

RPR: I00041128 Status: Completed Printed: 8/24/2012 Receipt: IN0503295255 Group ID: 908050343014

City of Los Angeles
REPORT OF RESIDENTIAL PROPERTY RECORDS

I. MAIL-TO AND CONTACT INFORMATION

Company	USA REALTY & LOAN	Phone	909-708-8730
Contact - Title	FRISCO, ERV - AGENT	Fax	909-266-1931
Address	142 E BONITA AVE -	E-mail	erv@villagroupsocal.com
City,State,Zip	SAN DIMAS, CA, 91773	Escrow No.	004056-AB
Country	U.S.	Return Method	Email

II. ASSESSOR, ADDRESS, AND LEGAL DESCRIPTION OF PROPERTY TO BE SOLD**A. INFORMATION PROVIDED BY APPLICANT**

ASSESSOR NUMBER	Book No.	Page No.	Parcel No.		
	2260	019	001		
ADDRESS(ES)		Building No.	Unit No.	Property Description	No. of Units
COMMUNITY NAME		Encino-Tarzana			
16155 W OTSEGO ST				Single Family Dwelling	
5142 N VALJEAN AVE				Single Family Dwelling	
LEGAL DESCRIPTION OF PROPERTY TO BE SOLD					
Tract		Block	Lot	Arb	
TR21148			1		
Metes and Bounds					

B. INFORMATION OBTAINED THROUGH RESEARCH CONDUCTED BY CITY STAFF

ASSESSOR NUMBER	Book No.	Page No.	Parcel No.		
	2260	019	001		
ADDRESS(ES)		Building No.	Unit No.	Property Description	No. of Units
16155 W OTSEGO ST				Single Family Dwelling	1
COMMUNITY NAME		ENCINO-TARZANA			
LEGAL DESCRIPTION OF PROPERTY TO BE SOLD					
Tract		Block	Lot	Arb	
TR 21148			1	1	
TR 21148			10		
Metes and Bounds					
1956/69					

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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 213-482-6777.
- 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 office 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 888-LA-4BUILD
- E. Report is valid for six months from the date of issuance. However, the items reported on may change anytime 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:	RE9-1; RE9-1
2. Parcel Information: <i>Refer to handout "Parcel Information Key" for a list of codes shown in parenthesis after each Geographical Indicator or Document Number</i>	
INFORMATION GROUPS	GEOGRAPHICAL INDICATOR OF DOCUMENT NUMBER
Geographical Indicators	07/03/1956 (LOTC), 250' Height Limit Above Elevation 747 (AHA), Yes (LIQ), 07/03/1956 (LOTC), 250' Height Limit Above Elevation 747 (AHA), Yes (LIQ)
Building & Safety	ORD-166252 (ORD)
City Planning	CPC-2007-3036-RIO (CPC), CPC-2008-3125-CA (CPC), CPC-2007-3036-RIO (CPC), CPC-2008-3125-CA (CPC)
Redevelopment/Historical	
Miscellaneous	
3. Additional Information:	

B. AUTHORIZED OCCUPANCY AND USE

For occupancy and use information, call 213-482-6777

Authorized Occupancy and Use are based on Building Permits and Certificates of Occupancy(C/O) of Record in LADBS. Any difference between this authorized use and the current use may indicate illegal use or conversion. A zero in the "No. Records Found" box indicates that a 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.

Structure No.	Address	Building Description	Parking Structure	No. Units	No. Records Found	No. C/Os Attached
1	16155 W OTSEGO ST	Single Family Dwelling	Attached Garage	1	4	4
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 structure or to clean premises is listed under Part2, V. "Liens and Assessment".

Superintendent of Building's Report Authorized for Release By William Gomez

Date Issued 8/23/2012

RPR: I00041128

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DECLARATION FOR REPORT OF RESIDENTIAL PROPERTY RECORDS

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 has/have been or will be installed as indicated below.

- (1) Water conservation devices have been installed will be installed in compliance with Los Angeles Municipal Code (L.A.M.C.) Section 122.03.

*****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 (888) 284-6130.*****

- (2) Lights and locks have been installed will be installed in compliance with L.A.M.C. Section 91.8607. The 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 shutoff valves have been installed will be installed in compliance with L.A.M.C. Section 94.1219. The Gas Shutoff 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 are not installed have been installed in accordance with L.A.M.C. Section 91.310.4 will be installed in accordance with L.A.M.C. Section 91.310.4 for the property for which this report is being sought.
- (5) Smoke Detectors have been installed will be installed in compliance with L.A.M.C. Section 91.310.9.
- (6) Impact Glazing/Approved Film for sliding glass panels of sliding-type doors has been installed will be installed in compliance with L.A.M.C. Division 24. The Impact Hazard Glazing Ordinance does not apply.

Further, I (Owner) certify that smoke detector and impact glazing/approved film for sliding glass panel of sliding-type doors 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-- Counter G, Los Angeles, CA 90012-4869.

- B. The property for which this report is being sought is one acre or less in size. The property for which this report is being sought exceeds one acre in size and I have inspected the property for the existence of oak trees. (For the purpose of this declaration the definition of "oak trees" set forth in L.A.M.C. Section 46.01 shall apply.) The number of oak trees identified as located on this property is 0 (If none, write "0".) 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.

Owner's Name DEBRA PARKS

Date 7/6/2012

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 has/have been installed as indicated below.

- (1) Water conservation devices have been installed in compliance with Los Angeles Municipal Code (L.A.M.C.) Section 122.03.
- (2) Lights and locks have been installed in compliance with L.A.M.C. Section 91.8607. The 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) Metal bars, grills, grates, security roll-down shutters, and similar devices installed over emergency escape windows in sleeping rooms are not installed have been installed in accordance with L.A.M.C. Section 91.310.4 for the property for which this report is being sought.

- B. Seismic gas shutoff valves have been installed in compliance with L.A.M.C. Section 94.1219 will be installed in compliance with L.A.M.C. Section 94.1219 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--Counter G, 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 The Gas Shutoff 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.

- C. (1) Smoke Detectors will be installed in compliance with L.A.M.C. Section 91.310.9.
- (2) Impact Glazing/Approved Film for sliding glass panels of sliding-type doors will be installed in compliance with L.A.M.C. Division 24. Impact Hazard Glazing Ordinance does not apply.

Further, smoke detectors in compliance with L.A.M.C. Section 91.310.9 and impact glazing/approved film for sliding glass panels of sliding-type doors in compliance with L.A.M.C. Division 24 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-- Counter G, Los Angeles, CA 90012-4869.

Buyer's Name WAI CHEUNG

Date 8/13/2012

Revised 04/27/2002(a)

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******* PART 2 OF 2 PARTS - REPORT OF CITY ENGINEERS *******

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

VI. SEWER AND LIEN AND ASSESSMENT INFORMATION**A. SEWER INFORMATION***For sewer information, call 213-482-7478*

Vacant Lot Yes	Sewer Permit Permit Issued
WyeMap	
Comments	

B. LIENS AND ASSESSMENT*For liens and assessment information, call 213-482-7480***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 on 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 OF THE FOLLOWING ITEMS

1. An Abate Order has been issued by the City requiring either fencing, boarding-up, cleaning-up, or demolition. City records indicate a "Notice of Pending Assessment" has been issued and recorded with the Los Angeles County Recorder's Office by the Department of Building and Safety. This recording may result in a possible lien. For further information, call (213) 252-3907.

RESIDENTIAL PROPERTY REPORT VIA THE INTERNET!

Please visit our website at
<http://netinfo.ladbs.org/autores/autores.nsf> 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