

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

DEPARTMENT OF
BUILDING AND SAFETY
201 NORTH FIGUEROA STREET
LOS ANGELES, CA 90012

RAYMOND S. CHAN, C.E., S.E.
GENERAL MANAGER

FRANK BUSH
EXECUTIVE OFFICER

March 11, 2015

Council District: # 6

Honorable Council of the
City of Los Angeles
Room 395, City Hall

JOB ADDRESS: **14654 WEST NORDHOFF STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2651-011-005**

On October 26, 2012, pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code, the Department of Building and Safety (the "Department") investigated and identified code violations at: **14654 West Nordhoff Street, Los Angeles, California** (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

Pursuant to Section 98.0421, the property owner was issued an order on October 26, 2012, to pay a code violation inspection fee after violations were identified and verified upon inspection. The code violation inspection fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
Code Violation Investigation fee	336.00
System Development Surcharge	20.16
System Development Surcharge late fee	50.40
Late Charge/Collection fee (250%)	490.08
Accumulated Interest (1%/month)	280.41
Title Report fee	42.00
Grand Total	\$ 1,219.05

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed a lien for a total sum of **\$1,219.05** recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "City Council") designate the time and place protest can be heard concerning this matter, as set forth in Sections 7.35.3 and 7.35.5 of the Los Angeles Administrative Code.

It is further requested that the City Council instruct the Department to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$1,219.05** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY


Steve Ongele
Chief, Resource Management Bureau

Lien confirmed by
City Council on:

ATTEST: HOLLY L. WOLCOTT, CITY CLERK

BY: _____
DEPUTY



5711 W. SLAUSON AVE., SUITE 170
CULVER CITY, CA 90230
Phone 310-649-2020 310-649-0030 Fax

Property Title Report

Work Order No. T10726
Dated as of: 08/13/2014

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)

APN #: 2651-011-005

Property Address: 14654 W NORDHOFF ST ✓ **City:** Los Angeles **County:** Los Angeles

VESTING INFORMATION

Type of Instrument GRANT DEED

Grantor: THE CENTURY COMMUNITY LENDING COMPANY, A CALIFORNIA LIMITED LIABILITY COMPANY

Grantee: 14654 NORDHOFF LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

Instrument: 2012070404861

Book/Page: N/A

Dated: 05/01/2012

Recorded: 05/10/2012

MAILING ADDRESS: 14654 NORDHOFF LLC,
P.O. BOX, 1726, STUDIO CITY, CA 91614.

SCHEDULE B

LEGAL DESCRIPTION

THE EAST 157.5 FEET OF LOT 66 AND THE EAST 157.5 FEET OF THE NORTH 20 FEET OF LOT 68 OF TRACT NO. 3136, IN THE CITY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 32, PAGES 83 AND 84 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

MORTGAGES/LIENS

Type of Instrument DEED OF TRUST, SECURITY AGREEMENT, ASSIGNMENT OF LEASES, RENTS AND PROFITS, AND FIXTURE FILING.

Trustor/Mortgagor: 14654 NORDHOFF LLC, A CALIFORNIA LIMITED LIABILITY COMPANY.

Lender/Beneficiary: BANC OF CALIFORNIA, NATIONAL ASSOCIATION

Trustee: BANC OF CALIFORNIA, NATIONAL ASSOCIATION

Instrument: 20140447321

Book/Page: N/A

Amount: \$5,210,000.00

Open Ended: YES

Dated: 04/17/2014

Recorded: 04/30/2014

INTUITIVE REAL ESTATE SOLUTIONS

5711 W. SLAUSON AVE., SUITE 170

CULVER CITY, CA 90230

Phone 310-649-2020 310-649-0030 Fax

Work Order No. T10726

SCHEDULE B (Continued)

Maturity Date: 04/17/2044

MAILING ADDRESS: BANK OF CALIFORNIA, NATIONAL ASSOCIATION, ATTN: SHARON WAIMRIN,
18300 VON KARMAN, SUITE 720, IRVINE, CA 92612,

MAILING ADDRESS: 14651 NORDHOFF LLC, A CALIFORNIA LIMITED LIABILITY
COMPANY, 14721 CALIF STREET, SHERMAN OAKS, CA 91411

MAILING ADDRESS: BANK OF CALIFORNIA, NATIONAL ASSOCIATION, 350 SOUTH
FIGUEROA, SUITE 301, LOS ANGELES, CA 90071.

MAILING ADDRESS: BANC OF CALIFORNIA, NATIONAL ASSOCIATION, 350 SOUTH
FIGUEROA, SUITE 301, LOS ANGELES, CA 90071

WAS
RECORDING REQUESTED BY:

1136985

AND WHEN RECORDED MAIL TO:

14654 Nordhoff LLC

P.O. Box 1726

Studio City, CA 91614

Title Order No. 09511429-09

Escrow No. 09232393-CG

05/10/2012



20120704861

Space above this line for Recorder's use

A.P.N. 2651-011-005

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)
DOCUMENTARY TRANSFER TAX IS SHOWN ON SEPARATE STATEMENT PURSUANT TO SECTION 11932
OF THE REVENUE AND TAXATION CODE, as amended

- (X) Computed on the full consideration or value of property conveyed
OR
() Computed on the full consideration or value less liens or encumbrances remaining at time of sale
(X) City of City of Los Angeles, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

The Century Community Lending Company, a California limited liability company

hereby GRANT(S) to

14654 Nordhoff LLC, a California limited liability company

TRANSFER TAX
NOT A PUBLIC RECORD

the real property in the City of Los Angeles, County of Los Angeles, State of California, described as:

Legal Description Attached Hereto and Made a Part Hereof Marked as Exhibit "A"

Commonly known as: 14654 Nordhoff Street, Los Angeles, CA

DATED: May 1, 2012

GRANTOR'S SIGNATURE

SIGNATURE PAGE ATTACHED HERETO AND
MADE A PART HEREOF...

MAIL TAX STATEMENTS AS DIRECTED ABOVE

SIGNATURE PAGE TO GRANT DEED
DATED May 1, 2012
(14654 Nordhoff Street)

GRANTOR'S SIGNATURE:

The Century Community Lending
Company, a California limited liability
company

By: Karen A. Bennett-Green
Name: Karen A. Bennett-Green
Title: Vice President

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } SS.

On May 2, 2012 before me, MARIA E. OBLEDO, Notary Public,
(here insert name and title of the officer)

personally appeared KAREN A. BENNETT-GREEN

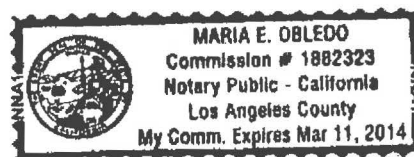
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed the same in ~~his~~/her/~~their~~ authorized capacity(ies), and that by ~~his~~/her/~~their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Maria E. Obledo

(This area for notary stamp)



Commonwealth Land Title Company

RECORDING REQUESTED BY:
AND WHEN RECORDED MAIL TO:

Banc of California, National Association
18300 Von Karman, Suite 720
Irvine, CA 92612
Attn: Sharon Waimrin



Assessor's Identification Number: 2651-011-005

8011494-27

SPACE ABOVE THE LINE FOR RECORDER'S USE

**DEED OF TRUST, SECURITY AGREEMENT, ASSIGNMENT OF LEASES, RENTS AND PROFITS,
AND FIXTURE FILING**

This DEED OF TRUST, SECURITY AGREEMENT, ASSIGNMENT OF LEASES, RENTS AND PROFITS, AND FIXTURE FILING (this "Deed of Trust") is entered into at Irvine, California, as of April 17, 2014, among **14654 Nordhoff LLC**, a California limited liability company, with an address of 14721 Califa Street, Sherman Oaks, CA 91411, (the "Trustor") and **BANC OF CALIFORNIA, NATIONAL ASSOCIATION**, with an address of 350 South Figueroa, Suite 301, Los Angeles, CA 90071 (the "Trustee") for the use and benefit of **BANC OF CALIFORNIA, NATIONAL ASSOCIATION**, with an address of 350 South Figueroa, Suite 301, Los Angeles, CA 90071 (the "Beneficiary"), and the Beneficiary.

The real property which is the subject matter of this Deed of Trust has the following address(es):

14654 Nordhoff Street (Panorama City Area) Los Angeles, CA 91402 (the "Address(es)").

See Exhibit "A" attached hereto and made a part thereof.

NOTICE: THE OBLIGATIONS SECURED HEREBY PROVIDE FOR PERIODIC INCREASES AND/OR DECREASES IN THE APPLICABLE INTEREST RATE AND ACCRUAL OF INTEREST WHICH MAY RESULT IN INCREASES IN THE PRINCIPAL BALANCE ABOVE THE FACE PRINCIPAL AMOUNT OF THE APPLICABLE NOTE(S).

THIS DEED OF TRUST ALSO CONSTITUTES A FIXTURE FILING UNDER DIVISION 9 OF THE CALIFORNIA UNIFORM COMMERCIAL CODE AND COVERS GOODS WHICH ARE, OR ARE TO BECOME, FIXTURES ON THE REAL PROPERTY DESCRIBED ON EXHIBIT A, ATTACHED HERETO AND MADE A PART HEREOF. TRUSTOR IS A RECORD OWNER OF AN INTEREST IN SAID REAL PROPERTY.

1. DEED OF TRUST, OBLIGATIONS AND FUTURE ADVANCES

1.1 Deed of Trust. For valuable consideration paid and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Trustor hereby irrevocably and unconditionally mortgages, grants, bargains, transfers, sells, conveys, sets over and assigns to the Trustee and its successors and assigns, IN TRUST, for the benefit and security of the Beneficiary forever, WITH POWER OF SALE, all of Trustor's right, title and interest in and to the "Property" described below, to secure the prompt payment and performance of the Obligations (as hereinafter defined).

7B

FB

WOULD NOT OTHERWISE BE THE SUBJECT OF A JURY TRIAL WILL BE UNAFFECTED BY THIS WAIVER AND THE AGREEMENTS CONTAINED HEREIN. THE PARTIES HERETO HEREBY AGREE THAT THE PROVISIONS CONTAINED HEREIN HAVE BEEN FAIRLY NEGOTIATED ON AN ARM'S-LENGTH BASIS, WITH BOTH SIDES AGREEING TO THE SAME KNOWINGLY AND BEING AFFORDED THE OPPORTUNITY TO HAVE THEIR RESPECTIVE LEGAL COUNSEL CONSENT TO THE MATTERS CONTAINED HEREIN. ANY PARTY TO THIS DEED OF TRUST MAY FILE AN ORIGINAL COUNTERPART OR A COPY OF THIS SECTION WITH ANY COURT AS WRITTEN EVIDENCE OF THE CONSENT OF THE PARTIES HERETO TO THE WAIVER OF THEIR RIGHT TO TRIAL BY JURY AND THE AGREEMENTS CONTAINED HEREIN REGARDING THE APPLICATION OF JUDICIAL REFERENCE IN THE EVENT OF THE INVALIDITY OF SUCH JURY TRIAL WAIVER.

EXECUTED as of the date first above written.

TRUSTOR:

14654 Nordhoff LLC, a California limited liability company

By:


Al Leibovic, Manager

STATE OF CALIFORNIA

COUNTY OF Los Angeles

On April 24, 2014, before me, ROBERT A. SPADARO Notary Public

personally appeared AL LEIBOVIC

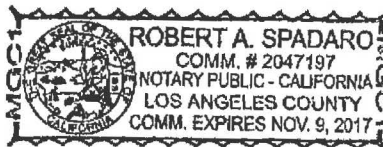
who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[SEAL]

Signature: [Signature]



STATE OF CALIFORNIA

COUNTY OF _____

On _____, before me, _____, Notary Public

personally appeared _____

who 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 he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[SEAL]

Signature: _____

EXHIBIT B

ASSIGNED INSPECTOR: JASON SUMMERS

Date: March 11, 2015

JOB ADDRESS: 14654 WEST NORDHOFF STREET, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 2651-011-005

Last Full Title: 08/13/2014

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- | | | |
|-----|---|------------------------------|
| 1). | 14654 NORDHOFF, LLC
P.O. BOX 1726
STUDIO CITY, CA 91614 | CAPACITY: OWNERS |
| 2). | YAYA GROUP II, LLC
14721 CALIFA STREET
SHERMAN OAKS, CA 91411 | CAPACITY: OWNERS |
| 3). | BANK OF CALIFORNIA, N.A.
ATTN.: SHARON WAIMRIN
18300 VON KARMAN AVE., SUITE 720
IRVINE, CA 92612 | CAPACITY: INTERESTED PARTIES |
| 4). | BANK OF CALIFORNIA, N.A.
350 S. FIGUEROA ST., SUITE 301
LOS ANGELES, CA 90071 | CAPACITY: INTERESTED PARTIES |

Property Detail Report

For Property Located At :
14654 NORDHOFF ST, PANORAMA CITY, CA 91402-1737



CoreLogic
 RealQuest Professional

Owner Information

Owner Name: YAYA GROUP II LLC
 Mailing Address: 14721 CALIFA ST, SHERMAN OAKS CA 91411-3107 C022
 Vesting Codes: // CO

Location Information

Legal Description:	TRACT NO 3136 E 157.5 FT EX OF ST OF LOT 66 AND N 20 FT OF E 157.5 FT OF LOT 68		
County:	LOS ANGELES, CA	APN:	2651-011-005
Census Tract / Block:	1193.40 / 1	Alternate APN:	
Township-Range-Sect:		Subdivision:	3136
Legal Book/Page:	32-83	Map Reference:	8-D6 / 501-J7
Legal Lot:	68	Tract #:	3136
Legal Block:		School District:	LOS ANGELES
Market Area:	PC	School District Name:	
Neighbor Code:		Munic/Township:	

Owner Transfer Information

Recording/Sale Date:	11/13/2014 / 11/06/2014	Deed Type:	QUIT CLAIM DEED
Sale Price:		1st Mtg Document #:	
Document #:	1212306		

Last Market Sale Information

Recording/Sale Date:	05/10/2012 / 05/01/2012	1st Mtg Amount/Type:	/
Sale Price:	\$775,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	
Document #:	704861	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$19.37
New Construction:		Multi/Split Sale:	
Title Company:			
Lender:			

Seller Name: CENTURY COMMUNITY LENDING CO

Prior Sale Information

Prior Rec/Sale Date:	01/31/2007 / 11/06/2006	Prior Lender:	
Prior Sale Price:	\$1,675,000	Prior 1st Mtg Amt/Type:	/
Prior Doc Number:	206731	Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	GRANT DEED		

Property Characteristics

Gross Area:	40,002	Parking Type:		Construction:	
Living Area:	40,002	Garage Area:		Heat Type:	
Tot Adj Area:		Garage Capacity:		Exterior wall:	
Above Grade:		Parking Spaces:		Porch Type:	
Total Rooms:		Basement Area:		Patio Type:	
Bedrooms:	73	Finish Bsmnt Area:		Pool:	
Bath(F/H):	55 /	Basement Type:		Air Cond:	YES
Year Built / Eff:	2013 / 2013	Roof Type:		Style:	
Fireplace:	/	Foundation:		Quality:	
# of Stories:		Roof Material:		Condition:	
Other Improvements:					

Site Information

Zoning:	LAR3	Acres:	0.54	County Use:	APARTMENT (0500)
Lot Area:	23,553	Lot Width/Depth:	157 x 150	State Use:	
Land Use:	APARTMENT	Res/Comm Units:	27 /	Water Type:	
Site Influence:	CORNER			Sewer Type:	

Tax Information

Total Value:	\$7,089,704	Assessed Year:	2014	Property Tax:	\$89,116.41
Land Value:	\$819,704	Improved %:	88%	Tax Area:	8856
Improvement Value:	\$6,270,000	Tax Year:	2014	Tax Exemption:	
Total Taxable Value:	\$7,089,704				

Comparable Summary

For Property Located At



CoreLogic

RealQuest Professional

14654 NORDHOFF ST, PANORAMA CITY, CA 91402-1737**20 Comparable(s) found.** (Click on the address to view more property information)[View Report](#)[Configure Display Fields](#)[Modify Comparable Search Criteria](#)**Summary Statistics For Selected Properties: 20**

	Subject Property	Low	High	Average
Sale Price	\$775,000	\$500,000	\$54,550,000	\$14,441,550
Bldg/Living Area	40,002	34,580	45,879	39,999
Price/Sqft	\$19.37	\$13.41	\$1,386.56	\$354.83
Year Built	2013	1926	2010	1970
Lot Area	23,553	10,856	85,435	31,513
Bedrooms	73	19	111	61
Bathrooms/Restrooms	55	45	111	62
Stories	0.00	2.00	5.00	2.75
Total Value	\$7,089,704	\$808,430	\$43,287,977	\$8,960,215
Distance From Subject	0.00	1.54	32.58	14.50

*= user supplied for search only

<input checked="" type="checkbox"/>	#	F	Address	Sale Price	Yr Blt	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
Subject Property											
			14654 NORDHOFF ST	\$775,000	2013	73	55	05/10/2012	40,002	23,553	0.0
Comparables											
<input checked="" type="checkbox"/>	1		5501 NEWCASTLE AVE	\$44,000,000	2010	99	99	01/30/2015	44,308	68,699	6.09
<input checked="" type="checkbox"/>	2		4619 AUGUST ST	\$3,705,000	1956	48	51	09/11/2014	36,145	37,353	16.15
<input checked="" type="checkbox"/>	3		14950 MULBERRY DR	\$5,750,000	1987	71	51	09/19/2014	39,964	78,718	32.58
<input checked="" type="checkbox"/>	4		1370 VETERAN AVE 109	\$17,750,000	1962	30	62	10/24/2014	36,511	22,356	12.48
<input checked="" type="checkbox"/>	5		5959 FRANKLIN AVE	\$10,250,000	1926	19	50	08/14/2014	45,664	14,940	11.74
<input checked="" type="checkbox"/>	6		314 S ALEXANDRIA AVE	\$5,200,000	1926			10/10/2014	38,651	12,424	14.51
<input checked="" type="checkbox"/>	7		201 N BELMONT ST	\$500,000	1985	50	55	12/16/2014	37,295	22,810	13.36
<input checked="" type="checkbox"/>	8		435 S ALEXANDRIA AVE	\$6,090,000	1927	31	49	11/26/2014	36,260	10,856	14.61
<input checked="" type="checkbox"/>	9		2127 RODNEY DR	\$7,000,000	1986	54	54	01/15/2015	45,879	19,731	12.67
<input checked="" type="checkbox"/>	10		8070 LANGDON AVE	\$5,750,000	1964	62	58	11/25/2014	44,376	32,546	1.54
<input checked="" type="checkbox"/>	11		411 KELTON AVE	\$54,550,000	1967	42	56	12/23/2014	39,342	22,549	11.42
<input checked="" type="checkbox"/>	12		2501 PICO BLVD FRONT	\$45,100,000	1960	111	111	12/23/2014	43,221	85,435	14.7
<input checked="" type="checkbox"/>	13		8560 W OLYMPIC BLVD	\$13,750,000	1975	56	56	09/02/2014	39,654	20,393	12.89
<input checked="" type="checkbox"/>	14		4204 COLDWATER CANYON AVE	\$9,525,000	1979	51	51	09/03/2014	39,963	18,082	6.47
<input checked="" type="checkbox"/>	15		342 S CATALINA ST	\$11,600,000	1989	76	76	09/25/2014	40,110	18,343	14.64
<input checked="" type="checkbox"/>	16		3730 GARNET ST	\$8,120,000	1971	61	50	08/29/2014	37,263	25,190	27.7
<input checked="" type="checkbox"/>	17		11347 NEBRASKA AVE	\$11,250,000	1990	48	53	01/13/2015	37,554	21,181	13.28
	18		119 N AVENUE 51	\$8,850,000	1990	90	59	09/23/2014	39,564	21,285	16.89

<input checked="" type="checkbox"/>										
<input checked="" type="checkbox"/>	19	11811 PIONEER BLVD	\$7,150,000	1972	67	45	08/12/2014	34,580	57,797	30.17
<input checked="" type="checkbox"/>	20	4956 LAUREL CANYON BLVD	\$12,941,000	1985	96	96	06/04/2014	43,676	19,580	6.04

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

14654 NORDHOFF ST, PANORAMA CITY, CA 91402-1737**20 Comparable(s) Selected.**

Report Date: 02/24/2015

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$775,000	\$500,000	\$54,550,000	\$14,441,550
Bldg/Living Area	40,002	34,580	45,879	39,999
Price/Sqft	\$19.37	\$13.41	\$1,386.56	\$354.83
Year Built	2013	1926	2010	1970
Lot Area	23,553	10,856	85,435	31,513
Bedrooms	73	19	111	61
Bathrooms/Restrooms	55	45	111	62
Stories	0.00	2.00	5.00	2.75
Total Value	\$7,089,704	\$808,430	\$43,287,977	\$8,960,215
Distance From Subject	0.00	1.54	32.58	14.50

* = user supplied for search only

Comp #1 Distance From Subject:6.09 (miles)

Address: 5501 NEWCASTLE AVE, ENCINO, CA 91316-2147

Owner Name: VENTURE CAPITAL WEST LP

Seller Name: IMT CAPITAL NEWCASTLE LLC

APN: 2162-002-104	Map Reference: 21-D1 / 561-A2	Living Area: 44,308
County: LOS ANGELES, CA	Census Tract: 1395.03	Total Rooms:
Subdivision: 21946	Zoning: LAR3	Bedrooms: 99
Rec Date: 01/30/2015	Prior Rec Date: 07/09/2007	Bath(F/H): 99 /
Sale Date: 01/30/2015	Prior Sale Date: 07/05/2007	Yr Built/Eff: 2010 / 2010
Sale Price: \$44,000,000	Prior Sale Price: \$10,900,000	Air Cond: YES
Sale Type: FULL	Prior Sale Type: FULL	Style:
Document #: 112361	Acres: 1.58	Fireplace: /
1st Mtg Amt: \$22,000,000	Lot Area: 68,699	Pool: POOL
Total Value: \$43,287,977	# of Stories: 2.00	Roof Mat:
Land Use: APARTMENT	Park Area/Cap#: / 93	Parking: PARKING AVAIL

Comp #2 Distance From Subject:16.15 (miles)

Address: 4619 AUGUST ST, LOS ANGELES, CA 90008-1562

Owner Name: AUGNIC LLC

Seller Name: LUXURIOUS LLC

APN: 5030-011-007	Map Reference: 51-A1 / 673-D2	Living Area: 36,145
County: LOS ANGELES, CA	Census Tract: 2362.04	Total Rooms:
Subdivision: 19849	Zoning: LAR3	Bedrooms: 48
Rec Date: 09/11/2014	Prior Rec Date: 08/10/2011	Bath(F/H): 51 /
Sale Date: 09/04/2014	Prior Sale Date: 06/27/2011	Yr Built/Eff: 1956 / 1956
Sale Price: \$3,705,000	Prior Sale Price: \$1,093,500	Air Cond: YES
Sale Type: FULL	Prior Sale Type: FULL	Style:
Document #: 963745	Acres: 0.86	Fireplace: /
1st Mtg Amt: \$2,593,500	Lot Area: 37,353	Pool: POOL
Total Value: \$3,454,029	# of Stories: 2.00	Roof Mat: COMPOSITION SHINGLE
Land Use: APARTMENT	Park Area/Cap#: /	Parking: GARAGE

Comp #3 Distance From Subject:32.58 (miles)

Address: 14950 MULBERRY DR, WHITTIER, CA 90604-4446

Owner Name: VPM MULBERRY VILLAS LP

Seller Name: WHITTIER MULBERRY VILLAS LP

APN: 8227-002-056	Map Reference: / 707-F5	Living Area: 39,964
County: LOS ANGELES, CA	Census Tract: 5035.01	Total Rooms:
Subdivision: 43292	Zoning: LCC2BE*	Bedrooms: 71
Rec Date: 09/19/2014	Prior Rec Date: 03/28/2011	Bath(F/H): 51 /
Sale Date: 09/16/2014	Prior Sale Date: 03/17/2011	Yr Built/Eff: 1987 / 1987
Sale Price: \$5,750,000	Prior Sale Price: \$3,500,000	Air Cond: CENTRAL
Sale Type: FULL	Prior Sale Type: FULL	Style:
Document #: 993854	Acres: 1.81	Fireplace: /
1st Mtg Amt: \$3,850,000	Lot Area: 78,718	Pool:
Total Value: \$6,532,021	# of Stories:	Roof Mat:
Land Use: APARTMENT	Park Area/Cap#: /	Parking:

Comp #4 Distance From Subject:12.48 (miles)

Address: 1370 VETERAN AVE 109, LOS ANGELES, CA 90024-0049

Owner Name: ROBERTS VETERAN LLC

Seller Name: TSENG FAMILY TRUST

APN: 4324-007-019	Map Reference: 41-E2 / 632-B4	Living Area: 36,511
County: LOS ANGELES, CA	Census Tract: 2655.10	Total Rooms:
Subdivision: 8235	Zoning: LAR4	Bedrooms: 30
Rec Date: 10/24/2014	Prior Rec Date: 12/18/1978	Bath(F/H): 62 /
Sale Date: 09/08/2014	Prior Sale Date:	Yr Built/Eff: 1962 / 1962
Sale Price: \$17,750,000	Prior Sale Price: \$170,000	Air Cond:
Sale Type: FULL	Prior Sale Type: FULL	Style:
Document #: 1128134	Acres: 0.51	Fireplace: /
1st Mtg Amt: \$10,650,000	Lot Area: 22,356	Pool: POOL
Total Value: \$3,141,252	# of Stories:	Roof Mat:
Land Use: APARTMENT	Park Area/Cap#: /	Parking:

Comp #:5 Distance From Subject:11.74 (miles)

Address: 5959 FRANKLIN AVE, LOS ANGELES, CA 90028-5564

Owner Name: VILLA CARLOTTA BLISS LLC

Seller Name: VILA CARLOTTA LLC

APN: 5586-014-027 Map Reference: 34-D2 / 593-G3 Living Area: 45,664

County: LOS ANGELES, CA Census Tract: 1895.00 Total Rooms:

Subdivision: HOLLYWOOD PINEAPPLE #2 Zoning: LAR3 Bedrooms: 19

Rec Date: 08/14/2014 Prior Rec Date: 12/28/2012 Bath(F/H): 50 /

Sale Date: 08/05/2014 Prior Sale Date: 12/22/2012 Yr Built/Eff: 1926 / 1926

Sale Price: \$10,250,000 Prior Sale Price: \$1,390,909 Air Cond: YES

Sale Type: FULL Prior Sale Type: FULL Style:

Document #: 853581 Acres: 0.34 Fireplace: /

1st Mtg Amt: \$7,350,000 Lot Area: 14,940 Pool:

Total Value: \$4,035,022 # of Stories: Roof Mat:

Land Use: APARTMENT Park Area/Cap#: / Parking:

Comp #:6 Distance From Subject:14.51 (miles)

Address: 314 S ALEXANDRIA AVE, LOS ANGELES, CA 90020-2689

Owner Name: PREFERRED BK

Seller Name: RITCHIE HUGH J

APN: 5502-004-006 Map Reference: 43-E1 / 633-J2 Living Area: 38,651

County: LOS ANGELES, CA Census Tract: 2119.10 Total Rooms:

Subdivision: 310 Zoning: LAR4 Bedrooms:

Rec Date: 10/10/2014 Prior Rec Date: 05/19/1976 Bath(F/H): /

Sale Date: 09/15/2014 Prior Sale Date: Yr Built/Eff: 1926 / 1926

Sale Price: \$5,200,000 Prior Sale Price: \$243,000 Air Cond: YES

Sale Type: FULL Prior Sale Type: FULL Style:

Document #: 1072417 Acres: 0.29 Fireplace: /

1st Mtg Amt: Lot Area: 12,424 Pool:

Total Value: \$808,430 # of Stories: Roof Mat:

Land Use: APARTMENT Park Area/Cap#: / Parking:

Comp #:7 Distance From Subject:13.36 (miles)

Address: 201 N BELMONT ST, GLENDALE, CA 91206-4925

Owner Name: 201 BELMONT LLC

Seller Name: CHENG ELIZABETH M

APN: 5645-018-035 Map Reference: 25-D4 / 564-F4 Living Area: 37,295

County: LOS ANGELES, CA Census Tract: 3020.03 Total Rooms:

Subdivision: 39146 Zoning: GLR4* Bedrooms: 50

Rec Date: 12/16/2014 Prior Rec Date: 10/27/1995 Bath(F/H): 55 /

Sale Date: 12/11/2014 Prior Sale Date: Yr Built/Eff: 1985 / 1985

Sale Price: \$500,000 Prior Sale Price: Air Cond: CENTRAL

Sale Type: FULL Prior Sale Type: Style:

Document #: 1366192 Acres: 0.52 Fireplace: /

1st Mtg Amt: Lot Area: 22,810 Pool: SPA

Total Value: \$4,286,392 # of Stories: 3.00 Roof Mat: TAR & GRAVEL

Land Use: APARTMENT Park Area/Cap#: 17525 / Parking: GARAGE

Comp #:8 Distance From Subject:14.61 (miles)

Address: 435 S ALEXANDRIA AVE, LOS ANGELES, CA 90020-2731

Owner Name: CHAPMAN APARTMENTS LP

Seller Name: 435 SOUTH ALEXANDRIA LLC

APN: 5502-014-012 Map Reference: 43-E1 / 633-J2 Living Area: 36,260

County: LOS ANGELES, CA Census Tract: 2119.10 Total Rooms:

Subdivision: CHAPMAN PARK Zoning: LAR4 Bedrooms: 31

Rec Date: 11/26/2014 Prior Rec Date: 05/24/2007 Bath(F/H): 49 /

Sale Date: 11/24/2014 Prior Sale Date: 04/11/2007 Yr Built/Eff: 1927 / 1927

Sale Price: \$6,090,000 Prior Sale Price: \$4,965,000 Air Cond:

Sale Type: FULL Prior Sale Type: FULL Style:

Document #: 1280509 Acres: 0.25 Fireplace: /

1st Mtg Amt: \$4,030,000 Lot Area: 10,856 Pool:

Total Value: \$5,426,431 # of Stories: 5.00 Roof Mat: ROLL COMPOSITION

Land Use: APARTMENT Park Area/Cap#: / Parking:

Comp #:9 Distance From Subject:12.67 (miles)
 Address: 2127 RODNEY DR, LOS ANGELES, CA 90027
 Owner Name: SILVERBERG FAMILY TRUST
 Seller Name: MEYERS FAMILY TRUST
 APN: 5590-004-008 Map Reference: 34-F2 / 594-A3 Living Area: 45,879
 County: LOS ANGELES, CA Census Tract: 1891.02 Total Rooms:
 Subdivision: AVOCADO Zoning: LAR3 Bedrooms: 54
 Rec Date: 01/15/2015 Prior Rec Date: 08/29/1977 Bath(F/H): 54 /
 Sale Date: 10/31/2014 Prior Sale Date: Yr Built/Eff: 1986 / 1986
 Sale Price: \$7,000,000 Prior Sale Price: \$150,000 Air Cond: YES
 Sale Type: FULL Prior Sale Type: FULL Style:
 Document #: 52139 Acres: 0.45 Fireplace: /
 1st Mtg Amt: Lot Area: 19,731 Pool: POOL
 Total Value: \$8,562,079 # of Stories: Roof Mat:
 Land Use: APARTMENT Park Area/Cap#: / Parking:

Comp #:10 Distance From Subject:1.54 (miles)
 Address: 8070 LANGDON AVE, VAN NUYS, CA 91406-1405
 Owner Name: XYBL LLC
 Seller Name: 8070 LANGDON LLC
 APN: 2654-037-019 Map Reference: 15-C1 / 531-G2 Living Area: 44,376
 County: LOS ANGELES, CA Census Tract: 1275.20 Total Rooms:
 Subdivision: 11054 Zoning: LAR3 Bedrooms: 62
 Rec Date: 11/25/2014 Prior Rec Date: 05/07/2004 Bath(F/H): 58 /
 Sale Date: 11/12/2014 Prior Sale Date: 04/07/2004 Yr Built/Eff: 1964 / 1964
 Sale Price: \$5,750,000 Prior Sale Price: \$4,050,000 Air Cond: CENTRAL
 Sale Type: FULL Prior Sale Type: FULL Style:
 Document #: 1272438 Acres: 0.75 Fireplace: /
 1st Mtg Amt: \$3,050,000 Lot Area: 32,546 Pool: POOL
 Total Value: \$4,622,185 # of Stories: 3.00 Roof Mat: TAR & GRAVEL
 Land Use: APARTMENT Park Area/Cap#: 7095 / Parking: GARAGE

Comp #:11 Distance From Subject:11.42 (miles)
 Address: 411 KELTON AVE, LOS ANGELES, CA 90024-2058
 Owner Name: RAINTREE WESTWOOD LLC
 Seller Name: CP II WESTWOOD LLC
 APN: 4363-003-027 Map Reference: 32-D6 / 631-J2 Living Area: 39,342
 County: LOS ANGELES, CA Census Tract: 2653.03 Total Rooms:
 Subdivision: 9617 Zoning: LAR4 Bedrooms: 42
 Rec Date: 12/23/2014 Prior Rec Date: 03/17/2005 Bath(F/H): 56 /
 Sale Date: 12/16/2014 Prior Sale Date: 03/11/2005 Yr Built/Eff: 1967 / 1967
 Sale Price: \$54,550,000 Prior Sale Price: \$21,100,210 Air Cond:
 Sale Type: FULL Prior Sale Type: Style:
 Document #: 1397044 Acres: 0.52 Fireplace: /
 1st Mtg Amt: \$35,578,000 Lot Area: 22,549 Pool: POOL
 Total Value: \$15,161,825 # of Stories: Roof Mat:
 Land Use: APARTMENT Park Area/Cap#: / Parking:

Comp #:12 Distance From Subject:14.7 (miles)
 Address: 2501 PICO BLVD FRONT, SANTA MONICA, CA 90405-1832
 Owner Name: RAINTREE PICO LLC
 Seller Name: CP II PICO LANAI RF LLC
 APN: 4274-006-025 Map Reference: 41-C6 / 671-H1 Living Area: 43,221
 County: LOS ANGELES, CA Census Tract: 7018.01 Total Rooms:
 Subdivision: SYNDICATE SANTA MONICA TR Zoning: SMR2-C4* Bedrooms: 111
 Rec Date: 12/23/2014 Prior Rec Date: 04/05/2006 Bath(F/H): 111 /
 Sale Date: 12/16/2014 Prior Sale Date: 03/29/2006 Yr Built/Eff: 1960 /
 Sale Price: \$45,100,000 Prior Sale Price: Air Cond: YES
 Sale Type: FULL Prior Sale Type: N Style:
 Document #: 1397038 Acres: 1.96 Fireplace: /
 1st Mtg Amt: \$30,697,000 Lot Area: 85,435 Pool: POOL
 Total Value: \$20,902,427 # of Stories: Roof Mat:
 Land Use: APARTMENT Park Area/Cap#: / Parking:

Comp #:13 Distance From Subject:12.89 (miles)
 Address: 8560 W OLYMPIC BLVD, LOS ANGELES, CA 90035-2051
 Owner Name: CREI 1-8560 LLC
 Seller Name: VALLEY ASSOCIATES LLC
 APN: 4332-025-031 Map Reference: 42-E2 / 632-J3 Living Area: 39,654
 County: LOS ANGELES, CA Census Tract: 2164.01 Total Rooms:
 Subdivision: 7170 Zoning: LAR3 Bedrooms: 56
 Rec Date: 09/02/2014 Prior Rec Date: 05/25/1982 Bath(F/H): 56 /
 Sale Date: 08/26/2014 Prior Sale Date: Yr Built/Eff: 1975 / 1975
 Sale Price: \$13,750,000 Prior Sale Price: \$846,500 Air Cond: CENTRAL
 Sale Type: FULL Prior Sale Type: UNKNOWN Style:
 Document #: 920010 Acres: 0.47 Fireplace: /
 1st Mtg Amt: \$7,700,000 Lot Area: 20,393 Pool:
 Total Value: \$10,000,376 # of Stories: 3.00 Roof Mat: ROLL
 Land Use: APARTMENT Park Area/Cap#: 20246 / 246 Parking: COMPOSITION
 BASEMENT

Comp #:14 Distance From Subject:6.47 (miles)
 Address: 4204 COLDWATER CANYON AVE, STUDIO CITY, CA 91604
 Owner Name: RAINTREE COLDWATER LLC
 Seller Name: ESSEX COLDWATER CANYON APARTME
 APN: 2375-010-031 Map Reference: 23-B4 / 562-E5 Living Area: 39,963
 County: LOS ANGELES, CA Census Tract: 1435.00 Total Rooms:
 Subdivision: 1000 Zoning: LARD1.5 Bedrooms: 51
 Rec Date: 09/03/2014 Prior Rec Date: 07/20/2007 Bath(F/H): 51 /
 Sale Date: 09/03/2014 Prior Sale Date: 04/17/2007 Yr Built/Eff: 1979 / 1979
 Sale Price: \$9,525,000 Prior Sale Price: Air Cond: CENTRAL
 Sale Type: FULL Prior Sale Type: N Style:
 Document #: 922478 Acres: 0.42 Fireplace: /
 1st Mtg Amt: Total Value: \$9,000,000 Lot Area: 18,082 Pool:
 Land Use: APARTMENT # of Stories: Roof Mat: Parking:
 Park Area/Cap#: /

Comp #:15 Distance From Subject:14.64 (miles)
 Address: 342 S CATALINA ST, LOS ANGELES, CA 90020
 Owner Name: JULIAN M HOLDINGS LLC
 Seller Name: 350 S CATALINA STREET INC
 APN: 5502-006-027 Map Reference: 43-F1 / 634-A2 Living Area: 40,110
 County: LOS ANGELES, CA Census Tract: 2119.22 Total Rooms:
 Subdivision: SCHMIDT HEIGHTS TR Zoning: LAR4 Bedrooms: 76
 Rec Date: 09/25/2014 Prior Rec Date: 05/14/2002 Bath(F/H): 76 /
 Sale Date: 09/23/2014 Prior Sale Date: 05/14/2002 Yr Built/Eff: 1989 / 1989
 Sale Price: \$11,600,000 Prior Sale Price: \$5,150,050 Air Cond: YES
 Sale Type: FULL Prior Sale Type: Style:
 Document #: 1018323 Acres: 0.42 Fireplace: /
 1st Mtg Amt: Lot Area: 18,343 Pool:
 Total Value: \$6,206,347 # of Stories: 2.00 Roof Mat: COMPOSITION
 Land Use: APARTMENT Park Area/Cap#: / 46 Parking: SHINGLE
 SUBTERRANEAN

Comp #:16 Distance From Subject:27.7 (miles)
 Address: 3730 GARNET ST, TORRANCE, CA 90503-3369
 Owner Name: GARNET T PROPERTY LLC
 Seller Name: 3730 GARNET CCP LLC
 APN: 7524-011-064 Map Reference: 68-A3 / 763-D5 Living Area: 37,263
 County: LOS ANGELES, CA Census Tract: 6506.04 Total Rooms:
 Subdivision: 3458 Zoning: TORR-MH Bedrooms: 61
 Rec Date: 08/29/2014 Prior Rec Date: 12/15/2006 Bath(F/H): 50 /
 Sale Date: 03/20/2014 Prior Sale Date: 12/06/2006 Yr Built/Eff: 1971 / 1971
 Sale Price: \$8,120,000 Prior Sale Price: \$4,650,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style:
 Document #: 912824 Acres: 0.58 Fireplace: /
 1st Mtg Amt: Lot Area: 25,190 Pool:
 Total Value: \$5,082,155 # of Stories: Roof Mat: Parking:
 Land Use: APARTMENT Park Area/Cap#: /

Comp #:17 Distance From Subject:13.28 (miles)
 Address: 11347 NEBRASKA AVE, LOS ANGELES, CA 90025-6716
 Owner Name: PINTL-11347 NEBRASKA LLC
 Seller Name: MAZZONE ANGELO M III
 APN: 4261-017-048 Map Reference: 41-E4 / 632-A5 Living Area: 37,554
 County: LOS ANGELES, CA Census Tract: 2673.00 Total Rooms:
 Subdivision: BARRETT VILLA Zoning: LAR3 Bedrooms: 48
 Rec Date: 01/13/2015 Prior Rec Date: 11/10/2004 Bath(F/H): 53 /
 Sale Date: 08/28/2014 Prior Sale Date: 11/04/2004 Yr Built/Eff: 1990 / 1990
 Sale Price: \$11,250,000 Prior Sale Price: \$7,000,000 Air Cond: CENTRAL
 Sale Type: FULL Prior Sale Type: FULL Style:
 Document #: 41930 Acres: 0.49 Fireplace: /
 1st Mtg Amt: \$6,000,000 Lot Area: 21,181 Pool:
 Total Value: \$7,959,639 # of Stories: Roof Mat:
 Land Use: APARTMENT Park Area/Cap#: / Parking:

Comp #:18 Distance From Subject:16.89 (miles)
 Address: 119 N AVENUE 51, LOS ANGELES, CA 90042-3974
 Owner Name: TCB 51 LLC
 Seller Name: PACIFIC 119 AVE-51 LP
 APN: 5468-003-022 Map Reference: 36-B2 / 595-B3 Living Area: 39,564
 County: LOS ANGELES, CA Census Tract: 1838.10 Total Rooms:
 Subdivision: OCCIDENTAL Zoning: LARD1.5 Bedrooms: 90
 Rec Date: 09/23/2014 Prior Rec Date: 05/17/2013 Bath(F/H): 59 /
 Sale Date: 08/12/2014 Prior Sale Date: 04/22/2013 Yr Built/Eff: 1990 / 1990
 Sale Price: \$8,850,000 Prior Sale Price: \$7,140,000 Air Cond: CENTRAL
 Sale Type: FULL Prior Sale Type: FULL Style:
 Document #: 1005491 Acres: 0.49 Fireplace: /
 1st Mtg Amt: \$5,745,000 Lot Area: 21,285 Pool:
 Total Value: \$7,172,415 # of Stories: Roof Mat:
 Land Use: APARTMENT Park Area/Cap#: / Parking:

Comp #:19 Distance From Subject:30.17 (miles)
 Address: 11811 PIONEER BLVD, NORWALK, CA 90650-1714
 Owner Name: PALANI GROUP 12 LLC
 Seller Name: PIONEER PLAZA APARTMENT LLC
 APN: 8016-028-020 Map Reference: 61-A5 / 706-G7 Living Area: 34,580
 County: LOS ANGELES, CA Census Tract: 5502.01 Total Rooms:
 Subdivision: 18621 Zoning: NOR3* Bedrooms: 67
 Rec Date: 08/12/2014 Prior Rec Date: 06/15/1994 Bath(F/H): 45 /
 Sale Date: 06/20/2014 Prior Sale Date: Yr Built/Eff: 1972 / 1972
 Sale Price: \$7,150,000 Prior Sale Price: Air Cond: CENTRAL
 Sale Type: FULL Prior Sale Type: Style:
 Document #: 840043 Acres: 1.33 Fireplace: /
 1st Mtg Amt: Lot Area: 57,797 Pool: POOL
 Total Value: \$3,583,575 # of Stories: 2.00 Roof Mat:
 Land Use: APARTMENT Park Area/Cap#: / Parking:

Comp #:20 Distance From Subject:6.04 (miles)
 Address: 4956 LAUREL CANYON BLVD, VALLEY VILLAGE, CA 91607
 Owner Name: LAUREL CANYON TOWERS APARTMENT
 Seller Name: IMT CAPITAL LAUREL CANYON LLC
 APN: 2355-009-067 Map Reference: / 562-G3 Living Area: 43,676
 County: LOS ANGELES, CA Census Tract: 1251.00 Total Rooms:
 Subdivision: 64824 Zoning: LAR3 Bedrooms: 96
 Rec Date: 06/04/2014 Prior Rec Date: 10/28/2008 Bath(F/H): 96 /
 Sale Date: 06/04/2014 Prior Sale Date: 10/24/2008 Yr Built/Eff: 1985 / 1985
 Sale Price: \$12,941,000 Prior Sale Price: \$9,500,000 Air Cond: CENTRAL
 Sale Type: FULL Prior Sale Type: FULL Style:
 Document #: 577713 Acres: 0.45 Fireplace: /
 1st Mtg Amt: \$9,400,000 Lot Area: 19,580 Pool:
 Total Value: \$9,979,722 # of Stories: Roof Mat:
 Land Use: APARTMENT Park Area/Cap#: / Parking:

EXHIBIT D

ASSIGNED INSPECTOR: **JASON SUMMERS**

Date: **March 11, 2015**

JOB ADDRESS: **14654 WEST NORDHOFF STREET, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2651-011-005**

CASE#: **482390**

ORDER NO: **A-3134474**

EFFECTIVE DATE OF ORDER TO COMPLY: **October 26, 2012**

COMPLIANCE EXPECTED DATE: **November 25, 2012**

DATE COMPLIANCE OBTAINED: **December 5, 2012**

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3134474

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

HELENA JUBANY
PRESIDENT
MARSHA L. BROWN
VICE-PRESIDENT
VAN AMBATIELOS
VICTOR H. CUEVAS
SEPAND SAMZADEH

CITY OF LOS ANGELES
CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

DEPARTMENT OF
BUILDING AND SAFETY
201 NORTH FIGUEROA STREET
LOS ANGELES, CA 90012

ROBERT R. "Bud" OVROM
GENERAL MANAGER
RAYMOND S. CHAN, C.E., S.E.
EXECUTIVE OFFICER

ORDER TO COMPLY AND NOTICE OF FEE

14654 NORDHOFF LLC
0 PO BOX 1726
STUDIO CITY, CA 91614

On OCT 24 2012 the
Date
undersigned mailed this notice by
regular mail, postage prepaid, to
the addressee as shown on the last
equalized assessment roll.

CASE #: 482390
ORDER #: A-3134474
EFFECTIVE DATE: October 26, 2012
COMPLIANCE DATE: November 25, 2012

OWNER OF

SITE ADDRESS: 14654 W NORDHOFF ST
ASSESSORS PARCEL NO.: 2651-011-005
ZONE: R3; Multiple Dwelling Zone

Signature

An inspection has revealed that the property (Site Address) listed above is in violation of the Los Angeles Municipal Code (L.A.M.C.) sections listed below. You are hereby ordered to correct the violation(s) and contact the inspector listed in the signature block at the end of this document for a compliance inspection by the compliance date listed above.

FURTHER, YOU ARE ORDERED TO PAY THE CODE VIOLATION INSPECTION FEE (C.V.I.F) OF \$356.16 (\$336 fee plus a six percent Systems Development Surcharge of \$20.16) WHICH WILL BE BILLED TO YOU SEPARATELY. Section 98.0421 L.A.M.C.

NOTE: FAILURE TO PAY THE C.V.I.F. WITHIN 30 DAYS OF THE INVOICE DATE OF THE BILL NOTED ABOVE WILL RESULT IN A LATE CHARGE OF TWO (2) TIMES THE C.V.I.F. PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$1,176.00.

Any person who fails to pay the fee, late charge and collection fee, shall also pay interest. Interest shall be calculated at the rate of one percent per month.

The inspection has revealed that the property is in violation of the Los Angeles Municipal Code as follows:

VIOLATION(S):

1. Unapproved occupancy or use of the vacant lot as a dumping site.

You are therefore ordered to: Discontinue the unapproved occupancy or use of the lot as a dumping site.

Code Section(s) in Violation: 91.104.2.5, 91.103.1, 12.26E and 12.21A.1.(a) of the L.A.M.C.

Location: Vacant lot.

Comments: Dirt and debris to be removed.

NON-COMPLIANCE FEE WARNING:

In addition to the C.V.I.F. noted above, a proposed noncompliance fee in the amount of \$550.00 may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or request for slight modification is filed within 15 days of the compliance date.

If an appeal or request for slight modification is not filed within 15 days of the compliance date or extensions granted therefrom, the determination of the department to impose and collect a non-compliance fee shall be final. Section 98.0421 L.A.M.C.

NOTE: FAILURE TO PAY THE NON-COMPLIANCE FEE WITHIN 30 DAYS AFTER THE DATE OF MAILING THE INVOICE, MAY RESULT IN A LATE CHARGE OF TWO (2) TIMES THE NON-COMPLIANCE FEE PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF **\$1,925.00**.

Any person who fails to pay the non-compliance fee, late charge and collection fee shall also pay interest. Interest shall be calculated at the rate of one percent per month.

PENALTY WARNING:

Any person who violates or causes or permits another person to violate any provision of the Los Angeles Municipal Code (L.A.M.C.) is guilty of a misdemeanor which is punishable by a fine of not more than \$1000.00 and/or six (6) months imprisonment for each violation. Section 11.00 (m) L.A.M.C.

INVESTIGATION FEE REQUIRED:

Whenever any work has been commenced without authorization by a permit or application for inspection, and which violates provisions of Articles 1 through 8 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.) , and if no order has been issued by the department or a court of law requiring said work to proceed, a special investigation fee which shall be double the amount charged for an application for inspection, license or permit fee, but not less than \$400.00 , shall be collected on each permit, license or application for inspection. Section 98.0402 (a) L.A.M.C.


APPEAL PROCEDURES:

There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine error or abuse of discretion, or requests for slight modification of the requirements contained in this order when appropriate fees have been paid. Section 98.0403.1 and 98.0403.2 L.A.M.C.

If you have any questions or require any additional information please feel free to contact me at (818)374-9862.

Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector:


JAMES ABREU
14410 SYLVAN STREET SUITE 105
VAN NUYS, CA 91401
(818)374-9862

Date: October 23, 2012


REVIEWED BY