

# CITY OF LOS ANGELES

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

VAN AMBATIELOS  
INTERIM PRESIDENT

E. FELICIA BRANNON  
JOSELYN GEAGA-ROSENTHAL  
GEORGE HOVAGUIMIAN  
JAVIER NUNEZ

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

February 18, 2015

Council District: # 4

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

JOB ADDRESS: **8494 WEST COLE CREST DRIVE, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **5556-016-051**

On August 14, 2010, 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: **8494 West Cole Crest Drive, 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.

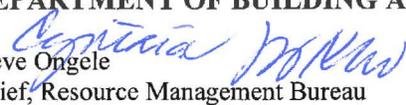
In addition, pursuant to Section 98.0421, the property owner was issued an order on September 20, 2012 to pay a code violation inspection fee after violations were identified and verified upon inspection. The non-compliance and code violation inspection fees imposed by the Department are as follows:

<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)	771.27
Title Report fee	42.00
<b>Grand Total</b>	<b>\$ 3,984.83</b>

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 **\$3,984.83** 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 **\$3,984.83** 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

ATTEST: HOLLY WOLCOTT, CITY CLERK

Lien confirmed by  
City Council on:

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. T10961**  
Dated as of: 2/5/2015

**Prepared for: City of Los Angeles**

### SCHEDULE A (Reported Property Information)

APN #: 5556-016-051

**Property Address:** 8494 W COLE CREST DR **City:** Los Angeles **County:** Los Angeles

### VESTING INFORMATION

**Type of Instrument:** Quitclaim Deed

**Grantee :** Zohar, LLC

**Grantor :** Veronica Silva, a single person

**Deed Date :** 12/1/2005

**Recorded :** 12/21/2005

**Instr No. :** 05 3146429

**Mailing Address:** Zohar, LLC,  
7483 Palo Vista Drive, Los Angeles, CA 90046.

**Mailing Address:** Zohar, LLC,  
PO BOX 691366 LOS ANGELES CA 90069

### SCHEDULE B

### LEGAL DESCRIPTION

The following described property:

In the City of Los Angeles, County of Los Angeles, State of California, described as follows:

Parcel 1:

Lots 59 and 60; Lot "KK" and that portion of Lot "Y" lying Southerly of the Westerly prolongation of the Northerly line of said Lot "KK"; also an undivided one-half interest in the remainder of said Lot "Y", all in Tract No. 865, in the City of Los Angeles, as per map recorded in Book 16 Page 97 of maps in the office of the County recorder of said County. Except from said Lot "Y" that portion lying South of the South line of the North half of the Northwest Quarter of Section 8, Township 1 South, Range 14 West of San Bernardino Meridian.

Parcel 2:

Lot 68 of Tract No. 865, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 16 Page 97 of Maps, in the office of the County recorder of said County.

Parcel 3:

Lots 52, 53 and 54 of Tract No. 865, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 16 Page 97 of maps, in the office of the County recorder of said County.

**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. T10961**

**SCHEDULE B (Continued)**

**Parcel 4:**

Lot 51 of Tract No. 865, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 16 Page 97 of Maps, in the office of the County recorder of said County.

**Parcel 5:**

An undivided 1/2 interest in and to that portion of Lot "Y" in Tract No. 865, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 16 Page 97 of Maps, records in the office of the County recorder of said County, described as follows: Beginning at the most Easterly corner of Lot 44, Tract No. 865; thence along a line which is the Northeasterly continuation of the Southeasterly line of Lot 44, North 48 degrees 10' 30" East, a distance of 20.72 feet to the intersection of said line with the Southwesterly line of Lot "J" of Tract No. 798, as recorded in map Book 16 Pages 34 and 35 of Maps, Records of Los Angeles County, California; thence along the Southwesterly line of Lot "J", North 58 degrees 19' 00" West, a distance of 5.00 feet; thence South 34 degrees 13' 30" West, a distance of 19.90 feet to the point of beginning.

**Parcel 6:**

An Easement for Ingress and Egress over that portion of Lot "Y", Tract 865, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 16 Page 97 of Maps, records of said County, lying Northwesterly of the Northeasterly Prolongation of the Southeasterly line of Lot 44 of said Tract No. 865. Except therefrom that portion of Lot Y, described as follows: Beginning at the most Easterly corner of Lot 44, Tract No. 865; thence along a line which is the Northeasterly continuation of the Southeasterly line of Lot 44, 48 degrees 10' 30" East a distance of 20.72 feet to the intersection of said line with the Southwesterly line of Lot "J" of Tract No. 798, as recorded in map Book 16 Pages 34 and 35 of Maps, records of Los Angeles County, California; thence along the Southwesterly line of Lot "J" North 58 degrees 19' 00" West, a distance of 5.00 feet; thence South 34 degrees 13' 30" West a distance of 19.80 feet to the point of beginning.

Assessor's Parcel No: 5556-016-017, 5556-016-040, 556-16-041

**MORTGAGES/LIENS**

**Type of Instrument:** A deed of trust to secure an indebtedness in the amount shown below, and any other obligations secured thereby

**Amount :** \$980,000.00

**Dated :** 10/19/2005

**Trustor :** Veronica Silva

**Trustee :** Fidelity National Title Ins Co

**Beneficiary :** Wells Fargo Bank, N.A.

**Recorded :** 10/24/2005

**Instr No. :** 05 2549403

**Maturity Date is:** 11/1/2035

**Mailing Address:** Wells Fargo Bank, N.A., P.O. Box 10304, Des Moines, IA 503060304.

**Mailing Address:** Fidelity National Title Ins Co, 17911 Von Karman, Suite 200, Irvine, CA 92614.

**Comment :** This Deed of Trust is an ARM

**Type of Instrument:** The assignment of the beneficial interest under said deed of trust which names:

**Assignee :** U.S. Bank National Association, as trustee for Wells Fargo Asset Securities Corporation, Mortgage Pass-through Certificates, Series 2006-AR2

**Recorded :** 6/20/2013

**Instr No. :** 20130920049

**Mailing Address:** U.S. Bank National Association, 60 Livingston Avenue St. Paul, MN 55107.

**INTUITIVE REAL ESTATE SOLUTIONS**  
5711 W. SLAUSON AVE., SUITE 170  
CULVER CITY, CA 90230  
Phone 310-649-2020 310-649-0030 Fax

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**Work Order No. T10961**

**SCHEDULE B (Continued)**

**Type of Instrument:** *A deed of trust to secure an indebtedness in the amount shown below, and any other obligations secured thereby*

**Amount :** \$140,000.00

**Dated :** 10/20/2005

**Trustor :** Veronica Silva

**Trustee :** Chicago Title Insurance Company

**Beneficiary :** Wells Fargo Bank, N.A.

**Recorded :** 10/24/2005

**Instr No. :** 05 2549404

**Maturity Date is:** 10/20/2045

**Mailing Address:** Wells Fargo Bank, N.A., Wells Fargo Services, Consumer Loan Servicing,  
P.O. Box 31557, Billings, MT 59107

**Mailing Address:** Chicago Title Insurance Company,  
245 S. Los Robles Ave, Suite 105, Pasadena, CA 91101.

*A claim of lien for the amount shown and any other amounts due.*

**Claimant :** Department of Building and Safety Financial Services Division

**Recorded :** 3/11/2011

**Instr No. :** 20110380260

**Mailing Address:** Zohar LLC, PO Box 691366, Los Angeles, CA 60069

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

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO:

Zohar, LLC  
7483 Palo Vista Drive  
Los Angeles, CA 90046

05 3146429

Order No.:  
Escrow No.:  
A.P.N.: 5556-16-017; 024, 040, 041; 5556-016-  
042 & 556-01

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

**QUITCLAIM DEED**

THE UNDERSIGNED GRANTOR(s) DECLARE(s) Documentary Transfer Tax is \$0  
"The Grantors and the Grantees in this Conveyance are comprised of the same parties who continue to hold the same proportionate interest in the property, R & T 11923(d)."

- computed on full value of property conveyed, or,
- computed on full value less value of liens or encumbrances remaining at time of sale

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
Veronica Silva, a single person  
do(es) hereby REMISE, RELEASE AND FOREVER QUITCLAIM to  
Zohar, LLC

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

Lots 59 and 60; Lots KK and that portion of Lot "Y" lying Southerly of, and extending Easterly, of the Westerly pre-elongation of the Northerly line of said Lot "KK", also an undivided one-half interest in the remainder of said Lot "Y", all in Tract No. 665, in the City of Los Angeles, as per map recorded in Book 16, Page 97 of Maps, in the office of the County Recorder of said County  
EXCEPT from said Lot "Y", that portion lying South of the South line of the North half of the Northwest quarter of Section 8, Township 1 South, Rand 14 West, S B M as further described in Exhibit A.

Dated December 1, 2005

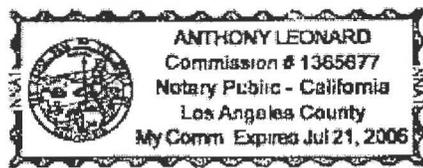
STATE OF CALIFORNIA  
COUNTY OF Los Angeles

} ss

  
Veronica Silva

On 12-15-05 before me  
Anthony Leonard  
Notary Public, personally appeared  
Veronica Silva

personally known to me (or 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



WITNESS my hand and official seal.  
Signature   
Signature of Notary

Commission Expiration Date: 7-21-06

(This area for official notarial seal)

MAIL TAX STATEMENTS TO: \_\_\_\_\_

10/24/05

2

REGULAR/RESALE

RECORDING REQUESTED BY:  
FIRST AMERICAN TITLE COMPANY

AND WHEN RECORDED MAIL TO:

Veronica Silva  
7483 Palo Vista Drive  
Los Angeles, CA 90046

05 2549402

Order No.: 1693722-60  
Escrow No.: SS-25121-AL  
A.P.N.: 5556-016-017; 024; 040; 041; 5556-016-042 & 556-01

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) (80) CITY TRANSFER TAX IS \$7,920.00 (44)  
DOCUMENTARY TRANSFER TAX IS \$1,936.00

- 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,

Wilson Fitzgerald, Trustee of The William W. Robertson Trust

SEE EXHIBIT "A" ATTACHED

hereby GRANT(S) to

Veronica Silva, a single person

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

Lots 59 and 60; Lots KK and that portion of Lot "Y" lying Southerly of, and extending Easterly, of the Westerly pre-elongation of the Northerly line of said Lot "KK"; also an undivided one-half interest in the remainder of said Lot "Y", all in Tract No. 865, in the City of Los Angeles, as per map recorded in Book 15, Page 97 of Maps, in the office of the County Recorder of said County.  
EXCEPT from said Lot "Y", that portion lying South of the South line of the North half of the Northwest quarter of Section 8, Township 1 South, Range 14 West, S.B.M as further described in Exhibit A

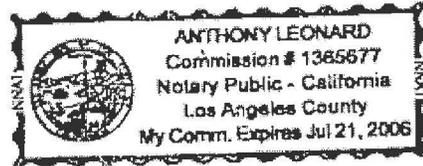
Dated: November 19, 2004

STATE OF CALIFORNIA  
COUNTY OF LA ] ss.

On 12/3/04 before me  
Anthony Leonard  
a Notary Public in and for said County and State,  
personally appeared  
Wilson Fitzgerald

The William W. Robertson Trust  
Wilson Fitzgerald  
By: Wilson Fitzgerald, Trustee

personally known to me (or 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.



WITNESS my hand and official seal.

Signature [Signature]  
Signature of Notary  
Commission Expiration Date: 7-21-06

(This area for official notarial seal)

MAIL TAX STATEMENTS TO: Cohen Capital Corporation  
Mail Tax Statements to Return Address Above

10/24/05

FIRST AMERICAN TITLE COMPANY LOS ANGELES

Recording Requested By:  
WELLS FARGO BANK, N.A.

2

05 2549403

Return To:  
WFHM FINAL DOCS X9999-01M

1000 BLUE GENTIAN ROAD  
EAGAN, MN 55121

Prepared By:  
WELLS FARGO BANK, N.A.

16644 WEST BERNARDO DR., STE  
101, SAN DIEGO, CA

[Space Above This Line For Recording Data]

1693722-60

### DEED OF TRUST

#### 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 OCTOBER 19, 2005 together with all Riders to this document.
- (B) "Borrower" is VERONICA SILVA, A SINGLE PERSON

Borrower is the trustor under this Security Instrument.

- (C) "Lender" is WELLS FARGO BANK, N.A.

Lender is a NATIONAL ASSOCIATION  
organized and existing under the laws of THE UNITED STATES  
0059830091

CALIFORNIA Single Family Fannie Mae/Freddie Mac UNIFORM INSTRUMENT

Form 3005 1/01

VMF - 61CA (0005)

Page 1 of 15

Initials

VMF MORTGAGE FORMS - (8/01/02) 1/01



*[Handwritten signature]*

\*\*\*Send All Notices to Assignee\*\*\*

RECORDING REQUESTED BY:  
WELLS FARGO BANK, N.A.  
1000 BLUE GENTIAN RD  
MAC X9998-018  
EAGAN MN 55121

AND WHEN RECORDED MAIL TO  
WELLS FARGO BANK, N.A.  
MAC: X9999-018  
PO BOX 1629  
MINNEAPOLIS, MN 55440-9790

MERS MINE#  
MERS PHONE#

#### ASSIGNMENT OF DEED OF TRUST

For good and valuable consideration, the sufficiency of which is hereby acknowledged, WELLS FARGO BANK, N.A., 1 HOME CAMPUS DES MOINES, IA 50328, For VALUE RECEIVED, the undersigned hereby grants, assigns, and transfers to, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR WELLS FARGO ASSET SECURITIES CORPORATION, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-AR2, 60 LIVINGSTON AVENUE ST. PAUL, MN 55107 assignee, all beneficial interest under that certain deed of trust, together with the certain note(s) described therein with all interest, all liens, and any rights due or to become due thereon. Said Deed of Trust for \$980000.00 is recorded in the State of CA, County of Los Angeles Official Records, dated 10/19/2005 and recorded 10/24/2005, as Instrument No. 05 2549403, in Book No. —, at Page No. —.

Executed by VERONICA SILVA, A SINGLE PERSON as Trustors and WELLS FARGO BANK, N.A. as the original beneficiary. Legal Description: As more fully described in said Deed of Trust.

Dated: 06/04/2013

WELLS FARGO BANK, N.A.

*J.P.B.*

By: JASON P. BRUMM Vice President Loan Documentation

STATE OF MN  
COUNTY OF Dakota } S.S.

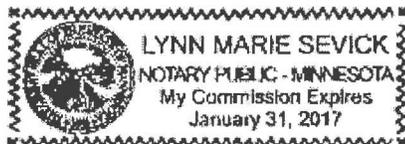
On 06/04/2013, before me LYNN MARIE SEVICK, a Notary Public, personally appeared JASON P. BRUMM who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their 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

*Lynn Marie Sevick*

LYNN MARIE SEVICK  
My Commission Expires: 01/31/2017



10/24/05

FIRST AMERICAN TITLE COMPANY LOS ANGELES

2

Recording requested by:  
Wells Fargo Bank N.A.  
Wells Fargo Equity Direct  
2202 W Rose Garden Lane  
Phoenix, AZ 85027

05 2549404

When recorded, return To:  
Wells Fargo Bank N.A.  
Wells Fargo Services  
Consumer Loan Servicing  
P.O. Box 31557  
Billings, MT 59107  
Attn:

State of California \_\_\_\_\_ Space Above This Line For Recording Data \_\_\_\_\_  
169372263 REFERENCE #: ACCOUNT #: 65002956711998

**DEED OF TRUST**  
(With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Deed of Trust ("Security Instrument") is 20 October 2005 and the parties are as follows:  
TRUSTOR ("Grantor"):  
VERONICA SILVA, A SINGLE PERSON

whose address is: 8494 COLE CREST DRIVE, LOS ANGELES, CA 90046  
TRUSTEE: Chicago Title Insurance Company  
245 S. Los Robles Ave, Suite 105, Pasadena CA 91101

BENEFICIARY ("Lender"):  
Wells Fargo Bank N.A.  
420 Montgomery Street  
San Francisco, CA 94104

2. **CONVEYANCE.** For good and valuable consideration, the receipt and sufficiency of which is acknowledged, and to secure the Secured Debt (defined below) and Grantor's performance under this Security Instrument, Grantor irrevocably grants, conveys and sells to Trustee, in trust for the benefit of Lender, with power of sale, all of that certain real property located in the County of Los Angeles State of California, described as follows:  
See attached Exhibit A

This deed of trust is 2nd and subject to a deed of trust securing the note in the amount of \$980,000.00 recording concurrently herewith.

# EXHIBIT B

ASSIGNED INSPECTOR: **HECTOR RODRIGUEZ**

Date: **February 18, 2015**

JOB ADDRESS: **8494 WEST COLE CREST DRIVE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **556-016-051**

Last Full Title: **02/05/2015**

Last Update to Title:

---

## LIST OF OWNERS AND INTERESTED PARTIES

- 1). ZOHAR, LLC  
7483 PALO VISTA DRIVE  
LOS ANGELES, CA 90046  
CAPACITY: OWNER
  
- 2). ZOHAR LLC  
C/O VERONICA SILVA  
P.O. BOX 691366  
LOS ANGELES, CA 90069-9366  
CAPACITY: OWNER
  
- 3). WELLS FARGO BANK, NA  
P.O. BOX 10304  
DES MOINES, IA. 50306-0304  
CAPACITY: INTERESTED PARTIES
  
- 4). FIDELITY NATIONAL TITLE INS CO.  
17911 VON KARMAN, SUITE 200  
IRVINE, CA. 92614  
CAPACITY: INTERESTED PARTIES
  
- 5). U.S. BANK NATIONAL ASSOCIATION  
60 LIVINGSTON AVENUE  
ST. PAUL, MN. 55107  
CAPACITY: INTERESTED PARTIES
  
- 6). WELLS FARGO BANK, N.A.  
WELLS FARGO SERVICES, CONSUMER LOAN SERVICING  
P.O. BOX 31557  
BILLINGS, MT 59107  
CAPACITY: INTERESTED PARTIES
  
- 7). CHICAGO TITLE INSURANCE COMPANY  
245 SOUTH LOS ROBLES AVNEUE, SUITE 105  
PASADENA, CA. 91101  
CAPACITY: INTERESTED PARTIES

**Property Detail Report**

For Property Located At :  
**8494 COLE CREST DR, LOS ANGELES, CA 90046-1912**



**Owner Information**

Owner Name: ZOHAR LLC  
 Mailing Address: PO BOX 691366, LOS ANGELES CA 90069-9366 B025 C/O VERONICA SILVA  
 Vesting Codes: //

**Location Information**

Legal Description: TR=865 LOT KK, POR OF LOT Y AND ALL OF LOTS 51 THRU 54, 59, 60 AND 68  
 County: LOS ANGELES, CA APN: 5556-016-051  
 Census Tract / Block: 1942.00 / 1 Alternate APN:  
 Township-Range-Sect: Subdivision:  
 Legal Book/Page: Map Reference: / 592-J4  
 Legal Lot: 51 Tract #: 865  
 Legal Block: School District: LOS ANGELES  
 Market Area: C03 School District Name:  
 Neighbor Code: Munic/Township:

**Owner Transfer Information**

Recording/Sale Date: 12/21/2005 / 12/01/2005 Deed Type: QUIT CLAIM DEED  
 Sale Price: 1st Mtg Document #:  
 Document #: 3146429

**Last Market Sale Information**

Recording/Sale Date: 10/24/2005 / 11/19/2004 1st Mtg Amount/Type: \$980,000 / CONV  
 Sale Price: \$1,760,000 1st Mtg Int. Rate/Type: 5.12 / ADJ  
 Sale Type: FULL 1st Mtg Document #: 2549403  
 Document #: 2549402 2nd Mtg Amount/Type: \$140,000 / CONV  
 Deed Type: GRANT DEED 2nd Mtg Int. Rate/Type: / FIXED  
 Transfer Document #: Price Per SqFt: \$1,341.46  
 New Construction: Multi/Split Sale: MULTI

Title Company: FIRST AMERICAN TITLE/LOS ANGEL  
 Lender: WELLS FARGO BK NA  
 Seller Name: ROBERTSON WILLIAM W TRUST

**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:		Construction:	
Living Area:	1,312	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:		Exterior wall:	
Above Grade:		Parking Spaces:		Porch Type:	
Total Rooms:		Basement Area:		Patio Type:	
Bedrooms:	3	Finish Bsmnt Area:		Pool:	
Bath(F/H):	1 /	Basement Type:		Air Cond:	
Year Built / Eff:	1938 / 1946	Roof Type:		Style:	
Fireplace:	/	Foundation:		Quality:	
# of Stories:		Roof Material:		Condition:	
Other Improvements:					

**Site Information**

Zoning:	LAR1	Acres:	1.37	County Use:	SINGLE FAMILY RESID (0101)
Lot Area:	59,847	Lot Width/Depth:	x	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	

**Tax Information**

Total Value:	\$1,560,691	Assessed Year:	2014	Property Tax:	\$19,431.81
Land Value:	\$1,421,345	Improved %:	9%	Tax Area:	67
Improvement Value:	\$139,346	Tax Year:	2014	Tax Exemption:	
Total Taxable Value:	\$1,560,691				

## Comparable Summary

For Property Located At



**8494 COLE CREST DR, LOS ANGELES, CA 90046-1912**

**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	\$1,760,000	\$720,000	\$5,305,000	\$1,705,632
Bldg/Living Area	1,312	1,124	1,502	1,327
Price/Sqft	\$1,341.46	\$524.78	\$3,794.71	\$1,262.67
Year Built	1938	1921	1976	1951
Lot Area	59,847	2,944	17,057	5,867
Bedrooms	3	2	3	2
Bathrooms/Restrooms	1	1	3	2
Stories	0.00	1.00	2.00	1.55
Total Value	\$1,560,691	\$260,483	\$1,480,844	\$772,127
Distance From Subject	0.00	0.13	0.46	0.24

\*= user supplied for search only

<input checked="" type="checkbox"/>	# F	Address	Sale Price	Yr Bilt	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
<b>Subject Property</b>										
		8494 COLE CREST DR	\$1,760,000	1938	3	1	10/24/2005	1,312	59,847	0.0
<b>Comparables</b>										
<input checked="" type="checkbox"/>	1	8514 WALNUT DR	\$739,000	1953	3	2	01/09/2015	1,124	3,000	0.13
<input checked="" type="checkbox"/>	2	8404 KIRKWOOD DR	\$775,000	1953	2	2	01/29/2015	1,196	2,944	0.14
<input checked="" type="checkbox"/>	3	8524 RIDPATH DR	\$1,182,000	1924	3	2	08/14/2014	1,502	5,193	0.17
<input checked="" type="checkbox"/>	4	8369 YUCCA TRL	\$1,027,000	1963	2	3	07/23/2014	1,452	3,463	0.2
<input checked="" type="checkbox"/>	5	1642 QUEENS RD	\$2,520,455	1955	2	2	05/16/2014	1,409	7,101	0.2
<input checked="" type="checkbox"/>	6	8328 KIRKWOOD DR	\$720,000	1976	3	2	06/25/2014	1,372	3,000	0.2
<input checked="" type="checkbox"/>	7	8618 FRANKLIN AVE	\$1,875,000	1955	2	1	10/30/2014	1,222	5,797	0.21
<input checked="" type="checkbox"/>	8	8556 FRANKLIN AVE	\$1,160,000	1964	2	2	08/14/2014	1,364	6,169	0.23
<input checked="" type="checkbox"/>	9	8210 KIRKWOOD DR	\$933,500	1921	2	2	06/27/2014	1,127	5,065	0.37
<input checked="" type="checkbox"/>	10	1901 SUNSET PLAZA DR	\$5,305,000	1965	2	2	08/07/2014	1,398	17,057	0.38
<input checked="" type="checkbox"/>	11	1385 MILLER DR	\$2,525,000	1938	2	2	10/10/2014	1,428	5,747	0.46

**Comparable Sales Report**

For Property Located At



CoreLogic

RealQuest Professional

**8494 COLE CREST DR, LOS ANGELES, CA 90046-1912****11 Comparable(s) Selected.**

Report Date: 02/13/2015

*Summary Statistics:*

	<b>Subject</b>	<b>Low</b>	<b>High</b>	<b>Average</b>
Sale Price	\$1,760,000	\$720,000	\$5,305,000	\$1,705,632
Bldg/Living Area	1,312	1,124	1,502	1,327
Price/Sqft	\$1,341.46	\$524.78	\$3,794.71	\$1,262.67
Year Built	1938	1921	1976	1951
Lot Area	59,847	2,944	17,057	5,867
Bedrooms	3	2	3	2
Bathrooms/Restrooms	1	1	3	2
Stories	0.00	1.00	2.00	1.55
Total Value	\$1,560,691	\$260,483	\$1,480,844	\$772,127
Distance From Subject	0.00	0.13	0.46	0.24

\* = user supplied for search only

Comp #:**1** Distance From Subject:**0.13 (miles)**  
 Address: **8514 WALNUT DR, LOS ANGELES, CA 90046-1950**  
 Owner Name: **FINN KEVIN/ROCHA KATHRYN**  
 Seller Name: **GORDON PAUL H**  
 APN: **5556-012-017** Map Reference: **33-E3 / 592-J4** Living Area: **1,124**  
 County: **LOS ANGELES, CA** Census Tract: **1942.00** Total Rooms: **5**  
 Subdivision: **798** Zoning: **LAR1** Bedrooms: **3**  
 Rec Date: **01/09/2015** Prior Rec Date: **01/23/1987** Bath(F/H): **2 /**  
 Sale Date: **12/29/2014** Prior Sale Date: **01/1987** Yr Built/Eff: **1953 / 1953**  
 Sale Price: **\$739,000** Prior Sale Price: **\$159,000** Air Cond:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**  
 Document #: **26935** Acres: **0.07** Fireplace: **Y / 1**  
 1st Mtg Amt: **\$578,000** Lot Area: **3,000** Pool:  
 Total Value: **\$260,483** # of Stories: **2.00** Roof Mat: **COMPOSITION SHINGLE**  
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **PARKING AVAIL**

Comp #:**2** Distance From Subject:**0.14 (miles)**  
 Address: **8404 KIRKWOOD DR, LOS ANGELES, CA 90046-1928**  
 Owner Name: **HOME SOLUTIONS LLC**  
 Seller Name: **BEAVAN SEAN & JULIETTE M**  
 APN: **5556-018-012** Map Reference: **33-E3 / 593-A4** Living Area: **1,196**  
 County: **LOS ANGELES, CA** Census Tract: **1942.00** Total Rooms: **4**  
 Subdivision: **798** Zoning: **LAR1** Bedrooms: **2**  
 Rec Date: **01/29/2015** Prior Rec Date: **08/05/1999** Bath(F/H): **2 /**  
 Sale Date: **01/02/2015** Prior Sale Date: **07/16/1999** Yr Built/Eff: **1953 / 1954**  
 Sale Price: **\$775,000** Prior Sale Price: **\$410,000** Air Cond:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**  
 Document #: **105229** Acres: **0.07** Fireplace: **Y / 1**  
 1st Mtg Amt: **\$620,000** Lot Area: **2,944** Pool:  
 Total Value: **\$514,047** # of Stories: **1.00** Roof Mat: **GRAVEL & ROCK**  
 Land Use: **SFR** Park Area/Cap#: **/ 1** Parking: **PARKING AVAIL**

Comp #:**3** Distance From Subject:**0.17 (miles)**  
 Address: **8524 RIDPATH DR, LOS ANGELES, CA 90046-7714**  
 Owner Name: **KRACKOW KENNETH**  
 Seller Name: **STYCZYNSKY STEVEN A**  
 APN: **5567-016-040** Map Reference: **33-E2 / 592-J4** Living Area: **1,502**  
 County: **LOS ANGELES, CA** Census Tract: **1942.00** Total Rooms: **5**  
 Subdivision: **798** Zoning: **LAR1** Bedrooms: **3**  
 Rec Date: **08/14/2014** Prior Rec Date: **06/21/2001** Bath(F/H): **2 /**  
 Sale Date: **07/16/2014** Prior Sale Date: **05/09/2001** Yr Built/Eff: **1924 / 1935**  
 Sale Price: **\$1,182,000** Prior Sale Price: **\$545,000** Air Cond:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**  
 Document #: **850530** Acres: **0.12** Fireplace: **Y / 1**  
 1st Mtg Amt: **\$945,600** Lot Area: **5,193** Pool: **POOL**  
 Total Value: **\$683,551** # of Stories: **1.00** Roof Mat: **COMPOSITION SHINGLE**  
 Land Use: **SFR** Park Area/Cap#: **/ 1** Parking: **PARKING AVAIL**

Comp #:**4** Distance From Subject:**0.2 (miles)**  
 Address: **8369 YUCCA TRL, LOS ANGELES, CA 90046-1955**  
 Owner Name: **BOROVIKOV DMITRY/BOROVIKOVA OLGA**  
 Seller Name: **BINDER ALLISON**  
 APN: **5556-018-025** Map Reference: **33-E3 / 593-A4** Living Area: **1,452**  
 County: **LOS ANGELES, CA** Census Tract: **1942.00** Total Rooms: **4**  
 Subdivision: **798** Zoning: **LAR1** Bedrooms: **2**  
 Rec Date: **07/23/2014** Prior Rec Date: **11/16/2005** Bath(F/H): **3 /**  
 Sale Date: **07/17/2014** Prior Sale Date: **10/07/2005** Yr Built/Eff: **1963 / 1970**  
 Sale Price: **\$1,027,000** Prior Sale Price: **\$1,045,000** Air Cond:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **MODERN**  
 Document #: **759703** Acres: **0.08** Fireplace: **/**  
 1st Mtg Amt: Lot Area: **3,463** Pool:  
 Total Value: **\$980,000** # of Stories: **2.00** Roof Mat: **GRAVEL & ROCK**  
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **PARKING AVAIL**

Comp #:5 Distance From Subject:0.2 (miles)  
 Address: 1642 QUEENS RD, LOS ANGELES, CA 90069-1430  
 Owner Name: POST & BEAM LLC  
 Seller Name: SALL FAMILY TRUST  
 APN: 5558-022-013 Map Reference: 33-E3 / 592-J4 Living Area: 1,409  
 County: LOS ANGELES, CA Census Tract: 1942.00 Total Rooms: 4  
 Subdivision: 8500 Zoning: LAR1 Bedrooms: 2  
 Rec Date: 05/16/2014 Prior Rec Date: Bath(F/H): 2 /  
 Sale Date: 05/15/2014 Prior Sale Date: Yr Built/Eff: 1955 / 1956  
 Sale Price: \$2,520,455 Prior Sale Price: Air Cond:  
 Sale Type: FULL Prior Sale Type: Style: UNKNOWN  
 Document #: 511880 Acres: 0.16 Fireplace: Y / 1  
 1st Mtg Amt: \$2,792,800 Lot Area: 7,101 Pool:  
 Total Value: \$901,667 # of Stories: 1.00 Roof Mat: WOOD SHAKE  
 Land Use: SFR Park Area/Cap#: / 2 Parking: PARKING AVAIL

Comp #:6 Distance From Subject:0.2 (miles)  
 Address: 8328 KIRKWOOD DR, LOS ANGELES, CA 90046-1926  
 Owner Name: ALVAREZ RUDY A  
 Seller Name: BIALEK DANIEL  
 APN: 5556-018-004 Map Reference: 33-E3 / 593-A4 Living Area: 1,372  
 County: LOS ANGELES, CA Census Tract: 1942.00 Total Rooms: 5  
 Subdivision: 798 Zoning: LAR1 Bedrooms: 3  
 Rec Date: 06/25/2014 Prior Rec Date: 06/28/2001 Bath(F/H): 2 /  
 Sale Date: 05/31/2014 Prior Sale Date: Yr Built/Eff: 1976 / 1976  
 Sale Price: \$720,000 Prior Sale Price: \$437,500 Air Cond:  
 Sale Type: FULL Prior Sale Type: Style: CONVENTIONAL  
 Document #: 656979 Acres: 0.07 Fireplace: Y / 1  
 1st Mtg Amt: \$468,000 Lot Area: 3,000 Pool:  
 Total Value: \$537,773 # of Stories: 2.00 Roof Mat: GRAVEL & ROCK  
 Land Use: SFR Park Area/Cap#: / 2 Parking: PARKING AVAIL

Comp #:7 Distance From Subject:0.21 (miles)  
 Address: 8618 FRANKLIN AVE, LOS ANGELES, CA 90069-1408  
 Owner Name: HUIZENGA ROBERT & WANDA L  
 Seller Name: BERCU THOMAS J  
 APN: 5558-020-002 Map Reference: 33-D3 / 592-J4 Living Area: 1,222  
 County: LOS ANGELES, CA Census Tract: 1942.00 Total Rooms: 4  
 Subdivision: 8500 Zoning: LAR1 Bedrooms: 2  
 Rec Date: 10/30/2014 Prior Rec Date: 12/28/2012 Bath(F/H): 1 /  
 Sale Date: 09/16/2014 Prior Sale Date: 12/19/2012 Yr Built/Eff: 1955 / 1958  
 Sale Price: \$1,875,000 Prior Sale Price: \$925,000 Air Cond: CENTRAL  
 Sale Type: FULL Prior Sale Type: FULL Style: MODERN  
 Document #: 1150005 Acres: 0.13 Fireplace: Y / 1  
 1st Mtg Amt: \$850,000 Lot Area: 5,797 Pool:  
 Total Value: \$929,198 # of Stories: 1.00 Roof Mat: GRAVEL & ROCK  
 Land Use: SFR Park Area/Cap#: / 2 Parking: BUILT-IN

Comp #:8 Distance From Subject:0.23 (miles)  
 Address: 8556 FRANKLIN AVE, LOS ANGELES, CA 90069-1402  
 Owner Name: BILFELD DAVID  
 Seller Name: FRIEDMAN JENNIFER TRUST  
 APN: 5558-022-003 Map Reference: 33-E3 / 592-J4 Living Area: 1,364  
 County: LOS ANGELES, CA Census Tract: 1942.00 Total Rooms: 5  
 Subdivision: 8500 Zoning: LAR1 Bedrooms: 2  
 Rec Date: 08/14/2014 Prior Rec Date: 10/16/1979 Bath(F/H): 2 /  
 Sale Date: 06/18/2014 Prior Sale Date: Yr Built/Eff: 1964 / 1964  
 Sale Price: \$1,160,000 Prior Sale Price: \$217,500 Air Cond:  
 Sale Type: FULL Prior Sale Type: FULL Style: MODERN  
 Document #: 854270 Acres: 0.14 Fireplace: Y / 1  
 1st Mtg Amt: \$393,983 Lot Area: 6,169 Pool:  
 Total Value: \$393,983 # of Stories: 2.00 Roof Mat: GRAVEL & ROCK  
 Land Use: SFR Park Area/Cap#: / 2 Parking: ATTACHED GARAGE

Comp #:9 Distance From Subject:0.37 (miles)  
 Address: 8210 KIRKWOOD DR, LOS ANGELES, CA 90046-1924  
 Owner Name: OXLEY ALEX/JELLIFFE LISA  
 Seller Name: LA VALLEE OF DICKEY TRUST  
 APN: 5556-002-020 Map Reference: 33-E2 / 593-A3 Living Area: 1,127  
 County: LOS ANGELES, CA Census Tract: 1942.00 Total Rooms: 6  
 Subdivision: 2042 Zoning: LAR1 Bedrooms: 2  
 Rec Date: 06/27/2014 Prior Rec Date: 08/03/2009 Bath(F/H): 2 /  
 Sale Date: 06/24/2014 Prior Sale Date: 06/30/2009 Yr Built/Eff: 1921 / 1946  
 Sale Price: \$933,500 Prior Sale Price: \$644,000 Air Cond:  
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL  
 Document #: 664406 Acres: 0.12 Fireplace: /  
 1st Mtg Amt: \$350,000 Lot Area: 5,065 Pool:  
 Total Value: \$695,000 # of Stories: 2.00 Roof Mat: COMPOSITION  
 Land Use: SFR Park Area/Cap#: / Parking: SHINGLE

Comp #:10 Distance From Subject:0.38 (miles)  
 Address: 1901 SUNSET PLAZA DR, LOS ANGELES, CA 90069-1315  
 Owner Name: PARROS JOHN T  
 Seller Name: HITZ ALEXANDER C  
 APN: 5558-002-009 Map Reference: 33-D3 / 592-J4 Living Area: 1,398  
 County: LOS ANGELES, CA Census Tract: 1943.00 Total Rooms: 4  
 Subdivision: 23775 Zoning: LARE15 Bedrooms: 2  
 Rec Date: 08/07/2014 Prior Rec Date: 02/11/2004 Bath(F/H): 2 /  
 Sale Date: 06/13/2014 Prior Sale Date: 01/26/2004 Yr Built/Eff: 1965 / 1965  
 Sale Price: \$5,305,000 Prior Sale Price: \$676,000 Air Cond:  
 Sale Type: FULL Prior Sale Type: UNKNOWN Style: MODERN  
 Document #: 822049 Acres: 0.39 Fireplace: Y / 1  
 1st Mtg Amt: \$3,713,500 Lot Area: 17,057 Pool:  
 Total Value: \$1,480,844 # of Stories: 1.00 Roof Mat: GRAVEL & ROCK  
 Land Use: SFR Park Area/Cap#: / 2 Parking: PARKING AVAIL

Comp #:11 Distance From Subject:0.46 (miles)  
 Address: 1385 MILLER DR, LOS ANGELES, CA 90069-1419  
 Owner Name: RIDEL ERIC  
 Seller Name: INSIGHT EXCITE LLC  
 APN: 5559-022-008 Map Reference: 33-E3 / 592-J5 Living Area: 1,428  
 County: LOS ANGELES, CA Census Tract: 1942.00 Total Rooms: 5  
 Subdivision: 1 Zoning: LAR1 Bedrooms: 2  
 Rec Date: 10/10/2014 Prior Rec Date: 01/08/2014 Bath(F/H): 2 /  
 Sale Date: 09/12/2014 Prior Sale Date: 12/04/2013 Yr Built/Eff: 1938 / 1946  
 Sale Price: \$2,525,000 Prior Sale Price: \$2,300,000 Air Cond:  
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL  
 Document #: 1077460 Acres: 0.13 Fireplace: /  
 1st Mtg Amt: Lot Area: 5,747 Pool:  
 Total Value: \$1,116,846 # of Stories: 2.00 Roof Mat: WOOD SHAKE  
 Land Use: SFR Park Area/Cap#: / 2 Parking: PARKING AVAIL

# EXHIBIT D

ASSIGNED INSPECTOR: **HECTOR RODRIGUEZ**

Date: **February 18, 2015**

JOB ADDRESS: **8494 WEST COLE CREST DRIVE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5556-016-051**

CASE#: **384436**

ORDER NO: **A-2568196**

EFFECTIVE DATE OF ORDER TO COMPLY: **July 20, 2010**

COMPLIANCE EXPECTED DATE: **August 14, 2010**

DATE COMPLIANCE OBTAINED: **October 26, 2010**

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## LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

### VIOLATIONS:

SEE ATTACHED ORDER # A-2568196

1010920201025950

**BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS**

**MARSHA L. BROWN**  
PRESIDENT

**VAN AMBATIELOS**  
VICE-PRESIDENT

**VICTOR H. CUEVAS**  
**HELENA JUBANY**  
**ELENORE A. WILLIAMS**

**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**

**VERONICA SILVA**  
8494 COLE CREST DR  
LOS ANGELES, CA 90046

**LPK**  
**JUL 15 2010**

**CASE #: 384436**  
**ORDER #: A-2568196**  
**EFFECTIVE DATE: July 20, 2010**  
**COMPLIANCE DATE: August 14, 2010**

**OWNER OF**  
**SITE ADDRESS: 8494 W COLE CREST DR**  
**ASSESSORS PARCEL NO.: 5556-016-017 051**  
**ZONE: R1; One-Family Zone**

An inspection has revealed that the property (Site Address) listed above is in violation of the Los Angeles Municipal Code (L.A.M.C.) as follows:

**VIOLATION(S):**

- 1. The approximate 14 x 22 foot construction of a Structure in the Rear Yard next to the Pool was/is constructed without the required permits and approvals.**

You are therefore ordered to: 1) Demolish and remove all construction work performed without the required permit(s).  
2) Restore the existing structure(s) to its originally approved condition.

OR

3) Submit plans, obtain the required permits and make the structure(s) comply with all requirements of the L.A.M.C.

Code Section(s) in Violation: 91.8105, 91.106.1.1, 91.106.1.2, 91.108.4, 91.106.3.2, 91.103.1, 93.0104, 94.103.1.1, 95.112.1, 12.21A.1.(a) of the L.A.M.C.

Location: Rear Yard next to the Pool.

- 2. Obtain the Required Pre - Grading Inspection.**

You are therefore ordered to: Obtain all required grading permits and approvals.

Code Section(s) in Violation: 91.106.1.2, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Location: Structure in Rear Yard by Pool.

- 3. A permit is required for the work performed.**

You are therefore ordered to: Obtain all required building permits.

Code Section(s) in Violation: 91.106.1.1, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Location: Structure in Rear Yard by Pool.

**NON-COMPLIANCE FEE WARNING:**



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

**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.**

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 98.0411 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 err 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 13, 2010

JACK MATTILLO  
3650 WILSHIRE BLVD. SUITE 1800  
LOS ANGELES, CA 90010  
(213)252-3048

  
REVIEWED BY



# EXHIBIT D

ASSIGNED INSPECTOR: **HECTOR RODRIGUEZ**

Date: February 18, 2015

JOB ADDRESS: **8494 WEST COLE CREST DRIVE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5556-016-051**

CASE#:476410

ORDER NO: A-3107516

EFFECTIVE DATE OF ORDER TO COMPLY: **September 20, 2012**

COMPLIANCE EXPECTED DATE: **October 20, 2012**

DATE COMPLIANCE OBTAINED: **No Compliance to Date**

---

## LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

### VIOLATIONS:

SEE ATTACHED ORDER # A-3107516

# 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

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

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

## SUBSTANDARD ORDER AND NOTICE OF FEE

ZOHAR LLC  
P O BOX 691366  
LOS ANGELES, CA 90069

SEP 14 2012  
EG

CASE #: 476410  
ORDER #: A-3107516  
EFFECTIVE DATE: September 20, 2012  
COMPLIANCE DATE: October 20, 2012

OWNER OF  
SITE ADDRESS: 8494 W COLE CREST DR  
ASSESSORS PARCEL NO.: 5556-016-~~017~~ 051  
ZONE: R1; One-Family Zone

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:

As a result of an inspection of the property (Site Address) listed above, this office has determined the building(s) to be SUBSTANDARD as pursuant to the provisions of Division 89 of Article 1 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.). You are therefore ordered to secure all required permits and begin the necessary work to eliminate the following code violations within 30 days from the effective date of this order. All necessary work shall be completed within 90 days from the effective date of this order. If the necessary permits are not obtained or the required work is not physically commenced within 45 days from the effective date of this order, the Department of Building and Safety may order the owner to cause the building(s) to be vacated.

### VIOLATION(S):

1. The approximate 15' x 30' structure built on the west side of the property was constructed without the required permits and approvals.

You are therefore ordered to: Demolish and remove the unapproved construction or obtain all required permits and approvals.

Code Section(s) in Violation: 91.8105, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

2. Unapproved use of the Single Family Dwelling as a Hotel in a R1 zone.



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

You are therefore ordered to: 1) Discontinue the unapproved use of the Single Family Dwelling for commercial purposes.

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

**3. The premises is Substandard due to inadequate footings in the unapproved structure.**

You are therefore ordered to: Demolish and remove the unapproved structure or obtain all required permits and approvals.

Code Section(s) in Violation: 91.8902.2 #1, 91.5R403.1, 91.5R403.1.2, 91.5R403.1.3, 91.5R403.1.3.1, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

**4. Building plans are required.**

You are therefore ordered to: Submit all required plans and obtain all required approvals.

Code Section(s) in Violation: 91.106.3.2, 91.106.3.3.1, 91.103.1, 12.21A.1(a) of the L.A.M.C.

**5. Electrical permit required.**

You are therefore ordered to: Remove all electrical wiring and equipment which was installed without the required permits and return the electrical system to its original approved condition.

OR

Obtain the required electrical permit, expose concealed work and call for required inspections.

Code Section(s) in Violation: 93.0201, 93.0104, 12.21A.1(a) of the L.A.M.C.

Location: Unapproved structure

NOTE: A certificate has been filed with the County Recorder noting the above substandard condition.

**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 98.0411 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.



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

**NOTICE:**

Relocation assistance may be required if a tenant is evicted in order to comply with an order from a governmental agency (LAMC 151.09.A.11 & 161.03) For information, call the Los Angeles Housing Department (LAHD) at (213) 808-8888 or go to: <http://lahd.lacity.org>

If you have any questions or require any additional information please feel free to contact me at (213)252-3035. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: \_\_\_\_\_

Date: September 13, 2012

**JOHN MATTILLO**  
3550 WILSHIRE BLVD. SUITE 1800  
LOS ANGELES, CA 90010  
(213)252-3035

  
REVIEWED BY