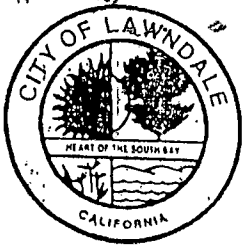


15319 S. Larch Apt 1-4

Apts. 1-4

PP 4474



FEE: \$80

(must be submitted with application)

14717 BURIN AVENUE • LAWDALE, CALIFORNIA 90260 • (310) 970-2100 • FAX (310) 644-4556

APPLICATION FOR INSPECTION OF REQUIRED OFF-STREET PARKING

Prior to the sale of residential property, Lawndale Municipal Code Chapter 8.70 requires sellers of residential properties to obtain a report from the City confirming the availability of required off-street parking. After making an inspection of the property, the City shall provide a report indicating whether the required parking spaces are available for normal parking of an automobile or if the parking has been eliminated through illegal conversion or removal. Any unlawful condition found to exist will result in the initiation of an enforcement action by the City. If the garage has been illegally converted, it will be necessary to restore the building to its original use as a garage unless other remedies are available.

The report on the availability of legally required off-street parking shall be delivered by the owner or their authorized representative to the buyer prior to the consummation of the sale.

ADDRESS(S) OF INSPECTION: 15319 Larch Avenue

NAME OF OWNER(S): Boyd

ADDRESS OF OWNER: 811 No Catalina #2016, R.B. 90277

OWNER'S PHONE NO.: 310-318-9506 NO. OF UNITS: 1

NAME OF APPLICANT (if different from owner): AKT So. Cal. Eserow

APPLICANT'S PHONE NO.: 310-376-5810

DATE: 7-16-04 AMOUNT PAID \$ 80.00

I certify that under penalty of perjury I have read this application and state that the above information is correct. I agree to comply with the above requirements and hereby authorize a representative of this city to enter upon the above-mentioned property for inspection purposes.

Property Owner's Signature

The report should be available in 5-7 working days. When complete, the report should be (check one of the following):

- Picked up at Lawndale City Hall - please call
Mailed to:
Faxed to: 310-376-8720

CITY OF LAWDALE
OFF ST PRKG-15319 LARCH AVE
FRONT/10268
80.00



CITY OF LAWNDALE  
COMMUNITY DEVELOPMENT DEPARTMENT  
14717 BURIN AVENUE, LAWNDALE, CA 90260

**FILE**

**REPORT ON AVAILABLE OFF-STREET PARKING SPACES  
UPON RESALE**

Property Address: 15319 Larch Ave., Lawndale CA 90260

Required Off-Street Parking\*: (4) -2 car garages  
*(\*Based on the year of construction and building permit records)*

An inspection of the above-mentioned property was conducted and the property was found to be:

- In compliance based on the availability of the required off-street parking for use.
- In violation based on the inability to use the required off-street parking spaces (see comments below).

Comments:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Prepared By: Codie A. Williams      Date: July 21, 2004

**Buyer Certification**

I certify that this report was delivered to me prior to the consummation of the agreement of the sale of the above-described property. I also certify that if a violation has been found to exist, that I/we are accepting responsibility for making the necessary corrections.

\_\_\_\_\_      \_\_\_\_\_  
Date      Signature of Buyer (s)

A copy of this signed document must be sent to the Community Development Department at the address listed on top of this page.

**\*\*THIS REPORT EXPIRES SIX MONTHS FROM THE DATE OF ISSUE.**





14717 BURIN AVENUE • LAWDALE, CALIFORNIA 90260 • (310) 970-2100 • FAX (310) 644-4556

### APPLICATION FOR INSPECTION OF REQUIRED OFF-STREET PARKING

Prior to the sale of residential property, Lawndale Municipal Code Chapter 8.70 requires sellers of residential properties to obtain a report from the City confirming the availability of required off-street parking. After making an inspection of the property, the City shall provide a report indicating whether the required parking spaces are available for normal parking of an automobile or if the parking has been eliminated through illegal conversion or removal. Any unlawful condition found to exist will result in the initiation of an enforcement action by the City. If the garage has been illegally converted, it will be necessary to restore the building to its original use as a garage unless other remedies are available.

The report on the availability of legally required off-street parking shall be delivered by the owner or their authorized representative to the buyer prior to the consummation of the sale.

ADDRESS(S) OF INSPECTION: 15319 LARCH AVE. LAWDALE

NAME OF OWNER(S): DAVID & DAWN FANDEL, TRUSTEES

ADDRESS OF OWNER: P.O. Box 782, SAN MARCOS, CA 92079

OWNER'S PHONE NO.: (760) 744-7752 NO. OF UNITS: 4

NAME OF APPLICANT (if different from owner): \_\_\_\_\_

APPLICANT'S PHONE NO.: \_\_\_\_\_

I certify that under penalty of perjury I have read this application and state that the above information is correct. I agree to comply with the above requirements and hereby authorize a representative of this city to enter upon the above-mentioned property for inspection purposes.

Dawn Fandel, Trustee (760) 744-7752

Property Owner's Signature

The report should be available in 5-7 working days. When complete, the report should be (check one of the following):

- Picked up at Lawndale City Hall -- please call 310) 545-525
- Mailed to: \_\_\_\_\_
- Faxed to: \_\_\_\_\_

CITY OF LAWDALE

01/26/2004 12:00pm  
OFF ST PRKING @ 15319 LARCH AVE

FRONT/8264

00.00

Front / 8264

CK# 004328



CITY OF LAWDALE  
COMMUNITY DEVELOPMENT DEPARTMENT  
14717 BURIN AVENUE, LAWDALE, CA 90260

8

**REPORT ON AVAILABLE OFF-STREET PARKING SPACES  
UPON RESALE**

Property Address: 15319 Larch Ave., Lawndale CA 90260

Required Off-Street Parking\*: (4) -2 car garages  
*(\*Based on the year of construction and building permit records)*

An inspection of the above-mentions property was conducted and the property was found to be:

- In compliance based on the availability of the required off-street parking for use.
- In violation based on the inability to use the required off-street parking spaces (see comments below).

Comments:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Prepared By: Renea Ferrell

Date: February 5, 2004

**Buyer Certification**

I certify that this report was delivered to me prior to the consummation of the agreement of the sale of the above-described property. I also certify that if a violation has been found to exist, that I/we are accepting responsibility for making the necessary corrections.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Buyer (s)

A copy of this signed document must be sent to the Community Development Department at the address listed on top of this page.

**\*\*THIS REPORT EXPIRES SIX MONTHS FROM THE DATE OF ISSUE.**

# So. Cal. Escrow, Inc.

AKT

500 S. Sepulveda Blvd., Suite 102 • Manhattan Beach, CA 90266  
(310) 376-5810 • FAX (310) 376-1513



Off-Street Parking Inspection  
City of Lawndale  
14717 Burin Avenue  
Lawndale, CA 90260

DATE: July 16, 2004  
ESCROW NO: 10571-MB  
PROPERTY ADDRESS:  
15319 Larch Avenue, Lawndale, CA 90260

Enclosed please find the following:

- Check in the amount of \$80.00
- Completed application
- Please fax report as indicated and mail original - Thank You!

Sincerely,

A handwritten signature in black ink, appearing to read "Maria Boll", is written above the typed name.

Maria Boll  
Escrow Officer  
(310) 376-5810

JJ

enclosure(s)

THE HEART OF THE SOUTH BAY D SAHB/HAWT

CITY OF LAWDALE  
14717 BURIN AVENUE  
LAWDALE CA 90260

Payee: AKT SO CAL ESCROW INC.  
Date: 07/19/2004 Time: 5:37pm  
Receipt Number: FRONT/ 10288  
Clerk: CHANDRA

ITEM	REFERENCE	AMOUNT
PLAN	OFF ST PRKG-15319 LARCH AVE	80.00
Total:		80.00
Check	#7967	80.00
Change:		0.00

CLEAN UP WEEK 07/17-7/24/2004