

Los Angeles, California
Searched: 4215-015-035
Non-Order Search

Tax Year: 2025-2026
Tax Cover: 10/24/2025
Searched By: ROMY ALEXANDER
Searched On: 10/31/2025 6:25 PM

Company: FIDELITY NATIONAL TITLE | LONG BEACH - (FNFSTR) | 01 | 00036-00022

APN:	4215-015-035
Described As:	TRACT NO 7749 LOT 143
Address:	4318 TULLER AVE
City:	CULVER CITY
Billing Address:	4318 TULLER AV CULVER CITY CA 90230
Assessed Owner(s):	MANZANO,ANGELA TR ANGELA MANZANO TRUST
Search As:	Lot 143 Map 86/46 (Tr 7749)

Tax Rate Area:	03170	Value	Conveyance Date:
Use Code:	0100	Land: 50,469.00	Conveying Instrument:
SINGLE RESIDENTIAL		Improvements: 25,209.00	Date Transfer Acquired:
Region Code:	CULVER CITY	Personal Property:	Vesting:
Flood Zone:		Fixtures:	Year Built: 1950
Zoning Code:	CCR2YY	Inventory:	Year Last Modified: 1950
Taxability Code:		Exemptions	Square Footage
Tax Rate:	3.530344	Homeowner: 7,000.00	Land:
Auditor Tax Rate:	1.138764	Inventory:	Improvements: 997
Bill #:		Religious:	Tax Defaulted:
Issue Date:	10/15/2025	Personal Property:	Total Tax: 2,424.57
		All Other:	
		Net Taxable Value: 68,678.00	

Installment	Amount	Interest	Due Date	Status	Payment Date	Balance
1st	1,212.29	0.00	12/10/2025	PAID	10/21/2025	0.00
2nd	1,212.28	131.22	4/10/2026	UNPAID		1,212.28
Total Balance:						1,212.28

Bonds: 0	Parcel Changed:	Sold to State: 0	Mello-Roos: N	NSF: N
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Special Liens

Account	Special Lien Description	Amount
00170	LOS ANGELES COUNTY TRAUMA/EMERG SRVS	62.81
00177	SAFE CLEAN WATER	78.06
00311	COUNTY LIBRARY SERVICES	35.23
03071	LOS ANGELES COUNTY FLOOD CONTROL	20.56
03694	REGIONAL PARK AND OPEN SPACE DISTRICT PROPOSED MEASURE A	19.04
06111	LOS ANGELES COUNTY WEST VECTOR CONTROL DIST	11.33
14034	CULVER CITY	99.00
14090	CULVER CITY REFUSE SERVICE FEE	674.40
14095	CULVER CITY SEWER USER CHARGE	433.86
37581	WEST BASIN MWD STANDBY CHARGE	19.20
85022	CCUSD MEASURE K	189.00

THE INFORMATION PROVIDED IS A SUMMARIZED SEARCH OF OUR RECORDS. PROPERTY INSIGHT DOES NOT WARRANT NOR GUARANTEE THE ACCURACY NOR COMPLETENESS OF THE INFORMATION SHOWN. A FULL/EXTENDED TAX SEARCH IS RECOMMENDED.

END OF REPORT

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

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CITY OF CULVER CITY
FIRE DEPARTMENT - CODE ENFORCEMENT DIVISION
P.O. BOX 507
CULVER CITY, CALIFORNIA 90232

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
31 MIN. 10 A.M. JAN 9 1995
PAST

CITY OF CULVER CITY
OFFICIAL BUSINESS
(Document Entitled to Free Recordation
Pursuant to Government Code Section 6103)
NO TAX DUE

FREE D

LAND USE RESTRICTION

4318 TULLER AVENUE, CULVER CITY, CALIFORNIA

A90-0564
4318 Tuller Avenue

LAND USE RESTRICTION

This Land Use Restriction is executed this 29th day of November 1994, by and between the CITY OF CULVER CITY, a Municipal Corporation (the "City") and ANGELA MANZANO, Trustee, The Angela Manzano Trust, dated February 15, 1994 ("Owner"), with reference to the following:

Whereas, Owner hereby warrants and represents (s)he is all the fee owners of the real property commonly known as 4318 Tuller Avenue, Culver City, County of Los Angeles, State of California (the "Subject Property"), and more particularly described in Exhibit "A" which is attached hereto and incorporated herein by this reference; and

Whereas, Owner represents (s)he has the authority to enter into this Land Use Restriction and bind successors and assigns to the Subject Property; and

Whereas, Owner acknowledges the Subject Property is currently being maintained in violation of the Culver City Municipal Code, as more particularly described in the attached Exhibit "B"; and

Whereas, the Subject Property must be brought into compliance with the Culver City Municipal Code to correct, remedy and abate the violations set forth in Exhibit "B"; and

Whereas, the City adopted an Amnesty Program of the Residential Code Enforcement Program ("Amnesty Program"); and

Whereas, Owner has applied to the City pursuant to the Amnesty Program to defer compliance with the Culver City Municipal Code until title to the Subject Property is transferred; and

Whereas, the City has inspected the Subject Property and determined the existing conditions at the Subject Property are appropriate for deferred compliance pursuant to the Amnesty Program; and

Whereas, Owner acknowledges that when the Subject Property is transferred it must be brought into compliance with then-existing laws, including but not limited to building and zoning standards.

NOW THEREFORE, in accordance with the terms and

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4318 Tuller Avenue

conditions of the Amnesty Program, each of the parties hereto mutually covenant(s) and agree(s) as follows:

1. The City of Culver City agrees to exempt the undersigned from fines and penalties for those violations set forth in Exhibit "B", subject to compliance with the terms and conditions of this Land Use Restriction.

2. The City of Culver City agrees to defer enforcement of the Culver City Municipal Code only as it relates to the specific violations set forth in Exhibit "B", as more particularly described below.

3. Owner agrees that in conjunction with the sale or transfer of title to the Subject Property, each of the violations set forth in Exhibit "B" shall be corrected, remedied or abated to conform to then applicable building and zoning laws, in accordance with the procedures set forth in Paragraph 5 below.

4. For purposes of this Land Use Restriction, the term "sale or transfer of title to the Subject Property" shall be the earliest time when a majority of the legal and/or beneficial interest in the Subject Property is transferred to any third party, subject to the following:

A) Transfer of title into a living trust or other similar estate planning instrument by Owner shall not be considered a "sale or transfer", provided the Owner continues to maintain a beneficial interest in the Subject Property through the trust or otherwise.

B) The recording of an Affidavit of Death of a Joint Tenant or an Order Confirming Community Property to a surviving spouse shall not be considered a "sale or transfer" of the Subject Property.

C) No lease for a term of less than five (5) years, nor any lien or encumbrance shall constitute a "sale or transfer", provided the Owners continue to maintain a beneficial interest in the Subject Property.

5. In the event a sale or transfer of title to the Subject Property is to be conveyed by any means, such as a sale, gift, probate sale or distribution of the estate upon the death of the Owner, or a judicial foreclosure sale, or exercise of a private power of sale under a deed of trust, or by operation of law, so

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that Owner shall have a legal and/or beneficial interest in the Subject Property, the Owner and/or successors-in-interest to the Subject Property shall be required to correct, remedy or abate all the violations set forth in Exhibit "B" as follows:

A) Within ten (10) business days of opening escrow for the sale or transfer of the Subject Property, Owner shall give written notice to the Fire Chief of the City of Culver City in which the prospective successor-in-interest to the Subject Property acknowledges and agrees to be bound by the terms and conditions of this Land Use Restriction. If no escrow is to be used in the transaction, the written notice shall be received prior to the effective date of the sale or transfer of the Subject Property. The written notice shall indicate the effective date for the sale or transfer of the Subject Property and shall identify the parties responsible for correcting the violations in Exhibit "B" and the proposed manner for correcting the violations.

B) The violations set forth in Exhibit "B" shall be corrected, remedied, or abated by either the Owner or the successors-in-interest, subject to the following:

i) A building permit for the remedial work shall be obtained, if required, no later than ninety (90) days from the effective date of the sale or transfer. If no building permit is required, the responsible parties shall commence remedial work no later than ninety (90) days from the effective date of the sale or transfer.

ii) The responsible parties shall proceed diligently with construction and shall not allow the building permit to expire prior to completion of the remedial work.

iii) In the event the responsible parties fail to proceed diligently with the remedial work, Paragraph 1 of this agreement shall be waived.

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4318 Tuiler Avenue

6. This Land Use Restriction shall be enforceable by the City by civil action or injunction or any other available remedy against the Owners or any successors-in-interest. Nothing herein shall be construed to restrict the authority of the City to enforce its laws by civil or criminal action, other than as explicitly set forth herein.

7. The Owners hereby waive all claims against the City and the City shall not be liable for damages, costs or liabilities for personal or property damage to Owners or any third party arising from the Owners participation in the Amnesty Program and the City determination to defer enforcement of the Culver City Municipal Code as it relates to the specific violations set forth in Exhibit "B". Owners further expressly waive all rights under Section 1542 of the Civil Code which provides:

"A GENERAL RELEASE DOES NOT EXTEND TO CLAIMS WHICH THE CREDITOR DOES NOT KNOW OR SUSPECT TO EXIST IN HIS FAVOR AT THE TIME OF EXECUTING THE RELEASE, WHICH IF KNOWN BY HIM MUST HAVE MATERIALLY AFFECTED HIS SETTLEMENT WITH THE DEBTOR."

8. Owners shall indemnify, hold harmless and defend the City, including its City Council, boards, commissions, officers, agents, employees, contractors and subcontractors, from and against any and all demands, claims, actions, damages, liabilities, costs and expenses, including attorney's fees, arising directly or indirectly from Owner's participation in the Amnesty Program and the City determination to defer enforcement of the Culver City Municipal Code as it relates to the specific violations set forth in Exhibit "B".

9. This Land Use Restriction shall remain in effect until extinguished in writing by the City's Chief Administrative Officer and shall be binding on Owners, and their heirs, assigns and successors-in-interest.

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4318 Tuller Avenue

"OWNER"

DATED: 11-15, 1994

Angela Manzano
ANGELA MANZANO, Trustee,
The Angela Manzano Trust, dated
February 15, 1994

CITY OF CULVER CITY, a
Municipal Corporation

DATED: 11/29, 1994

By:

Jody Hall-Esser
MRS. JODY HALL-ESSER
Chief Administrative
Officer

APPROVED AS TO FORM:

By:

N.Y. Herring
NORMAN Y. HERRING
City Attorney

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EXHIBIT "A"

Legal Description

4318 Tuller Avenue, Culver City, California

Los Angeles County

Lot 143 of Tract 7749, as per map recorded in Book 86, Pages 46 and 47 of Maps, in the Office of the County Recorder of said County;

Together with Grantor's right, titles and interest in and to that certain Oil and Gas Lease dated March 1, 1996, executed by Arthur De Nicholas and Eloisa De Nicholas, as Lessor, and by Signal Oil and Gas Company, a Corporation, as Lessee, and recorded May 10, 1966, in Book M2212, Page 450, Official Records, insofar as the Grantor's interest in said lease pertains to the land herein described.

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EXHIBIT "B"

VIOLATION PERTAINING TO LAND USE RESTRICTION

Property Owner(s): Angela Manzano, Trustee, The Angela Manzano Trust, dated February 15, 1994.

Address: 4318 Tuller Avenue, Culver City, California

Residential Amnesty Case No: A90-0564

Violation: 1. The existing attached two-car garage has been converted to a second dwelling unit without permits;

2. An existing service porch has been enclosed with an aluminum room addition without permits which is used as habitable space.

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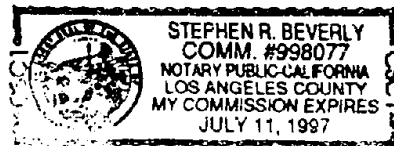
Acknowledgment

State of California)
) ss
County of Los Angeles)

On November 15, 1994 1994 before me Stephen R. Beverly, Notary Public,
Notary Public, personally appeared ANGELA MANZANO, personally
known to me (or proved to me on the basis of satisfactory evidence)
to be the person whose name is subscribed to the within instrument
and acknowledged to me that she executed the same in her authorized
capacity, and that her signature on the instrument the person, or
the entity upon behalf of which the person acted, executed the
instrument.

WITNESS my hand and official seal

Signature: *Stephen R. Beverly* (Seal)
Notary Public in and for
said County and State



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ACKNOWLEDGEMENT
(Civil Code Section 1181)

STATE OF CALIFORNIA)
) SS.
COUNTY OF LOS ANGELES)

On November 29, 1994, before me, the undersigned City Attorney of the City of Culver City, California, personally appeared Mrs. Jody Hall-Esser, known to me to be the Chief Administrative Officer of the City of Culver City, known to me to be the person who executed the within instrument on behalf of the City therein named, and acknowledged to me that said City executed the same.

Norman Y. Herring
NORMAN Y. HERRING,
City Attorney

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