

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 27, 2015

Council District: # 11

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

JOB ADDRESS: **8124 SOUTH TUSCANY AVENUE, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **4115-016-003**

On October 21, 2007, 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: **8124 South Tuscany Avenue, 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. The Department imposed non-compliance fee as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance Code Enforcement fee	\$ 100.00
Late Charge/Collection fee (250%)	250.00
Accumulated Interest (1%/month)	328.06
Title Report fee	42.00
<b>Grand Total</b>	<b>\$ 720.06</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 **\$720.06** 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 **\$720.06** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY

  
Steve Ongele  
Chief, Resource Management Bureau

Lien confirmed by  
City Council on:

ATTEST: HOLLY WOLCOTT, CITY CLERK

BY: \_\_\_\_\_  
DEPUTY



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

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**Property Title Report**

**Work Order No. T11229**  
**Dated as of: 03/26/2015**

**Prepared for: City of Los Angeles**

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**SCHEDULE A**  
(Reported Property Information)

**APN #: 4115-016-003**

**Property Address: 8124 S TUSCANY AVE** ✓ **City: Los Angeles** **County: Los Angeles**

**VESTING INFORMATION**

**Type of Document: GRANT DEED**

**Grantee : Patricia A. Lange, a married woman as her sole and separate property**

**Grantor : Marian Harvey, a Widow**

**Deed Date : 1/4/2002**

**Recorded : 2/8/2002**

**Instr No. : 02-0305282**

**Mailing Address: Patricia A. Lange**  
**8124 TUSCANY AVE. PLAYA DEL REY CA 90293**

**Mailing Address: Patricia A. Lange**  
**201 Ocean Ave. No. B603, Santa Monica, CA 90402**

**SCHEDULE B**

**LEGAL DESCRIPTION**

**The following described property:**

**Situated in the City of Los Angeles County of Los Angeles, State of California: Lot 3 in Block 30 of Tract 9809 in the City of Los Angeles, County of Los Angeles State of California, as per map recorded in Book 145, Page 91 to 96 inclusive of Maps in the office of the County Recorder of said County.**

**Assessor's Parcel No: 4115-016-003**

**MORTGAGES/LIENS**

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

**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. T11229**

**SCHEDULE B (Continued)**

**Amount :** \$362,720.00

**Dated :** 8/21/2013

**Trustor :** Patricia A Lange

**Trustee :** Recon Trust Company, N.A.

**Beneficiary :** Bank of America, N.A.

**Recorded :** 9/6/2013

**Instr No. :** 20131306451

**Maturity Date is:** 9/1/2043

**Mailing Address:** Bank of America, N.A., 101 South Tryon Street, Charlotte, NC 28255.

**Mailing Address:** Recon Trust Company, N.A., 1800 Tapo Canyon Rd, Simi Valley, CA 93603.

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

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

**Recorded :** 6/20/2008

**Instr No. :** 20081104169

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

**Mailing Address:** Patricia A Lange, 8124 Tuscany Ave, Playa Del Rey, CA 90293.

RECORDING REQUESTED BY:

AMERICAN TITLE CO.

Escrow No. 7165-SS  
Title Order No. 9611034

When Recorded Mail Document  
and Tax Statement To:

Mrs. Patricia A. Lange  
201 Ocean Ave. #B603  
Santa Monica, CA 90402

02 0305282

APN: 4115-16-3

GRANT DEED

SPACE ABOVE THIS LINE FOR RECORDER'S USE

The undersigned grantor(s) declare(s)

Documentary transfer tax is \$ 715.00 City tax \$ 2,925.00

[ X ] 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, Marian Harvey, A Widow

hereby GRANT(S) to Patricia A. Lange, A Married Woman as HER Sole and Separate Property

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

Lot 3 in Block 30 of Tract 9809 in the City of Los Angeles, County of Los Angeles State of California, as per map  
recorded in Book 145, Page 91 to 96 inclusive of Maps in the office of the County Recorder of said County.

DATED: January 4, 2002

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

ON JANUARY 7, 2002 before me,

PATRICE WALTER personally appeared

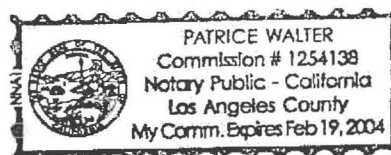
MARIAN HARVEY

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

✓ *Marian Harvey*  
Marian Harvey



MAIL TAX STATEMENTS AS DIRECTED ABOVE

FD-213 (Rev 9/94)

GRANT DEED

AMERICAN TITLE CO.

RECORDING REQUESTED BY:  
A.K.T. SO. CAL. ESCROW, INC.  
Escrow No. 7165-SS  
Title Order No. 9611034

When Recorded Mail Document  
and Tax Statement To:  
Patricia A. Lange

02 0305281

APN: 4115-016-003

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

The undersigned grantor(s) declare(s) *6/11/02*  
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, William Lange, husband of the Grantee herein

hereby remises, releases and quitclaims to Patricia A. Lange, a married woman, as her sole and separate property

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

Lot 3 in Block 30 of Tract 9809 in the City of Los Angeles, County of Los Angeles State of California, as per map recorded in Book 145, Page 91 to 96 inclusive of Maps in the office of the County Recorder of said County.

DATED: January 4, 2002

STATE OF CALIFORNIA  
COUNTY OF Los Angeles  
ON 1-30-02 before me,  
Victor Hugo Quintero personally appeared  
William A Lange

*William Lange*  
William Lange

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 *Victor Hugo Quintero*



MAIL TAX STATEMENTS AS DIRECTED ABOVE

FD-13F (Rev 9/94)

QUITCLAIM DEED

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

06/20/08



20081104169

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 1 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. 4459750)

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 9809 30 3 M B 145-91/96

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 4115-016-003

AKA 8124 S TUSCANY AVE  
LOS ANGELES

Owner

LANGE PATRICIA A  
8124 TUSCANY AVE  
PLAYA DEL REY CA, 90293

DATED. This 13th Day of June, 2008

CITY OF LOS ANGELES  
ANDREW A. ADELMAN, P.E.  
General Manager, Department of Building and Safety

By

Karen Penera, Acting Bureau Chief  
Resource Management Bureau

WHEN RECORDED, RETURN TO:  
FIRST AMERICAN MORTGAGE SERVICES  
1100 SUPERIOR AVENUE, SUITE 200  
CLEVELAND, OHIO 44114  
NATIONAL RECORDING

[Space Above This Line For Recording Data]

797107

47471385

247872871  
[Encrow/Closing #]

\*\*\*\*\*287108013  
[Doc ID #]

## 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 AUGUST 21, 2013, together with all Riders to this document.

(B) "Borrower" is

PATRICIA A LANGE, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY

Borrower's address is

8124 TUSCANY AVE, PLAYA DEL REY, CA 90293-7857

Borrower is the trustor under this Security Instrument.

CALIFORNIA--Single Family--Fannie Mae/Freddie Mac UNIFORM INSTRUMENT

Form 3005 1/01

Deed of Trust-CA  
1006-CA (08/13)(d/n)

Page 1 of 13



(C) "Lender" is  
BANK OF AMERICA, N.A.  
Lender is a NATIONAL ASSOCIATION  
organized and existing under the laws of THE UNITED STATES  
Lender's address is  
101 South Tryon Street, Charlotte, NC 28255  
Lender is the beneficiary under this Security Instrument.

(D) "Trustee" is  
RECON TRUST COMPANY, N.A.  
1800 TAPPO CANYON RD, SIMI VALLEY, CA 93603

(E) "Note" means the promissory note signed by Borrower and dated AUGUST 21, 2013. The Note states that Borrower owes Lender THREE HUNDRED SIXTY TWO THOUSAND SEVEN HUNDRED TWENTY and 00/100

Dollars (U.S. \$ 362,720.00) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than SEPTEMBER 01, 2043.

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

(G) "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.

(H) "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]:

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Adjustable Rate Rider | <input type="checkbox"/> Condominium Rider              | <input type="checkbox"/> Second Home Rider  |
| <input type="checkbox"/> Balloon Rider         | <input type="checkbox"/> Planned Unit Development Rider | <input type="checkbox"/> 1-4 Family Rider   |
| <input type="checkbox"/> VA Rider              | <input type="checkbox"/> Biweekly Payment Rider         | <input type="checkbox"/> Other(s) [specify] |

(I) "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.

(J) "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.

(K) "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.

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

(M) "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.

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

(O) "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.

(P) "RESPA" means the Real Estate Settlement Procedures Act (12 U.S.C. Section 2601 et seq.) and its implementing regulation, Regulation X (12 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.

(Q) "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.

DOC ID #: \*\*\*\*\*287108013

**TRANSFER OF RIGHTS IN THE PROPERTY**

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 of LOS ANGELES  
[Type of Recording Jurisdiction] [Name of Recording Jurisdiction]  
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Parcel ID Number: OA3840235 which currently has the address of  
8124 TUSCANY AVE, PLAYA DEL REY  
[Street/City]  
California 90293-7857 ("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 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 may accept any payment or partial payment insufficient to bring the Loan current, without waiver of any rights hereunder or prejudice to its rights to refuse such payment or partial payments in the future, but Lender is not obligated to apply such payments at the time such payments are accepted. If each Periodic Payment is applied as of its scheduled due date, then Lender need not pay interest on unapplied funds. Lender may hold such unapplied funds until Borrower makes payment to bring the Loan current. If Borrower does not do so within a reasonable period of time, Lender shall either apply such funds or return them to Borrower. If not applied earlier, such funds will be applied to the outstanding principal balance under the Note immediately prior to foreclosure. No offset or claim which Borrower might have now or in the future

CALIFORNIA--Single Family--Fannie Mae/Freddie Mac UNIFORM INSTRUMENT

Form 3005 1/01

Deed of Trust-CA  
1006--CA (08/13)


Page 3 of 13

DOC ID #: \*\*\*\*\*287108013

25. **Statement of Obligation Fee.** Lender may collect a fee not to exceed the maximum amount permitted by Applicable Law for furnishing the statement of obligation as provided by Section 2943 of the Civil Code of California.

The undersigned Borrower requests that a copy of any Notice of Default and any Notice of Sale under this Security Instrument be mailed to the Borrower at the address set forth above. A copy of any Notice of Default and any Notice of Sale will be sent only to the address contained in this recorded request. If the Borrower's address changes, a new request must be recorded.

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.

 (Seal)  
PATRICIA A. LANGE -Borrower

\_\_\_\_ (Seal)  
-Borrower

\_\_\_\_ (Seal)  
-Borrower

\_\_\_\_ (Seal)  
-Borrower

GREGORY MCCLENDON  
Home Loan Consultant -External

NMLS#  
287466

Bank of America, N.A.

NMLS#  
399802

CALIFORNIA--Single Family--Fannie Mae/Freddie Mac UNIFORM INSTRUMENT

Form 3005 1/01

Deed of Trust-CA  
1006--CA (08/13)

Page 12 of 13

State of California

County of Los AngelesOn 8-21-13 before me, Debra K Prothro, Notary Public  
personally appeared Patricia A. Lange

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 Debra K Prothro (Seal)

CALIFORNIA--Single Family--Fannie Mae/Freddie Mac UNIFORM INSTRUMENT

Form 3005 1/01

Deed of Trust-CA  
1006-CA (08/13)

Page 13 of 13

# EXHIBIT B

ASSIGNED INSPECTOR: **BOB GARTH**

Date: **April 27, 2015**

JOB ADDRESS: **8124 SOUTH TUSCANY AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **4115-016-003**

Last Full Title: **03/26/2015**

Last Update to Title:

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## LIST OF OWNERS AND INTERESTED PARTIES

- |     |  |                            |
|-----|--|----------------------------|
| 1). | PATRICIA A. LANGE<br>8124 TUSCANY AVE.<br>PLAYA DEL REY, CA 90293    | CAPACITY: OWNER            |
| 2). | PATRICIA A. LANGE<br>201 OCEAN AVE. # B603<br>SANTA MONICA, CA 90402 | CAPACITY: OWNER            |
| 3). | BANK OF AMERICA, N.A.<br>101 S. TYRON ST.<br>CHARLOTTE, NC 28255     | CAPACITY: INTERESTED PARTY |

## Property Detail Report

For Property Located At :

8124 TUSCANY AVE, PLAYA DEL REY, CA 90293-7857



CoreLogic

RealQuest Professional

## Owner Information

Owner Name: LANGE PATRICIA A  
 Mailing Address: 8124 TUSCANY AVE, PLAYA DEL REY CA 90293-7857 C051  
 Vesting Codes: MW // SE

## Location Information

Legal Description:	TRACT # 9809 LOT 3	APN:	4115-016-003
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	2766.01 / 4	Subdivision:	9809
Township-Range-Sect:		Map Reference:	55-E1 /
Legal Book/Page:	145-91	Tract #:	9809
Legal Lot:	3	School District:	LOS ANGELES
Legal Block:	30	School District Name:	
Market Area:	C31	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:	02/08/2002 / 01/04/2002	1st Mtg Amount/Type:	\$415,000 / CONV
Sale Price:	\$650,000	1st Mtg Int. Rate/Type:	5.88 / ADJ
Sale Type:	FULL	1st Mtg Document #:	305283
Document #:	305282	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$230.50
New Construction:		Multi/Split Sale:	
Title Company:	AMERICAN TITLE CO.		
Lender:	BANK OF AMERICA		
Seller Name:	HARVEY MARIAN		

## 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:	2,820	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:	
Bedrooms:	4	Finish Bsmnt Area:		Pool:	
Bath(F/H):	2 /	Basement Type:		Air Cond:	UNKNOWN
Year Built / Eff:	1961 / 1966	Roof Type:		Style:	
Fireplace:	Y / 2	Foundation:	RAISED	Quality:	
# of Stories:	2.00	Roof Material:	WOOD SHAKE	Condition:	
Other Improvements:	FENCE;SHED				

## Site Information

Zoning:	LAR1	Acres:	0.14	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	6,134	Lot Width/Depth:	55 x 116	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

## Tax Information

Total Value:	\$783,315	Assessed Year:	2014	Property Tax:	\$9,751.24
Land Value:	\$570,497	Improved %:	27%	Tax Area:	68
Improvement Value:	\$212,818	Tax Year:	2014	Tax Exemption:	HOMEOWNER
Total Taxable Value:	\$776,315				

**Comparable Summary**

For Property Located At

**8124 TUSCANY AVE, PLAYA DEL REY, CA 90293-7857****6 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: 6**

	<b>Subject Property</b>	<b>Low</b>	<b>High</b>	<b>Average</b>
Sale Price	\$650,000	\$1,150,000	\$4,645,227	\$1,820,704
Bldg/Living Area	2,820	2,407	2,802	2,580
Price/Sqft	\$230.50	\$442.31	\$1,657.83	\$690.49
Year Built	1961	1952	1966	1958
Lot Area	6,134	4,946	7,493	6,127
Bedrooms	4	3	5	4
Bathrooms/Restrooms	2	2	4	3
Stories	2.00	1.00	2.00	1.83
Total Value	\$783,315	\$141,160	\$1,200,000	\$522,264
Distance From Subject	0.00	0.07	0.47	0.30

\*= user supplied for search only

✓ # F	Address	Sale Price	Yr Blt	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
<b>Subject Property</b>									
	8124 TUSCANY AVE	\$650,000	1961	4	2	02/08/2002	2,820	6,134	0.0
<b>Comparables</b>									
✓ 1	8162 BILLOWVISTA DR	\$1,175,000	1958	5	3	08/05/2014	2,407	6,042	0.07
✓ 2	8241 DELGANY AVE	\$1,450,000	1952	3	4	03/20/2015	2,444	5,487	0.18
✓ 3	8219 GULANA AVE	\$1,255,000	1956	3	2	10/23/2014	2,477	7,493	0.19
✓ 4	7830 W 83RD ST	\$4,645,227	1965	4	3	01/23/2015	2,802	6,043	0.42
✓ 5	8015 HULBERT AVE	\$1,249,000	1966	4	4	10/15/2014	2,747	4,946	0.46
✓ 6	423 TALBERT ST	\$1,150,000	1954	4	3	02/06/2015	2,600	6,753	0.47

**Comparable Sales Report**

For Property Located At



CoreLogic

RealQuest Professional

**8124 TUSCANY AVE, PLAYA DEL REY, CA 90293-7857****6 Comparable(s) Selected.**

Report Date: 04/23/2015

**Summary Statistics:**

	<b>Subject</b>	<b>Low</b>	<b>High</b>	<b>Average</b>
Sale Price	\$650,000	\$1,150,000	\$4,645,227	\$1,820,704
Bldg/Living Area	2,820	2,407	2,802	2,580
Price/Sqft	\$230.50	\$442.31	\$1,657.83	\$690.49
Year Built	1961	1952	1966	1958
Lot Area	6,134	4,946	7,493	6,127
Bedrooms	4	3	5	4
Bathrooms/Restrooms	2	2	4	3
Stories	2.00	1.00	2.00	1.83
Total Value	\$783,315	\$141,160	\$1,200,000	\$522,264
Distance From Subject	0.00	0.07	0.47	0.30

\*= user supplied for search only

Comp #1 Distance From Subject:0.07 (miles)

Address:	8162 BILLOWVISTA DR, PLAYA DEL REY, CA 90293-7806		
Owner Name:	AMERICAN HERITAGE 1990 TRUST		
Seller Name:	CROTHERS JAMES & L TRUST		
APN:	4115-018-009	Map Reference:	55-E1 /
County:	LOS ANGELES, CA	Census Tract:	2766.01
Subdivision:	9809	Zoning:	LAR1
Rec Date:	08/05/2014	Prior Rec Date:	05/12/1971
Sale Date:	06/17/2014	Prior Sale Date:	
Sale Price:	\$1,175,000	Prior Sale Price:	\$54,500
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	810631	Acres:	0.14
1st Mtg Amt:	\$940,000	Lot Area:	6,042
Total Value:	\$157,952	# of Stories:	2.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	2,407
		Total Rooms:	8
		Bedrooms:	5
		Bath(F/H):	3 /
		Yr Built/Eff:	1958 / 1958
		Air Cond:	
		Style:	CONTEMPORARY
		Fireplace:	/
		Pool:	
		Roof Mat:	GRAVEL & ROCK
		Parking:	PARKING AVAIL

Comp #2 Distance From Subject:0.18 (miles)

Address:	8241 DELGANY AVE, PLAYA DEL REY, CA 90293-7817		
Owner Name:	RIDER BRUCE N/KARPMAN JETTA L		
Seller Name:	FINEMAN & MOORE TRUST		
APN:	4115-004-010	Map Reference:	55-E2 /
County:	LOS ANGELES, CA	Census Tract:	2766.01
Subdivision:	9809	Zoning:	LAR1
Rec Date:	03/20/2015	Prior Rec Date:	11/18/1994
Sale Date:	02/04/2015	Prior Sale Date:	
Sale Price:	\$1,450,000	Prior Sale Price:	\$400,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	304881	Acres:	0.13
1st Mtg Amt:	\$1,000,000	Lot Area:	5,487
Total Value:	\$565,578	# of Stories:	2.00
Land Use:	SFR	Park Area/Cap#:	/ 1
		Living Area:	2,444
		Total Rooms:	6
		Bedrooms:	3
		Bath(F/H):	4 /
		Yr Built/Eff:	1952 / 1958
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	WOOD SHAKE
		Parking:	PARKING AVAIL

Comp #3 Distance From Subject:0.19 (miles)

Address:	8219 GULANA AVE, PLAYA DEL REY, CA 90293-7931		
Owner Name:	PANGARKAR SANJOG		
Seller Name:	TJC REALTY LLC		
APN:	4115-022-002	Map Reference:	55-E1 /
County:	LOS ANGELES, CA	Census Tract:	2766.01
Subdivision:	9809	Zoning:	LAR1
Rec Date:	10/23/2014	Prior Rec Date:	
Sale Date:	09/17/2014	Prior Sale Date:	
Sale Price:	\$1,255,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	1121227	Acres:	0.17
1st Mtg Amt:	\$625,500	Lot Area:	7,493
Total Value:	\$141,160	# of Stories:	2.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	2,477
		Total Rooms:	6
		Bedrooms:	3
		Bath(F/H):	2 /
		Yr Built/Eff:	1956 / 1958
		Air Cond:	
		Style:	CONTEMPORARY
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	WOOD SHAKE
		Parking:	PARKING AVAIL

Comp #4 Distance From Subject:0.42 (miles)

Address:	7830 W 83RD ST, VENICE, CA 90293-7921		
Owner Name:	WEITZMAN DOUGLAS W TRUST		
Seller Name:	CAMBIA DESIGNS LLC		
APN:	4115-025-006	Map Reference:	55-F1 /
County:	LOS ANGELES, CA	Census Tract:	2766.01
Subdivision:	9809	Zoning:	LAR1
Rec Date:	01/23/2015	Prior Rec Date:	04/22/2014
Sale Date:	12/12/2014	Prior Sale Date:	04/11/2014
Sale Price:	\$4,645,227	Prior Sale Price:	\$930,000
Sale Type:	UNKNOWN	Prior Sale Type:	FULL
Document #:	82191	Acres:	0.14
1st Mtg Amt:	\$740,000	Lot Area:	6,043
Total Value:	\$1,200,000	# of Stories:	2.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	2,802
		Total Rooms:	7
		Bedrooms:	4
		Bath(F/H):	3 /
		Yr Built/Eff:	1965 / 1965
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	WOOD SHAKE
		Parking:	PARKING AVAIL

<b>Comp #:</b> 5		<b>Distance From Subject:</b> 0.46 (miles)	
<b>Address:</b> 8015 HULBERT AVE, PLAYA DEL REY, CA 90293-7939			
<b>Owner Name:</b> NIIMI LIVING TRUST			
<b>Seller Name:</b> SULLIVAN MARIEL P			
<b>APN:</b> 4114-021-021	<b>Map Reference:</b> 55-F1 /	<b>Living Area:</b> 2,747	
<b>County:</b> LOS ANGELES, CA	<b>Census Tract:</b> 2766.01	<b>Total Rooms:</b> 9	
<b>Subdivision:</b> 9809	<b>Zoning:</b> LAR1	<b>Bedrooms:</b> 4	
<b>Rec Date:</b> 10/15/2014	<b>Prior Rec Date:</b> 11/05/1998	<b>Bath(F/H):</b> 4 /	
<b>Sale Date:</b> 09/03/2014	<b>Prior Sale Date:</b> 09/17/1998	<b>Yr Built/Eff:</b> 1966 / 1966	
<b>Sale Price:</b> \$1,249,000	<b>Prior Sale Price:</b>	<b>Air Cond:</b>	
<b>Sale Type:</b> FULL	<b>Prior Sale Type:</b>	<b>Style:</b> CONTEMPORARY	
<b>Document #:</b> 1087217	<b>Acres:</b> 0.11	<b>Fireplace:</b> Y / 1	
<b>1st Mtg Amt:</b> \$749,400	<b>Lot Area:</b> 4,946	<b>Pool:</b>	
<b>Total Value:</b> \$165,066	<b># of Stories:</b> 2.00	<b>Roof Mat:</b> WOOD SHAKE	
<b>Land Use:</b> SFR	<b>Park Area/Cap#:</b> / 2	<b>Parking:</b> PARKING AVAIL	

<b>Comp #:</b> 6		<b>Distance From Subject:</b> 0.47 (miles)	
<b>Address:</b> 423 TALBERT ST, PLAYA DEL REY, CA 90293-8066			
<b>Owner Name:</b> GERKEN THOMAS M JR/RANGEL VICTORIA B			
<b>Seller Name:</b> JACINTO NORMA			
<b>APN:</b> 4116-024-022	<b>Map Reference:</b> 55-E2 /	<b>Living Area:</b> 2,600	
<b>County:</b> LOS ANGELES, CA	<b>Census Tract:</b> 2781.02	<b>Total Rooms:</b> 5	
<b>Subdivision:</b> 8557	<b>Zoning:</b> LAR1	<b>Bedrooms:</b> 4	
<b>Rec Date:</b> 02/06/2015	<b>Prior Rec Date:</b> 11/16/2001	<b>Bath(F/H):</b> 3 /	
<b>Sale Date:</b> 01/08/2015	<b>Prior Sale Date:</b> 11/02/2001	<b>Yr Built/Eff:</b> 1954 / 1969	
<b>Sale Price:</b> \$1,150,000	<b>Prior Sale Price:</b> \$550,000	<b>Air Cond:</b>	
<b>Sale Type:</b> FULL	<b>Prior Sale Type:</b> FULL	<b>Style:</b> CONVENTIONAL	
<b>Document #:</b> 134523	<b>Acres:</b> 0.15	<b>Fireplace:</b> Y / 1	
<b>1st Mtg Amt:</b> \$920,000	<b>Lot Area:</b> 6,753	<b>Pool:</b>	
<b>Total Value:</b> \$903,829	<b># of Stories:</b> 1.00	<b>Roof Mat:</b> GRAVEL & ROCK	
<b>Land Use:</b> SFR	<b>Park Area/Cap#:</b> / 2	<b>Parking:</b> PARKING AVAIL	

# EXHIBIT D

ASSIGNED INSPECTOR: **BOB GARTH**

Date: April 27, 2015

JOB ADDRESS: **8124 SOUTH TUSCANY AVENUE LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **4115-016-003**

CASE#: **209045**

ORDER NO: **A-1570337**

EFFECTIVE DATE OF ORDER TO COMPLY: **September 21, 2007**

COMPLIANCE EXPECTED DATE: **October 21, 2007**

DATE COMPLIANCE OBTAINED: **July 16, 2013**

.....

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

### **VIOLATIONS:**

SEE ATTACHED ORDER # A-1570337

1011016200755903

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

MARSHA L. BROWN  
PRESIDENT

PEDRO BIRBA  
VICE-PRESIDENT

VAN AMBATIELOS  
HELENA JUBANY  
ELENORE A. WILLIAMS

CITY OF LOS ANGELES  
CALIFORNIA



ANTONIO R. VILLARAIGOSA  
MAYOR

ORDER TO COMPLY

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

ANDREW A. ADELMAN, P.E.  
GENERAL MANAGER

RAYMOND CHAN  
EXECUTIVE OFFICER



MAILED  
9/12/07

DC

LANGE, PATRICIA A  
8124 TUSCANY AVE  
PLAYA DEL REY, CA 90293

CASE #: 209045  
ORDER #: A-1570337  
EFFECTIVE DATE: September 21, 2007  
COMPLIANCE DATE: October 21, 2007

OWNER OF

SITE ADDRESS: 8124 S TUSCANY AVE  
ASSESSORS PARCEL NO.: 4115-016-003  
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 40' x 30' construction of a steel trellis in the back yard 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

Comments: Steel framing attached to the residence and chain connections supporting steel framing.  
Extensive corrosion is visible.

2. Electrical work has been done without the required permits and approvals.

You are therefore ordered to: 1) Obtain all required electrical permits and approvals.

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

Location: Inside the residence.

Comments: Interior lights, switches and wiring.

3. Over height fence(s) in the required side yard(s).

You are therefore ordered to: 1) Reduce the height of the fence in the required side yard(s) to the maximum allowable height of six feet above grade.

Code Section(s) in Violation: 12.21A.1.(a), 12.22C.20.(f)(2) and 12.22C.20.(f)(3) of the L.A.M.C.



CODE ENFORCEMENT BUREAU  
1-888-LA4-BUILD (1-888-524-2845)  
www.ladbs.org

Location: Perimeter yard fence.

Comments: Details constructed at the top of the fence and roofed gates.

**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.

**NON-COMPLIANCE FEE WARNING:**

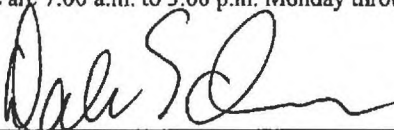
A proposed noncompliance fee may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or request for slight modification is filed within 15 days of the compliance date.

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 NOTICE, MAY RESULT IN A LATE CHARGE OF TWO (2) TIMES THE NON-COMPLIANCE FEE PLUS A 50 PERCENT COLLECTION FEE.

If you have any questions or require any additional information please feel free to contact me at (310)417-8665.  
Office hours are 7:00 a.m. to 5:00 p.m. Monday through Friday.

Inspector:



Date: September 11, 2007

DALE SCHWARTZ  
7166 W MANCHESTER AVE, STE 10A  
LOS ANGELES, CA 90045  
(310)417-8665

PR FOR ARUSH  
REVIEWED BY