



PLANNING COMMISSION AGENDA REPORT

VI.3

MEETING DATE: MAY 27, 2008

ITEM NUMBER:

**SUBJECT: PLANNING APPLICATION PA-07-10 AND PARCEL MAP PM-07-108
3028 COOLIDGE AVENUE**

DATE: MAY 15, 2008

FOR FURTHER INFORMATION CONTACT: MEL LEE, AICP SENIOR PLANNER (714) 754-5611

DESCRIPTION

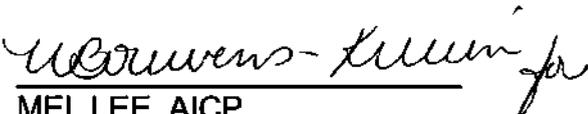
The applicants propose to convert a three-unit apartment building into three "for-sale" condominiums that will be held together as a common interest development; the proposed parcel map will allow each unit to be sold individually.

APPLICANT

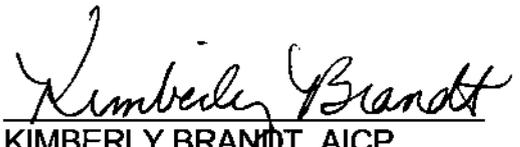
The applicants are Michael and Mary Hoferer, who are also the owners of the property.

RECOMMENDATION

Approve by adoption of Planning Commission resolution, subject to conditions.



MEL LEE, AICP
Senior Planner



KIMBERLY BRANDT, AICP
Asst. Development Services Director

PLANNING APPLICATION SUMMARY

Location: 3028 Coolidge Avenue Application: PA-07-10/PM-07-108

Request: Convert a three-unit apartment building into three "for-sale" condominiums with a parcel map to allow each unit to be sold individually

SUBJECT PROPERTY:

SURROUNDING PROPERTY:

Zone:	<u>R2-MD</u>	North:	<u>Surrounding properties are</u>
General Plan:	<u>Medium Density Residential</u>	South:	<u>zoned residential</u>
Lot Dimensions:	<u>50 FT x 120 FT</u>	East:	<u>and contain</u>
Lot Area:	<u>6,000 SF</u>	West:	<u>residences.</u>
Existing Development:	<u>Two-story triplex with three-car garage and two open parking spaces</u>		

DEVELOPMENT STANDARD COMPARISON

<u>Development Standard</u>	<u>Required/Allowed</u>	<u>Proposed/Provided</u>
Lot Size:		
Lot Width	100 FT	
Lot Area	12,000 SF	
Density:		
Zone	1 du/3,630 SF	
General Plan	1 du/3,630 SF	
Building Coverage:		
Buildings	NA	2,188 SF (36%)
Paving	NA	588 SF (10%)
Open Space	2,400 SF (40%) New Development 1,800 SF (30%) Conversions (2)	3,224 SF (54%)
TOTAL		6,000 SF (100%)
Building Height:		
Building Height	2 Stories 27 FT	2 Stories, 20 FT, 6 IN
Private Open Space	10 FT min. dim.	15 FT
Private Storage	200 CU FT/unit	200 CU FT/unit
Setbacks		
Front	20 FT	25 FT
Side (left/right)	5 FT/ 5 FT (1 Story) 10 FT Avg. (2 Story)	10 FT/ 15 FT (Both Stories)
Rear (Alley)	5 FT	5 FT
Parking:		
Covered	3 (New Development and Conversions)	3
Open	7 (New Development) 5 (Conversions) (2)	2
TOTAL	10 Spaces (New Development) 8 Spaces (Conversions) (2)	

NA = Not Applicable or No Requirement

(2) See Background section of staff report for discussion of conversion requirements.

CEQA Status Exempt, Class 1 (Existing Facilities)

Final Action Planning Commission

BACKGROUND

The property is located in the "Coolidge Avenue/Fillmore Way" neighborhood, which contains 58 triplexes, for a total of 174 units. The triplexes were constructed in the 1960s, with each unit containing two bedrooms and one to two bathrooms. Every triplex has alley access at the back of its respective property where originally a three-car garage and three open parking spaces were located, for a total of six parking spaces per property. However in 2005, City Council adopted a new property maintenance standard that mandates the screening of trash bins and dumpsters from public view, even if it results in the loss on onsite parking spaces and/or landscaping.

In this neighborhood, the only practical location to screen a trash dumpster or trash bins is in one of the existing open parking spaces located adjacent to the alley. Therefore, as you will note in the site photographs, this property has a new trash enclosure and only two open parking spaces, for a total of five onsite spaces.

This is the second request for a condominium conversion in this neighborhood. In October 2006, Commission approved PA-06-43 and PM-06-217, for the triplex located at 3005 Coolidge Avenue, located south of this application. The upgrades to the triplex have been completed and all three units are occupied, however, the map has not been recorded, so the units continue to be rented.

In January 2007, the applicants obtained permits from the Building Safety Division to remodel and upgrade the units. The upgrades included new electrical and plumbing fixtures, drywall work to walls and ceilings, new doors and windows, new wall furnaces, and site landscaping. The applicant's letter summarizing the upgrades to the property is attached to this report for reference.

In April 2007, the applicants submitted a condominium conversion application. Subsequently, staff deemed the application incomplete. The applicants did not immediately move forward with submitting the remainder of the information for their application because the remodel was still ongoing; work was completed in early 2008. The units were recently reoccupied, and the property owner notified the new tenants of the pending conversion application as part of the lease agreement.

The application was submitted prior to Council's adoption of a moratorium on residential condominium conversion applications and Council's adoption of the revised standards in September 2007. In conjunction with the adoption on the new standards, Council exempted any application that was in "process" from the new conversion standards; therefore, the new standards do not apply to this project.

ANALYSIS

Although the project is exempt from the new condominium conversions standards, staff has provided an analysis comparing the project to the previous and new conversion standards.

Comparison to Previous Conversion Standards

Prior common interest development conversions were, and still are, required to comply with development standards above those for apartments, including the following:

- Minimum 10-foot by 10-foot private open space dimension for each unit;
- On-site lighting

The project exceeds the private open space dimension requirement (a 15-foot minimum dimension is provided for each unit) and onsite lighting is provided. Staff notes that the previous conversion standards did not require nonconforming parking to be brought into compliance with current parking requirements.

Comparison to New Conversion Standards

New common interest development conversions are required to comply with the following development standards:

- 30% open space minimum;
- 2.5 parking spaces per unit, with a minimum of one covered space for each unit.

The project exceeds the open space requirement (54% open space provided); however, it does not comply with onsite parking requirements for conversions (8 onsite parking spaces required, 5 onsite parking spaces provided). Because the site is legal nonconforming as it pertains to parking, and because the submittal predates the recently adopted conversion requirements, the project is not required to comply with the current parking requirement for condominium conversions.

As indicated earlier, Commission approved a similar conversion for a three-unit apartment building at 3005 Coolidge Avenue. A comparison of the two conversion requests is summarized in the table below.

Development Standard	Code Requirement for conversions	3028 Grand Avenue (PA-07-10/PM-07-108)	3005 Coolidge Avenue (PA-06-43/PM-06-217)
Overall Open Space	30%	54%	46%
Private Open Space	10 FT Minimum Dimension	15 FT Minimum Dimension	16 FT Minimum Dimension
Covered Parking	3 Spaces	3 Spaces	3 Spaces
Open Parking	5 Spaces	2 Spaces	2 Spaces
Total Parking	8 Spaces	5 Spaces	5 Spaces

A property inspection report and a termite report were submitted by the applicant, and inspections were conducted by Building Safety staff during the remodel. As indicated earlier, most of the upgrades have been completed. However, staff is recommending that they remain as conditions of approval in the event the applicant is not able to immediately proceed with the conversion (if approved), so the property can be re-inspected prior to recordation of the parcel map to verify all upgrades have been completed. Additionally, the completed upgrades did not include the undergrounding of utilities serving the building, or repaving the parking areas at the rear of the property (abutting the alley). These have also been incorporated as conditions of approval. Staff also recommends a condition of approval requiring installation of a belly band and other types of façade upgrades on the front and side elevations to further enhance the appearance of the building. Lastly, staff will require the property to comply with current code requirements for landscaping, and the trash enclosure at the rear to be enlarged so that all the property's trash bins can be screened adequately.

Parcel Map

The applicants propose a tentative map to allow each unit to be sold separately. The map is consistent with City Codes and the State Subdivision Map Act. A condition is included requiring a provision in the CC&R's for the use of garages for parking purposes only.

Other Issues

In May 1999, City Council approved the Coolidge Avenue/Fillmore Way Neighborhood Improvement Plan. The plan encourages property owners to improve lighting on buildings, trim landscaping around windows to improve views and the effectiveness of lighting, and provide address numbering visible from street and alleys. The project complies with these requirements. The Improvement Plan also identified a number of recommended improvements within the public right-of-way, such as reconstructing all four alleys in concrete. However, this was given low priority in the plan due to the cost.

GENERAL PLAN CONFORMITY

Approval of the conversion is consistent with the City's General Plan, particularly Goal LU-1A.4, which encourages additional home ownership opportunities to improve the balance between rental and ownership housing within the City.

ALTERNATIVES

The units could continue to be rented if the request is denied.

ENVIRONMENTAL DETERMINATION

The project is exempt from the provisions of the California Environmental Quality Act under Section 15301 for Existing Facilities.

CONCLUSION

The applicant has completed numerous upgrades to the property. However, staff is recommending additional site improvements as conditions of approval to further improve its overall quality. The site will continue to have an insufficient parking number of parking spaces whether it be an ownership or rental development. Conversion of the apartments to condominiums will result in additional home ownership opportunities within the area, which would help balance the ratio of rental to ownership housing in the city. Therefore, staff recommends approval of the application.

Attachments: Draft Planning Commission Resolution - Approval
 Exhibit "A" - Draft Findings - Approval
 Exhibit "B" - Draft Conditions of Approval
 Draft Planning Commission Resolution - Denial
 Exhibit "A" - Draft Findings - Denial
 Applicant Letter
 Inspection Reports
 Zoning/Location Map
 Plans

cc: Deputy City Manager - Dev. Svs. Director
 Deputy City Attorney
 City Engineer
 Fire Protection Analyst
 Staff (4)
 File (2)

Michael and Mary Hoferer
Hoferer Family Trust
PO Box 370043
San Diego, CA 92137

Occupant
3028 Coolidge Avenue, Unit A
Costa Mesa, CA 92626

Occupant
3028 Coolidge Avenue, Unit B
Costa Mesa, CA 92626

Occupant
3028 Coolidge Avenue, Unit C
Costa Mesa, CA 92626

RESOLUTION NO. PC-08-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF COSTA MESA APPROVING PLANNING
APPLICATION PA-07-10 AND PARCEL MAP PM-07-108**

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA HEREBY RESOLVES AS FOLLOWS:

WHEREAS, an application was filed by Michael and Mary Hoferer, owners of the real property located at 3028 Coolidge Avenue, requesting approval to convert an existing 3-unit apartment building into a residential common interest development (condominiums), with a parcel map to facilitate the conversion, in an R2-MD zone; and

WHEREAS, a duly noticed public hearing was held by the Planning Commission on May 27, 2008.

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A", and subject to the conditions contained in Exhibit "B", the Planning Commission hereby **APPROVES** Planning Application PA-07-10 and Parcel Map PM-07-108 with respect to the property described above.

BE IT FURTHER RESOLVED that the Costa Mesa Planning Commission does hereby find and determine that adoption of this Resolution is expressly predicated upon the activity as described in the staff report for Planning Application PA-07-10 and Parcel Map PM-07-108 and upon applicant's compliance with each and all of the conditions contained in Exhibit "B" as well as with compliance of all applicable federal, state, and local laws. Any approval granted by this resolution shall be subject to review, modification or revocation if there is a material change that occurs in the operation, or if the applicant fails to comply with any of the conditions of approval.

PASSED AND ADOPTED this 27th day of May, 2008.

Donn Hall, Chair
Costa Mesa Planning Commission

EXHIBIT "A"

FINDINGS (APPROVAL)

- A. The information presented substantially complies with Costa Mesa Municipal Code Section 13-29(10) in that the residential common interest development conversion will not result in the displacement of long-term residents, seniors, low- and moderate income families, or families with school-age children. The conversion conforms to adopted General Plan policies. The establishment, maintenance, or operation of the project will not be detrimental to the health, safety, peace, comfort, and general welfare of persons residing in the surrounding neighborhood, nor will the project be detrimental or injurious to property and improvements in the neighborhood or the general welfare of the City. The overall design and physical condition of the project achieves a high standard of appearance, quality, and safety. The project, due to its proportions and scale, design elements, and relationship to the surrounding neighborhood, is of continued value to the community, and contributes to defining and improving the community as a whole. Deviations from Zoning Code requirements are acceptable because it would be impracticable or physically impossible to implement features that could result in conformance with current code requirements without compromising the integrity of the overall project.
- B. The information presented substantially complies with Costa Mesa Municipal Code Section 13-29(e) in that:
- The project is compatible and harmonious with existing development and uses in the general neighborhood.
 - Safety and compatibility of the design of buildings, parking areas, landscaping, luminaries and other site features, which includes functional aspect of the site development such as automobile and pedestrian circulation, have been considered.
 - The project is consistent with the General Plan's Land Use and Housing Element goals and objectives for additional ownership housing and to improve the balance between rental and ownership housing opportunities within the City.
 - The planning application is for a project-specific case and is not to be construed to be setting a precedent for future development.
- C. The proposed single lot airspace subdivision is consistent with the City's General Plan and Zoning Ordinances.
- D. Approval of the subdivision will allow additional home ownership opportunities without impacting affordable rental housing. This is consistent with the objectives, policies, general land use, and programs specified in the General Plan.
- E. The subject property is physically suitable to accommodate PM-07-108 in terms of type, design and density of development, and will not result in substantial environmental damage nor public health problems, based on compliance with the City's Zoning Code and General Plan.
- F. The design of the subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities in the subdivision, as required by

Government Code Section 66473.1.

- G. The subdivision and development of the property will not unreasonably interfere with the free and complete exercise of the public entry and/or public utility rights-of-way and/or easements within the tract.
- H. The discharge of sewage from this subdivision into the public sewer system will not violate the requirements of the California Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 13000 of the Water Code).
- I. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and has been found to be exempt from CEQA under Section 15301 (Existing Facilities).
- J. The project is exempt from Chapter XII, Article 3, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

EXHIBIT "B"**CONDITIONS OF APPROVAL**

- Plng.
1. Applicant shall contact the Building Safety Division to provide proof that the International Building Code requirements for condominiums have been satisfied, to obtain a change in occupancy permit, and to complete any additional items created through this conversion.
 2. The CC&R's shall require that garage spaces be used for parking purposes only. Any changes made to this provision shall require prior review and approval by the City of Costa Mesa.
 3. The CC&R's shall disclose that the available parking on-site is short of the current residential common interest development parking standards because of its existing nonconforming status.
 4. The applicant shall offer the existing tenants right of first refusal to purchase any of the units with terms more favorable than those offered to the general public. The right shall run for a period of not less than 90 days unless the tenant gives prior written notice of his or her intention not to exercise the right. If an existing tenant confirms in writing that he/she is not interested in purchasing any of the units, the applicant shall register the tenant with an apartment/rental referral service that is mutually acceptable to the applicant and tenant, and if a registration fee is required, the applicant shall pay said fee. The applicant shall provide the Planning Division staff a copy of the written offer and the tenant's written response prior to map recordation. The applicant shall also provide written evidence that all tenants not accepting the purchase offer are registered with an apartment/rental referral service and the registration fee has been paid, if applicable.
 5. Prior to recordation of the parcel map, the applicant shall schedule an inspection with the Building Safety and Planning Divisions to confirm that the following has been completed:
 - A. Contact utility companies for requirements and to obtain separate meters for each unit, including, but not limited to, separate irrigation meters.
 - B. Exterior façade improvements shall be provided that are consistent with the City's Residential Design Guidelines, i.e., belly banding around the front and side elevations and other architectural treatments (siding), to enhance the overall appearance, under the direction of Planning staff.
 - C. The exterior of all building elevations shall be completely repainted, unless recently painted within 1 or 2 years of final inspection. At a minimum two colors should be used (three colors recommended).
 - D. Energy efficient exterior doors and windows shall be installed on all building elevations.
 - E. Underground overhead power line connections.
 - F. Rain gutters shall be installed on all appropriate building elevations.
 - G. Broken sidewalks, driveways, parking areas, or other hardscape improvements shall be replaced.

- H. Repair, replace, or construct interior property walls and/or fences.
- I. Screen utility meters, pedestals, etc. from the public right-of-way in a manner subject to approval by the Planning Division.
- J. Replace all appliances, water heaters, and interior and exterior light fixtures with Energy Star (or better) rated appliances/fixtures, including a programmable heating system, unless the applicant demonstrates that the existing appliances, etc. are energy efficient.
- K. Provide separate water heaters for each unit. All water heaters shall be placed appropriately on a platform and strapped.
- L. Provide a washer/dryer hook-up in the interior of every unit.
- M. Provide appropriate interior separation of any common attic space areas.
- N. Upgrade attic insulation to the maximum extent feasible.
- O. All required smoke detectors shall be hardwired.
- P. Each unit shall have access to the electrical branch circuits that serve the unit, and each unit shall have 100-amp service.
- Q. Replace all electrical wiring, outlets, switches, interior lighting (Title 24) sub panels and exterior lighting.
- R. Replace all above ground plumbing and add tankless water heaters, camera test the sewer line and replace if needed, add main sewer clean outs and complete a water test.
- S. Replace all drywall with soundboard.
- T. Check all framing for integrity and replace if needed.
- U. Install new ducting as needed, registers, and gas efficient HVACs.
- V. Replace all gas lines (interior and exterior) and conduct a pressure test.
- W. The applicant shall replace the roofs where needed.
- X. Landscaping and irrigation shall be installed pursuant to the Costa Municipal Code and maintained in accordance with the approved plans.
- Y. The trash enclosure shall be enlarged to sufficiently store all the property's trash bins, subject to the approval of the Planning Division.

RESOLUTION NO. PC-08-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF COSTA MESA DENYING PLANNING APPLICATION
PA-07-10 AND PARCEL MAP PM-07-108**

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA HEREBY
RESOLVES AS FOLLOWS:

WHEREAS, an application was filed by Michael and Mary Hoferer, owners of the real property located at 3028 Coolidge Avenue, requesting approval to convert an existing 3-unit apartment building into a residential common interest development (condominiums), with a parcel map to facilitate the conversion, in an R2-MD zone; and

WHEREAS, a duly noticed public hearing was held by the Planning Commission on May 27, 2008.

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A", the Planning Commission hereby **DENIES** Planning Application PA-07-10 and Parcel Map PM-07-108 with respect to the property described above.

PASSED AND ADOPTED this 27th day of May 2008.

Donn Hall, Chair
Costa Mesa Planning Commission

EXHIBIT "A"**FINDINGS (DENIAL)**

- A. The information presented does not comply with Costa Mesa Municipal Code Section 13-29(10) in that the residential common interest development conversion does not conform to adopted General Plan policies. The establishment, maintenance, or operation of the project will be detrimental to the health, safety, peace, comfort, and general welfare of persons residing in the surrounding neighborhood, and the project will be detrimental or injurious to property and improvements in the neighborhood or the general welfare of the City. The overall design and physical condition of the project does not achieve a high standard of appearance, quality, and safety. The project, due to its proportions and scale, design elements, and relationship to the surrounding neighborhood, is not of continued value to the community and does not contribute to defining and improving the community as a whole.
- B. The information presented does not comply with Costa Mesa Municipal Code Section 13-29(e) in that:
 - e. The project is not compatible and harmonious with existing development and uses in the general neighborhood.
 - f. Safety and compatibility of the design of buildings, parking areas, landscaping, luminaries and other site features, which includes functional aspect of the site development such as automobile and pedestrian circulation, have been considered.
 - g. The project is not consistent with the General Plan's Land Use and Housing Element goals and objectives.
- C. The proposed single lot airspace subdivision is not consistent with the City's General Plan and Zoning Ordinances.
- D. Approval of the subdivision is not consistent with the objectives, policies, general land use, and programs specified in the General Plan.
- E. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and has been found to be exempt from CEQA under Section 15301 (Existing Facilities).
- F. The project is exempt from Chapter XII, Article 3, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

HOFERER FAMILY TRUST
MARY K. HOFERER
2451 Chatsworth Blvd.
San Diego, CA 92106
619-208-1259 Fax 619-330-2451

RECEIVED
CITY OF COSTA MESA
DEVELOPMENT SERVICES DEPARTMENT

DEC 27 2007

Updated as of December 27, 2007

TO: City of Costa Mesa
Development Services

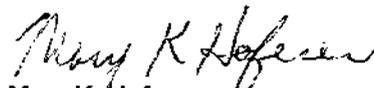
RE: Proposed Condo Conversion of 3028 Coolidge Avenue, Costa Mesa

I am requesting a condominium conversion of 3 existing units at the referenced address. As part of the conversion, all units have been or will be upgraded in the following manner.

- Painted exterior with 3 colors (1 main & 2 accents)
- Installed rain gutters per City recommendation
- Repaired roof per Ozone Roofing Company recommendation
- New landscaping with irrigation has been installed
- Trimmed landscape around windows and doors to improve views and effects of lighting.
- New double pane windows were installed
- Old exterior siding was removed and replaced with stucco
- New patio fencing was erected between units
- New exterior energy efficient doors were added
- Storage is in the process of being added in excess of 200 cu. ft. for each unit
- Installed new electrical sub-panels (100 amp) in each unit per City inspector's recommendation
- Installed new 400 amp electrical service to building
- Upgraded electrical wiring system in every unit to current code standards, including bedrooms on AFCI circuits and required 2nd circuit in kitchen.
- Added "House Meter" for common area lighting & irrigation system
- Added/improved exterior lighting and garage lighting for security per City recommendation.
- Added appropriate address numbering to garage area and front of house (6" metal). In the process of adding addresses to individual units.
- Provided insulation between units and in other areas where feasible
- Added new energy efficient water heaters (anchored, braced and strapped)
- Replaced all kitchen fixtures including cabinets with granite counters and new energy efficient stainless steel appliances
- Provided hard-wired smoke detectors
- Replaced all furnaces with new Williams wall furnaces with programmable thermostats and added additional furnace to 2nd floor of each unit to provide maximum heating efficiency.
- Installed new interior and exterior lighting in all units
- Replaced all interior doors throughout including casing and baseboards
- In process of renewing asphalt driveway and parking areas.

I believe this condo conversion is in the best interests of the City of Costa Mesa because the improvements will enhance the area and pride of ownership will ensure that this enhancement continues. Property tax revenues will also be increased providing increased revenue for the City. I am requesting that you approve my application for this conversion.

Sincerely,


Mary K. Hoferer

FE EME ME FI EMI MI IN# TG

OZONE ROOFING, INC.

63 Via Pico Plaza, Suite 433 • San Clemente, CA 92672 • Office: (949) 366-6597 • Fax: (949) 366-6573

Date of Estimate 3/19/07

PROPOSAL & CONTRACT

Invoice

Home Owner/HOA

Contact/Billing Info.

Name: **Mary Hoferer**

Name: **PAID - 3/27/07**

Address: **3028 Coolidge Ave.**

Address: **AUTHORIZATION #03521A**

City: **Costa Mesa**

City:

Phone: **(619)222-2339**

Phone:

Fax/Email: **(619)330-2451**

Fax/Email:

Job Completed by: **Alex Jimenez**

Completion Date: **3/26/07**

It is mutually agreed as follows:

- CONTRACTOR IS AUTHORIZED TO FURNISH ALL NECESSARY MATERIALS, LABOR AND WORKMANSHIP, TO INSTALL, CONSTRUCT AND PLACE IMPROVEMENTS, IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS AS ATTACHED AND OR DESCRIBED HEREIN.

The existing flat roof over the garage is in good condition. It was recently replaced. The approximate life expectancy for the flat roof is 6-11 years. There are no current recommended repairs for the flat roof.

The existing sloped roof is an asphalt shingle roof. It is in fair condition. There are areas in need of immediate repair. There are worn/damaged shingles at the eaves/edges of the roof that need to be replaced. There are (3)1.5" vent pipes that were installed as well as (2)4" vent pipes and need to be repaired properly. With proper maintenance of the items listed above, the asphalt shingle roof could last approximately 2-3 years more.

To perform the above listed repairs to the asphalt shingle roof.....\$795.00

Total price for labor & materials.

\$ 795.00 PAID

1 yr. warranty on repairs

Payment is due upon completion of work

ACKNOWLEDGMENT. Owner acknowledges that he has read and received a legible copy of this agreement including all terms, standard provisions and notices to owner on the back hereof before any work was done that he has read and received a legible copy of every other document that buyer has signed during this negotiation. I/We hereby acknowledge under penalty of perjury that I/We am/are the legal owners and am/are authorizes to sign this contract as an agent of the legal owner. _____ (Initials) ACCEPTANCE. The above prices, specifications and conditions are satisfactory and are hereby accepted. Contractor is authorized to do the work as specified. Payment will also be outlined above. Buyer has the right to rescind this agreement within (3) working days of date of acceptance.

CONTRACTOR'S REPRESENTATIVE

BY: **Freddy Kuhn** DATE: **3/20/07**

PROPERTY OWNER/BUYER

BY: _____ DATE: _____

ROOF COMPLETION / CERTIFICATION



PROPERTY REPORT
FOR:
CONDOMINIUM CONVERSION

MARCH 21, 2007

SUBJECT PROPERTY:

3028 Coolidge Ave
Costa Mesa, CA 92626-2865
Orange County
Legal Description: Tr 4281 Lot 29 N 50 Ft

Property owners:
HOFERER FAMILY TRUST
PO Box 370043
San Diego, CA 92137

On Tuesday, March 20, 2007, I conducted a site visit, and walk-through of the subject property and proposed condominium units. This report describes the condition of the property observed during the site visit.

1. GENERAL DESCRIPTION OF PROPERTY:

The property is an existing two-story, 3-unit development. Each unit contains approximately 1149 SF of living space. The first floor of each unit contains an entry hall, powder room, laundry, coat closet, living room/dining area, and kitchen. The second floor of each unit contains two bedrooms with closets, a bathroom with tub and shower, and a linen closet. The structure is wood framed with stucco exterior, and composition shingle roofing. Each unit has an attached 368 sf. fenced patio, with concrete patio slab. Overall, the building appears in good condition.





2. DATE OF ORIGINAL CONSTRUCTION:

The building was originally constructed in 1967

3. CONDITION AND ESTIMATED USEFUL LIFE:

The following describes main components of the building, their condition, and, where applicable, the estimated useful life.

A: EXTERIOR AND INTERIOR WALLS: All exterior walls are wood framed, with stucco finish on the exterior, and gypsum wallboard on the interior. All exterior and interior surfaces are in good condition. The exterior stucco has been recently painted. All interior gypsum wallboard surfaces are in good condition and are currently receiving light texture coatings in preparation for painting throughout.

B. WINDOWS: All windows in each unit are dual glazed, vinyl framed. All windows operate properly and appear in good condition.

E: ROOFING: The roofing is composition shingles on the main roof, and built-up roofing on the flat roof over the garage structure. A recent report from a roofing company indicates that the garage roofing was recently installed and in good condition. It's useful life is estimated at 6-11 years. The shingles on the main roof are in fair condition and require maintenance around the edges and at pipe penetrations. Upon completion of the repairs, the estimated life is: 2-3 years.

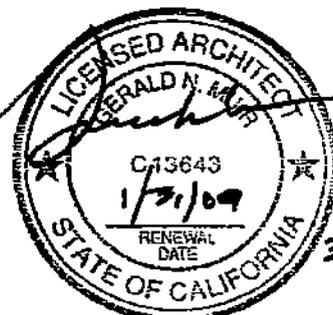
F: FOUNDATION: The building is constructed on a concrete slab with continuous foundations. The slab and foundations appeared in good condition. Minor cracks were observed in several slab areas. These crack appear to be normal expansion/contraction cracks, and do not affect the structural integrity of the structure.

G: MECHANICAL: Each unit is heated by Williams wall furnaces; one located on the lower floor in the living room, and the second located in the hall of the second floor. Each furnace has a 25,000 BTU heating capacity. All units are new, and in excellent condition.

H: ELECTRICAL: The electrical service to the building is currently being upgraded to a 400 AMP service. Four meter will be installed; one for each unit and one for a house meter servicing exterior lighting, garage doors, and landscaping irrigations system. Each unit has new 100 AMP sub-panels installed. All plugs/switches/plates, and recessed lighting are being replaced and upgraded. The electrical system and components appear in excellent condition.

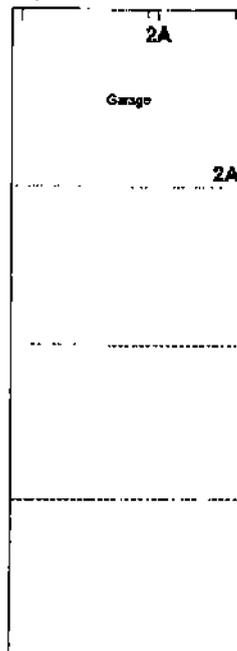
I: PLUMBING: The building is serviced by a common sewer pipe and a common cold water supply. Each unit has a new 40 Gallon water heater. All plumbing fixtures throughout each unit are being replaced and upgraded.


GERALD N. MUIR
ARCHITECT, C13643



WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT #: 200700125

BUILDING NO. 3028	STREET COOLIDGE AVE.	CITY COSTA MESA	ZIP 92626	Date of Inspection 03/06/2007	NUMBER OF PAGES 1 of 5
Christensen Termite & Pest Control Inc P.O. Box 427 Placentia, CA 92871 (714) 996-0611 Fax (714) 996-0612 PR 4537					
Ordered by: MARY HOFERER CALIFORNIA GOLD REALTY 2451 CHATSWORTH BLVD. SAN DIEGO, CA 92106 PH.# 800-837-9884 FAX: 619-330-2451		Property Owner and/or Party of Interest MARY HOFERER CALIFORNIA GOLD REALTY 2451 CHATSWORTH BLVD. SAN DIEGO, CA 92106 PH.# 800-837-9884 FAX: 619-330-2451		Report sent to: MARY HOFERER CALIFORNIA GOLD REALTY 2451 CHATSWORTH BLVD. SAN DIEGO, CA 92106 PH.# 800-837-9884 FAX: 619-330-2451	
COMPLETE REPORT <input checked="" type="checkbox"/>		LIMITED REPORT <input type="checkbox"/>		SUPPLEMENTAL REPORT <input type="checkbox"/>	
REINSPECTION REPORT <input type="checkbox"/>		GENERAL DESCRIPTION: This is a two story, stucco, multi-family residence. It has an attached garage and no patio. It has a composition roof and was vacant at the time of inspection.			
Inspection Tag Posted: Garage.		Other Tags Posted:			
An inspection has been made of the structure(s) on the diagram in accordance with the the Structural Pest Control Act. Detached porches, detached steps, detached decks and any other structures not on the diagram were not inspected.					
Subterranean Termites <input type="checkbox"/>		Drywood Termites <input checked="" type="checkbox"/>		Fungus/Dryrot <input type="checkbox"/>	
Other Findings <input type="checkbox"/>		Further Inspection <input type="checkbox"/>		If any of the above boxes are checked, it indicates that there were visible problems in accessible areas. Read the report for details on checked items	
Key: 1 = Subterranean Termites 2 = Drywood Termites 3 = Fungus/Dryrot 4 = Other Findings 5 = Further Inspection					



Inspected By STEVE CHRISTENSEN License No. OPR 10173

Signature 

You are entitled to obtain copies of all reports and completion notices on this property report to the Structural Pest Control Board during the proceeding two years. To obtain copies contact: Structural Pest Control Board, 1418 Howe Avenue, Suite 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, (800) 737-9188 or www.pestboard.ca.gov.

BUILDING NO.	STREET	CITY	ZIP	Date of Inspection	NUMBER OF PAGES
3028	COOLIDGE AVE.	COSTA MESA	92626	03/06/2007	2 of 5

NOTES, CAUTIONS AND DISCLAIMERS

PLEASE READ THE FOLLOWING VERY CAREFULLY:

READ THIS DOCUMENT — IT EXPLAINS THE SCOPE AND LIMITATIONS OF A STRUCTURAL PEST CONTROL INSPECTION AND A WOOD DESTROYING PEST & ORGANISMS REPORT. THE REPORT CONTAINS FINDINGS AS TO THE PRESENCE OR ABSENCE OF WOOD DESTROYING PESTS & ORGANISMS IN VISIBLE AND ACCESSIBLE AREAS, AND CONTAINS RECOMMENDATIONS FOR CORRECTING ANY INFESTATIONS OR INFECTIONS FOUND. THE CONTENTS OF WOOD DESTROYING PESTS & ORGANISMS REPORTS ARE GOVERNED BY THE STRUCTURAL PEST CONTROL ACT AND ITS REGULATIONS. SOME STRUCTURES DO NOT COMPLY WITH BUILDING CODE REQUIREMENTS OR MAY HAVE STRUCTURAL, PLUMBING, ELECTRICAL, HEATING, AIR CONDITIONING OR OTHER DEFECTS WHICH DO NOT PERTAIN TO WOOD DESTROYING ORGANISMS. A WOOD DESTROYING PEST & ORGANISM REPORT DOES NOT CONTAIN INFORMATION ON SUCH DEFECTS, IF ANY, AS THEY ARE NOT WITHIN THE SCOPE OF THE LICENSEE, THE INSPECTOR, OR THE COMPANY ISSUING A WOOD DESTROYING PEST & ORGANISM INSPECTION REPORT.

THE STRUCTURAL PEST CONTROL ACT REQUIRES INSPECTION OF ONLY THE VISIBLE AND ACCESSIBLE AREAS AT THE TIME OF INSPECTION. SOME AREAS OF THE STRUCTURE ARE NOT ACCESSIBLE TO INSPECT, SUCH AS: THE INTERIOR OF HOLLOW WALLS, SPACES BETWEEN FLOORS, AREAS CONCEALED BY CARPETING, BUILT-IN APPLIANCES, OR CABINET WORK.

THE PEST CONTROL INDUSTRY RECOGNIZES A STRUCTURE TO HAVE CERTAIN AREAS BOTH INACCESSIBLE AND NOT INSPECTED. THESE AREAS INCLUDE BUT ARE NOT LIMITED TO: INACCESSIBLE AND/OR INSULATED ATTICS OR PORTIONS THEREOF, ATTICS WITH LESS THAN 18" CLEAR CRAWL SPACE, THE INTERIOR OF HOLLOW WALLS; THE CRAWL SPACE UNDERNEATH A DECK LESS THAN 12"; COVERED CEILINGS; SPACES BETWEEN A FLOOR OR PORCH DECK AND THE CEILING BELOW; AREAS WHERE THERE IS NO ACCESS WITHOUT DEFACING OR TEARING LUMBER, MASONRY, OR FINISHED WORK; AREAS UNDERNEATH, BEHIND OR BELOW APPLIANCES OR BENEATH FLOOR COVERINGS OR FURNISHINGS OR STORAGE, LOCKED AREAS, AND AREAS REQUIRING AN EXTENSION LADDER; AREAS WHERE ENCUMBRANCES, STORAGE, CONDITIONS, OR LOCKS MAKE INSPECTION IMPRACTICAL; AND AREAS OR TIMBERS AROUND EAVES THAT WOULD REQUIRE USE OF AN EXTENSION LADDER.

SLAB FLOOR CONSTRUCTION HAS BECOME MORE PREVALENT IN RECENT YEARS. FLOOR COVERING MAY CONCEAL CRACKS IN THE SLAB THAT WILL ALLOW INFESTATIONS TO ENTER. INFESTATIONS MAY BE CONCEALED BY PLASTER, SHEETROCK OR OTHER WALL COVERINGS SO THAT A DILIGENT INSPECTION MAY NOT UNCOVER THE TRUE CONDITION. THE ROOF WAS NOT INSPECTED DUE TO LACK OF ACCESSIBILITY, QUALIFICATION AND LICENSING. THESE AREAS ARE NOT PRACTICAL TO INSPECT BECAUSE OF HEALTH HAZARDS, DAMAGE, OBSTRUCTION OR INCONVENIENCE AND UNLESS SPECIFIED OR DESCRIBED IN THIS WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT. THIS COMPANY SHALL EXERCISE DUE CARE DURING INSPECTIONS AND TREATMENTS BUT ASSUMES NO LIABILITY FOR ANY DAMAGE TO TILES, SLATES, SHINGLES OR OTHER ROOFING MATERIALS, INCLUDING PATIO COVERS, ALUMINUM AWNINGS, SOLAR HEATING, PLANTS, SHRUBBERY OR PAINT DURING ANY TYPE OF TREATMENT.

IN THE PERFORMANCE OF CORRECTIVE MEASURES, IT MAY BE NECESSARY TO DRILL INTO CONCEALED AREAS AND/OR TO CUT OR REMOVE PLANTS. THE TERMITE EXTERMINATOR WILL NOT BE LIABLE FOR PLUMBING, HEATING, ELECTRICAL, GAS LINES AND EQUIPMENT IN OR UNDER A SLAB, NOR TO PLANTS WHICH MAY BE DAMAGED DURING TREATMENTS AND/OR REPAIRS.

GUARANTEE POLICY:

THIS GUARANTEE EXCLUDES STRUCTURES WITH SUB SLAB HEATING/AIR CONDITIONING SYSTEMS, PLENUM CONSTRUCTION WITH AIR CONDITIONING AND HEATING DUCT IN USE, A WELL OR CISTERN WITHIN FIFTY FEET AND AREAS THAT ARE INACCESSIBLE FOR TREATMENT. ADDITIONAL EXCLUSIONS INCLUDE STRUCTURES WITH DAMAGE TO OR FROM EXCESSIVE MOISTURE, INADEQUATE CONSTRUCTION, AREAS OF INACCESSIBILITY, DETERIORATING MATERIALS, MASONRY FAILURE, GRADE ALTERATION, PIPES AND CONDUITS BENEATH CONCRETE SLAB, FURNISHINGS OR CONTENTS, ETC. NO GUARANTEE WILL BE ISSUED FOR ANY WORK THAT IS A SECONDARY RECOMMENDATION OR WORK COMPLETED BY OTHERS. GUARANTEED FOR THIRTY DAYS ARE ANY PLUMBING, GROUTING, CAULKING AND RESETTING OF COMMODOES, SINKS OR ENCLOSURES. ALL OTHER

BUILDING NO	STREET	CITY	ZIP	Date of Inspection	NUMBER OF PAGES
3028	COOLIDGE AVE.	COSTA MESA	92626	03/06/2007	3 of 5

WORK PERFORMED BY THIS COMPANY SHALL BE GUARANTEED FOR THE DURATION OF ONE YEAR.

THE PURPOSE OF THIS REPORT IS TO DOCUMENT FINDINGS AND RECOMMENDATIONS WHICH PERTAIN TO THE ABSENCE OR PRESENCE OF WOOD DESTROYING ORGANISMS AND OR CONDUCTIVE CONDITION[S] AT THE TIME OF INSPECTION. THIS REPORT SHOULD BE READ CAREFULLY AND IS NOT TO BE CONFUSED WITH A HOME MAINTENANCE SURVEY. THE CLIENT'S COOPERATION AND COMPLIANCE TO CORRECT AND OR COMPLETE THE RECOMMENDATIONS DOCUMENTED IN THIS REPORT ARE OBLIGATORY. WITHOUT A MUTUAL EFFORT THIS COMPANY CAN NOT ASSURE EFFECTIVE OR SATISFACTORY RESULTS.

THE OWNER OF THIS STRUCTURE HAS CERTAIN OBLIGATIONS REGARDING MAINTENANCE AND PERTAINING TO THE DETERRENCE OF WOOD DESTROYING ORGANISMS. MAINTENANCE PROCEDURES INCLUDE, BUT ARE NOT LIMITED TO: REASONABLE CLEANING, UPKEEP OF ROOFS, GUTTERS AND DOWNSPOUTS; PAINTING AND SEALING OF EXPOSED SURFACES; CAULKING ABOUT DOORS AND WINDOWS OR GROUTING ABOUT COMMODES, TUB AND SHOWER ENCLOSURES; STORING MATERIALS ONE FOOT AWAY THE STRUCTURE'S FOUNDATIONS; PROVIDING ADEQUATE VENTILATION, MAINTAINING PROPER DRAINAGE AWAY FROM STRUCTURE (INCLUDING SPRINKLER SYSTEMS); KEEPING SOIL LEVELS BELOW THE TOP OF FOUNDATIONS AND PROHIBITING EARTH CONTACT WITH WOOD COMPONENTS OF THE STRUCTURE(S).

IT IS THE OWNER'S RESPONSIBILITY TO DISCLOSE ANY KNOWLEDGE OF CONDITIONS WHICH ARE NOT VISIBLE DURING THE COURSE OF A NORMAL INSPECTION.

MOLDS, SOMETIMES CALLED MILDEW, ARE NOT WOOD DESTROYING ORGANISMS. BRANCH 3 LICENSES DO NOT HAVE A DUTY UNDER THE STRUCTURAL PEST CONTROL ACT AND RELATED REGULATIONS TO CLASSIFY MOLDS AS HARMFUL TO HUMAN HEALTH OR NOT HARMFUL TO HUMAN HEALTH. THIS PROPERTY WAS NOT INSPECTED FOR THE PRESENCE OR ABSENCE OF HEALTH RELATED MOLDS OR FUNGI. BY CALIFORNIA LAW WE ARE NEITHER QUALIFIED, AUTHORIZED NOR LICENSED TO INSPECT FOR HEALTH RELATED MOLDS OR FUNGI. IF YOU DESIRE INFORMATION ABOUT THE PRESENCE OR ABSENCE OF HEALTH RELATED MOLDS, YOU SHOULD CONTACT AN INDUSTRIAL HYGIENIST.

THE ROOF WAS NOT INSPECTED. IF ROOF INFORMATION IS NECESSARY, PLEASE CONTACT THE APPROPRIATE LICENSED TRADESMAN.

SECTIONED REPORTING:

THIS IS A SEPARATED REPORT WHICH IS DEFINED AS SECTION 1 OR SECTION 2 CONDITIONS EVIDENT ON THE DATE OF THIS INSPECTION. SECTION 1 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 2 ITEMS ARE CONDITIONS DEEMED LIKELY TO LEAD TO INFESTATION OR INFECTION BUT WHERE NO VISIBLE EVIDENCE OF SUCH WAS FOUND ON THE DATE OF INSPECTION. FURTHER INSPECTION ITEMS ARE DEFINED AS RECOMMENDATIONS TO INSPECT AREA(S) WHICH DURING THE ORIGINAL INSPECTION DID NOT ALLOW THE INSPECTOR ACCESS TO COMPLETE HIS INSPECTION AND CANNOT BE DEFINED AS SECTION 1 OR SECTION 2.

BUILDING NO.	STREET	CITY	ZIP	Date of Inspection	NUMBER OF PAGES
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(Information Only)

NOTE: A \$75.00 REINSPECTION FEE WILL BE CHARGED ON ALL REPAIR WORK NOT PERFORMED BY CHRISTENSEN TERMITE & PEST CONTROL, INC.

NOTE: THIS COMPANY IS NOT RESPONSIBLE FOR DAMAGE FOUND DURING THE COURSE OF REPAIRS NOR DAMAGE IN AREAS THAT WERE INACCESSIBLE AT THE TIME OF INSPECTION.

NOTE: SECOND STORY EAVES VISUALLY INSPECTED FROM GROUND LEVEL ONLY. THIS COMPANY WILL NOT BE RESPONSIBLE FOR INFESTATIONS OR INFECTIONS WHICH COULD NOT BE SEEN FROM GROUND LEVEL.

THE INTERIOR & EXTERIOR SURFACE HAS BEEN RECENTLY PAINTED. NO VISIBLE CRACKS, LEAKS OR INFESTATIONS WERE FOUND IN VISIBLE AND ACCESSIBLE AREAS.

2. DRYWOOD TERMITES

ITEM NO. 2A

(Section 1)

FINDING AND
RECOMMENDATION: 2A

FINDING:

NOTED ON THE DIAGRAM AS 2A THERE IS EVIDENCE OF DRYWOOD TERMITES.

RECOMMENDATION:

CHEMICALLY TREAT INFESTED TIMBERS WITH A STATE APPROVED CHEMICAL FOR THE CONTROL OF DRYWOOD TERMITES. MASK OR DISCOLOR PELLETS. LOCAL TREATMENT IS NOT INTENDED TO BE AN ENTIRE STRUCTURE TREATMENT METHOD. IF INFESTATIONS OF WOOD-DESTROYING PESTS EXTEND OR EXIST BEYOND THE AREA(S) OF LOCAL TREATMENT, THEY MAY NOT BE EXTERMINATED.

COMMENTS AND OTHER INFORMATION

ALL WORK PERFORMED BY CHRISTENSEN TERMITE & PEST CONTROL, INC. IS GUARANTEED FOR ONE YEAR IN THE TREATED AREAS ONLY UNLESS OTHERWISE STATED IN THIS REPORT. FUMIGATIONS PERFORMED BY CHRISTENSEN TERMITE & PEST CONTROL, INC. ARE GUARANTEED FOR THREE YEARS

IF DAMAGE EXTENDS INTO INACCESSIBLE AREAS A SUPPLEMENT REPORT WILL BE REQUIRED AFTER AREA IS OPENED. A NEW BID WILL BE ISSUED FOR ANY ADDITIONAL WORK THAT IS REQUIRED.

THE STRUCTURAL PEST CONTROL BOARD ENCOURAGES COMPETITIVE BUSINESS PRACTICES AMONG REGISTERED COMPANIES. REPORTS ON THIS STRUCTURE PREPARED BY VARIOUS REGISTERED COMPANIES SHOULD LIST THE SAME FINDINGS (IE. TERMITE INFESTATIONS, TERMITE DAMAGE, FUNGUS DAMAGE, ETC.). HOWEVER, RECOMMENDATIONS TO CORRECT THESE FINDINGS MAY VARY FROM COMPANY TO COMPANY. THEREFORE, YOU MAY WISH TO SEEK A SECOND OPINION SINCE THERE MAY BE ALTERNATIVE METHODS OF CORRECTING THE FINDINGS LISTED ON THIS REPORT THAT MAY BE LESS COSTLY.

BUILDING NO.	STREET	CITY	ZIP	Date of Inspection	NUMBER OF PAGES
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CALIFORNIA 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 THE 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 RISKS ARE OUTWEIGHED BY THE BENEFITS. THE DEGREE OF RISK DEPENDS UPON THE DEGREE OF EXPOSURE, SO EXPOSURE SHOULD BE MINIMIZED.

IF WITHIN TWENTY-FOUR HOURS FOLLOWING APPLICATION YOU EXPERIENCE SYMPTOMS SIMILAR TO COMMON SEASONAL ILLNESS COMPARABLE TO THE FLU, CONTACT YOUR PHYSICIAN OR POISON CONTROL CENTER AT: (800) 523-2222 AND YOUR PEST CONTROL OPERATOR IMMEDIATELY. FOR ADDITIONAL INFORMATION CONTACT THE COUNTY HEALTH DEPARTMENT, COUNTY AGRICULTURAL DEPARTMENT AND THE STRUCTURAL PEST CONTROL BOARD, 1422 HOWE AVE., SACRAMENTO, CA. 95825-3280.

IF WE HAVE RECOMMENDED THE USE OF A FUNGICIDE WE WILL USE:

- * TIM-BOR - (A/I) DISODIUM OCTABORATE TETRAHYDRATE: 98%

IF WE HAVE RECOMMENDED THE TREATMENT OF SUBTERRANEAN TERMITES WE WILL USE:

- * TERMIDOR SC - (A/I) FIPRONIL: 9.1%

IF WE HAVE RECOMMENDED THE TREATMENT OF DRYWOOD TERMITES WE WILL USE:

- * TERMIDOR SC - (A/I) FIPRONIL: 9.1%

IF WE HAVE RECOMMENDED A FUMIGATION FOR DRYWOOD TERMITES WE WILL USE:

- * VIKANE: (SULFURYL FLUORIDE-99%, INERT INGREDIENTS-1%) -- (3 DAYS & 2 NIGHTS)

FOR FURTHER INFORMATION CONTACT ANY OF THE FOLLOWING: Spcb. AT (800) 737-8188 OR

PH#:	COUNTY HEALTH	AG. DEPT..	POISON CONTROL
	LA CO (213) 974-8101	(626) 575-5465	(800) 523-2222
	OR CO (714) 834-3155	(714) 774-0285	(800) 523-2222
	RIV. CO (909) 787-2371	(909) 275-3000	(800) 523-2222
	SB CO (909) 387-6280	(909) 387-2105	(800) 523-2222



Work Authorization

Prepared by

Christensen Termite & Pest Control Inc

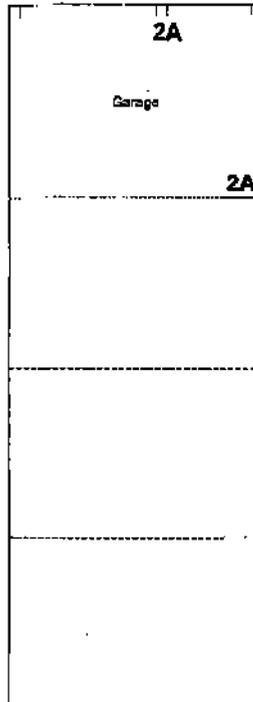
ADDRESS OF PROPERTY INSPECTED

BUILDING NO.	STREET	CITY	ZIP	COUNTY CODE	DATE OF INSPECTION
3028	COOLIDGE AVE.	COSTA MESA	92626	30	03/06/2007

Ordered by:	Property Owner and/or Party of Interest	Report sent to:
MARY HOFERER CALIFORNIA GOLD REALTY 2451 CHATSWORTH BLVD. SAN DIEGO, CA 92106	MARY HOFERER CALIFORNIA GOLD REALTY 2451 CHATSWORTH BLVD. SAN DIEGO, CA 92106	MARY HOFERER CALIFORNIA GOLD REALTY 2451 CHATSWORTH BLVD. SAN DIEGO, CA 92106

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

NOTE: If diagram is not displayed here, please see the report.





Work Authorization

Prepared by
Christensen Termite & Pest Control Inc

ADDRESS OF PROPERTY INSPECTED

BUILDING NO.	STREET	CITY	ZIP	COUNTY CODE	DATE OF INSPECTION
3028	COOLIDGE AVE.	COSTA MESA	92626	30	03/06/2007

Section 1

2A = 385.00 P

Section 1 Totals	
Total using primary recs	\$ 385.00

Cost of all Primary Recommendations \$

385.00

NOTE: Damage found in Inaccessible Areas may require a Supplemental report and/or Work Authorization, or may require amendments to this Work Authorization.

NOTICE TO OWNER

Under the California Mechanics Lien Law any structural pest control company which contracts to do work for you, any contractor, subcontractor, laborer, supplier or other person who helps to improve your property, but is not paid for his or her 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 a court officer and the proceeds of the sale used to satisfy the indebtedness. This can happen even if you have paid your structural pest control company in full if the subcontractor, laborers or suppliers remain unpaid.

To preserve their right to file a claim or lien against your property, certain claimants such as subcontractors or material suppliers are required to provide you with a document entitled "Preliminary Notice". Prime contractors and laborers for wages do not have to provide this notice. A Preliminary Notice is not a lien against your property. Its purpose is to notify you of persons who may have a right to file a lien against your property if they are not paid.



Work Authorization

Page 3 of 3 pages

Prepared by

Christensen Termite & Pest Control Inc

ADDRESS OF PROPERTY INSPECTED

BUILDING NO.	STREET	CITY	ZIP	COUNTY CODE	DATE OF INSPECTION
3028	COOLIDGE AVE.	COSTA MESA	92626	30	03/06/2007

Cost of all Primary Recommendations \$

385.00

NOTE: Damage found in Inaccessible Areas may require a Supplemental report and/or Work Authorization, or may require amendments to this Work Authorization.

1. If **FURTHER INSPECTION** is recommended, if additional work is required by any government agency, or if additional damage is discovered while performing the repairs, this company reserves the right to increase prices.
2. In the event that legal action is necessary to enforce the terms of this contract, reasonable attorney's fees may be awarded to the prevailing party.
3. This company will use due caution and diligence in their operations but assume no responsibility for matching existing colors and styles, or for incidental damage to roof coverings, Tv. Antennas, solar panels, rain gutters, plant life, or paint.
4. This report is limited to the accessible areas shown on the diagram. Please refer to the report for the areas not inspected.
5. If this contract is to be paid out of escrow impound the buyers and sellers agree to provide this company with all escrow billing information required to collect the amount due. The persons signing this contract are responsible for payment, and if the escrow does not close within 30 days after the date of completion of the work agree to pay in full the amount specified in this work authorization agreement.
6. If this agreement includes a charge for opening an area for **FURTHER INSPECTION**, it is for opening the area only and does not include making additional repairs, if needed, nor does it include replacing removed or damaged floor coverings, wall coverings, or painted exposed surfaces unless specifically stated.

This company is authorized to perform items: _____

Cost of work authorized: \$ _____

OWNER or OWNER's AGENT:	DATE:
X _____	_____
X _____	_____

Christensen Termite & Pest Control Inc
BY: _____
ESCROW CO: _____
ESCROW NO: _____

Standard Notice of Work Completed and Not Completed

NOTICE - All recommendations may not have been completed - See below - Recommendations not completed.
This form is prescribed by the Structural Pest Control Board.

BUILDING NO.	STREET	CITY	ZIP	DATE OF COMPLETION
3028	COOLIDGE AVE.	COSTA MESA	92626	03/07/2007

Christensen Termite & Pest Control Inc

P.O. Box 427
Placentia, CA 92871
(714) 996-0611 Fax (714) 996-0612
PR 4537



Ordered By: MARY HOFERER CALIFORNIA GOLD REALTY 2451 CHATSWORTH BLVD. SAN DIEGO, CA 92106 PH.# 800-837-9884 FAX: 619-330-2451	Property Owner and/or Party of Interest: MARY HOFERER CALIFORNIA GOLD REALTY 2451 CHATSWORTH BLVD. SAN DIEGO, CA 92106 PH.# 800-837-9884 FAX: 619-330-2451	Completion Sent To: MARY HOFERER CALIFORNIA GOLD REALTY 2451 CHATSWORTH BLVD. SAN DIEGO, CA 92106 PH.# 800-837-9884 FAX: 619-330-2451
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The following recommendations on the above designated property, as outline in Wood Destroying Pests and Organisms Inspection Report dated 03/06/2007 have been and/or have not been completed.

Recommendations completed by this firm that are in accordance with the Structural Pest Control Board's Rules and Regulations:

2A.

Recommendations completed by this firm that are considered secondary and substandard measures under Section 1892 of the Structural Pest Control Board's Rules and Regulations including person requesting secondary measure:

Cost of work completed:	Cost:	\$	385.00
	Inspection Fee:	\$	0.00
	Other:	\$	0.00
Completion No: 200700125-01	Total:	\$	385.00

Recommendations not completed by this firm:

Estimated Cost: \$ 0.00

Remarks:

THIS IS TO CERTIFY THAT THE PROPERTY DESCRIBED HEREIN IS NOW FREE OF EVIDENCE OF ACTIVE INFESTATION OR INFECTION, OTHER THAN MAY BE NOTED ABOVE, IN THE VISIBLE AND ACCESSIBLE AREAS AND COMPLIES WITH THE REQUIREMENTS OF THE STRUCTURAL PEST CONTROL ACT, STATE OF CALIFORNIA, THE VETERAN'S ADMINISTRATION, AND FHA.

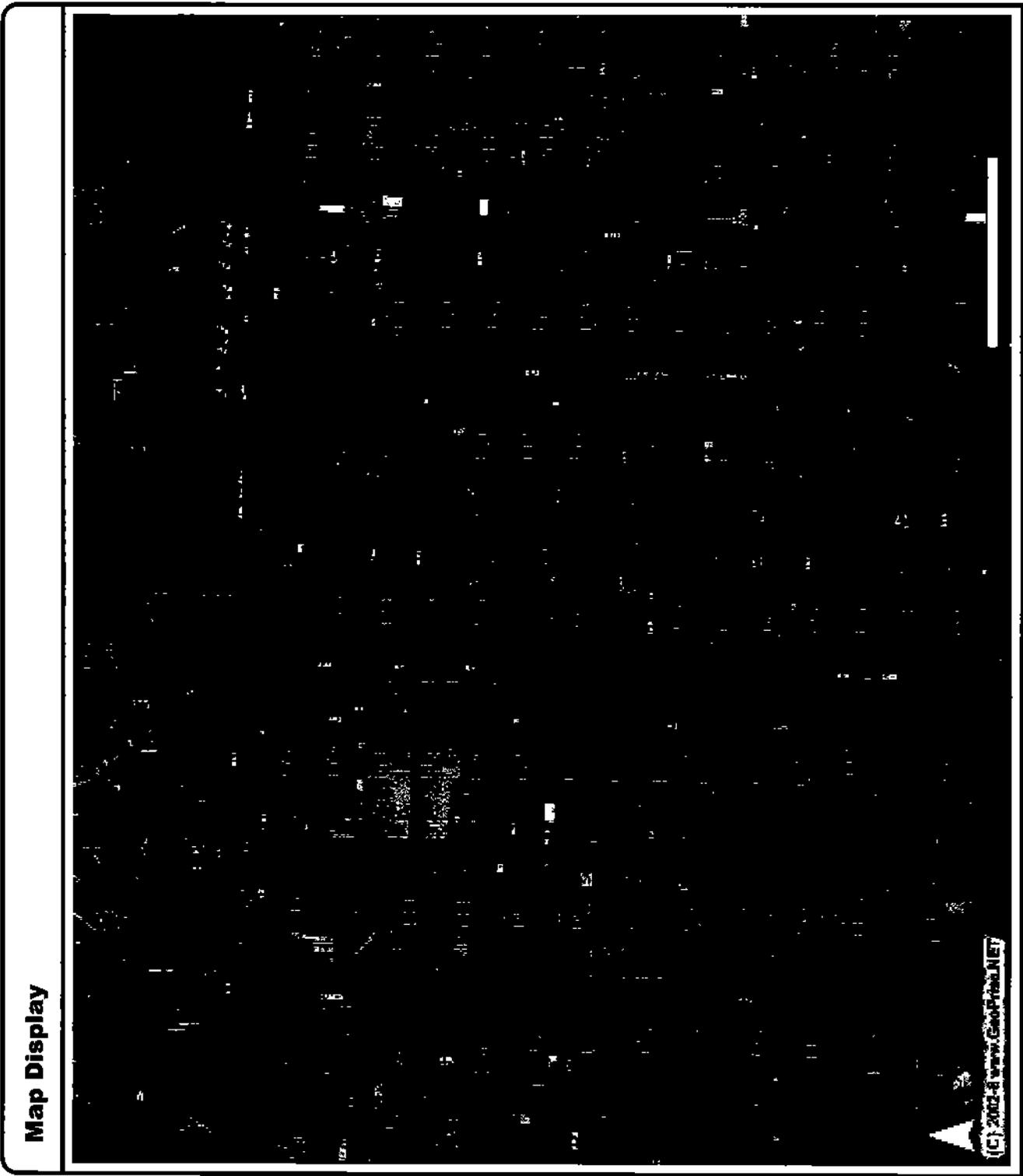
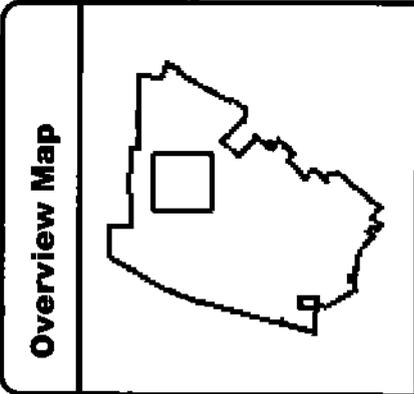
Signature

You are entitled to obtain copies of all reports and completion notices on this property reported to the Board during the preceding two years upon payment of a search fee to: 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 this company. Unresolved questions or problems with services performed may be directed to the Structural Pest Control Board at (916) 561-8708, (800) 737-8188 or www.pestboard.ca.gov.

City of Costa Mesa

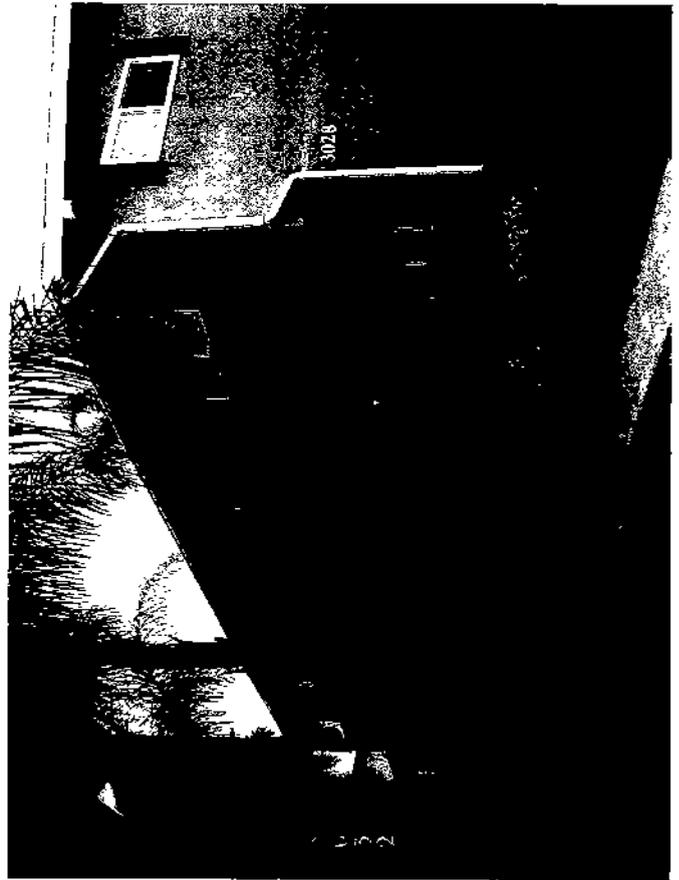
CITY OF COSTA MESA - [Created: 5/6/2008 9:14:32 AM] [Scale: 203.28] [Page: 8.5 x 11 / Landscape]



Legend

Address Medium	Primary	SECONDARY	Waterway Lines	Hydrology	Channel	Street Names
Address Points	Freeway	Roads	Collector	Freeway	Major	Newport BLVD (cont)





PROJECT DATA

OWNER: HOFER, MARK & SIBY
 701 POTrero St
 SAN DIEGO, CA 92101

PROJECT ADDRESS: 3028 COOLIDGE AVENUE
 COSTA MESA, CA 92626

LEGAL DESCRIPTION: LOTS 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

LEGAL DESCRIPTION: LOTS 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

ZONE: R-1

SITE SIZE: 6000 SF

REQUIREMENTS AREA: 2000 SF
 (RESIDENTIAL)

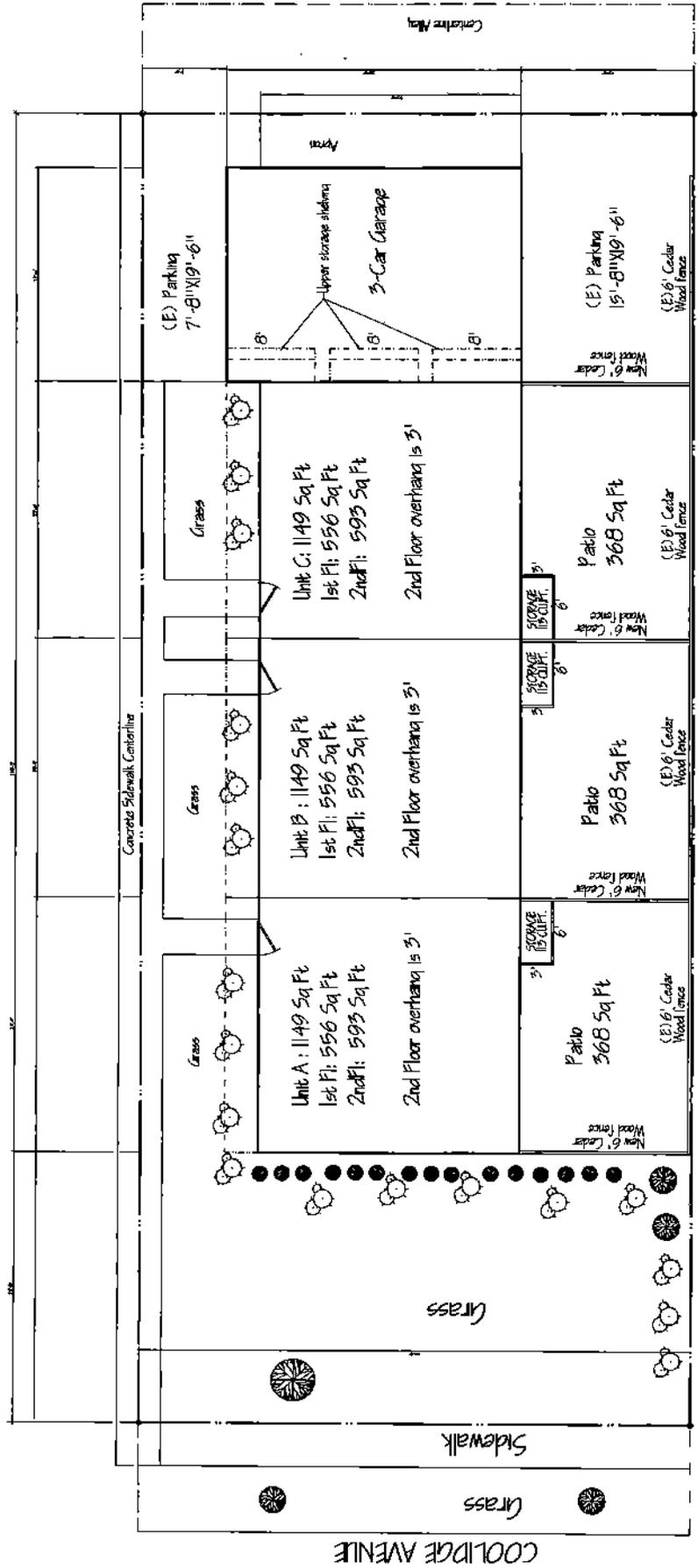
UNITS: THREE 2-BEDROOMS UNIT = 52

PARKING/DRENNAN: 500 SF

OPEN SPACE: 500 SF

STORAGE AREA/PREMIUM: 500 SF

EXISTING 3 UNIT BUILDING
 3028 COOLIDGE AVENUE, COSTA MESA
 HOFERER FAMILY
 619-208-1259



UNITS = 32

SITE PLAN
 SCALE 1/8" = 1'-0"

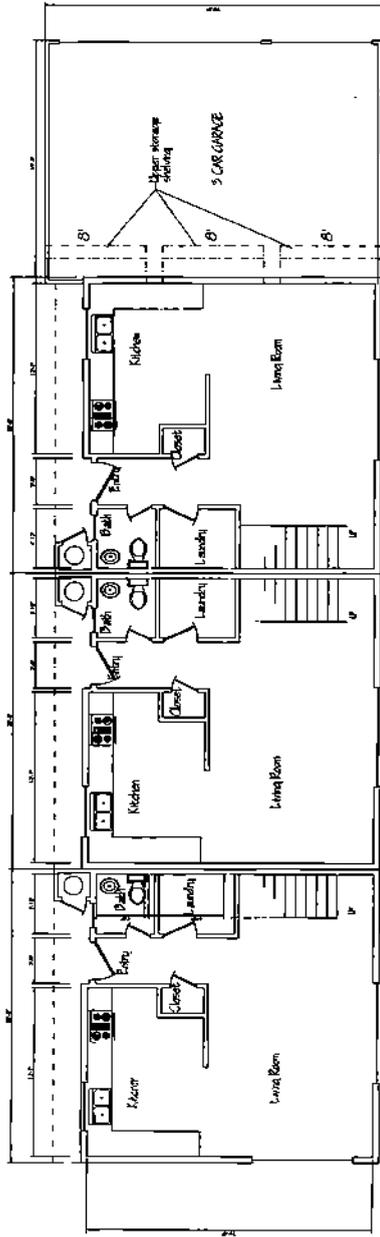
COOLIDGE AVENUE

Sidewalk

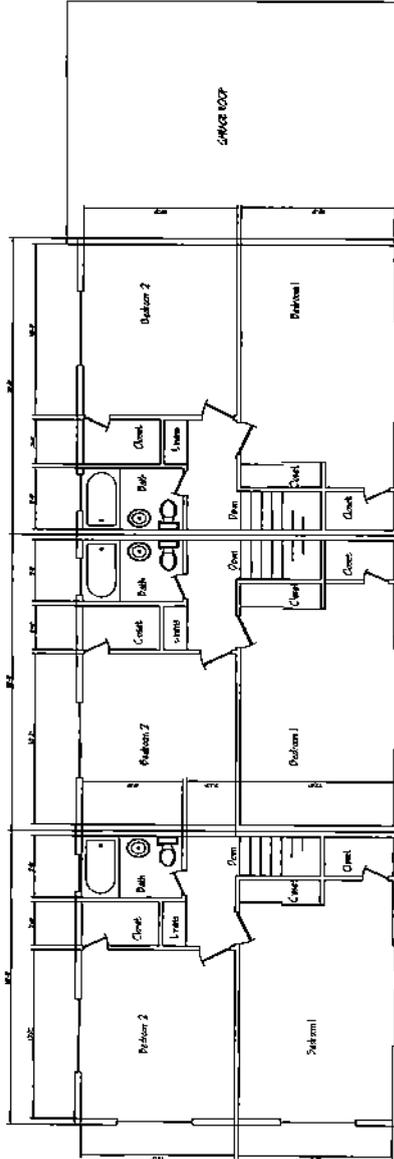
Grass

Grass

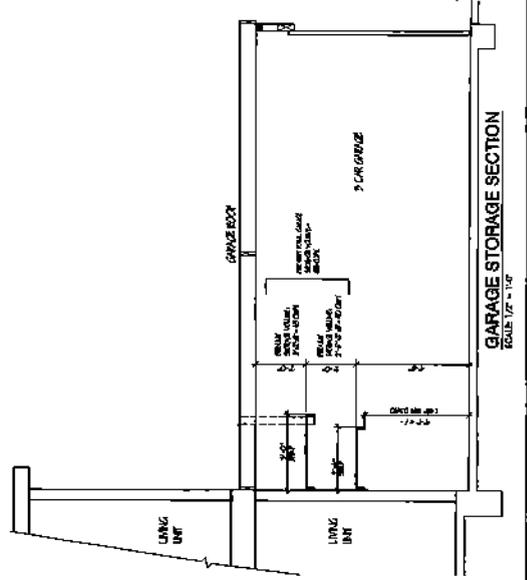
Centerline



FIRST FLOOR PLANS
 SCALE: 1/4" = 1'-0"

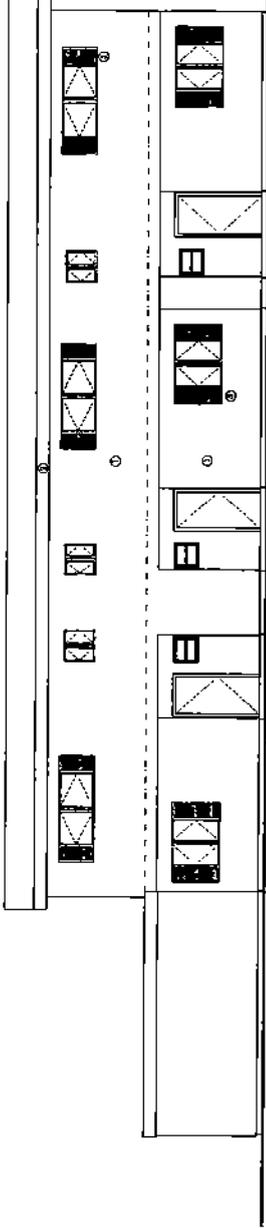


SECOND FLOOR PLANS
 SCALE: 1/4" = 1'-0"

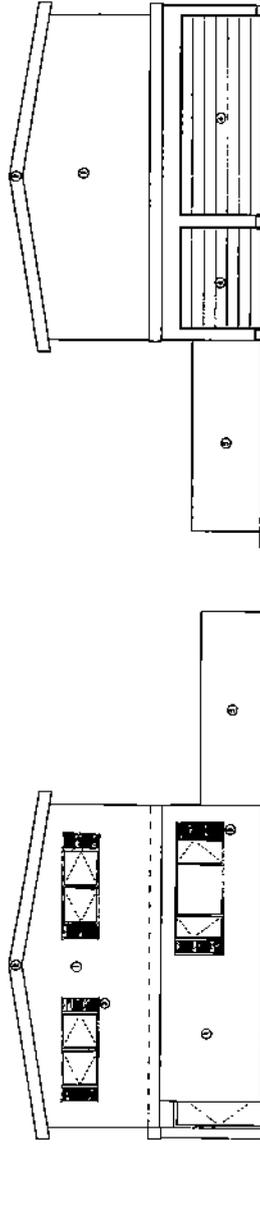


GARAGE STORAGE SECTION
 SCALE: 1/2" = 1'-0"

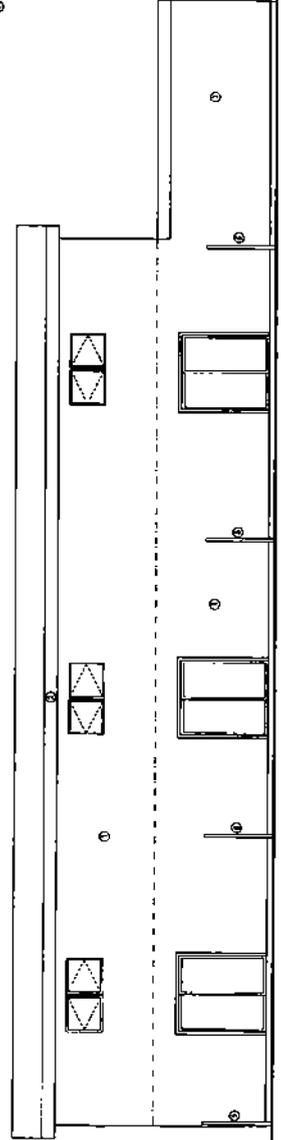
- EXISTING MATERIALS LEGEND:**
- ① STUCCO
 - ② WOOD PANEL
 - ③ WOOD SHUTTERS
 - ④ WOOD PANELING
 - ⑤ WOOD SHUTTERS
 - ⑥ WOOD PANELING
 - ⑦ CLAM-SHUTTER MATERIAL



NORTH ELEVATION
 SCALE: 1/4" = 1'-0"



WEST ELEVATION
 SCALE: 1/4" = 1'-0"



SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"

EAST ELEVATION
 SCALE: 1/4" = 1'-0"

TENTATIVE PARCEL MAP NO. 2007-108

IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA
FEBRUARY, 2007
302B COOLIDGE AVENUE
COSTA MESA, CA 92626
SCALE: 1" = 15 FEET

RECEIVED
JUL 06 2007
ENGINEERING

DISTRICT ZONE: R-2-MD
TYPE OF SUBDIVISION: CONDOMINIUM
NUMBER OF UNITS: 3
AREA: 0.138 ACRES
FLOOD PLANE INFORMATION:
ZONE: X
DATE: 2-17-06
MAP: 06020 C 0288 H
COMMUNITY: 060216
PARCEL: 0288 H
ASSESSING PARCEL NO.: 141-143-07

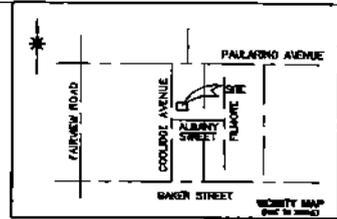
NOTE: "CROSS LOT DRAINAGE WILL NOT EFFECT THIS DEVELOPMENT"

OWNER - DEVELOPER:

MARY K. HOFERER
251 CHATEAUBERRY BOULEVARD
SUN OCEAS, CA 92681-1081
PHONE: 619-222-2330
FAX: 619-339-2461
EMAIL: CHLOEL@YAHOO.COM

PREPARED IN THE OFFICE OF:

LEONARD C. STILES
P.L.S. 5023
2258 CANNON AVENUE
ORANGE, CA 92667
714-536-4276
LEONARD C. STILES, P.L.S. 5023
EXP. DATE: 12-31-07



MARY K. HOFERER

LEGAL DESCRIPTION:

THE NORTH 57' OF LOT 29, TRACT NO. 4281, AS PER MAP FILED IN BOOK 154, PAGES 22 AND 23 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA.

