

DECLARATION OF SERVICE OF NOTICE

Name of Renter(s): [Redacted]

Name of person served (if other than renter):

Place of service: 486 Bent St (Front Lower Unit Only) Laguna Beach, Ca 92651

Date and Time of service: 8-10-2024 at 10:15am

I declare that:

I served a copy of the [] (60) Day notice to quit

Delivering it personally to one or more of the renter(s) named above.

(IF UNABLE TO SERVE THE RENTER(S) PERSONALLY AFTER MAKING A DILIGENT EFFORT TO DO SO, INCLUDING AT LEAST THREE (3) ATTEMPTS AT DIFFERENT TIMES OR ON DIFFERENT DAYS AT THE PREMISES OR, IF KNOWN, AT THE RENTER(S) PLACE OF BUSINESS.)

Leaving a copy with the person named above, who is of suitable age and discretion, at the renter(s) premises/business and by sending a copy in a sealed envelope, by first class mail, postage prepaid, addressed to the renter(s) at the premises.

Leaving a copy to the front door of the premises and by sending a copy in a sealed envelope by first class mail, postage prepaid, addressed to the renter(s) at the premises, in as much as the renter(s) actual place of residence or business cannot be ascertained and/or a person of suitable age and discretion cannot be found at the renter(s) premises or business.

I am personally aware of these facts and I am competent to testify thereto as a witness. I declare, under penalty of perjury, that the foregoing is true and correct and that this declaration was executed on the following date and the following place:

DATE: 8-10-24

PLACE: Justin, California

DECLARANT [Signature]

H.D. Childers
P.O. Box 17604
Irvine, Ca 92623
Registered Process Server PSC 2052

(60) DAY NOTICE TO QUIT

TENANT(S): [REDACTED] ; DOES 1 TO 5

PREMISES: 486 BENT ST. (FRONT LOWER UNIT ONLY), LAGUNA BEACH, CA 92651

TO TENANT(S) AND ALL PERSONS IN POSSESSION:

YOU ARE HEREBY NOTIFIED that the tenancy under which you occupy the premises shall end **sixty (60)** days after the date of service of copy of this notice upon you and you are required to quit and deliver up possession of the premises to the undersigned on or before that date.

IF YOU FAIL TO DO SO, legal proceedings will be instituted against you for possession of the premises, for forfeiture of the rental agreement and for such monetary damages as may be allowed by law.

Your tenancy, if any, in the Premises is terminated **60 days** from service of this notice, or on 11/9/2024, whichever is later, for the following reason:

Owner intends to demolish or substantially remodel the Premises.

Scope of Work:

- Replace damaged gas tank water heater
- Replace damaged drywall
- Remove and replace the leaking deck above the garage
- Remove and replace the damage drywall in garage ceiling
- Paint all new drywalls

Work cannot be completed in 45 days:

The contractor has informed the owner that this substantial work will take a minimum of 45 days to complete because the project involves multiple tasks, including interior, remodels, and relocating utilities. The more complex the work, the longer it may take. Ordering materials, such as drywall, gas tanks, tools to repair the deck above the garage etc. can introduce delays. Some items may have longer lead times due to availability or customization. Certain tasks, like drywall mud application, paint, and concrete repairs, require drying and curing time. Rushing these steps can compromise quality.

Work cannot be accomplished in a safe manner with a tenant in place:

During demolition or construction, unexpected challenges may arise. For example, hidden structural problems, plumbing issues, or electrical complications could require additional time for resolution.

A "substantial remodel" is defined as the replacement or substantial modification of any structural, electrical, plumbing, or mechanical system that requires a permit from a governmental agency, or the abatement of hazardous materials, including lead-based paint, mold, or asbestos, in accordance with applicable federal, state, and local laws, that cannot be reasonably accomplished in a safe manner with the Tenant in place and that requires the Tenant to vacate the residential real property for at least thirty (30) days.

Tenant Protection Act Applicability: The Tenant Protection Act of 2019 (hereinafter "TPA"):

The TPA imposed limits on the amount a property owner can increase rent to a residential tenant ("Rent Cap") and identified a limited number of reasons that a property owner may terminate a tenancy and evict a tenant ("Just Cause"). Exemptions exist to both the Rent Cap and Just Cause laws.

Common Exemption:


Under the TP A, the most common exemptions from just cause eviction laws are: (1) separately alienable single-family dwelling, including, a condominium, as long as the property is not owned by: a corporation, a limited liability company with a corporate member, or a real estate investment trust. For this exemption to apply, the landlord must first give the tenant applicable notice of the exemption; (2) dwellings built in the previous 15 years prior to this notice; (3) a duplex in which one of the units was owner occupied at the commencement and throughout the tenancy; (4) single family owner occupied residences in which the owner rents no more than two units or bedrooms, including accessory dwelling units or junior accessory dwelling units; and (5) housing accommodations in which the tenant shares bathroom or kitchen facilities with the owner. Other exemptions may be applicable.

RELOCATION ASSISTANCE OR RENT WAIVER:

The rent for **SEPTEMBER 2024** in the amount of \$1,275.00 will be waived.

Dated: August 9, 2024

Owner/Agent:



486 BENT ST., LLC

c/o STEVEN D. SILVERSTEIN
Attorney at Law
14351 RED HILL AVE., SUITE G
TUSTIN, CA 92780
(714) 832-3651

State law permits former tenants to reclaim abandoned personal property left at the former address of the tenant, subject to certain conditions. You may or may not be able to reclaim property without incurring additional cost, depending on the cost of storing the property and the length of time before it is reclaimed. In general, these costs will be lower the sooner you contact your former landlord after being notified that property belonging to you was left behind after you moved out.

This Notice of Termination of Tenancy does not relieve you of payment of any financial obligation for rent owed until the date of termination of tenancy. If you fail to fulfill the terms of your credit obligations, a negative credit report reflecting on your credit history may be submitted to a credit reporting agency. Pursuant to Civil Code Section 1950.5, you have the right to request an initial inspection of your unit and to be present during that inspection, which shall occur no earlier than two weeks before the termination of the tenancy and during normal business hours. At this initial inspection, the Owner/Agent will provide an itemized statement specifying repairs or cleaning that are proposed to be the basis for the deductions from the security deposit. This may not be a final accounting of deductions from the security deposit.



City of Laguna Beach

Community Development Department
Building Division

Building Permit

IVR PIN #: 178470
Permit NO. R24-1219
Permit Type: **Building - Residential**
Work Classification: **Alteration**
Issue Date: **7/5/2024**
Expires: **1/1/2025**

Project Information	Parcel No: 641-272-46 486 Bent St Laguna Beach, CA 92651	Owner Information	Nick Sadeghi Trust
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Proposed Construction / Details
Install New Gas Tank Water Heater like for like, same Location. Remove and Replace Damaged Drywall Where Water Heater Leaked, Drywall in Garage Ceiling and Deck.

Total Valuation: \$5,000.00
Building Code: CBC2022

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

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

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (SEC 7044, Business and Professions code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law).

I am exempt under Sec _____ B&PC, for the reason: _____

Date: _____ OWNER: _____

Company Name	Contractor(s)	Cell Phone	Bus. Phone	Certification Info	Exp. Date
Nassco Construction, Inc.	Nick Sadeghi		949-923-5080	California State License - Contractor - 880392	07/31/2024

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

LICENSE NO: 880392 LICENSE CLASS: B CONTRACTOR SIGN: _____ DATE: _____

WORKERS COMPENSATION DECLARATION: I hereby affirm under penalty of perjury one of the following declarations:

I have and will maintain a certificate of consent to self insure for workers compensation as provided for by Section 3700 of the Labor Code for the performance of the work for which this permit is issued.

I have and will maintain workers compensation insurance as required by Section 3700 of the Labor Code for the performance of the work for which this permit is issued. My workers compensation insurance carrier and policy number are as follows:

CARRIER _____ POLICY NO.: _____

(This section need not be completed if the permits for \$100 or less)

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to be become subject to the workers compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

DATE: _____ APPLICANT: _____

CONSTRUCTION LENDING AGENCY: I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec 3097, Civil Code).

LENDER'S NAME: _____ LENDER'S ADDRESS: _____

I certify that I have read the application and state that the above information is correct. I agree to comply with all City and County ordinances and State laws relating to building construction, and hereby authorize representatives of this City to enter upon the above mentioned property for inspection purposes. The applicant (and the applicant's successors or assigns) shall defend, indemnify and hold harmless the City and its officers, employees and agents from any claim, action, proceeding, demand, damage, loss, or liability arising out of or resulting from: a) the approval of this permit; and b) the use and occupancy of the subject property in accordance with the project approval.

The building official is authorized to suspend or revoke a permit and/or certificate of occupancy wherever the permit and/or certificate is issued in error, or based on incorrect information supplied, or where it is determined that the building or structure or portion thereof is in violation of any ordinance or regulation or any of the provisions of this jurisdiction. The building official is also authorized to prevent occupancy or use of a structure where in violation of any code or of any other ordinances of this jurisdiction.

NAME OF PERMITTEE: _____ SIGNATURE OF PERMITTEE: _____ DATE: _____



City of Laguna Beach
 Community Development Department
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Building Permit

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