

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

February 9, 2015

Council District: # 2

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

JOB ADDRESS: **12039 WEST TIARA STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2340-005-007**

On July 12, 2012 pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code, the Department of Building and Safety (the "Department") investigated and identified code violations at: **12039 West Tiara Street, Los Angeles California**, (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

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 June 12, 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)	579.81
Title Report fee	42.00
Grand Total	\$ 3,793.37

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 **\$3,793.37** 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 **\$3,793.37** 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. T10492
Dated as of: 07/16/2014

Prepared for: City of Los Angeles

SCHEDULE A (Reported Property Information)

APN #: 2340-005-007

Property Address: 12039 W TIARA ST City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Instrument QUITCLAIM DEED

Grantor: ROUHALAH RAANAN, TO AN UNDIVIDED 50% INTEREST

Grantee: THE IRREVOCABLE TRUST OF DATED 10/16/1995 HELEN RAANAN TRUSTEE OF THE IRREVOCABLE TRUST OF HELEN RAANAN DATED 10/16/1995.

Instrument: 2004/3037396

Book/Page: N/A

Dated: 11/10/2004

Recorded: 11/23/2004

MAILING ADDRESS: HELEN RAANAN TRUSTEE OF THE IRREVOCABLE TRUST OF HELEN RAANAN
10790 WILSHIRE BLVD. #405, LOS ANGELES, CA 90024.

SCHEDULE B

LEGAL DESCRIPTION

LOT 22 OF TRACT NO. 11168 IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS SHOWN ON A MAP RECORDED IN BOOK 204, PAGE 21 AND 22 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

MORTGAGES/LIENS

NO OPEN DOT/MORTGAGE FOUND ON SUBJECT PROPERTY

Type of Instrument MISCELLANEOUS

Comments: NOTICE OF PENDING LIEN, DATED 03/25/2014, RECORDED 04/18/2014 AS INSTRUMENT NO. 20140400518.

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

MAILING ADDRESS: JOHN/R M RAANAN,
10787 WILSHIRE BLVD #901, LOS ANGELES CA, 90024.

11/23/04

RECORDING REQUESTED BY:

04 3037396

2

When Recorded Mail Document
and Tax Statement To:Rouhalah Raanan
10790 Wilshire Blvd. # 405
Los Angeles, CA 90024

APN: 2340-005-007

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

The undersigned grantor(s) declare(s)

Documentary transfer tax is \$ 0.00 City tax \$ 0.00

- [] 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

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Rouhalah Raanan, to an undivided 50% interest.

The Irrevocable Trust of Helen Raanan dated 10-16-95
 hereby remises, releases and quitclaims to Rouhalah Raanan Trustee of the Irrevocable Trust of Helen Raanan
 the following described real property in the City of Los Angeles dated 10-16-95
 County of Los Angeles, State of California:

Lot 22 of Tract No. 11,168 in the City of Los Angeles, County of Los Angeles, State of California as shown on a map
 recorded in Book 204, Page 21 and 22 of maps, in the office of the County recorder of said County.
 Property know as: 12039 Tiara Street North Hollywood, CA 91607-1209

.*The purpose of this deed is to correct the vesting which erroneously recorded on 12/19/00 as Int.# 1971429,
 official records.*

DATED: November 10, 2004

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

ON NOV 18 2004 before me,
JACK M. PLANTE Notary Public personally appeared
ROUHALAH RAANAN

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.

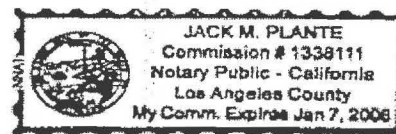
Witness my hand and official seal

Signature

Rouhalah Raanan

ACCOMMODATION

This Document delivered to Recorder
 as an accommodation only at the
 express request of the parties hereto.
 It has not been examined as to
 its effect of validity.



MAIL TAX STATEMENTS AS DIRECTED ABOVE

FD-13F (Rev 9/94)

QUITCLAIM DEED

HG

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



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. 6004574)

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 11168 22 M B 204-21/22

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 2340-005-007
AKA 12039 W TIARA ST
LOS ANGELES

Owner:

JOHN/R M RAANAN
10787 WILSHIRE BLVD #901
LOS ANGELES CA,90024

DATED: This 25th Day of March, 2014

CITY OF LOS ANGELES

Steve Ongele, Bureau Chief
Resource Management Bureau

EXHIBIT B

ASSIGNED INSPECTOR: **ROBERT GOLD**

Date: February 9, 2015

JOB ADDRESS: **12039 WEST TIARA STREET, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2340-005-007**

Last Full Title: **07/16/2014**

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1). HELEN RAANAN
TRUSTEE OF HELEN RAANAN IRREVOCABLE TRUST
10790 WILSHIRE BLVD., #405
LOS ANGELES, CA. 90024
CAPACITY: OWNERS

- 2). JOHN/R M. RAANAN
10787 WILSHIRE BLVD., #901
LOS ANGELES, CA. 90024-7340
CAPACITY: OWNERS

Property Detail Report

For Property Located At :

12039 TIARA ST, VALLEY VILLAGE, CA 91607-1209

CoreLogic

RealQuest Professional

Owner Information

Owner Name: **RAANAN JOHN/R M**
 Mailing Address: **10787 WILSHIRE BLVD #901, LOS ANGELES CA 90024-7340 C042**
 Vesting Codes: **// TR**

Location Information

Legal Description:	TRACT # 11168 LOT 22	APN:	2340-005-007
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	1239.02 / 2	Subdivision:	11168
Township-Range-Sect:		Map Reference:	16-C6 / 562-G1
Legal Book/Page:	204-21	Tract #:	11168
Legal Lot:	22	School District:	LOS ANGELES
Legal Block:		School District Name:	
Market Area:	VG	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	11/23/2004 / 11/10/2004	Deed Type:	QUIT CLAIM DEED
Sale Price:		1st Mtg Document #:	
Document #:	3037396		

Last Market Sale Information

Recording/Sale Date:	08/04/1995 /	1st Mtg Amount/Type:	/
Sale Price:		1st Mtg Int. Rate/Type:	/
Sale Type:		1st Mtg Document #:	
Document #:	1279935	2nd Mtg Amount/Type:	/
Deed Type:	QUIT CLAIM DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	
New Construction:		Multi/Split Sale:	
Title Company:			
Lender:			
Seller Name:			

Prior Sale Information

Prior Rec/Sale Date:	04/08/1987 / 03/1987	Prior Lender:	
Prior Sale Price:	\$57,000	Prior 1st Mtg Amt/Type:	\$59,000 / PRIVATE PARTY
Prior Doc Number:	540674	Prior 1st Mtg Rate/Type:	/ ADJ
Prior Deed Type:	GRANT DEED		

Property Characteristics

Year Built / Eff:	/	Total Rooms/Offices:		Garage Area:	
Gross Area:		Total Restrooms:		Garage Capacity:	
Building Area:		Roof Type:		Parking Spaces:	
Tot Adj Area:		Roof Material:		Heat Type:	
Above Grade:		Construction:		Air Cond:	
# of Stories:		Foundation:		Pool:	
Other Improvements:		Exterior wall:		Quality:	
		Basement Area:		Condition:	

Site Information

Zoning:	LAR1	Acres:	0.18	County Use:	VACANT RESIDENTIAL (010V)
Lot Area:	7,851	Lot Width/Depth:	50 x 157	State Use:	
Land Use:	RESIDENTIAL LOT	Commercial Units:		Water Type:	
Site Influence:		Sewer Type:	TYPE UNKNOWN	Building Class:	

Tax Information

Total Value:	\$137,441	Assessed Year:	2014	Property Tax:	\$1,697.47
Land Value:	\$137,441	Improved %:		Tax Area:	13
Improvement Value:		Tax Year:	2014	Tax Exemption:	
Total Taxable Value:	\$137,441				

Comparable Summary

For Property Located At



CoreLogic

RealQuest Professional

12039 TIARA ST, VALLEY VILLAGE, CA 91607-1209**20 Comparable(s) found.** (Click on the address to view more property information)[View Report](#)[Configure Display Fields](#)[Modify Comparable Search Criteria](#)**Summary Statistics For Selected Properties: 20**

	Subject Property	Low	High	Average
Sale Price	\$0	\$300,000	\$4,100,000	\$1,771,575
Bldg/Living Area	0	0	0	0
Price/Sqft	\$0.00	\$0.00	\$0.00	\$0.00
Year Built	0	0	0	0
Lot Area	7,851	1,792	15,755	7,167
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	0.00	0.00	0.00	0.00
Total Value	\$137,441	\$11,508	\$1,406,356	\$449,177
Distance From Subject	0.00	1.14	3.09	1.89

*= 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											
			12039 TIARA ST					08/04/1995		7,851	0.0
Comparables											
<input checked="" type="checkbox"/>	1		12334 OTSEGO ST	\$1,800,000				10/16/2014		7,254	1.14
<input checked="" type="checkbox"/>	2		12340 OTSEGO ST	\$1,825,000				09/24/2014		7,254	1.14
<input checked="" type="checkbox"/>	3		5548 ELMER AVE	\$500,000				10/03/2014		6,529	1.23
<input checked="" type="checkbox"/>	4		11307 CHANDLER BLVD	\$1,500,000				01/28/2015		5,645	1.24
<input checked="" type="checkbox"/>	5		5551 BONNER AVE	\$875,000				10/30/2014		7,250	1.33
<input checked="" type="checkbox"/>	6		5625 CASE AVE	\$775,000				06/13/2014		6,989	1.41
<input checked="" type="checkbox"/>	7		11019 OTSEGO ST	\$4,100,000				08/15/2014		7,508	1.77
<input checked="" type="checkbox"/>	8		11009 OTSEGO ST	\$4,100,000				08/15/2014		7,508	1.78
<input checked="" type="checkbox"/>	9		11003 OTSEGO ST	\$4,100,000				08/15/2014		7,508	1.78
<input checked="" type="checkbox"/>	10		5324 HARMONY AVE	\$2,830,000				09/23/2014		7,501	1.86
<input checked="" type="checkbox"/>	11		11731 RUNNYMEDE ST	\$300,000				05/06/2014		6,768	1.94
<input checked="" type="checkbox"/>	12		10962 W KITTRIDGE ST	\$511,500				01/13/2015		1,792	1.97
<input checked="" type="checkbox"/>	13		5340 CARTWRIGHT AVE	\$1,380,000				01/08/2015		6,750	2.02
<input checked="" type="checkbox"/>	14		4318 LAURELGROVE AVE	\$1,495,000				07/17/2014		6,251	2.06
<input checked="" type="checkbox"/>	15		4220 GENTRY AVE	\$1,035,000				10/23/2014		6,920	2.13
<input checked="" type="checkbox"/>	16		13545 ADDISON ST	\$1,500,000				09/30/2014		6,000	2.18
<input checked="" type="checkbox"/>	17		11909 LAURELWOOD DR	\$510,000				05/07/2014		6,574	2.53
<input checked="" type="checkbox"/>	18		14015 MARGATE ST	\$1,380,000				10/31/2014		7,993	2.56
<input checked="" type="checkbox"/>	19		11555 KELSEY ST	\$4,100,000				08/22/2014		15,755	2.6
<input checked="" type="checkbox"/>	20		4439 FORMAN AVE	\$815,000				07/11/2014		7,597	3.09

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

12039 TIARA ST, VALLEY VILLAGE, CA 91607-1209**20 Comparable(s) Selected.**

Report Date: 02/03/2015

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$0	\$300,000	\$4,100,000	\$1,771,575
Bldg/Living Area	0	0	0	0
Price/Sqft	\$0.00	\$0.00	\$0.00	\$0.00
Year Built	0	0	0	0
Lot Area	7,851	1,792	15,755	7,167
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	0.00	0.00	0.00	0.00
Total Value	\$137,441	\$11,508	\$1,406,356	\$449,177
Distance From Subject	0.00	1.14	3.09	1.89

*= user supplied for search only

Comp #: **1** Distance From Subject: **1.14 (miles)**
 Address: **12334 OTSEGO ST, VALLEY VILLAGE, CA 91607-3010**
 Owner Name: **BOLES GREGORY & C 2006 TRUST**
 Seller Name: **HARLEQUIN HOMES LLC**
 APN: **2356-021-021** Map Reference: **/ 562-F3**
 County: **LOS ANGELES, CA** Census Tract: **1240.00** Building Area:
 Subdivision: **LAR1** Zoning: **LAR1** Total Rooms/Offices:
 Rec Date: **10/16/2014** Prior Rec Date: Yr Built/Eff: **/**
 Sale Date: **10/02/2014** Prior Sale Date: Air Cond:
 Sale Price: **\$1,800,000** Prior Sale Price: Pool:
 Sale Type: **FULL** Prior Sale Type: Roof Mat:
 Document #: **1090025** Acres: **0.17**
 1st Mtg Amt: **\$600,000** Lot Area: **7,254**
 Total Value: **\$595,000** # of Stories:
 Land Use: **RESIDENTIAL LOT** Park Area/Cap#: **/**

Comp #: **2** Distance From Subject: **1.14 (miles)**
 Address: **12340 OTSEGO ST, VALLEY VILLAGE, CA 91607-3010**
 Owner Name: **ANTLER DAVID B I & ELIZABETH L**
 Seller Name: **HARLEQUIN HOMES LLC**
 APN: **2356-021-020** Map Reference: **/ 562-F3**
 County: **LOS ANGELES, CA** Census Tract: **1240.00** Building Area:
 Subdivision: **LAR1** Zoning: **LAR1** Total Rooms/Offices:
 Rec Date: **09/24/2014** Prior Rec Date: Yr Built/Eff: **/**
 Sale Date: **09/15/2014** Prior Sale Date: Air Cond:
 Sale Price: **\$1,825,000** Prior Sale Price: Pool:
 Sale Type: **FULL** Prior Sale Type: Roof Mat:
 Document #: **1006805** Acres: **0.17**
 1st Mtg Amt: **\$1,460,000** Lot Area: **7,254**
 Total Value: **\$595,000** # of Stories:
 Land Use: **RESIDENTIAL LOT** Park Area/Cap#: **/**

Comp #: **3** Distance From Subject: **1.23 (miles)**
 Address: **5548 ELMER AVE, NORTH HOLLYWOOD, CA 91601-2411**
 Owner Name: **FRANKLIN ROAD INVESTMENT CORP**
 Seller Name: **SG EQUITY LLC**
 APN: **2350-006-010** Map Reference: **23-E1 / 562-J2**
 County: **LOS ANGELES, CA** Census Tract: **1253.10** Building Area:
 Subdivision: **3617** Zoning: **LAR4** Total Rooms/Offices:
 Rec Date: **10/03/2014** Prior Rec Date: **09/18/2013** Yr Built/Eff: **/**
 Sale Date: **09/24/2014** Prior Sale Date: **09/11/2013** Air Cond:
 Sale Price: **\$500,000** Prior Sale Price: **\$425,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **1049962** Acres: **0.15**
 1st Mtg Amt: Lot Area: **6,529**
 Total Value: **\$425,000** # of Stories:
 Land Use: **RESIDENTIAL LOT** Park Area/Cap#: **/**

Comp #: **4** Distance From Subject: **1.24 (miles)**
 Address: **11307 CHANDLER BLVD, NORTH HOLLYWOOD, CA 91601-2709**
 Owner Name: **CHANDLER NOHO LLC**
 Seller Name: **WCOT OF JSM COSENZA LLC**
 APN: **2350-012-030** Map Reference: **23-E1 / 562-J2**
 County: **LOS ANGELES, CA** Census Tract: **1253.10** Building Area:
 Subdivision: **TOLUCA** Zoning: **LAC2** Total Rooms/Offices:
 Rec Date: **01/28/2015** Prior Rec Date: **04/04/2006** Yr Built/Eff: **/**
 Sale Date: **01/27/2015** Prior Sale Date: **03/27/2006** Air Cond:
 Sale Price: **\$1,500,000** Prior Sale Price: Pool:
 Sale Type: **FULL** Prior Sale Type: **N** Roof Mat:
 Document #: **96398** Acres: **0.13**
 1st Mtg Amt: Lot Area: **5,645**
 Total Value: **\$436,600** # of Stories:
 Land Use: **RESIDENTIAL LOT** Park Area/Cap#: **/**

Comp #: 5 Distance From Subject: 1.33 (miles)
 Address: 5551 BONNER AVE, NORTH HOLLYWOOD, CA 91601
 Owner Name: TAYLOR FAMILY TRUST/RG GROUP BONNER LLC
 Seller Name: ROMERO RUBEN
 APN: 2350-005-006 Map Reference: 23-E1 / 562-J2 Building Area:
 County: LOS ANGELES, CA Census Tract: 1253.10 Total Rooms/Offices:
 Subdivision: 1316 Zoning: LAR4 Total Restrooms:
 Rec Date: 10/30/2014 Prior Rec Date: 07/21/2000 Yr Built/Eff: /
 Sale Date: 09/23/2014 Prior Sale Date: 06/19/2000 Air Cond:
 Sale Price: \$875,000 Prior Sale Price: \$90,000 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:
 Document #: 1147736 Acres: 0.17
 1st Mtg Amt: Lot Area: 7,250
 Total Value: \$159,793 # of Stories:
 Land Use: RESIDENTIAL LOT Park Area/Cap#: /

Comp #: 6 Distance From Subject: 1.41 (miles)
 Address: 5625 CASE AVE, NORTH HOLLYWOOD, CA 91601
 Owner Name: KAPLAN LEON S TRUST
 Seller Name: AUGUST FAMILY TRUST
 APN: 2337-029-022 Map Reference: 23-E1 / 563-A1 Building Area:
 County: LOS ANGELES, CA Census Tract: 1242.04 Total Rooms/Offices:
 Subdivision: 6345 Zoning: LARD1.5 Total Restrooms:
 Rec Date: 06/13/2014 Prior Rec Date: Yr Built/Eff: /
 Sale Date: 05/22/2014 Prior Sale Date: Air Cond:
 Sale Price: \$775,000 Prior Sale Price: Pool:
 Sale Type: FULL Prior Sale Type: Roof Mat:
 Document #: 616754 Acres: 0.16
 1st Mtg Amt: Lot Area: 6,989
 Total Value: \$11,508 # of Stories:
 Land Use: RESIDENTIAL LOT Park Area/Cap#: /

Comp #: 7 Distance From Subject: 1.77 (miles)
 Address: 11019 OTSEGO ST, NORTH HOLLYWOOD, CA 91601-3807
 Owner Name: 11015 NOHO LLC
 Seller Name: VALLEYSPRINGS LANE LLC
 APN: 2353-007-031 Map Reference: 23-E2 / 563-A3 Building Area:
 County: LOS ANGELES, CA Census Tract: 1254.01 Total Rooms/Offices:
 Subdivision: HARTSOOK TR Zoning: LAR4 Total Restrooms:
 Rec Date: 08/15/2014 Prior Rec Date: 05/23/2013 Yr Built/Eff: /
 Sale Date: 08/14/2014 Prior Sale Date: 04/15/2013 Air Cond:
 Sale Price: \$4,100,000 Prior Sale Price: \$1,450,000 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:
 Document #: 858037 Acres: 0.17
 1st Mtg Amt: Lot Area: 7,508
 Total Value: \$493,229 # of Stories:
 Land Use: RESIDENTIAL LOT Park Area/Cap#: /

Comp #: 8 Distance From Subject: 1.78 (miles)
 Address: 11009 OTSEGO ST, NORTH HOLLYWOOD, CA 91601-3807
 Owner Name: 11015 NOHO LLC
 Seller Name: VALLEYSPRINGS LANE LLC
 APN: 2353-007-033 Map Reference: 23-E2 / 563-A3 Building Area:
 County: LOS ANGELES, CA Census Tract: 1254.01 Total Rooms/Offices:
 Subdivision: HARTSOOK Zoning: LAR4 Total Restrooms:
 Rec Date: 08/15/2014 Prior Rec Date: 10/05/2006 Yr Built/Eff: /
 Sale Date: 08/14/2014 Prior Sale Date: 03/28/2006 Air Cond:
 Sale Price: \$4,100,000 Prior Sale Price: \$1,000,000 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:
 Document #: 858037 Acres: 0.17
 1st Mtg Amt: Lot Area: 7,508
 Total Value: \$225,418 # of Stories:
 Land Use: RESIDENTIAL LOT Park Area/Cap#: /

Comp #: 9 Distance From Subject: 1.78 (miles)
 Address: 11003 OTSEGO ST, NORTH HOLLYWOOD, CA 91601-3807
 Owner Name: 11015 NOHO LLC
 Seller Name: VALLEYSRINGS LANE LLC
 APN: 2353-007-036 Map Reference: 23-E2 / 563-A3 Building Area:
 County: LOS ANGELES, CA Census Tract: 1254.01 Total Rooms/Offices:
 Subdivision: HARTSOOK TR Zoning: LAR4 Total Restrooms:
 Rec Date: 08/15/2014 Prior Rec Date: 05/23/2013 Yr Built/Eff: /
 Sale Date: 08/14/2014 Prior Sale Date: 04/15/2013 Air Cond:
 Sale Price: \$4,100,000 Prior Sale Price: \$1,450,000 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:
 Document #: 858037 Acres: 0.17
 1st Mtg Amt: Lot Area: 7,508
 Total Value: \$493,229 # of Stories:
 Land Use: RESIDENTIAL LOT Park Area/Cap#: /

Comp #: 10 Distance From Subject: 1.86 (miles)
 Address: 5324 HARMONY AVE, NORTH HOLLYWOOD, CA 91601
 Owner Name: GOLDMAN ANDY E & JAN S
 Seller Name: DENNY-HARMONY PARTNERS
 APN: 2416-011-016 Map Reference: 23-E1 / 563-A2 Building Area:
 County: LOS ANGELES, CA Census Tract: 1253.20 Total Rooms/Offices:
 Subdivision: LANKERSHIM RANCH Zoning: LAR3 Total Restrooms:
 LAND & WATER CO
 Rec Date: 09/23/2014 Prior Rec Date: 07/30/1999 Yr Built/Eff: /
 Sale Date: 09/23/2014 Prior Sale Date: 06/22/1999 Air Cond:
 Sale Price: \$2,830,000 Prior Sale Price: \$655,000 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:
 Document #: 1000900 Acres: 0.17
 1st Mtg Amt: Lot Area: 7,501
 Total Value: \$106,568 # of Stories:
 Land Use: RESIDENTIAL LOT Park Area/Cap#: /

Comp #: 11 Distance From Subject: 1.94 (miles)
 Address: 11731 RUNNYMEDE ST, NORTH HOLLYWOOD, CA 91605
 Owner Name: R SQUARED REAL ESTATE LLC
 Seller Name: MENASSIAN DRO
 APN: 2317-010-006 Map Reference: 16-C3 / 532-H4 Building Area:
 County: LOS ANGELES, CA Census Tract: 1224.10 Total Rooms/Offices:
 Subdivision: 6317 Zoning: LARD1.5 Total Restrooms:
 Rec Date: 05/06/2014 Prior Rec Date: 03/15/2007 Yr Built/Eff: /
 Sale Date: 04/24/2014 Prior Sale Date: 02/20/2007 Air Cond:
 Sale Price: \$300,000 Prior Sale Price: \$160,000 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:
 Document #: 467916 Acres: 0.16
 1st Mtg Amt: Lot Area: 6,768
 Total Value: \$355,203 # of Stories:
 Land Use: RESIDENTIAL LOT Park Area/Cap#: /

Comp #: 12 Distance From Subject: 1.97 (miles)
 Address: 10962 W KITTRIDGE ST, NORTH HOLLYWOOD, CA 91606-2730
 Owner Name: TOM STEVEN W
 Seller Name: MBK HOMES SOUTHERN CA LTD
 APN: 2414-035-011 Map Reference: / Building Area:
 County: LOS ANGELES, CA Census Tract: 1231.03 Total Rooms/Offices:
 Subdivision: Zoning: LARD2 Total Restrooms:
 Rec Date: 01/13/2015 Prior Rec Date: Yr Built/Eff: /
 Sale Date: 08/14/2014 Prior Sale Date: Air Cond:
 Sale Price: \$511,500 Prior Sale Price: Pool:
 Sale Type: FULL Prior Sale Type: Roof Mat:
 Document #: 40324 Acres: 0.04
 1st Mtg Amt: Lot Area: 1,792
 Total Value: \$111,153 # of Stories:
 Land Use: RESIDENTIAL LOT Park Area/Cap#: /

Comp #:	13	Distance From Subject: 2.02 (miles)	
Address:	5340 CARTWRIGHT AVE, NORTH HOLLYWOOD, CA 91601-3404		
Owner Name:	ASISS JEHASUHA & BRURIA/ASISS DAVID		
Seller Name:	NOHO LUX LLC		
APN:	2416-027-003	Map Reference:	23-F1 / 563-B2
County:	LOS ANGELES, CA	Census Tract:	1253.20
Subdivision:	LANKERSHIM RANCH LAND & WATER CO	Zoning:	LAR3
Rec Date:	01/08/2015	Prior Rec Date:	04/12/2013
Sale Date:	01/05/2015	Prior Sale Date:	03/21/2013
Sale Price:	\$1,380,000	Prior Sale Price:	\$900,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	19928	Acres:	0.15
1st Mtg Amt:		Lot Area:	6,750
Total Value:	\$452,043	# of Stories:	
Land Use:	RESIDENTIAL LOT	Park Area/Cap#:	/

Comp #:	14	Distance From Subject: 2.06 (miles)	
Address:	4318 LAURELGROVE AVE, STUDIO CITY, CA 91604-1625		
Owner Name:	BRAGER JEFF/YAN XILING		
Seller Name:	ITSKOVICH TRUST		
APN:	2367-003-004	Map Reference:	23-C3 / 562-F5
County:	LOS ANGELES, CA	Census Tract:	1435.00
Subdivision:	7578	Zoning:	LAR1
Rec Date:	07/17/2014	Prior Rec Date:	
Sale Date:	07/11/2014	Prior Sale Date:	
Sale Price:	\$1,495,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	738039	Acres:	0.14
1st Mtg Amt:		Lot Area:	6,251
Total Value:	\$385,649	# of Stories:	
Land Use:	RESIDENTIAL LOT	Park Area/Cap#:	/

Comp #:	15	Distance From Subject: 2.13 (miles)	
Address:	4220 GENTRY AVE, STUDIO CITY, CA 91604		
Owner Name:	GENTRY HOMES		
Seller Name:	PRECISION DEV LLC		
APN:	2368-016-034	Map Reference:	23-C4 / 562-G5
County:	LOS ANGELES, CA	Census Tract:	1436.02
Subdivision:	1	Zoning:	LARD1.5
Rec Date:	10/23/2014	Prior Rec Date:	09/14/2005
Sale Date:	10/16/2014	Prior Sale Date:	08/12/2005
Sale Price:	\$1,035,000	Prior Sale Price:	\$950,000
Sale Type:	FULL	Prior Sale Type:	UNKNOWN
Document #:	1122363	Acres:	0.16
1st Mtg Amt:		Lot Area:	6,920
Total Value:	\$449,000	# of Stories:	
Land Use:	RESIDENTIAL LOT	Park Area/Cap#:	/

Comp #:	16	Distance From Subject: 2.18 (miles)	
Address:	13545 ADDISON ST, SHERMAN OAKS, CA 91423		
Owner Name:	CAMACHO OMAR & MARCELA M		
Seller Name:	MAD ATOM LLC		
APN:	2359-006-047	Map Reference:	/ 562-C3
County:	LOS ANGELES, CA	Census Tract:	1246.00
Subdivision:		Zoning:	LAR1
Rec Date:	09/30/2014	Prior Rec Date:	04/29/2013
Sale Date:	09/22/2014	Prior Sale Date:	04/02/2013
Sale Price:	\$1,500,000	Prior Sale Price:	\$450,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1032139	Acres:	0.14
1st Mtg Amt:	\$1,200,000	Lot Area:	6,000
Total Value:	\$452,043	# of Stories:	
Land Use:	RESIDENTIAL LOT	Park Area/Cap#:	/

Comp #: 17 Distance From Subject: 2.53 (miles)
 Address: 11909 LAURELWOOD DR, STUDIO CITY, CA 91604-3751
 Owner Name: PARKWAY INVESTMENT GROUP INC
 Seller Name: KAUFMAN & PETROSYAN DEV CO INC
 APN: 2369-016-020 Map Reference: 23-C4 / 562-G6 Building Area:
 County: LOS ANGELES, CA Census Tract: 1438.00 Total Rooms/Offices:
 Subdivision: 7497 Zoning: LAR3 Total Restrooms:
 Rec Date: 05/07/2014 Prior Rec Date: 09/16/2004 Yr Built/Eff: /
 Sale Date: 03/26/2014 Prior Sale Date: 07/09/2004 Air Cond:
 Sale Price: \$510,000 Prior Sale Price: Pool:
 Sale Type: FULL Prior Sale Type: N Roof Mat:
 Document #: 472937 Acres: 0.15
 1st Mtg Amt: \$500,000 Lot Area: 6,574
 Total Value: \$1,031,535 # of Stories:
 Land Use: RESIDENTIAL LOT Park Area/Cap#: /

Comp #: 18 Distance From Subject: 2.56 (miles)
 Address: 14015 MARGATE ST, SHERMAN OAKS, CA 91401-5748
 Owner Name: HARTMAN TRUST
 Seller Name: CHAGAIAN LUSINE
 APN: 2247-018-034 Map Reference: / 562-B2 Building Area:
 County: LOS ANGELES, CA Census Tract: 1286.02 Total Rooms/Offices:
 Subdivision: Zoning: LAR1 Total Restrooms:
 Rec Date: 10/31/2014 Prior Rec Date: Yr Built/Eff: /
 Sale Date: 09/18/2014 Prior Sale Date: Air Cond:
 Sale Price: \$1,380,000 Prior Sale Price: Pool:
 Sale Type: FULL Prior Sale Type: Roof Mat:
 Document #: 1159778 Acres: 0.18
 1st Mtg Amt: \$689,500 Lot Area: 7,993
 Total Value: \$246,399 # of Stories:
 Land Use: RESIDENTIAL LOT Park Area/Cap#: /

Comp #: 19 Distance From Subject: 2.6 (miles)
 Address: 11555 KELSEY ST, STUDIO CITY, CA 91604
 Owner Name: LATT GRACE E
 Seller Name: ALL IN ONE DESIGN INC
 APN: 2368-008-025 Map Reference: / 562-H6 Building Area:
 County: LOS ANGELES, CA Census Tract: 1436.02 Total Rooms/Offices:
 Subdivision: Zoning: LARE11 Total Restrooms:
 Rec Date: 08/22/2014 Prior Rec Date: Yr Built/Eff: /
 Sale Date: 08/04/2014 Prior Sale Date: Air Cond:
 Sale Price: \$4,100,000 Prior Sale Price: Pool:
 Sale Type: FULL Prior Sale Type: Roof Mat:
 Document #: 884816 Acres: 0.36
 1st Mtg Amt: Lot Area: 15,755
 Total Value: \$1,406,356 # of Stories:
 Land Use: RESIDENTIAL LOT Park Area/Cap#: /

Comp #: 20 Distance From Subject: 3.09 (miles)
 Address: 4439 FORMAN AVE, TOLUCA LAKE, CA 91602-2504
 Owner Name: SCEL PROPERTIES LLC
 Seller Name: FORMAN AVENUE PROPERTY LLC
 APN: 2424-006-031 Map Reference: 24-A3 / 563-C4 Building Area:
 County: LOS ANGELES, CA Census Tract: 1431.00 Total Rooms/Offices:
 Subdivision: 9491 Zoning: LAR1 Total Restrooms:
 Rec Date: 07/11/2014 Prior Rec Date: 05/21/2010 Yr Built/Eff: /
 Sale Date: 04/23/2014 Prior Sale Date: 05/05/2010 Air Cond:
 Sale Price: \$815,000 Prior Sale Price: \$525,000 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:
 Document #: 716336 Acres: 0.17
 1st Mtg Amt: Lot Area: 7,597
 Total Value: \$552,820 # of Stories:
 Land Use: RESIDENTIAL LOT Park Area/Cap#: /

EXHIBIT D

ASSIGNED INSPECTOR: **ROBERT GOLD**

Date: February 9, 2015

JOB ADDRESS: **12039 WEST TIARA STREET, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2340-005-007**

CASE#: **468042**

ORDER NO: **A-3024593**

EFFECTIVE DATE OF ORDER TO COMPLY: **June 12, 2012**

COMPLIANCE EXPECTED DATE: **July 12, 2012**

DATE COMPLIANCE OBTAINED: **November 4, 2014**

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3024593

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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

CITY OF LOS ANGELES
CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

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

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

ORDER TO COMPLY AND NOTICE OF FEE

RAANAN, JOHN TR R M AND J RAANAN TRUST AND
10787 WILSHIRE BLVD #901
LOS ANGELES, CA 90024

CASE #: 468042
ORDER #: A-3024593
EFFECTIVE DATE: June 12, 2012
COMPLIANCE DATE: July 12, 2012

OWNER OF
SITE ADDRESS: 12039 W TIARA ST
ASSESSORS PARCEL NO.: 2340-005-007
ZONE: R1; One-Family Zone

JUN 05 2012
the undersigned hereby certifies that the fee by regular mail, postage prepaid, to the addressee as shown on the last equalized assessment roll

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

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

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

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

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

VIOLATION(S):

1. Unapproved use of the vacant lot for open storage of trailers

You are therefore ordered to: 1) Discontinue the unapproved use of the vacant lot

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

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.

11-4-14

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.

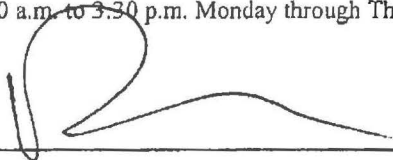
APPEAL PROCEDURES:

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 (818)374-9854.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: _____

Date: June 05, 2012


RUSSELL SCHOONOVER
14410 SYLVAN STREET SUITE 105
VAN NUYS, CA 91401
(818)374-9854


REVIEWED BY