

City of Los Angeles REPORT OF RESIDENTIAL PROPERTY RECORDS

I. MAIL-TO AND CONTACT INFORMATION

Company	AP ESCROW INC	Phone	(310) 876-1560
Contact-Title	AIDA KIRAKOSYAN	E-mail	AIDA@APESCROWINC.COM
Address	292 S. LA CIENEGA	Escrow No.	004508AK
City, State, Zip	BEVERLY HILLS, CA 90211	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.
	5066		005	018
ADDRESS(ES)	Building No.	Unit No.	Property Description	No. of Units
1835 S CRESCENT HEIGHTS BLVD			SINGLE FAMILY DWELLING	
COMMUNITY NAME				
LEGAL DESCRIPTION OF PROPERTY TO BE SOLD				
Tract	Block		Lot	Arb
5066	005		016	

B. INFORMATION OBTAINED THROUGH RESEARCH CONDUCTED BY CITY STAFF

ASSESSOR NUMBER	Book No.		Page No.	Parcel No.
	5066		005	018
ADDRESS(ES)	Building No.	Unit No.	Property Description	No. of Units
1835 S CRESCENT HEIGHTS BLVD			SINGLE FAMILY DWELLING	1
COMMUNITY NAME				
LEGAL DESCRIPTION OF PROPERTY TO BE SOLD				
Tract	Block		Lot	Arb
TR 8193	28		18	
Year(s) Built				

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:	R1R3-RG
2. Parcel Information:	
INFORMATION GROUPS	GEOGRAPHICAL INDICATOR OF DOCUMENT NUMBER
Geographical Indicators	YES (LIQ)
Building & Safety	ORD-183497 (ORD);ORD-184802 (ORD);ORD-184810 (ORD);ORD-177323 (ORD);ZI-2462 MODIFICATIONS TO SF ZONES AND SF ZONE HILLSIDE AREA REGULATIONS (ZI);ZI-2452 TRANSIT PRIORITY AREA IN THE CITY OF LOS ANGELES (ZI);ZI-2463 R1 VARIATION ZONES (ZI);ZI-2464 REAR GARAGE: FAIRCREST HEIGHTS (ZI)
City Planning	CPC-2004-2395-ICO (CPC);CPC-2006-5567-CPU (CPC);CPC-2016-2115-ZC (CPC);CPC-2016-2112-ZC (CPC);CPC-2016-2110-CA (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	1835 S CRESCENT HEIGHTS BLVD	SINGLE FAMILY DWELLING	GARAGE	1	2	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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Superintendent of Building's Report Authorized for Release By Suneeta Atyam Date Completed 06/17/2024

*****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.

DESCRIPTION OF CITY ENGINEER'S SPECIAL ASSESSMENT RECORDS REPORT

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

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.

THIS PROPERTY IS CLEARED OF ALL ITEMS LISTED ABOVE IN "DESCRIPTION OF CITY ENGINEER'S SPECIAL ASSESSMENT RECORDS REPORT".

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



City of Los Angeles - Department of Building and Safety
REPORT OF RESIDENTIAL PROPERTY RECORDS DECLARATIONS ATTACHMENT

(Per Sec. 22.12, 22.13 L.A.M.C., refunds are not granted for a report where ANY work has been done on the report.)

PROJECT ADDRESS <div style="text-align: center; font-weight: bold; font-size: 1.2em;">1835 S CRESCENT HEIGHTS BLVD</div>	ASSESSOR'S ID <div style="text-align: center; font-weight: bold; font-size: 1.2em;">5066-005-018</div>
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Description of property being sold: ☐ 1-Family Dwelling ☐ 2-Family Dwelling ☐ Apartment ☐ Condo ☐ Vacant Lot ☐ Other

The Owner must complete item B in Section I for all reports. If the owner cannot complete all declarations under item A of Section I, the Buyer must complete Section "II. Buyer's Declaration". Check only one box under each number.

I. OWNER'S DECLARATION:

I, as owner, declare under penalty of perjury that the following statements are true and correct for the residential building for which this report is sought.

A. The following device(s) and/or material have been or will be installed as indicated below.

1) Water conservation devices

- a) ☐ Have been installed.
- b) ☒ Will be installed in compliance with Section 122.03 Los Angeles Municipal Code (L.A.M.C.).
- c) ☐ DWP Waiver.

****Water Conservation Certificate of Compliance, as specified in L.A.M.C. Section 122.03, must be filed prior to the close of escrow with the Department of Water and Power (LADWP). A Certificate of Compliance form may be obtained by calling LADWP at (800) 544-4498.****

2) Security Lighting and Locks

- a) ☐ Have been installed.
- b) ☐ Will be installed in compliance with Section 91.8607 L.A.M.C.
- c) ☒ The Security Lights and Locks Ordinance does not apply since no apartment building (3 or more units) is currently present on the property for which this report is being sought.

3) Seismic Gas Shut-Off Valves (SGSOV) or Excess Flow Shut-Off Valve (EFSOV)

- a) ☐ Have been installed.
- b) ☒ Will be installed in compliance with Section 94.1217 L.A.M.C.
- c) ☐ The Gas Shut-off Valves Ordinance does not apply since no gas fuel lines are provided for any building on the property for which this report is being sought.

4) Metal bars, grills, grates, security roll-down shutters, and similar devices installed over emergency escape windows in sleeping rooms.

- a) ☐ Have been installed.
- b) ☐ Will be installed in accordance with Section 91.1029 L.A.M.C.
- c) ☒ Are not installed.

5) Smoke and Carbon Monoxide Detectors

- a) ☐ Have been installed.
- b) ☒ Will be installed in compliance with Section 91.8603 L.A.M.C.; Section 91.420.6.2.3 L.A.M.C.

6) Impact Glazing/Approved Film for sliding glass panels of sliding-type doors

- a) ☐ Have been installed.
- b) ☐ Will be installed in compliance with Section 91.6101; Section 96.302 L.A.M.C.
- c) ☒ The Impact Hazard Glazing Ordinance does not apply.

Further, I (owner) certify that smoke detectors in compliance with Section 91.8603 L.A.M.C. and carbon monoxide detectors in compliance with Section 91.420.6.2.3 L.A.M.C. and impact glazing/approved film for sliding glass panels of sliding-type doors in compliance with Section 91.6101; Section 96.302 L.A.M.C. will be installed prior to entering into an agreement of sale or contracting for an exchange of said residential property, or, where an escrow agreement has been executed in connection therewith, prior to close of escrow, and that within 10 days after installation, I will so advise the Department of Building and Safety in writing to Residential Property Records, c/o Cashier, 201 N. Figueroa St., 4th Floor, Los Angeles, CA 90012-4869.

- B. 1) ☒ I have inspected the property being sought and no protected trees are located on this property.
 2) ☐ I have inspected the property for the existence of protected trees. (For the purpose of this declaration the definition of "protected trees" set forth in L.A.M.C. Section 46.01 shall apply.) The number of protected trees identified as located on this property is _____.

I authorize the Department of Building and Safety to verify this information by entry upon the subject property. I understand that a fee, as specified in L.A.M.C Section 98.0412(a), shall be collected by the Department of Building and Safety for any inspection required to verify this declaration.

Signature of Owner _____ Print Name LINDA NISHIO Date 06/11/2024



City of Los Angeles - Department of Building and Safety
REPORT OF RESIDENTIAL PROPERTY RECORDS DECLARATIONS ATTACHMENT

(Per Sec. 22.12, 22.13 L.A.M.C., refunds are not granted for a report where ANY work has been done on the report.)

PROJECT ADDRESS 1835 S CRESCENT HEIGHTS BLVD	ASSESSOR'S ID 5066-005-018
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II. BUYER'S DECLARATION:

I, as buyer, declare under penalty of perjury that the following statements are true and correct for the residential building for which this report is sought.

A. The following device(s) and/or material have been or will be installed as indicated below.

1) Water conservation devices

a) ☐ Have been installed in compliance with Section 122.03 Los Angeles Municipal Code (L.A.M.C.).

2) Security Lighting and Locks

a) ☐ Have been installed in compliance with Section 91.8607 L.A.M.C.

b) ☐ The Security Lights and Locks Ordinance does not apply since no apartment building (3 or more units) is currently present on the property for which this report is being sought.

3) Seismic Gas Shut-Off Valves (SGSOV) or Excess Flow Shut-Off Valve (EFSOV)

a) ☐ Have been installed in compliance with Section 94.1217 L.A.M.C.

b) ☐ Will be installed in compliance with Section 94.1217 L.A.M.C., prior to entering into an agreement of sale or prior to the close of escrow when an escrow agreement has been executed in connection with the sale; and that within 10 days after installation, Buyer will so advise the Department of Building and Safety in writing to Residential Property Records, c/o Cashier, 201 N. Figueroa St., 4th Floor, Los Angeles, CA 90012-4869. Failure to comply with this requirement shall subject the buyer to the payment of a noncompliance fee in addition to the other penalties provided by law.

c) ☐ The Gas Shut-off Valves Ordinance does not apply since no gas fuel line is provided for any building on the property for which this report is being sought.

4) Metal bars, grills, grates, security roll-down shutters, and similar devices installed over emergency escape windows in sleeping rooms

a) ☐ Have been installed in accordance with Section 91.1029 L.A.M.C. for the property for which this report is being sought.

b) ☐ Are not installed.

5) Smoke and Carbon Monoxide Detectors

a) ☐ Will be installed in compliance with Section 91.8603 L.A.M.C.; Section 91.420.6.2.3 L.A.M.C.

6) Impact Glazing/Approved Film for sliding glass panels of sliding-type doors

a) ☐ Will be installed in compliance with Section 91.6101; Section 96.302 L.A.M.C.

b) ☐ Impact Hazard Glazing Ordinance does not apply.

Further, smoke detectors in compliance with Section 91.8603 L.A.M.C. and carbon monoxide detectors in compliance with Section 91.420.6.2.3 L.A.M.C. and impact glazing/approved film for sliding glass panels of sliding-type doors in compliance with Section 91.6101; Section 96.302 L.A.M.C. will be installed by Buyer within 30 days after entering into an agreement of sale or contracting for an exchange of said residential property, or, where an escrow agreement has been executed in connection therewith, within 30 days after the close of escrow, and that within 10 days after installation, will so advise the Department of Building and Safety in writing to Residential Property Records, c/o Cashier, 201 N. Figueroa St., 4th Floor, Los Angeles, CA 90012-4869.

Signature of Buyer _____ Print Name _____ Date _____

Section 96.300 L.A.M.C. requires that the seller of Residential Property within the City of Los Angeles shall apply to the City for a report of Residential Property Records and Pending Special Assessment Liens (aka Form 9) and deliver such report to the buyer prior to entering into an agreement of sale or exchange of the Residential Property or prior to close of escrow in connection therewith. Refer to the [Forms](#) section at this website for submitting a paper application or our Online service [Residential Property Report System](#) for submitting a request for RPR using the internet.

For more information regarding the Los Angeles Municipal Code and Ordinance requirements when selling residential and commercial property for existing single or two family dwellings, condominiums and apartments, please refer to the Los Angeles Department of Building and Safety website at: <http://ladbs.org/LADBSWeb/requirements-selling-property.jsf>

2

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

Application for the Erection of a Building
OF
CLASS "D"

To the Board of Building and Safety Commissioners of the City of Los Angeles:

Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Superintendent of Building, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:

First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley or other public place or portion thereof.

Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.

Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

Lot No. 18

Block 28

Tract. 8193

Location of Building. 1835⁵ Crescent Heights Blvd
(House Number and Street)

Approved by
City Engineer

Between what cross streets. 18th St - Sawyer

Deputy.

USE INK OR INDELIBLE PENCIL

1. Purpose of building. Residence Families 1 Rooms 7
(Store, Residence, Apartment House, Hotel, or any other purpose)

2. Owner (Print Name) WM. A. REVELES Phone. _____

3. Owner's address. 2931 1/2 - 20th Ave

4. Certificated Architect. Woul State License No. _____ Phone. _____

5. Licensed Engineer. _____ State License No. _____ Phone. _____

6. Contractor. BEN POVERNY State License No. 55856 Phone. AN 1-6732

7. Contractor's address. 1567 Gravois Ave

8. VALUATION OF PROPOSED WORK {including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon} \$ 4400

9. State how many buildings NOW on lot and give use of each. none
(Store, Residence, Apartment House, Hotel, or any other purpose)

10. Size of new building. 37 x implor No. Stories 1 Height to highest point 15 Size lot 50 x 128

11. Type of soil. loam Foundation (Material) concrete Depth in ground 8"

12. Width of footing 14" Width of foundation wall 6" Size of redwood sill 2 x 6

13. Material exterior wall stucco Size of studs: (Exterior) 2 x 4 (Interior bearing) 2 x 4

14. Joist: First floor 2 x 6 Second floor x Rafters 2 x 4 Material of roof Shingles

15. Chimney (Material) brick Size Flue 7 x 7 No. inlets each flue 1 Depth footing in ground 12"

I have carefully examined and read the above completed Application and know the same is true and correct, and hereby certify and agree that if a permit is issued all the provisions of the Building Ordinance and State Laws will be complied with whether herein specified or not; I also certify that plans and specifications filed will conform to all the Building Ordinances and State Laws.

Sign here. Ben Poverny
(Owner or Authorized Agent)

By _____

Plans, Specifications and other data must be filed if required.

INSIDE LOT	LOT SIZE
50x128	
100 ft. rear alley	
100 ft. side alley	

PERMIT NO. 23953	Plans and Specifications checked <u>Finley 6-18-40</u>	Zone <u>R4</u>	Fire District <u>No</u>	Fee <u>16.20</u> Stamp here when Permit is issued JUN 19 1940
	Corrections verified <u>Finley</u>	Edg. Line <u>No</u>	Street Widening <u>No</u>	
	Plans, Specifications and Application rechecked and approved <u>Moore</u>	Application checked and approved <u>White</u>		
	For Plans Fee	Required Valuations Included	Specified Valuations	
PLANS <u>1/24/40</u>	Inspector <u>G. B. Jones</u>			

FOR DEPARTMENT USE ONLY				
Application	Fire District	Bldg. Line	Street widening	Forced Draft Ventil.

(1) REINFORCED CONCRETE

Barrels of Cement.....
Tons of Reinforcing Steel.....

(3) This building will be not less than 10 feet from any other building used for residential purposes on this lot.

Sign here.....
(Owner or Authorized Agent)

REMARKS:

PLAN CHECKING

RECEIPT NO. 97860

VALUATION \$4400.00

FEE PAID \$10.00

Sign here.....
(Owner or Authorized Agent)

(4) There will be an unobstructed passageway at least 10 feet wide, extending from any dwelling on lot to a Public Street or Public Alley at least 10 feet in width.

Sign here.....
(Owner or Authorized Agent)

2

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

Application for the Erection of a Building
OF
CLASS "D"

To the Board of Building and Safety Commissioners of the City of Los Angeles:

Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Superintendent of Building, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:

- First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley or other public place or portion thereof.
Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.
Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

Lot No. 18

Block 28

Tract 8193

Location of Building 1835 Crescent Heights Blvd
(House Number and Street)

Approved by
City Engineer

Between what cross streets 18th - Sawyer

Deputy.

USE INK OR INDELIBLE PENCIL

- Purpose of building garage Families 1 Rooms 1
(Store, Residence, Apartment House, Hotel, or any other purpose)
- Owner (Print Name) WM. A. REVELES Phone
- Owner's address 293 1/2 - 10th Ave
- Certificated Architect Wall State License No. Phone
- Licensed Engineer State License No. Phone
- Contractor BEN POVERNY State License No. 55856 Phone AN 1-6732
- Contractor's address 1517 Grannis Ave
- VALUATION OF PROPOSED WORK 2000
{Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon.
- State how many buildings NOW on lot and give use of each. none
(Store, Residence, Apartment House, Hotel, or any other purpose)
- Size of new building 18x18 No. Stories 1 Height to highest point 12 Size lot 50x128
- Type of soil loam Foundation (Material) concrete Depth in ground 8"
- Width of footing 12" Width of foundation wall 6" Size of redwood sill 3x4
- Material exterior wall stucco Size of studs: (Exterior) 2x4 (Interior bearing) x
- Joist: First floor Slab Second floor x2 Rafters 4x Material of roof Shingles
- Chimney (Material) Size Flue x No. inlets each flue Depth footing in ground

I have carefully examined and read the above completed Application and know the same is true and correct, and hereby certify and agree that if a permit is issued all the provisions of the Building Ordinance and State Laws will be complied with whether herein specified or not; I also certify that plans and specifications filed will conform to all the Building Ordinances and State Laws.

Sign here B. Poverny
(Owner or Authorized Agent)

Plans, Specifications and other data must be filed if required.

By

FOR DEPARTMENT USE ONLY				Fee	
PERMIT NO. 23954	Plans, and Specifications checked <u>Timley 6-18-40</u>	Zone <u>RY</u>	Fire District <u>NO</u>	Stamp here when Permit is issued JUN 19 1940	Inspector <u>E. L. G. 1940</u>
	Corrections filed <u>None</u>	Bldg. Use <u>NO</u>	Street Widening <u>NO</u>		
	Plans, Specifications and Application rechecked <u>Approved</u>	Application checked and approved <u>White</u>			
	For Plans See <u></u>	Filed with <u></u>	SPRINKLER Required Valuation Included <u>No</u>		

FOR DEPARTMENT USE ONLY				
Application	Fire District	Midg. Line	Street widening	Forced Draft Ventil.

(1) REINFORCED CONCRETE Barrels of Cement..... Tons of Reinforcing Steel.....		(2) The building referred to in this Application will be more than 100 feet from Street.....	
(3) This building will be not less than 10 feet from any other building used for residential purposes on this lot. Sign here..... (Owner or Authorized Agent)		(4) There will be an unobstructed passageway at least 10 feet wide, extending from any dwelling on lot to a Public Street or Public Alley at least 10 feet in width. Sign here..... (Owner or Authorized Agent)	

REMARKS:.....