# City of Los Angeles
## REPORT OF RESIDENTIAL PROPERTY RECORDS

### I. MAIL-TO AND CONTACT INFORMATION

<table>
<thead>
<tr>
<th>Company</th>
<th>COLDWELL BANKER</th>
<th>Phone</th>
<th>(213) 300-4567</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contact-Title</td>
<td>RICHARD STANLEY</td>
<td>E-mail</td>
<td><a href="mailto:RSTANLEY@COLDWELLBANKER.COM">RSTANLEY@COLDWELLBANKER.COM</a></td>
</tr>
<tr>
<td>Address</td>
<td>1917 HILLHURST AVE</td>
<td>Escrow No.</td>
<td></td>
</tr>
<tr>
<td>City, State, Zip</td>
<td>LOS ANGELES, CA 90027</td>
<td>Return Method</td>
<td>EMAIL</td>
</tr>
<tr>
<td>Country</td>
<td>US</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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

#### A. INFORMATION PROVIDED BY APPLICANT

<table>
<thead>
<tr>
<th>ASSESSOR NUMBER</th>
<th>Book No.</th>
<th>Page No.</th>
<th>Parcel No.</th>
</tr>
</thead>
<tbody>
<tr>
<td>5544</td>
<td>033</td>
<td>004</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>ADDRESS(ES)</th>
<th>Building No.</th>
<th>Unit No.</th>
<th>Property Description</th>
<th>No. of Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>5347 FOUNTAIN AVE</td>
<td></td>
<td></td>
<td>TWO FAMILY DWELLING</td>
<td>2</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>COMMUNITY NAME</th>
<th>Tract</th>
<th>Block</th>
<th>Lot</th>
<th>Arb</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>ASSESSOR NUMBER</th>
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<th>Unit No.</th>
<th>Property Description</th>
<th>No. of Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>5347 W FOUNTAIN AVE</td>
<td></td>
<td></td>
<td>TWO FAMILY DWELLING</td>
<td>2</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>COMMUNITY NAME</th>
<th>Tract</th>
<th>Block</th>
<th>Lot</th>
<th>Arb</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>LEGAL DESCRIPTION OF PROPERTY TO BE SOLD</th>
<th>Tract</th>
<th>Block</th>
<th>Lot</th>
<th>Arb</th>
</tr>
</thead>
<tbody>
<tr>
<td>MORTIMER’S GATEWAY TRACT</td>
<td>59</td>
<td></td>
<td>4</td>
<td></td>
</tr>
<tr>
<td>Year(s) Built</td>
<td>1920-2</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
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: [Q]R4-2

2. Parcel Information:

<table>
<thead>
<tr>
<th>INFORMATION GROUPS</th>
<th>GEOGRAPHICAL INDICATOR OF DOCUMENT NUMBER</th>
</tr>
</thead>
<tbody>
<tr>
<td>Geographical Indicators</td>
<td>12/04/1920 (LOTC)</td>
</tr>
<tr>
<td>Building &amp; Safety</td>
<td>ORD-182960 (ORD); ORD-165667-SA500 (ORD); ORD-173562 (ORD); ORD-182173-SA25-3 (ORD); ZI-2277 HOLLYWOOD REDEVELOPMENT PROJECT (ZI); ZI-1352 HOLLYWOOD REDEVELOPMENT PROJECT (ZI); ZI-2452 TRANSIT PRIORITY AREA IN THE CITY OF LOS ANGELES (ZI); ZI-2433 REVISED HOLLYWOOD INJUNCTION (ZI); ZI-2427 FWY ADJ ADVISORY NOTICE FOR SENSITIVE USES (ZI); ZI-2374 LOS ANGELES STATE ENTERPRISE ZONE (ZI)</td>
</tr>
<tr>
<td>City Planning</td>
<td>CPC-1986-835-GPC (CPC); CPC-2003-2115-CRA (CPC); CPC-2016-1450-CPU (CPC); CPC-1997-43-CPU (CPC); CPC-1999-324-ICO (CPC); CPC-2014-669-CPU (CPC); CPC-1999-2293-ICO (CPC); CPC-2005-6082-CPU (CPC); YV-7385 (YC); ZA-1986-165-CUZ (ZA)</td>
</tr>
<tr>
<td>Redevelopment/Historical</td>
<td>ZI 1352 HOLLYWOOD (CRA)</td>
</tr>
<tr>
<td>Miscellaneous</td>
<td></td>
</tr>
</tbody>
</table>
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.

<table>
<thead>
<tr>
<th>Struct. No.</th>
<th>Address</th>
<th>Building Description</th>
<th>Parking Structure</th>
<th>No. of Units</th>
<th>Records Found</th>
<th>C/O Attached</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>5347 W FOUNTAIN AVE</td>
<td>TWO FAMILY DWELLING</td>
<td>GARAGE</td>
<td>2</td>
<td>2</td>
<td>0</td>
</tr>
</tbody>
</table>

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".

Superintendent of Building’s Report Authorized for Release By  Suneeta Atyam  Date Completed 10/09/2018

*****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
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 HOWARD LEVINE __________________ Date 09/21/2018

A/D App. 12C (Rev. 01/28/2016)
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 tw 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
Board of Public Works

Application for the Erection of Frame Buildings

Class "D"

To the Board of Public Works of the City of Los Angeles:

The undersigned applicant being of suitable financial standing, hereby requests that a building permit be issued for the erection of the following structure:

Lot 40

First Floor

Lot No. 40

Block

Description of Property

Dist. No. 3

M. B. Page 4

F. B. Page 63

No. 5347

Location of Job

(Use ink or indelible pencil)

1. Purpose of Building Dwelling

2. Owner's name

3. Owner's address

4. Architect's name

5. Contractor's name

6. Contractor's address

7. Valuation of Proposed Work

8. Any other building now on the lot?

9. Size of proposed building

10. Number of stories in height

11. Material of foundation

12. Material of chimneys

13. Give sizes of following materials: REDWOOD MUDSILLS

14. Will all provisions of State Dwelling House Act be complied with?

I have carefully examined and read the above application and know the same is true and correct, and that all provisions of the Ordinances and Laws governing Building Construction will be complied with, whether herein specified or not.

(Sign here)

(Owner or Authorized Agent)

Permit No. 21923

Plan Examiner

November 9, 1920
DEPARTMENT OF BUILDINGS
Application for the Erection of Frame Buildings
CLASS "D"

To the Board of Public Works of the City of Los Angeles:
Application is hereby made by the Board of Public Works of the City of Los Angeles, through the office of the Chief Inspector of Buildings, 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 found in the conditions entering into the execution 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.

1. Purpose of Building

2. Owner's name

3. Owner's address

4. Architect's name

5. Contractor's name

6. Contractor's address

7. VALUATION OF PROPOSED WORK

8. Any other building now on the lot? No

9. Size of proposed building

10. Number of stories in height

11. Material of foundation

12. Material of chimneys

13. Give sizes of following materials: REDWOOD MUDSILLS INTERIOR BEARING studs INTERIOR bearing walls EXTERIOR stud INTERIOR Bearing studs EXTERIOR Bearing walls Ceiling joists Roof rafters

14. Will all provisions of State Dwelling House Act be complied with? Yes

I have carefully examined and read the above application and know the same is true and correct, and that all provisions of the Ordinances and Laws governing Building Construction will be complied with, whether herein specified or not.

(Sign here)

(Owner or Authorized Agent.)

PERMIT NO.

FOR DEPARTMENT USE ONLY

(Plants and specifications checked and found to conform to Ordinances, State Laws, etc.)

Application checked and found O. K.