

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

April 14, 2015

Council District: # 5

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

JOB ADDRESS: **16457 WEST WESTFALL PLACE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2293-004-022**

On July 28, 2013 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: **16457 West Westfall Place, 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.

Following the Department's investigation an order or orders to comply were issued to the property owner and all interested parties. Pursuant to Section 98.0411(a) the order warned that "a proposed noncompliance fee 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 slight modification is filed within 15 days after the compliance date." The owners failed to comply within the time prescribed by ordinance.

In addition, pursuant to Section 98.0421, the property owner was issued an order July 23, 2013 to pay a code violation inspection fee after violations were identified and verified upon inspection. The non-compliance and code violation inspection fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance Code Enforcement fee	550.00
Late Charge/Collection fee (250%)	2,215.00
Code Violation Investigation fee	336.00
System Development Surcharge	20.16
System Development Surcharge late fee	50.40
Accumulated Interest (1%/month)	371.35
Title Report fee	42.00
Grand Total	\$ 3,584.91

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 **\$3,584.91** 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 **\$3,584.91** 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

Signature of Steve Ongele
Steve Ongele
Chief, Resource Management Bureau

Lien confirmed by
City Council on:

ATTEST: HOLLY WOLCOTT, CITY CLERK

BY: _____
DEPUTY

EXHIBIT A



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

Property Title Report

Work Order No. T10833
Dated as of: 09/24/2014

Prepared for: City of Los Angeles

SCHEDULE A (Reported Property Information)

APN #: 2293-004-022

Property Address: 16457 W WESTFALL PL ✓ City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Instrument GRANT DEED

Grantor: STEVEN JOHN FLESCHE, AN UNMARRIED MAN, AS TO AN UNDIVIDED ½ INTEREST AND VICTORIA SUSAN BINDER, A MARRIED WOMAN, AS HER SOLE AND SEPARTE PROPERTY, AS TO AN UNDIVIDED ½ INTEREST, ALL AS TENANTS IN COMMON

Grantee: OMID BARKHORDAR, A SINGLE MAN

Instrument: 20130744207

Book/Page: N/A

Dated: 10/23/2012

Recorded: 05/17/2013

MAILING ADDRESS: OMID BARKHORDER
16457 WESTFALL PL, ENCINO, CA 91436

SCHEDULE B

LEGAL DESCRIPTION

LOT 23 OF TRACT NO. 19629 AS PER MAP RECORDED IN BOOK 654, PAGES 23 TO 25 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, CALIFORNIA.

MORTGAGES/LIENS

Type of Instrument DEED OF TRUST

Trustor/Mortgagor: OMID BARKHORDAR, A SINGLE MAN

Lender/Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR PACIFIC TRUST BANK

Trustee: PRIORITY TITLE

Instrument: 20130744208

Book/Page: N/A

Amount: \$995,000.00

Open Ended: NO

Dated: 05/14/2013

Recorded: 05/17/2013

SCHEDULE B (Continued)

Maturity Date: 06/01/2043

MAILING ADDRESS: PACIFIC TRUST BANK ATTN: FINAL DOCUMENT
DEPARTMENT 18500 VON KARMAN AVENUE, SUITE 1100 IRVINE, CA 92612

ADDITIONAL MAILING ADDRESS: "MERS" IS MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC P.O. BOX 2026, FLINT, MI 48501-2026

Type of Instrument MISCELLANEOUS
NOTICE OF PENDING LIEN, DATED 12/09/2013, RECORDED 01/10/2014, AS
INSTRUMENT NO. 20140032994

MAILING ADDRESS: DEPARTMENT OF BUILDING AND SAFETY FINANCIAL
SERVICES DIVISION 201 N. FIGUEROA ST., 9TH FLOOR LOS ANGELES, CA 90012

ADDITIONAL MAILING ADDRESS: BARHORDAR OMID 16457 WESTFALL PL
ENCINO CA, 91436

RECORDING REQUESTED BY:

PRIORITY TITLE

AND WHEN RECORDED MAIL TO:

Omid Barkhorder
16457 Westfall Pl.
Encino, CA 91436

THIS SPACE FOR RECORDER'S USE ONLY:

Escrow No.: 100-090957

56713

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$ 1391 ^{52 (80)} **CITY TRANSFER TAX \$ 5,692.50** ⁽⁴⁴⁾

- computed on full value of property conveyed, or
- computed on full value less value of liens or encumbrances remaining at time of sale.
- Unincorporated area City of Los Angeles **AND**

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

Steven John Flesch, an Unmarried Man, as to an undivided 1/2 interest and Victoria Susan Binder, a Married Woman, as her sole and separate property, as to an undivided 1/2 interest, all as Tenants in Common

hereby GRANT(s) to:

OMID BARKHORDAR, A SINGLE MAN

the real property in the City of Los Angeles, County of Los Angeles, State of California, described as:
Lot 23 of Tract No. 19629 as per Map recorded in Book 654, Pages 23 to 25 inclusive of Maps, in the Office of the County Recorder of Los Angeles County, California
Also Known as: 16457 Westfall Pl., Encino, CA 91436
AP#: 2293-004-022

DATED **October 23, 2012**

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

On **10/29/12**

before me, Tamara Jean Fleming

A Notary Public in and for said State personally appeared

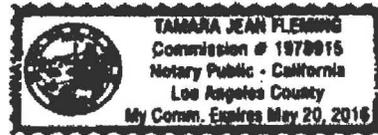
Victoria Susan Binder & Steven John Flesch

Steven John Flesch
Steven John Flesch

Victoria Susan Binder
Victoria Susan Binder

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

MAIL TAX STATEMENTS TO PARTY SHOWN BELOW; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE:

[Handwritten signature]

(Seal)

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1169

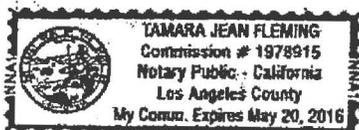
State of California

County of Los Angeles

On April 29, 2008 before me, Tamara Jean Fleming, Notary Public

personally appeared Victoria Susan Binder + Steven John Flesch

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: [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- Corporate Officer -- Title(s): _____
- Individual
- Partner -- Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____

Signer's Name: _____

- Corporate Officer -- Title(s): _____
- Individual
- Partner -- Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____

PRIORITY TITLE

56713 - RA

When recorded, mail to:
Pacific Trust Bank
Attn: Final Document Department
18500 Von Karman Avenue, Suite 1100
Irvine, CA 92612
800-874-5952

Title Order No.: L56713
Escrow No.: 100-091327
LOAN #: 4203130041

[Space Above This Line For Recording Data]

apw 2293-004-022

DEED OF TRUST

MIN 1000712-0002002305-5

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

(A) "Security Instrument" means this document, which is dated **May 14, 2013**, together with all Riders to this document.

(B) "Borrower" is **OMID BARKHORDAR, A SINGLE MAN.**

Borrower is the trustor under this Security Instrument.

(C) "Lender" is **Pacific Trust Bank.**

CALIFORNIA--Single Family--Fannie Mae/Freddie Mac UNIFORM INSTRUMENT Form 3005 1/01
Elie Mae, Inc. Page 1 of 12

Initials: *OB*
CAEDEDL 1212
CAEDEDL
05/10/2013 12:09 PM PST



LOAN #: 4203130041

Lender is a **Federally Chartered Savings Bank, The United States of America, Suite 1100, Irvine, CA 92612.**

organized and existing under the laws of Lender's address is **18500 Von Karman Avenue,**

(D) "Trustee" is **PRIORITY TITLE.**

(E) "MERS" is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as a nominee for Lender and Lender's successors and assigns. **MERS is the beneficiary under this Security Instrument.** MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS.

(F) "Note" means the promissory note signed by Borrower and dated **May 14, 2013.** The Note states that Borrower owes Lender **NINE HUNDRED NINETY FIVE THOUSAND AND NO/100***** Dollars (U.S. \$995,000.00)** plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than **June 1, 2043.**

(G) "Property" means the property that is described below under the heading "Transfer of Rights in the Property."

(H) "Loan" means the debt evidenced by the Note, plus interest, any prepayment charges and late charges due under the Note, and all sums due under this Security Instrument, plus interest.

(I) "Riders" means all Riders to this Security Instrument that are executed by Borrower. The following Riders are to be executed by Borrower [check box as applicable]:

- Adjustable Rate Rider
- Balloon Rider
- 1-4 Family Rider
- V.A. Rider
- Condominium Rider
- Planned Unit Development Rider
- Biweekly Payment Rider
- Second Home Rider
- Other(s) [specify]

(J) "Applicable Law" means all controlling applicable federal, state and local statutes, regulations, ordinances and administrative rules and orders (that have the effect of law) as well as all applicable final, non-appealable judicial opinions.

(K) "Community Association Dues, Fees, and Assessments" means all dues, fees, assessments and other charges that are imposed on Borrower or the Property by a condominium association, homeowners association or similar organization.

(L) "Electronic Funds Transfer" means any transfer of funds, other than a transaction originated by check, draft, or similar paper instrument, which is initiated through an electronic terminal, telephonic instrument, computer, or magnetic tape so as to order, instruct, or authorize a financial institution to debit or credit an account. Such term includes, but is not limited to, point-of-sale transfers, automated teller machine transactions, transfers initiated by telephone, wire transfers, and automated clearinghouse transfers.

(M) "Escrow Items" means those items that are described in Section 3.

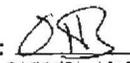
(N) "Miscellaneous Proceeds" means any compensation, settlement, award of damages, or proceeds paid by any third party (other than insurance proceeds paid under the coverages described in Section 5) for: (i) damage to, or destruction of, the Property; (ii) condemnation or other taking of all or any part of the Property; (iii) conveyance in lieu of condemnation; or (iv) misrepresentations of, or omissions as to, the value and/or condition of the Property.

(O) "Mortgage Insurance" means insurance protecting Lender against the nonpayment of, or default on, the Loan.

(P) "Periodic Payment" means the regularly scheduled amount due for (i) principal and interest under the Note, plus (ii) any amounts under Section 3 of this Security Instrument.

(Q) "RESPA" means the Real Estate Settlement Procedures Act (12 U.S.C. §2601 et seq.) and its implementing regulation, Regulation X (24 C.F.R. Part 1024), as they might be amended from time to time, or any additional or successor legislation or regulation that governs the same subject matter. As used in this Security Instrument, "RESPA" refers to all requirements and restrictions that are imposed in regard to a "federally related mortgage loan" even if the Loan does not qualify as a "federally related mortgage loan" under RESPA.

(R) "Successor in Interest of Borrower" means any party that has taken title to the Property, whether or not that party has assumed Borrower's obligations under the Note and/or this Security Instrument.

Initials: 
CAEDEDL 1212
CAEDEDL
06/10/2013 12:09 PM PST



LOAN #: 4203130041

TRANSFER OF RIGHTS IN THE PROPERTY

The beneficiary of this Security Instrument is MERS (solely as nominee for Lender and Lender's successors and assigns) and the successors and assigns of MERS. This Security Instrument secures to Lender: (i) the repayment of the Loan, and all renewals, extensions and modifications of the Note; and (ii) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower irrevocably grants and conveys to Trustee, in trust, with power of sale, the following described property located in the County [Type of Recording Jurisdiction] Of Los Angeles

[Name of Recording Jurisdiction]:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A".
APN #: 2293-004-022

which currently has the address of 16457 Westfall Place, Encino,

[Street] [City]

California 91436

("Property Address"):

[Zip Code]

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property." Borrower understands and agrees that MERS holds only legal title to the interests granted by Borrower in this Security Instrument, but, if necessary to comply with law or custom, MERS (as nominee for Lender and Lender's successors and assigns) has the right: to exercise any or all of those interests, including, but not limited to, the right to foreclose and sell the Property; and to take any action required of Lender including, but not limited to, releasing and canceling this Security Instrument.

BORROWER COVENANTS that Borrower is lawfully seized of the estate hereby conveyed and has the right to grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. Payment of Principal, Interest, Escrow Items, Prepayment Charges, and Late Charges. Borrower shall pay when due the principal of, and interest on, the debt evidenced by the Note and any prepayment charges and late charges due under the Note. Borrower shall also pay funds for Escrow Items pursuant to Section 3. Payments due under the Note and this Security Instrument shall be made in U.S. currency. However, if any check or other instrument received by Lender as payment under the Note or this Security Instrument is returned to Lender unpaid, Lender may require that any or all subsequent payments due under the Note and this Security Instrument be made in one or more of the following forms, as selected by Lender: (a) cash; (b) money order; (c) certified check, bank check, treasurer's check or cashier's check, provided any such check is drawn upon an institution whose deposits are insured by a federal agency, instrumentality, or entity; or (d) Electronic Funds Transfer.

Payments are deemed received by Lender when received at the location designated in the Note or at such other location as may be designated by Lender in accordance with the notice provisions in Section 15. Lender may return any payment or partial payment if the payment or partial payments are insufficient to bring the Loan current. Lender

CALIFORNIA--Single Family--Fannie Mae/Freddie Mac UNIFORM INSTRUMENT Form 3005 1/01
Ellie Mae, Inc. Page 3 of 12

Initials: OSB
CAEDEDL 1212
CAEDEDL
05/10/2013 12:09 PM PST



LOAN #: 4203130041

The undersigned Borrower requests that a copy of any Notice of Default and any Notice of Sale under this Security Instrument be mailed to Borrower at the address set forth above.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any Rider executed by Borrower and recorded with it.

[Signature] MAY - 14 - 2013 (Seal)
OMID BARKHORDAR DATE

State of CALIFORNIA
County of LOS ANGELES

On MAY 14, 2013, before me, Roman Carlos, Notary Public
(here insert name and title of the officer), personally appeared OMID BARKHORDAR, 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 *[Signature]* (NOTARY)

(SEAL)



RECORDING REQUESTED BY:
CITY OF LOS ANGELES

WHEN RECORDED MAIL TO:

Department of Building and Safety
Financial Services Division
201 N. Figueroa St., 9th Floor
Los Angeles, CA 90012



2

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF PENDING LIEN

Notice is hereby given that, pursuant to the provisions of Section 98.0402 of Division 4 of Article 8 of Chapter IX of the Los Angeles Municipal Code (LAMC), the City of Los Angeles has incurred the cost of inspections of the property described below. The City of Los Angeles intends to impose a lien against the property described below to recover the cost of such inspections, plus appropriate fees and fines, as authorized by LAMC Section 98.0402 and Section 7.35.5 of Article 4.6 of Chapter I of Division 7 of the Los Angeles Administrative Code, upon confirmation of the City Council.

For further information regarding this notice and the status of Department proceedings, please contact Nancy Truong of the Department of Building and Safety between 9:00 a.m. and 11:00 a.m., Monday through Friday. (Invoice No. 5911123)

Telephone Number: (213) 482-6890

Office Location: 201 N. Figueroa St., Suite 940

The property subject to this Notice of Pending Lien is that certain real property in the City of Los Angeles, County of Los Angeles, State of California, described as follows:

TR 19629 23 M B 654-23/25

THIS NOTICE WILL CONTINUE IN FULL FORCE AND EFFECT UNTIL THE CITY OF LOS ANGELES RECORDS A SUBSEQUENT NOTICE OF TERMINATION OF PENDING LIEN OR A NOTICE OF LIEN.

APN 2293-004-022
AKA 16457 W WESTFALL PL
LOS ANGELES

Owner:

BARKHORDAR OMID
16457 WESTFALL PL
ENCINO CA, 91436

DATED: This 09th Day of December, 2013

CITY OF LOS ANGELES

By *Steve Ongele*

Steve Ongele, Bureau Chief
Resource Management Bureau

EXHIBIT B

ASSIGNED INSPECTOR: **DAVID CAPTAIN**

Date: **April 14, 2015**

JOB ADDRESS: **16457 WEST WESTFALL PLACE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2293-004-022**

Last Full Title: **09/24/2014**

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1). OMID BARKHORDER
16457 WESTFALL PLACE
ENCINO, CA. 91436-3741
CAPACITY: OWNER

- 2). PACIFIC TRUST BANK
ATTN: FINAL DOCUMENT DEPT.
18500 VON KARMAN AVENUE, SUITE 1000
IRVINE, CA. 92612
CAPACITY: INTERESTED PARTIES

- 3). MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.
P.O. BOX 2026
FLINT, MI. 487501-2026
CAPACITY: INTERESTED PARTIES

Property Detail Report

For Property Located At:
16457 WESTFALL PL, ENCINO, CA 91436-3741



Owner Information

Owner Name: **BARKHORDAR OMID**
 Mailing Address: **16457 WESTFALL PL, ENCINO CA 91436-3741 C036**
 Vesting Codes: **//**

Location Information

Legal Description:	TRACT # 19629 LOT 23	APN:	2293-004-022
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	1397.02 / 1	Subdivision:	19629
Township-Range-Sect:		Map Reference:	21-F4 /
Legal Book/Page:	654-23	Tract #:	19629
Legal Lot:	23	School District:	LOS ANGELES
Legal Block:		School District Name:	
Market Area:	ENC	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	/	Deed Type:	
Sale Price:		1st Mtg Document #:	
Document #:			

Last Market Sale Information

Recording/Sale Date:	05/17/2013 / 10/23/2012	1st Mtg Amount/Type:	\$995,000 / CONV
Sale Price:	\$1,265,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	744208
Document #:	744207	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$382.18
New Construction:		Multi/Split Sale:	
Title Company:	PRIORITY TITLE CO		
Lender:	PACIFIC TR BK		
Seller Name:	FLESCH STEVEN J		

Prior Sale Information

Prior Rec/Sale Date:	/	Prior Lender:	
Prior Sale Price:		Prior 1st Mtg Amt/Type:	/
Prior Doc Number:		Prior 1st Mtg Rate/Type:	/
Prior Deed Type:			

Property Characteristics

Gross Area:		Parking Type:	PARKING AVAIL	Construction:	
Living Area:	3,310	Garage Area:		Heat Type:	CENTRAL
Tot Adj Area:		Garage Capacity:	2	Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:	8	Basement Area:		Patio Type:	COVERED PATIO
Bedrooms:	4	Finish Bsmnt Area:		Pool:	POOL
Bath(F/H):	3 /	Basement Type:		Air Cond:	CENTRAL
Year Built / Eff:	1960 / 1960	Roof Type:		Style:	CONTEMPORARY
Fireplace:	Y / 1	Foundation:	RAISED	Quality:	
# of Stories:	1.00	Roof Material:	GRAVEL & ROCK	Condition:	
Other Improvements:	FENCE;FENCED YARD;SHED;WETBAR				

Site Information

Zoning:	LARE15	Acres:	0.61	County Use:	0101
Lot Area:	26,632	Lot Width/Depth:	98 x 270	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$1,270,742	Assessed Year:	2014	Property Tax:	\$15,992.27
Land Value:	\$957,929	Improved %:	25%	Tax Area:	16
Improvement Value:	\$312,813	Tax Year:	2014	Tax Exemption:	
Total Taxable Value:	\$1,270,742				

Comparable Summary

For Property Located At



16457 WESTFALL PL, ENCINO, CA 91436-3741

11 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: 11

	Subject Property	Low	High	Average
Sale Price	\$1,265,000	\$1,135,000	\$2,535,000	\$1,559,545
Bldg/Living Area	3,310	2,821	3,779	3,259
Price/Sqft	\$382.18	\$339.41	\$681.63	\$478.81
Year Built	1960	1957	1974	1962
Lot Area	26,632	10,437	30,415	16,438
Bedrooms	4	3	5	4
Bathrooms/Restrooms	3	3	5	3
Stories	1.00	1.00	1.00	1.00
Total Value	\$1,270,742	\$187,163	\$1,803,342	\$676,047
Distance From Subject	0.00	0.03	0.42	0.27

*= 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										
		16457 WESTFALL PL	\$1,265,000	1960	4	3	05/17/2013	3,310	26,632	0.0
Comparables										
<input checked="" type="checkbox"/>	1	16430 WESTFALL PL	\$1,450,000	1961	4	3	09/12/2014	3,731	30,415	0.03
<input checked="" type="checkbox"/>	2	16425 OLDHAM ST	\$1,245,000	1959	4	3	11/13/2014	2,930	13,941	0.06
<input checked="" type="checkbox"/>	3	3846 WESTFALL DR	\$1,865,000	1966	5	4	11/04/2014	2,938	20,274	0.17
<input checked="" type="checkbox"/>	4	16370 MANDALAY DR	\$1,525,000	1957	4	3	07/31/2014	2,821	12,222	0.19
<input checked="" type="checkbox"/>	5	16536 ACADEMIA DR	\$1,255,000	1965	3	3	01/05/2015	3,014	13,247	0.28
<input checked="" type="checkbox"/>	6	4037 CONTERA RD	\$1,895,000	1959	4	3	08/27/2014	3,779	18,915	0.34
<input checked="" type="checkbox"/>	7	3713 DELLVALE PL	\$1,550,000	1973	3	5	07/28/2014	3,643	17,574	0.36
<input checked="" type="checkbox"/>	8	3712 CARIBETH DR	\$2,535,000	1974	3	3	02/23/2015	3,719	13,073	0.36
<input checked="" type="checkbox"/>	9	4057 SAPPHIRE DR	\$1,260,000	1958	3	3	12/05/2014	3,080	10,437	0.39
<input checked="" type="checkbox"/>	10	16221 MEADOWRIDGE RD	\$1,440,000	1958	3	3	12/05/2014	2,854	17,312	0.41
<input checked="" type="checkbox"/>	11	3649 HAYVENHURST AVE	\$1,135,000	1962	5	3	01/23/2015	3,344	13,411	0.42

Comparable Sales Report

For Property Located At

**16457 WESTFALL PL, ENCINO, CA 91436-3741****11 Comparable(s) Selected.**

Report Date: 03/31/2015

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$1,265,000	\$1,135,000	\$2,535,000	\$1,559,545
Bldg/Living Area	3,310	2,821	3,779	3,259
Price/Sqft	\$382.18	\$339.41	\$681.63	\$478.81
Year Built	1960	1957	1974	1962
Lot Area	26,632	10,437	30,415	16,438
Bedrooms	4	3	5	4
Bathrooms/Restrooms	3	3	5	3
Stories	1.00	1.00	1.00	1.00
Total Value	\$1,270,742	\$187,163	\$1,803,342	\$676,047
Distance From Subject	0.00	0.03	0.42	0.27

* = user supplied for search only

Comp #:1 Distance From Subject:0.03 (miles)

Address: 16430 WESTFALL PL, ENCINO, CA 91436-3741

Owner Name: KHAILA NEIMA/BARHAGHI CENA

Seller Name: GROSECLOSE TIMOTHY & VICTORIA

APN: 2293-004-027 Map Reference: 21-F4 / Living Area: 3,731

County: LOS ANGELES, CA Census Tract: 1397.02 Total Rooms: 8

Subdivision: 19629 Zoning: LARE15 Bedrooms: 4

Rec Date: 09/12/2014 Prior Rec Date: 12/05/2003 Bath(F/H): 3 /

Sale Date: 08/28/2014 Prior Sale Date: 11/19/2003 Yr Built/Eff: 1961 / 1962

Sale Price: \$1,450,000 Prior Sale Price: \$1,120,010 Air Cond: CENTRAL

Sale Type: FULL Prior Sale Type: FULL Style: CONTEMPORARY

Document #: 965853 Acres: 0.70 Fireplace: Y / 2

1st Mtg Amt: \$1,160,000 Lot Area: 30,415 Pool: POOL

Total Value: \$1,299,005 # of Stories: 1.00 Roof Mat: GRAVEL & ROCK

Land Use: SFR Park Area/Cap#: / 2 Parking: PARKING AVAIL

Comp #:2 Distance From Subject:0.06 (miles)

Address: 16425 OLDHAM ST, ENCINO, CA 91436-3701

Owner Name: RASKIN LLC/RASKIN BERNARD I

Seller Name: TIGGER BASS PROPERTIES LLC

APN: 2291-015-012 Map Reference: 22-A4 / Living Area: 2,930

County: LOS ANGELES, CA Census Tract: 1397.02 Total Rooms: 9

Subdivision: 18893 Zoning: LARE15 Bedrooms: 4

Rec Date: 11/13/2014 Prior Rec Date: 10/02/2014 Bath(F/H): 3 /

Sale Date: 11/05/2014 Prior Sale Date: 09/16/2014 Yr Built/Eff: 1959 / 1959

Sale Price: \$1,245,000 Prior Sale Price: \$1,115,000 Air Cond: CENTRAL

Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL

Document #: 1210703 Acres: 0.32 Fireplace: Y / 1

1st Mtg Amt: \$871,500 Lot Area: 13,941 Pool: POOL

Total Value: \$573,117 # of Stories: 1.00 Roof Mat: GRAVEL & ROCK

Land Use: SFR Park Area/Cap#: / 3 Parking: PARKING AVAIL

Comp #:3 Distance From Subject:0.17 (miles)

Address: 3846 WESTFALL DR, ENCINO, CA 91436-4158

Owner Name: LANE MICHAEL A & MEREDITH W

Seller Name: TIGER BASS PROPERTIES LLC

APN: 2293-005-002 Map Reference: 21-F5 / Living Area: 2,938

County: LOS ANGELES, CA Census Tract: 1397.02 Total Rooms: 9

Subdivision: 28632 Zoning: LARE15 Bedrooms: 5

Rec Date: 11/04/2014 Prior Rec Date: 06/20/2014 Bath(F/H): 4 /

Sale Date: 10/07/2014 Prior Sale Date: 06/02/2014 Yr Built/Eff: 1966 / 1966

Sale Price: \$1,865,000 Prior Sale Price: \$1,465,000 Air Cond: CENTRAL

Sale Type: FULL Prior Sale Type: FULL Style: SPANISH

Document #: 1167438 Acres: 0.47 Fireplace: Y / 1

1st Mtg Amt: \$1,492,000 Lot Area: 20,274 Pool: POOL

Total Value: \$575,485 # of Stories: 1.00 Roof Mat: TILE

Land Use: SFR Park Area/Cap#: / 3 Parking: PARKING AVAIL

Comp #:4 Distance From Subject:0.19 (miles)

Address: 16370 MANDALAY DR, ENCINO, CA 91436-3631

Owner Name: KUSHNER FAMILY TRUST

Seller Name: BARER FAMILY TRUST

APN: 2286-003-042 Map Reference: 22-A4 / Living Area: 2,821

County: LOS ANGELES, CA Census Tract: 1397.02 Total Rooms: 8

Subdivision: 21551 Zoning: LARE15 Bedrooms: 4

Rec Date: 07/31/2014 Prior Rec Date: Bath(F/H): 3 /

Sale Date: 07/21/2014 Prior Sale Date: Yr Built/Eff: 1957 / 1957

Sale Price: \$1,525,000 Prior Sale Price: Air Cond: CENTRAL

Sale Type: FULL Prior Sale Type: FULL Style: UNKNOWN

Document #: 798053 Acres: 0.28 Fireplace: Y / 1

1st Mtg Amt: \$1,100,000 Lot Area: 12,222 Pool: POOL

Total Value: \$187,163 # of Stories: 1.00 Roof Mat: WOOD SHAKE

Land Use: SFR Park Area/Cap#: / 3 Parking: PARKING AVAIL

Comp #: 5		Distance From Subject:0.28 (miles)	
Address: 16536 ACADEMIA DR, ENCINO, CA 91436-4106			
Owner Name: LJ HAYVENHURST LLC			
Seller Name: RU DNICK MARTIN & DIANA			
APN: 2293-006-026	Map Reference: 21-F5 /	Living Area: 3,014	
County: LOS ANGELES, CA	Census Tract: 1397.02	Total Rooms: 7	
Subdivision: 29032	Zoning: LARE15	Bedrooms: 3	
Rec Date: 01/05/2015	Prior Rec Date:	Bath(F/H): 3 /	
Sale Date: 12/23/2014	Prior Sale Date:	Yr Built/Eff: 1965 / 1966	
Sale Price: \$1,255,000	Prior Sale Price:	Air Cond: CENTRAL	
Sale Type: FULL	Prior Sale Type:	Style: MODERN	
Document #: 4809	Acres: 0.30	Fireplace: Y / 1	
1st Mtg Amt:	Lot Area: 13,247	Pool: POOL	
Total Value: \$211,310	# of Stories: 1.00	Roof Mat: GRAVEL & ROCK	
Land Use: SFR	Park Area/Cap#: / 2	Parking: PARKING AVAIL	

Comp #: 6		Distance From Subject:0.34 (miles)	
Address: 4037 CONTERA RD, ENCINO, CA 91436-3601			
Owner Name: DAHAN ANDRE			
Seller Name: RHOADS OF SIMMS TRUST			
APN: 2285-020-017	Map Reference: 22-A4 /	Living Area: 3,779	
County: LOS ANGELES, CA	Census Tract: 1397.02	Total Rooms: 8	
Subdivision: 18860	Zoning: LARE15	Bedrooms: 4	
Rec Date: 08/27/2014	Prior Rec Date: 03/14/2007	Bath(F/H): 3 /	
Sale Date: 07/28/2014	Prior Sale Date: 02/26/2007	Yr Built/Eff: 1959 / 1964	
Sale Price: \$1,895,000	Prior Sale Price: \$1,650,000	Air Cond: CENTRAL	
Sale Type: FULL	Prior Sale Type: UNKNOWN	Style: MODERN	
Document #: 902435	Acres: 0.43	Fireplace: Y / 2	
1st Mtg Amt:	Lot Area: 18,915	Pool: POOL	
Total Value: \$1,803,342	# of Stories: 1.00	Roof Mat: GRAVEL & ROCK	
Land Use: SFR	Park Area/Cap#: / 3	Parking: PARKING AVAIL	

Comp #: 7		Distance From Subject:0.36 (miles)	
Address: 3713 DELLVALE PL, ENCINO, CA 91436-4145			
Owner Name: SAGHIZADEH HAMID			
Seller Name: DORSEY DAVID L TRUST			
APN: 2293-003-010	Map Reference: 21-F5 /	Living Area: 3,643	
County: LOS ANGELES, CA	Census Tract: 1397.02	Total Rooms: 8	
Subdivision: 22346	Zoning: LARE15	Bedrooms: 3	
Rec Date: 07/28/2014	Prior Rec Date: 10/29/1975	Bath(F/H): 5 /	
Sale Date: 07/10/2014	Prior Sale Date:	Yr Built/Eff: 1973 / 1976	
Sale Price: \$1,550,000	Prior Sale Price: \$105,000	Air Cond: CENTRAL	
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL	
Document #: 774475	Acres: 0.40	Fireplace: Y / 1	
1st Mtg Amt: \$1,240,000	Lot Area: 17,574	Pool: POOL	
Total Value: \$292,874	# of Stories: 1.00	Roof Mat: WOOD SHAKE	
Land Use: SFR	Park Area/Cap#: / 2	Parking: ATTACHED GARAGE	

Comp #: 8		Distance From Subject:0.36 (miles)	
Address: 3712 CARIBETH DR, ENCINO, CA 91436-4160			
Owner Name: SCHWARTZ ERIC & JILL			
Seller Name: 3712 CARIBETH AVE LLC			
APN: 2286-010-034	Map Reference: 22-A5 /	Living Area: 3,719	
County: LOS ANGELES, CA	Census Tract: 1397.02	Total Rooms: 7	
Subdivision: 28021	Zoning: LARE15	Bedrooms: 3	
Rec Date: 02/23/2015	Prior Rec Date: 06/20/2014	Bath(F/H): 3 /	
Sale Date: 12/12/2014	Prior Sale Date: 05/20/2014	Yr Built/Eff: 1974 / 1974	
Sale Price: \$2,535,000	Prior Sale Price: \$1,350,000	Air Cond: CENTRAL	
Sale Type: FULL	Prior Sale Type: FULL	Style: MODERN	
Document #: 194880	Acres: 0.30	Fireplace: Y / 1	
1st Mtg Amt: \$1,995,000	Lot Area: 13,073	Pool: POOL	
Total Value: \$827,121	# of Stories: 1.00	Roof Mat: GRAVEL & ROCK	
Land Use: SFR	Park Area/Cap#: / 2	Parking: BUILT-IN	

Comp #:9 Distance From Subject:0.39 (miles)
 Address: 4057 SAPPHIRE DR, ENCINO, CA 91436-3638
 Owner Name: EBRAHIMI KAMYAR/SHEMTOUB MONICA
 Seller Name: JONES DEBRA A
 APN: 2285-020-026 Map Reference: 22-A4 / Living Area: 3,080
 County: LOS ANGELES, CA Census Tract: 1397.02 Total Rooms: 6
 Subdivision: 18860 Zoning: LARE15 Bedrooms: 3
 Rec Date: 12/05/2014 Prior Rec Date: Bath(F/H): 3 /
 Sale Date: 10/28/2014 Prior Sale Date: Yr Built/Eff: 1958 / 1958
 Sale Price: \$1,260,000 Prior Sale Price: Air Cond: CENTRAL
 Sale Type: FULL Prior Sale Type: Style: CONTEMPORARY
 Document #: 1316001 Acres: 0.24 Fireplace: Y / 1
 1st Mtg Amt: \$1,000,000 Lot Area: 10,437 Pool: POOL
 Total Value: \$208,070 # of Stories: 1.00 Roof Mat: WOOD SHAKE
 Land Use: SFR Park Area/Cap#: / 2 Parking: PARKING AVAIL

Comp #:10 Distance From Subject:0.41 (miles)
 Address: 16221 MEADOWRIDGE RD, ENCINO, CA 91436-3604
 Owner Name: SHAHAM SEAN
 Seller Name: MARCUS STANLEY & M TRUST A
 APN: 2285-019-028 Map Reference: 22-A4 / Living Area: 2,854
 County: LOS ANGELES, CA Census Tract: 1415.00 Total Rooms: 7
 Subdivision: 18774 Zoning: LARE15 Bedrooms: 3
 Rec Date: 12/05/2014 Prior Rec Date: 05/18/1994 Bath(F/H): 3 /
 Sale Date: 10/22/2014 Prior Sale Date: Yr Built/Eff: 1958 / 1958
 Sale Price: \$1,440,000 Prior Sale Price: Air Cond: CENTRAL
 Sale Type: FULL Prior Sale Type: Style: CONTEMPORARY
 Document #: 1313914 Acres: 0.40 Fireplace: Y / 1
 1st Mtg Amt: \$1,152,000 Lot Area: 17,312 Pool: POOL
 Total Value: \$203,358 # of Stories: 1.00 Roof Mat: WOOD SHAKE
 Land Use: SFR Park Area/Cap#: / 2 Parking: PARKING AVAIL

Comp #:11 Distance From Subject:0.42 (miles)
 Address: 3649 HAYVENHURST AVE, ENCINO, CA 91436-4039
 Owner Name: OJO ABIMBOLA B & ADEDEJI T
 Seller Name: BOARDROOM INVESTMENT PROPERTIES LLC
 APN: 2287-008-015 Map Reference: 21-F5 / Living Area: 3,344
 County: LOS ANGELES, CA Census Tract: 1397.02 Total Rooms: 8
 Subdivision: 18361 Zoning: LARE11 Bedrooms: 5
 Rec Date: 01/23/2015 Prior Rec Date: 03/18/1993 Bath(F/H): 3 /
 Sale Date: 12/10/2014 Prior Sale Date: Yr Built/Eff: 1962 / 1971
 Sale Price: \$1,135,000 Prior Sale Price: \$374,500 Air Cond: CENTRAL
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 85481 Acres: 0.31 Fireplace: Y / 1
 1st Mtg Amt: \$908,000 Lot Area: 13,411 Pool: POOL
 Total Value: \$1,255,675 # of Stories: 1.00 Roof Mat: GRAVEL & ROCK
 Land Use: SFR Park Area/Cap#: / 2 Parking: ATTACHED GARAGE

EXHIBIT D

ASSIGNED INSPECTOR: **DAVID CAPTAIN**
JOB ADDRESS: **16457 WEST WESTFALL PLACE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2293-004-022**

Date: **April 14, 2015**

CASE#: **505982**
ORDER NO: **A-3291830**

EFFECTIVE DATE OF ORDER TO COMPLY: **July 23, 2013**
COMPLIANCE EXPECTED DATE: **July 28, 2013**
DATE COMPLIANCE OBTAINED: **April 8, 2014**

.....

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3291830

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

HELENA JUBANY
PRESIDENT

VAN AMBATIELOS
VICE-PRESIDENT

E. FELICIA BRANNON
VICTOR H. CUEVAS
SEPAND SAMZADEH

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.
SUPERINTENDENT OF BUILDING
INTERIM GENERAL MANAGER

ORDER TO COMPLY AND NOTICE OF FEE

JUL 18 2013

EG

BARKHORDAR, OMID
16457 WESTFALL PL
ENCINO, CA 91436

CASE #: 505982
ORDER #: A-3291830
EFFECTIVE DATE: July 23, 2013
COMPLIANCE DATE: July 28, 2013

OWNER OF
SITE ADDRESS: 16457 W WESTFALL PL
ASSESSORS PARCEL NO.: 2293-004-022
ZONE: RE15; Min. Lot 15,000 Sq. Ft.

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, THE CODE VIOLATION INSPECTION FEE (C.V.I.F) OF \$ 356.16 (\$336 fee plus a six percent Systems Development Surcharge of \$20.16) WILL BE BILLED TO THE PROPERTY OWNER as it appears on the last equalized assessment roll. 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. Pool clarity is not maintain.

You are therefore ordered to: Maintain or operate the recirculation and purification system so as to keep the pool water clean and of reasonable clarity.

Code Section(s) in Violation: 91.8118, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

NON-COMPLIANCE FEE WARNING:

YOU ARE IN VIOLATION OF THE L.A.M.C. IT IS YOUR RESPONSIBILITY TO CORRECT THE VIOLATION(S) AND CONTACT THE INSPECTOR LISTED BELOW TO ARRANGE FOR A COMPLIANCE INSPECTION BEFORE THE NON-COMPLIANCE FEE IS IMPOSED. Failure to correct the violations and arrange for the compliance inspection within 15 day from the Compliance Date, will result in imposition of the fee noted below.

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 98.041 L.A.M.C.



CODE ENFORCEMENT BUREAU
For routine City business and non-emergency services: Call 3-1-1
www.ladbs.org

4-8-14

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:

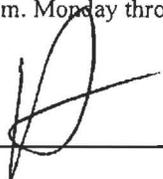
Any person who violates or causes or permits another person to violate any provision of the Los Angeles Municipal Code (L.A.M.C.) is guilty of a misdemeanor which is punishable by a fine of not more than \$1000.00 and/or six (6) months imprisonment for each violation. Section 11.00 (m) L.A.M.C.

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 (213)252-3048.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: _____



Date: July 17, 2013

FELIPE PENICHE
3550 WILSHIRE BLVD. SUITE 1800
LOS ANGELES, CA 90010
(213)252-3048
Felipe.X.Peniche@lacity.org


REVIEWED BY