

City of Los Angeles REPORT OF RESIDENTIAL PROPERTY RECORDS

I. MAIL-TO AND CONTACT INFORMATION

Company		Phone	(818) 269-8110
Contact-Title	KATHRYN MAYHUGH	E-mail	KATHYMAYHUGH@GMAIL.COM
Address	24418 HIGHLANDER RD.	Escrow No.	
City, State, Zip	WEST HILLS, CA 91307	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.
		2782		014
ADDRESS(ES)	Building No.	Unit No.	Property Description	No. of Units
8512 PENFIELD AVE			SINGLE FAMILY DWELLING	
COMMUNITY NAME				
LEGAL DESCRIPTION OF PROPERTY TO BE SOLD				
Tract	Block		Lot	Arb
18197			31	

B. INFORMATION OBTAINED THROUGH RESEARCH CONDUCTED BY CITY STAFF

ASSESSOR NUMBER	Book No.		Page No.	Parcel No.
		2782		014
ADDRESS(ES)	Building No.	Unit No.	Property Description	No. of Units
8512 N PENFIELD AVE			SINGLE FAMILY DWELLING	1
COMMUNITY NAME				
LEGAL DESCRIPTION OF PROPERTY TO BE SOLD				
Tract	Block		Lot	Arb
TR 18197			31	
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:	RS-1
2. Parcel Information:	
INFORMATION GROUPS	GEOGRAPHICAL INDICATOR OF DOCUMENT NUMBER
Geographical Indicators	CFG-1000 (CFG);YES (LIQ)
Building & Safety	ORD-105686 (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)
City Planning	CPC-5698 (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	8512 N PENFIELD AVE	SINGLE FAMILY DWELLING	ATTACHED GARAGE	1	1	2
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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*******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.

<p>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</p> <ol style="list-style-type: none"> 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. <p>THIS PROPERTY IS CLEARED OF ALL ITEMS LISTED ABOVE IN "DESCRIPTION OF CITY ENGINEER'S SPECIAL ASSESSMENT RECORDS REPORT".</p>
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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 8512 N PENFIELD AVE	ASSESSOR'S ID 2782-014-014
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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 KATHRYN H MAYHUGH Date 01/20/2025



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 8512 N PENFIELD AVE	ASSESSOR'S ID 2782-014-014
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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>

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY

CERTIFICATE OF OCCUPANCY

NOTE: Any change of use or occupancy
must be approved by the Department of
Building and Safety.

Address of
Building 8512 Penfield
Permit No.
and Year VN6809-55
Certificate
Issued 5-1-56

This certifies that, so far as ascertained by or made known to the undersigned, the building at above address complies with the applicable requirements of the Municipal Code, as follows: Ch. 1, as to permitted uses; Ch. 9, Arts. 1, 1, 3, 4, and 5; and with applicable requirements of State Housing Act,—for following occupancies:

1 Story, Type V. Dwelling and
Attached Garage, R. occupancy

Owner Victoria Enterprises Inc.
Owner's
Address 356 S. Sepulveda Blvd.
Manhattan Beach, Cal f.

1

APPLICATION TO CONSTRUCT NEW BUILDING AND FOR CERTIFICATE OF OCCUPANCY

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

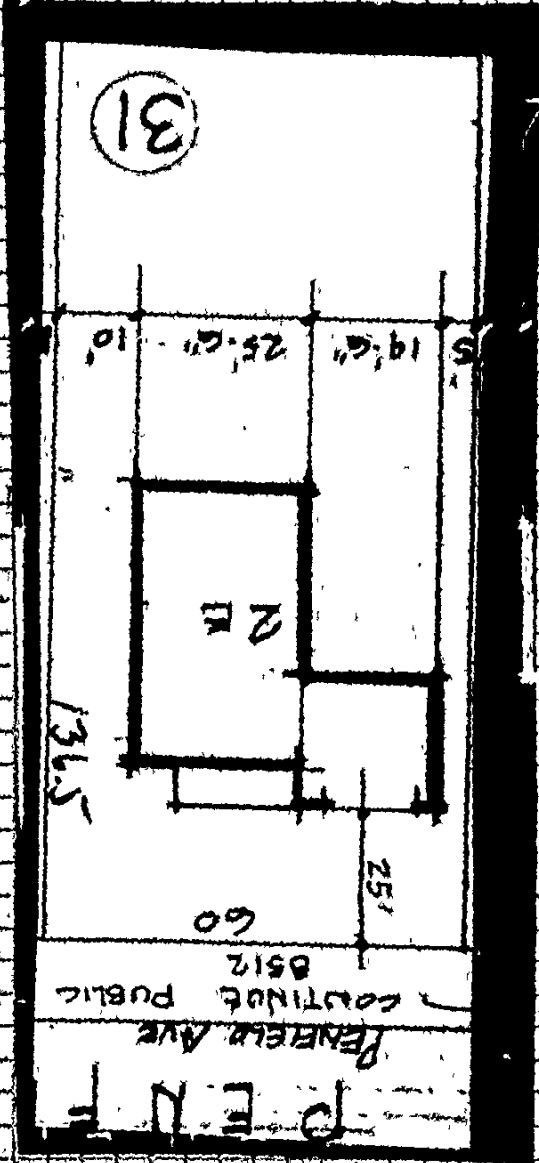
DIST. MAP 7587	1. LEGAL LOT 31	BLK. ---	TRACT 18197
ZONE R-S 1/4	JOB ADDRESS Penfield Avenue 8512	APPROVED <i>[Signature]</i>	
FIRE DIST. INSIDE	2. BETWEEN CROSS STREETS Bryant Street AND Chase Street		
KEY INSIDE	2. PURPOSE OF BLDG. Residence and attached garage.		
COR. LOT	4. OWNER Victoria Enterprises, Inc.		Frontier 2-1141
REV. COR. LOT SIZE 60 x 176.15	5. OWNER'S ADDRESS 356 So. Sepulveda Boulevard, Manhattan Beach, Calif.		
REAR ALLEY	6. CERT. ARCH. Carrington H. Lewis	STATE LICENSE NUMBER C 994	
SIDE ALLEY	7. LIC. ENGR. C. H. Fox	STATE LICENSE NUMBER R. E. 6973	
BLDG. LINE	8. CONTRACTOR Victoria Enterprises, Inc.	STATE LICENSE NUMBER 129745	
AFFIDAVITS	9. SIZE OF NEW BLDG 51' x 45' x 25 1/2" STORIES 1 HEIGHT 12'		
BLDG. AREA	10. MATERIAL OF EXTERIOR WALLS: <input checked="" type="checkbox"/> WOOD <input checked="" type="checkbox"/> STUCCO <input type="checkbox"/> METAL <input type="checkbox"/> BRICK <input type="checkbox"/> CONC. BLOCK <input type="checkbox"/> CONCRETE		

1 8512 Penfield Avenue			
VALIDATION VN06809	JUL 14 1955	40642	
TYPE R-1	GROUP 1	MAX. OCC. 1	AUG 16 1955
DIST. OFFICE VN	VN06809		
C. OF O. ISSUED	PC250² BP31⁵⁰		

DWELL. UNITS 1	11. VALUATION; TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING. \$9500² 17 x 47 @ 446,500² I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance. VICTORIA ENTERPRISES, INC. <i>William D. Schwartz</i> SIGNED Secretary	VALUATION APPROVED <i>[Signature]</i>
PARKING SPACES 2		APPLICATION CHECKED <i>[Signature]</i>
GUEST ROOMS		PLANS CHECKED <i>[Signature]</i>
FILE WITH		CORRECTIONS VERIFIED <i>[Signature]</i>
CONT. INSP.		PLANS APPROVED <i>[Signature]</i>
		APPLICATION APPROVED <i>[Signature]</i>

This Form When Properly Validated is a Permit to Do the Work Described

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Original.



CERTIFICATE
 1365

Address of
Building

8512 Penfield



CITY OF LOS ANGELES
Certificate of Occupancy

NOTE: Any change of use or occupancy must be approved by the Department of Building and Safety. This certifies that, so far as ascertained by or made known to the undersigned, the building at the above address complies with the applicable requirements of the Municipal Code, as follows: Ch. 1, as to permitted uses; Ch. 9, Arts. 1, 3, 4, and 5; and with applicable requirements of State Housing Act—for following occupancies:

Issued **1-10-63** Permit No. and Year **LA25110-62**

15' x 15' enclosed porch to living area
within the existing 1 story, type V,
dwelling. R-1 occupancy

Owner **Mr. Robinsons**
Owner's **8512 Penfield**
Address **Northridge, Calif**

JB Cochran nk

