

City of Los Angeles REPORT OF RESIDENTIAL PROPERTY RECORDS

I. MAIL-TO AND CONTACT INFORMATION

Company	WEST COAST ESCROW	Phone	(310) 826-2925
Contact-Title	DENYSE ORVIS	E-mail	TEAMWESTLA@WESTCOASTESCROW.COM
Address	11835 W. OLYMPIC BLVD., SUITE 1120E	Escrow No.	
City, State, Zip	LOS ANGELES, CA 90064	Return Method	EMAIL
Country	US		

II. ASSESSOR, ADDRESS, AND LEGAL DESCRIPTION OF PROPERTY TO BE SOLD

A. INFORMATION PROVIDED BY APPLICANT

ASSESSOR NUMBER	Book No.		Page No.	Parcel No.
	4236		015	043
ADDRESS(ES)	Building No.	Unit No.	Property Description	No. of Units
3817 MOORE ST			TWO FAMILY DWELLING	
COMMUNITY NAME				
LEGAL DESCRIPTION OF PROPERTY TO BE SOLD				
Tract	Block		Lot	Arb
DEL MAR			29 AND 30	

B. INFORMATION OBTAINED THROUGH RESEARCH CONDUCTED BY CITY STAFF

ASSESSOR NUMBER	Book No.		Page No.	Parcel No.
	4236		015	043
ADDRESS(ES)	Building No.	Unit No.	Property Description	No. of Units
3817 S MOORE ST			UNKNOWN	0
COMMUNITY NAME				
LEGAL DESCRIPTION OF PROPERTY TO BE SOLD				
Tract	Block		Lot	Arb
DEL MAR			30	1
DEL MAR			29	1
Year(s) Built	1924-2			

III. IMPORTANT NOTES

- A. L.A.M.C Section 151.00 requires all owners whose rental units are subject to the Rent Stabilization Ordinance to register their rental units with the Rent Stabilization Division. No landlord shall demand or accept rent until such registration has been obtained. Contact the division at (866) 552-7368.
- B. L.A.M.C Section 96.300 requires owner or owner's agent to deliver this report to the buyer prior to the close of escrow or prior to sale or exchange of property.
- C. The information provided in this report relates only to the specific items listed. It is only a search of those official records. No field inspection was performed.
- D. This report does not cover any other items regarding the property such as illegal additions, improper construction, illegal uses, other liens, or existing corrective orders against the property. A complete inspection and report by the Los Angeles Department of Building and Safety (LADBS) on the property can be obtained through LADBS' "Building Inspection Service" which is available for a fee. For information call (213) 473-3231.
- E. Report is valid for six months from the date of issuance. However, the items reported on may change any time after the research or report search date.
- F. The City does not certify, guarantee, or warrant that the property in question necessarily satisfies all present or future requirements of the L.A.M.C. nor does the City assume any liability for errors or omissions in the furnishing of any information required to be provided in this report.

*****PART 1 OF 2 PARTS - REPORT OF SUPERINTENDENT OF BUILDING*****

IV. ZONING CLASSIFICATION AND AUTHORIZED OCCUPANCY AND USE

A. ZONING CLASSIFICATION AND PARCEL INFORMATION *For zoning information, call 213-482-6881*

1. Classification for Parcel:	R3-1
2. Parcel Information:	
INFORMATION GROUPS	GEOGRAPHICAL INDICATOR OF DOCUMENT NUMBER
Geographical Indicators	05/08/1947 (LOT)
Building & Safety	ORD-183497 (ORD);ORD-186104 (ORD);ORD-168999 (ORD);ZI-1874 SPECIFIC PLAN: LOS ANGELES COASTAL TRANSPORTATION CORRIDOR (ZI);ZI-2452 TRANSIT PRIORITY AREA IN THE CITY OF LOS ANGELES (ZI)
City Planning	CPC-2005-8252-CA (CPC);CPC-1984-226-SP (CPC);CPC-2018-7547-CPU (CPC);CPC-2014-1456-SP (CPC)
Redevelopment/Historical	
Miscellaneous	

B. AUTHORIZED OCCUPANCY AND USE *For occupancy and use information, call 213-482-6777*

Authorized Occupancy and Use are based on the Building Permits and Certificates of Occupancy (C/O) of Records in LADBS. Any difference between this authorized use and the current use may indicate illegal use or conversion. A zero in the "No. of Records Found" box indicates that search of Department files has failed to reveal building permits or Certificates of Occupancy pertaining to the authorized occupancy and use for the requested property being sold. Please contact the Department of Building and Safety if additional information is required.

Struct. No.	Address	Building Description	Parking Structure	No. of Units	Records Found	C/O Attached
1	3817 S MOORE ST	UNKNOWN		0	0	0
Additional Occupancy & Use Information:						

Note	If applicable, the estimated amount of Pending Assessments shown on LADBS records, resulting from the Superintendent of Building awarding a contract to repair, demolish, or secure buildings or structures or to clean premises, is listed under Part2, V. "Liens and Assessment".
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*******PART 2 OF 2 PARTS - REPORTS OF CITY ENGINEER*******

[This report does not include items collected on County Property Tax Bills]

V. SEWER AND LIEN AND ASSESSMENT INFORMATION

A. SEWER INFORMATION

For sewer information, call (213) 482-7483 or (213) 482-7479.

Vacant Lot NO	Sewer Permit PERMIT ISSUED
Comments	

B. LIENS AND ASSESSMENT

For liens and assessment information, call (213) 482-7483 or (213) 482-7479.

<p>DESCRIPTION OF CITY ENGINEER'S SPECIAL ASSESSMENT RECORDS REPORT</p> <p>In accordance with Sec. 96.304(b) of the Los Angeles Municipal Code, being Ordinance No 144942, the report of the City Engineer includes a search of the following</p> <ol style="list-style-type: none"> 1. Pending Special Assessment Liens for Public Improvements under State Law or City Ordinances for which an Ordinance of Intention has been adopted. 2. Existing liens of Record or Special Assessment Liens for Public Improvements under State Law or City Ordinance as shown City Engineer Records. 3. Notices of Record issued by the Department of Public Works under Chapter 22, Part 3, Division 7, of the Streets and Highways Code. 4. Notices to complete adjacent public improvements issued by the Department of Public Works under Chapter 27, Part 3, Division 7, of the Streets and Highways Code. 5. Notices of Record received by the Department of Public Works from the Fire Department requesting Brush or Weed Abatement. 6. Pending assessments for Weed Abatement performed or proposed to be performed under City Ordinance. 7. Referrals received from Los Angeles County Health Department requesting weed or debris abatement. 8. Applications for Essential Public Utilities assessment pursuant to Chapter 8, Division 6, Los Angeles Administrative Code. 9. Contracts awarded by Department of Building and Safety, to repair, demolish, or secure buildings or structures or to clean premises. <p>THIS PROPERTY IS CLEARED OF ALL ITEMS LISTED ABOVE IN "DESCRIPTION OF CITY ENGINEER'S SPECIAL ASSESSMENT RECORDS REPORT".</p>
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RESIDENTIAL PROPERTY REPORT VIA THE INTERNET!

Please visit our website at
<https://www.ladbsservices2.lacity.org/OnlineServices/> to:

- >Submit applications for Residential Property Reports
- >Check the status of a Report in progress
- >Obtain a copy of a completed Report
- >Research parcel information
- >Obtain refund information and forms

Address of
Building

3817-3817½ N. Moore St.



CITY OF LOS ANGELES

CERTIFICATE OF OCCUPANCY

Note: Any change of use of occupancy must be approved by the Department of Building and Safety.

☐ 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 address 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, or occupancy group in which it is classified.* (Non-Residential Uses)

☒ This certifies that, so far as ascertained by or made known to the undersigned, the building or portion of building described below and located at the above address complies with the applicable requirements of the Municipal Code, as follows: Ch. 1, as to permitted uses, Ch. 9, Arts. 1, 3, 4, and 5; and with applicable requirements of State Housing Law-for following occupancies:* (Residential Uses)

Permit No. and Year 95WL26939

Two story, type v, 17' x 17' conversion of existing first floor for garage into storage rooms. Also provide four open parking spaces.

R3 Occupancy.

Affidavit #AFT48815.

5000404200600003779

Total Parking Required ☐ No Change in Parking requirement

Total Parking Provided 4 = Standard 2 + Compact 2 + Disabled

* ALSO SUBJECT TO ANY AFFIDAVITS OR BUILDING AND ZONING CODE MODIFICATIONS WHETHER LISTED ABOVE OR NOT.

Issued By / Office:
LA-VN-WLA-SP-C.D. #6

Bureau
BLDG - BCS

Division:
GI-MS-MSS-EQ-BMI COMM

Owner Adolf & Christine Putziger
Owner's Address 1232 Palms Blvd.
Venice, CA 90291

Issued: 6/5/95 By: T. L./bn

