTACHED PATIO COVER.

<u>USE</u>	<u>PRIMARY</u>	<u>OTHER</u>
	Community Center operated by p	(-) None

**PERMITS**

12010-20000-01008 | 12010-30001-01008 | **DEPARTMENT OF BUILDING AND SAFETY**

<b><u>STRUCTURAL INVENTORY</u></b>		
<b>ITEM DESCRIPTION</b>	<b>CHANGED</b>	<b>TOTAL</b>
<b>Floor Area (ZC)</b>	<b>2540 Sqft</b>	<b>2540 Sqft</b>
<b>Height (ZC)</b>	<b>20.2 Feet</b>	<b>20.2 Feet</b>
<b>Length</b>	<b>84.25 Feet</b>	<b>84.25 Feet</b>
<b>Stories</b>	<b>1 Stories</b>	<b>1 Stories</b>
<b>Type V-B Construction</b>		
<b>Width</b>	<b>41.25 Feet</b>	<b>41.25 Feet</b>
<b>A3 Occ. Group</b>	<b>1265 Sqft</b>	<b>1265 Sqft</b>
<b>A3 Occ. Load</b>	<b>84 Max Occ.</b>	<b>84 Max Occ.</b>
<b>B Occ. Group</b>	<b>1385 Sqft</b>	<b>1385 Sqft</b>
<b>Parking Req'd for Bldg (Auto+Bicycle)</b>	<b>19 Stalls</b>	<b>19 Stalls</b>
<b>Parking Req'd for Site (Auto+Bicycle)</b>	<b>19 Stalls</b>	<b>35 Stalls</b>
<b>Provided Disabled for Site</b>	<b>3 Stalls</b>	<b>5 Stalls</b>
<b>Provided Standard for Site</b>	<b>-3 Stalls</b>	<b>30 Stalls</b>
<b>Total Provided Parking for Site</b>	<b>-3 Stalls</b>	<b>35 Stalls</b>



**APPROVAL**

CERTIFICATE NUMBER: 111027

BRANCH OFFICE: VN

COUNCIL DISTRICT: 12


BUREAU: INSPECTN

DIVISION: BLDGINSP

STATUS: CofO Issued

STATUS BY: HENRY L BAGHDASSARIAN

STATUS DATE: 06/28/2016



APPROVED BY: HENRY L BAGHDASSARIAN

EXPIRATION DATE:

**PERMIT DETAIL**

PERMIT NUMBER <b>12010-20000-01008</b>	PERMIT ADDRESS <b>10860 N Topanga Canyon Blvd</b>	PERMIT DESCRIPTION <b>NEW 1-STORY COMMUNITY CENTER W/ 11'9 1/2" X 36'5" ATTACHED PATIO COVER.</b>	STATUS - DATE - BY <b>CofO Issued - 06/28/2016 HENRY L BAGHDASSARIAN</b>
<b>12010-30001-01008</b>	<b>10860 N Topanga Canyon Blvd</b>	Suppl. permit tto 12010-20000-01008 to revise building separation from 17'2" to 14' 8 1/2".	Permit Finaled - 06/28/2016 <b>ROBERT A COLE</b>

**PARCEL INFORMATION**

Area Planning Commission: North Valley	Bldg. Line: -99	Census Tract: 1132.11
Certified Neighborhood Council: Chatsworth	Community Plan Area: Chatsworth - Porter Ranch	Council District: 12
District Map: 210B101	Earthquake-Induced Liquefaction Area: Yes	Energy Zone: 9
Fire District: VHFHSZ	High Wind Area: YES	Hillside Grading Area: YES
LADBS Branch Office: VN	Lot Cut Date: 10/14/1955	Lot Size: IRR
Lot Type: Interior	Near Source Zone Distance: 5.9	School Within 500 Foot Radius: YES
Thomas Brothers Map Grid: 500-A3	Zone: A2-1	

**PARCEL DOCUMENT**

Ordinance (ORD) ORD-109010	Zoning Administrator's Case (ZA) ZA-2008-4496-CU-ZV-ZAA	Zoning Information File (ZI) ZI-1732 Council Off. Notific. (Rock Out-Croppings)
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**CHECKLIST ITEMS**

Attachment - Owner-Builder Declaration	Attachment - Plot Plan	Fabricator Reqd - Glued-Laminated Timber
Special Inspect - Structural Observation	Std. Work Descr - Seismic Gas Shut Off Valve	

**PROPERTY OWNER, TENANT, APPLICANT INFORMATION**

<u>OWNER(S)</u>			
Rideon La/ C/O Bryan Mcqueeney	10860 Topanga Canyon Blvd	LOS ANGELES CA 91311	(818) 378-0963
Rideon La/ C/O Bryan Mcqueeney	10860 Topanga Canyon Blvd	LOS ANGELES CA 91311	
<u>TENANT</u>			

APPLICANT

Relationship:

**BUILDING RELOCATED FROM:****(C)ONTRACTOR, (A)RCHITECT & (E)NGINEER INFORMATION**

NAME	ADDRESS	CLASS	LICENSE #	PHONE #
(A) Pugh, David Gwynne	2800 28th Street #171, Santa Monica, CA 90405	NA	C14937	(310) 396-4540
(E) Pugh, David Gwynne	2525 Michigan Ave F-1, Santa Monica, CA 90404	NA	C33452	(310) 396-4540
(O) , Owner-Builder	,	NA	0	

**SITE IDENTIFICATION-ALL**ADDRESS:

10860 N TOPANGA CANYON BLVD 91311

**LEGAL DESCRIPTION-ALL**

<u>TRACT</u>	<u>BLOCK</u>	<u>LOT(s)</u>	<u>ARB</u>	<u>CO.MAP REF #</u>	<u>PARCEL PIN</u>	<u>APN</u>
TR 2771		LT D	1	MB 27-95	210B101 77	2722-004-015

SAMPLE

RECORDING REQUESTED BY:

AND WHEN RECORDED MAIL TO:

A.P.N.:                      Order No.:                      Escrow No.:

SPACE ABOVE FOR RECORDER'S USE ONLY

## NOTICE OF COMPLETION

### NOTICE IS HEREBY GIVEN THAT:

1. The undersigned is OWNER or agent of the OWNER of the interest or estate stated below in the property hereinafter described.
2. The FULL NAME of the OWNER is \_\_\_\_\_.
3. The FULL ADDRESS of the OWNER is \_\_\_\_\_.
4. The NATURE OF THE INTEREST or ESTATE of the undersigned is: \_\_\_\_\_ in fee.
5. The FULL NAMES and FULL ADDRESSES of ALL PERSONS, if any, WHO HOLD SUCH INTEREST or ESTATE with the undersigned as JOINT TENANTS or as TENANTS IN COMMON are:

Name:	Address:
Name:	Address:
Name:	Address:
Name:	Address:

6. The full names and full addresses of the predecessors in interest of the undersigned if the property was transferred subsequent to the commencement of the work of improvement herein referred to:

Name:	Address:
Name:	Address:
Name:	Address:
Name:	Address:

7. A work of improvement on the property hereinafter described was COMPLETED \_\_\_\_\_.
8. The work of improvement completed is described as follows:
9. The NAME OF THE ORIGINAL CONTRACTOR, if any, for such work of improvement is: \_\_\_\_\_.
10. The street address of said property is:
11. The property on which said work of improvement was completed is in the City of \_\_\_\_\_, County of \_\_\_\_\_, State of California, and is described as follows:

Date:

\_\_\_\_\_  
(Signature of Owner or agent of owner)

Verification for INDIVIDUAL owner : I, the undersigned, declare under penalty of perjury under the laws of the State of California that I am the owner of the aforesaid interest or estate in the property described in the above notice; that I have read said notice, that I know and understand the contents thereof, and that the facts stated therein are true and correct.

Date: \_\_\_\_\_  
(Signature of owner named in Paragraph 2)

Place:

Verification for NON-INDIVIDUAL owner : I, the undersigned, declare under penalty of perjury under the laws of the State of California that I am the ("PRESIDENT, PARTNER, MANAGER, AGENT, ETC.") of the aforesaid interest or estate in the property described in the above notice; that I have read the said notice, that I know and understand the contents thereof, and that the facts stated therein are true and correct.

Date: \_\_\_\_\_  
(Signature of person signing on behalf of owner)

Place:



**COMMUNITY  
INVESTMENT  
FOR FAMILIES  
DEPARTMENT**  
*Paths to Prosperity*



ERIC GARCETTI, MAYOR  
ABIGAIL R. MARQUEZ, GENERAL MANAGER

August 15, 2022

Mark Wilson, President & CEO  
Coalition for Responsible Community Development  
3101 S. Grand Ave  
Los Angeles, CA 90007

**RE: CRCD ENTERPRISES JOB TRAINING SITE, CONTRACT NO. C-127416 & C-135992;  
HIMS NO. 15-123108 PROJECT**

Dear Mr. Wilson,

Congratulations on the completion of the CRCD Enterprises Job Training Site project. We received the final Certificate of Occupancy permit, which closes the construction phase of this project.

In accordance with your contract, this project is being transitioned to the Service Payback Section, which will monitor the service repayment and the continued use of the facility to ensure your agency meets the federal objective of serving low to moderate income persons. Monitoring is conducted on a quarterly basis through desk review, site visit, and submission of a Quarterly Participant and Maintenance Report.

A program monitor will contact you soon to schedule an orientation meeting during which the service repayment (post construction project) monitoring will be explained. Should you have any questions regarding post-construction project requirements, please contact

Sincerely,

Digitally signed by Julie  
O'Leary  
Date: 2022.08.15 09:49:57  
JULIE O'LEARY, Director  
Consolidated Planning Division

JO:JM

cc: Daniel Oh