

## City of Los Angeles REPORT OF RESIDENTIAL PROPERTY RECORDS

### I. MAIL-TO AND CONTACT INFORMATION

<b>Company</b>	GLEN OAKS ESCROW	<b>Phone</b>	(818) 502-0400
<b>Contact-Title</b>	NAZELI GRIGORIAN	<b>E-mail</b>	SPANDURO@GLENOAKSESCROW.COM
<b>Address</b>	6100 SAN FERNANDO ROAD	<b>Escrow No.</b>	116725-NG
<b>City, State, Zip</b>	GLENDAL, CA 91201	<b>Return Method</b>	EMAIL
<b>Country</b>	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.
	5580		017	004
ADDRESS(ES)	Building No.	Unit No.	Property Description	No. of Units
5897 LORAE PL			VACANT LOT	0
COMMUNITY NAME				
LEGAL DESCRIPTION OF PROPERTY TO BE SOLD				
Tract	Block		Lot	Arb
7373			4	

#### B. INFORMATION OBTAINED THROUGH RESEARCH CONDUCTED BY CITY STAFF

ASSESSOR NUMBER	Book No.		Page No.	Parcel No.
	5580		017	004
ADDRESS(ES)	Building No.	Unit No.	Property Description	No. of Units
			VACANT LOT	0
COMMUNITY NAME				
LEGAL DESCRIPTION OF PROPERTY TO BE SOLD				
Tract	Block		Lot	Arb
TR 7373			4	
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*

<b>1. Classification for Parcel:</b>	R1-1D
<b>2. Parcel Information:</b>	
<b>INFORMATION GROUPS</b>	<b>GEOGRAPHICAL INDICATOR OF DOCUMENT NUMBER</b>
Geographical Indicators	YES (ENVR);VHFHSZ (FD);YES (HG);YES (HL);YES (LAN)
Building & Safety	ORD-181128 (ORD);ORD-183497 (ORD);ORD-128730 (ORD);ORD-129279 (ORD);ORD-184725 (ORD);ORD-179814 (ORD);ORD-181136 (ORD);ZI-2462 MODIFICATIONS TO SF ZONES AND SF ZONE HILLSIDE AREA REGULATIONS (ZI);ZI-2480 THE OAKS OF LOS FELIZ DEVELOPMENT LIMITATIONS (ZI)
City Planning	CPC-2007-2065-ICO (CPC);CPC-2009-2949-HD (CPC);CPC-9708 (CPC);CPC-2016-2115-ZC (CPC);CPC-2016-2110-CA (CPC);CPC-2007-2066-CE (CPC);CPC-2008-4683-CA (CPC);CPC-2016-1450-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
		VACANT LOT		0	0	0
<b>Additional Occupancy &amp; Use Information:</b>						
<input type="checkbox"/>	Additional Information	<input type="checkbox"/>	No Additional Units Found	<input type="checkbox"/>	Former Street Name/Number Documents Attached	
<b>Note</b>	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".					

Superintendent of Building's Report Authorized for Release By Suneeta Atyam Date Completed 10/17/2024

\*\*\*\*\*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.*

<b>Vacant Lot</b> YES	<b>Sewer Permit</b> NO PERMIT ISSUED
<b>Comments</b>	

"The property indicated on form 9A is not served by a sewer system and may be served by a septic or private sewage disposal system. For more information, please email [septic.system@lacity.org](mailto:septic.system@lacity.org), or for immediate response please call the appropriate Bureau of Engineering (BOE) District Office: Valley District (818) 374-5090, Central District (213) 482-7030, West LA District (310) 575-8384, or Harbor District (310) 732-4677. For BOE District Office locations, hours of operation, and contact information, please visit <http://eng.lacity.org/office-locations> or dial 311."

**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.

**THE PROPERTY IS NOT CLEAR THE FOLLOWING ITEMS:**

1. WARNING - THIS PARCEL HAS BEEN SERVED WITH A NOTICE TO REMOVE BRUSH, WEEDS OR DEBRIS. THE WORK MAY HAVE BEEN OR MAY BE PERFORMED BY CITY FORCES (OR BY CONTRACT WITH THE CITY). IF SO, THE COST WILL BE A LIEN ON THIS PROPERTY AND WILL APPEAR ON YOUR FUTURE TAX BILL. For further information contact the Fire Department at (213) 978-3424 or LAFD.Brushacctg@lacity.org

**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