

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	MOLLY FREEMAN	E-mail	WCEWESTLOSANGELES01@WESTCOASTESCROW.COM
Address	11835 W OLYMPIC BLVD., SUITE 1120-EAST TOWER	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.
	4318		017	024
ADDRESS(ES)	Building No.	Unit No.	Property Description	No. of Units
10490 LORENZO PL			SINGLE FAMILY DWELLING	
COMMUNITY NAME	LOS ANGELES			
LEGAL DESCRIPTION OF PROPERTY TO BE SOLD				
Tract	Block	Lot	Arb	
7264	21	8		

B. INFORMATION OBTAINED THROUGH RESEARCH CONDUCTED BY CITY STAFF

ASSESSOR NUMBER	Book No.		Page No.	Parcel No.
	4318		017	024
ADDRESS(ES)	Building No.	Unit No.	Property Description	No. of Units
10490 W LORENZO PL			SINGLE FAMILY DWELLING	1
COMMUNITY NAME				
LEGAL DESCRIPTION OF PROPERTY TO BE SOLD				
Tract	Block	Lot	Arb	
TR 7264	21	8		
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:	R1V2-O
2. Parcel Information:	
INFORMATION GROUPS	GEOGRAPHICAL INDICATOR OF DOCUMENT NUMBER
Geographical Indicators	YES (HG)
Building & Safety	ORD-185475 (ORD);ORD-183497 (ORD);ORD-171492 (ORD);ORD-163205 (ORD);ORD-186108 (ORD);ORD-186402 (ORD);ORD-171227 (ORD);ORD-117152 (ORD);ORD-129279 (ORD);ZI-2490 SPECIFIC PLAN: EXPOSITION CORRIDOR TRANSIT NEIGHBORHOOD PLAN (ZI);ZI-2462 MODIFICATIONS TO SF ZONES AND SF ZONE HILLSIDE AREA REGULATIONS (ZI);ZI-2192 SPECIFIC PLAN: WEST LOS ANGELES TRANSPORTATION IMPROVEMENT AND MITIGATION (ZI);ZI-2463 R1 VARIATION ZONES (ZI)
City Planning	CPC-2013-621-ZC-GPA-SP (CPC);CPC-2014-1457-SP (CPC);CPC-10770 (CPC);CPC-2018-7546-CPU (CPC);CPC-2009-1536-CPU (CPC);CPC-2016-2112-ZC (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	10490 W LORENZO PL	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** 04/18/2025

*******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

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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. B
BK 21
Tract 7264

Location of Building 10490 Lorena Place
(House Number, and Street)
Between what cross streets Wigton & Patricia
Approved by City Engineer
Deputy

USE INK OR INDELIBLE PENCIL

- 1. Purpose of building Residence Families 1 Rooms 6
2. OWNER (Print Name) H. N. Wells Phone
3. Owner's address 924 Mulley Av.
4. Certificated Architect NONE State License No. Phone
5. Licensed Engineer NONE State License No. Phone
6. Contractor E. P. Ellis & Co. State License No. Phone
7. Contractor's address 5410 Wilshire Blvd. 3750-2112
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. \$3500.00
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 66 x 37 No. Stories 1 Height to highest point 12' Size lot 50 x 120
11. Type of soil Adobe Foundation (Material) concrete Depth in ground 8"
12. Width of footing 6" Width of foundation Wall 6" Size of Redwood Sill 2 x 6
13. Material Exterior Wall Veneer Size of studs: (Exterior) 2 x 4 (Interior Bearing) 2 x 4
14. Joists: First Floor 2 x 8 Second floor x Rafters 2 x 4 Material of Roof shingle
15. Chimney (Material) Brick Size Flue 8 x 12 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 Ordinances 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 Gerry Kiffe
Owner or Authorized Agent
By

Plans Specifications and other data must be filed if required.

PERMIT NO. 18983
FOR DEPARTMENT USE ONLY 7276
Name and Specifications checked
Zone
Fire District No. 720
Street Widening
Application checked and approved
20/14/35
SPRINKLER
Specified valuation

Stamp here when Permit is issued
OCT 16 1935

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

2

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

WEST LA DISTRICT

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. B

BK 21

Tract 7264

Location of Building 10490 Lorenzo Place
(House Number, and Street)

Approved by City Engineer
Deputy

Between what cross streets Wigton & Patricia

USE INK OR INDELIBLE PENCIL

- 1. Purpose of building Private Garage Families Rooms 1
2. OWNER (Print Name) H. N. Wells Phone
3. Owner's address 924 Mullen Av.
4. Certificated Architect State License No. Phone
5. Licensed Engineer State License No. Phone
6. Contractor F. P. Ellis & Co. State License No. Phone
7. Contractor's address 5410 Wilshire Blvd
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. \$200.00
9. State how many buildings NOW on lot and give use of each. None
10. Size of new building 18 x 18 No. Stories 1 Height to highest point 10' Size lot 50 x 120
11. Type of soil Adobe Foundation (Material) Slab Depth in ground
12. Width of footing Width of foundation Wall Size of Redwood Sill 3 x 4
13. Material Exterior Wall Stucco Size of studs: (Exterior) 2 x 4 (Interior Bearing) x
14. Joists: First Floor Second floor Rafters 2 x 4 Material of Roof Shingle
15. Chimney (Material) Size Flue 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 Ordinances 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 Gerry Riffe (Owner or Authorized Agent)
By

Plans Specifications and other data must be filed if required.

PERMIT NO. 18984
FOR DEPARTMENT USE ONLY
Plans and Specifications checked
Zone
Fire District
No.
Bldg. Line
Street Widening
Application checked and approved
SPRINKLER
Specified Yes/No
Inspector

