PROPERTY SKETCH REPORT



LOCATED AT
4176 Klump Ave
North Hollywood, CA 91602

FOR
Brian Cohen

OPINION OF VALUE
N.A.

AS OF
04/21/2026

BY
Alexander L. Nelson
Assisted Evaluations Inc.

(661) 208-1450
nelson.alec50@gmail.com

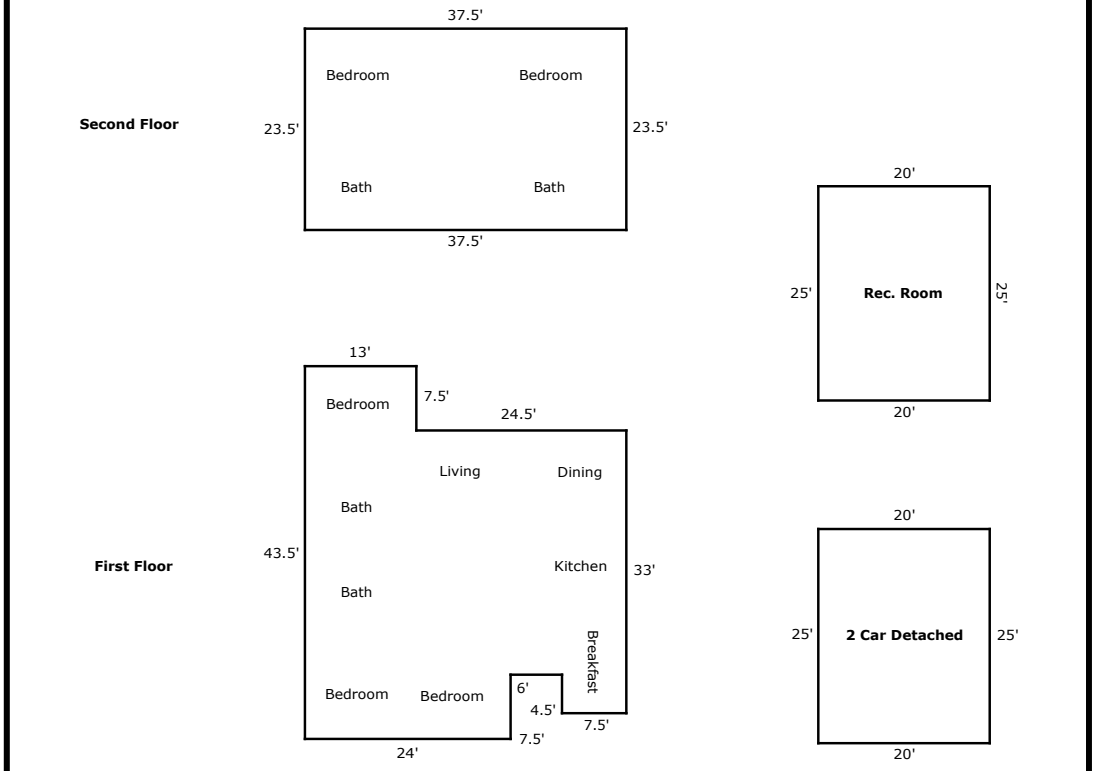
Borrower	N.A.					File No.	Klump Sketch
Property Address	4176 Klump Ave						
City	North Hollywood	County	Los Angeles	State	CA	Zip Code	91602
Lender/Client	N.A.						

TABLE OF CONTENTS

Cover Page 1
Building Sketch 2
General Text Addendum 3
Building Permit - Page 1 4
Building Permit - Page 2 5
Appraisers License 6

Building Sketch

Borrower	N.A.						
Property Address	4176 Klump Ave						
City	North Hollywood	County	Los Angeles	State	CA	Zip Code	91602
Lender/Client	N.A.						



TOTAL Sketch by a la mode

Area Calculations Summary

Living Area		**Calculation Details**	
First Floor	1380 Sq ft	13 × 7.5 =	97.5
		37.5 × 28.5 =	1068.75
		4.5 × 7.5 =	33.75
		7.5 × 24 =	180
Second Floor	881.25 Sq ft	23.5 × 37.5 =	881.25
Total Living Area (Rounded):	**2261 Sq ft**		
Non-living Area			
Rec. Room	500 Sq ft	20 × 25 =	500
2 Car Detached	500 Sq ft	20 × 25 =	500

Supplemental Addendum

File No. Klump Sketch

Borrower	N.A.						
Property Address	4176 Klump Ave						
City	North Hollywood	County	Los Angeles	State	CA	Zip Code	91602
Lender/Client	N.A.						

Measurement Standard
Gross Living Area measurements and calculations were based on ANSI Z765.

The subject property featured the following structures:

- A two-story home, measured at 2,261 square feet.
- A two car detached garage, measured at 500 square feet.
- A storage area above the garage finished for use as a rec. room, measured at 500 square feet.

Certiciate of occupancy attached.

Page 1 of 2

10104202006296650

CITY OF LOS ANGELES
CALIFORNIA

ANTONIO R. VILLARAIGOSA
MAYOR

CERTIFICATE OF OCCUPANCY

OWNER GUSICK,SPENCER M AND CATHERINE A

4176 KLUMP AVE
STUDIO CITY CA 91602

No building or structure or portion thereof and no trailer park or portion thereof shall be used or occupied until a Certificate of Occupancy has been issued thereof. Section 91.109.1 LAMC

STATUS:	CofO Issued	DATE APPLIED
BY:	ERROL T TATE	10/12/2005

SITE IDENTIFICATION
ADDRESS: **4176 N KLUMP AVE 91602**

LEGAL DESCRIPTION

TRACT	BLOCK	LOT(s)	ARB	CO. MAP REF #	PARCEL PIN	APN
TR 9216		170		M B 124-63/65	162B173 41	2366-028-003

This certifies that, so far as ascertained or made known to the undersigned, the building or portion of building described below and located at the above address(es) complies with the applicable construction requirements (Chapter 9) and/or the applicable zoning requirements (Chapter 1) of the Los Angeles Municipal Code for the use and occupancy group in which it is classified and with applicable requirements of the State Housing Law for the following occupancies and is subject to any affidavits or building and zoning code modifications whether listed or not.

COMMENT New 2-Story Accessory Building

USE PRIMARY: Garage - Private
OTHER: Storage Building

PERMITS
04010-20000-03642

STRUCTURAL INVENTORY

ITEM DESCRIPTION	CHANGED	TOTAL
Stories	2 Stories	2 Stories
Length	25 Feet	25 Feet
Width	20 Feet	20 Feet
Height (ZC)	18 Feet	18 Feet
Floor Area (ZC)	1000 Sqft	1000 Sqft
Type V-N Construction		
Wood (Plywood, OSB, etc.)Shearwall		
Foundation - Continuous Footing		
Floor Construction - Concrete Slab on Grade		
Floor Construction - Raised Wood		
Wall Construction - Wood Stud		
Roof Construction - Wood Frame/Sheathing		
U1 Occ. Group	1000 Sqft	1000 Sqft
Parking Req'd for Bldg	0 Stalls	2 Stalls
Provided Standard for Bldg	2 Stalls	2 Stalls

CITY LA DBS
DEPARTMENT OF BUILDING AND SAFETY

APPROVAL

CERTIFICATE NUMBER	19360
BRANCH OFFICE	VN
COUNCIL DISTRICT	2
INSPECTION DISTRICT	R6055
BUREAU:	INSPECTN
DIVISION	RESDINSP
STATUS:	CofO Issued
STATUS BY:	ERROL T TATE
STATUS DATE	10/12/2005

APPROVED BY: ERROL T TATE
EXPIRATION DATE:

08-B-95A

Page 2 of 2 Certificate No: **19360

10104202006265O

PERMIT DETAIL

PERMIT NUMBER	PERMIT ADDRESS	PERMIT DESCRIPTION	STATUS - DATE - BY
04010-20000-03642	4176 N Klump Ave	NEW 2-STORY ACCESSORY BUILDING: GARAGE (500 S.F.) WITH STORAGE ABOVE (500 S.F.)	CofO Issued - 10/12/2005 ERROL T TATE

PARCEL INFORMATION

Area Planning Commission: South Valley | LADBS Branch Office: VN | Council District: 2
Certified Neighborhood Council: Studio City | Community Plan Area: Sherman Oaks - Studio City - Toluca Lake | Census Tract: 1436.01
District Map: 162B173 | Energy Zone: 9 | Fire District: FBZ
Earthquake-Induced Liquefaction Area: YES | Near Source Zone Distance: 1.3 | Thomas Brothers Map Grid: 562-J5
Zone: R1-1

PARCEL DOCUMENT

CHECKLIST ITEMS

Attachment - Plot Plan | Combine Elec - Wrk. per 91.107.2.1.1.1 | Fabricator Reqd - Prefabricated Joist
Special Inspect - Anchor Bolts | Special Inspect - Structural Observation

PROPERTY OWNER, TENANT, APPLICANT INFORMATION

OWNER(S)
Gusick, Spencer M And Catherine A | 4176 Klump Ave | STUDIO CITY CA 91602
TENANT
APPLICANT
Relationship: Architect
-Wth & Assoc. | 910 Portola Way | OXNARD, CA 93033 | (805) 483-7381

BUILDING RELOCATED FROM:

(C)ONTRACTOR, (A)RCHITECT & (E)NGINEER INFORMATION

NAME	ADDRESS		CLASS	LICENSE #	PHONE #
(A) Henry, Warren Thomas	910 Portola Way,	Oxnard, CA 93033	NA	C23947	
(C) Bagwell Construction Services Inc	5214 Bonsai Avenue Suite A,	Moorpark, CA 93021	B	783092	(805) 553-0440
(E) Li, Joe Zhao	1789 Country Oaks Lane,	Thousand Oaks, CA 91362	NA	S3155	

SITE IDENTIFICATION-ALL

ADDRESS: 4176 N KLUMP AVE 91602

LEGAL DESCRIPTION - ALL

TRACT	BLOCK	LOT(s)	ARB CO. MAP REF #	PARCEL PIN	APN
TR 9216		170	M B 124-63/65	162B173 41	2366-028-003

DEPT. OF BUILDING AND SAFETY

Appraisers Updated License



Business, Consumer Services & Housing Agency

BUREAU OF REAL ESTATE APPRAISERS

REAL ESTATE APPRAISER LICENSE

Alexander L. Nelson

has successfully met the requirements for a license as a residential real estate appraiser in the State of California and is, therefore, entitled to use the title:

"Certified Residential Real Estate Appraiser"

This license has been issued in accordance with the provisions of the Real Estate Appraisers' Licensing and Certification Law.

BREA APPRAISER IDENTIFICATION NUMBER: 3005049

Effective Date: October 12, 2025
Date Expires: October 11, 2027

Angela Jemmott

Angela Jemmott, Bureau Chief, BREA

3084178

THIS DOCUMENT CONTAINS A TRUE WATERMARK - HOLD UP TO LIGHT TO SEE "CHAIN LINK"