

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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PRESIDENT

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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

May 15, 2015

Council District: # 12

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

JOB ADDRESS: **10414 NORTH IRONDALE AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2706-013-028**

On July 29, 2014, 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: **10414 North Irondale 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.

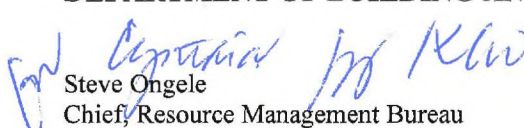
In addition, pursuant to Section 98.0421, the property owner was issued an order July 14, 2014 to pay a code violation inspection fee after violations were identified and verified upon inspection. The non-compliance and code violation inspection fees imposed by the Department are as follows:

<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)	207.06
Title Report fee	42.00
Grand Total	\$ 3,420.62

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 **\$3,420.62** 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 **\$3,420.62** 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

Property Title Report

Work Order No. T11423
Dated as of: 05/08/2015

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 2706-013-028

Property Address: 10414 N IRONDALE AVE

City: Los Angeles

County: Los Angeles

VESTING INFORMATION

Type of Document: Quit Claim Deed

Grantee : The Mockenhaupt-Dietz MacDonald Revocable Living Trust, Gwendolyn MacDonald, Trustee

Grantor : The Estelle M. Wynkoop Revocable Living Trust, Gwendolyn MacDonald Trustee

Deed Date : 6/2/2014

Recorded : 6/26/2014

Instr No. : 20140663817

Mailing Address: The Mockenhaupt-Dietz MacDonald Revocable Living Trust, Gwendolyn MacDonald, Trustee
26708 Oak Pluma Ct, Santa Clarita, Los Angeles CA, 91321

SCHEDULE B

LEGAL DESCRIPTION

The following described property:

Lot 42 of Tract No. 22329, in the City of Los Angeles, County of Los Angeles, State of California, as per map
Recorded in Book 615 Pages 56 to 58 inclusive of maps, in the office of the County Recorder of said Recorder.

Assessor's Parcel No: 2706-013-028

MORTGAGES/LIENS

We find no Open Mortgages/Deeds of Trust of Record.

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 : 7/14/2014

Instr No. : 20140725056

MAILING ADDRESS: Wynkoop Estelle M Living Trust, 26708 oak Pluma Ct. Santa Clarita CA, 91321

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

RECORDING REQUESTED BY
SAFELO-7720487-14 **11-974132**

AND WHEN RECORDED MAIL TO

Name
 Street Address
 City & State
**Mr. and Mrs. Thomas Auslander
 11414 IRON DATE AVE
 CHATSWORTH, CA**

Name
 Street Address
 City & State
SAFE MS ABOVE

RECORDED IN OFFICIAL RECORDS
 OF LOS ANGELES COUNTY, CA
SEP 2 1977 AT 8 AM
 Recorder's Office

FEE
\$3
2

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Grant Deed

THIS FORM FURNISHED BY COMMONWEALTH LAND TITLE COMPANY

The undersigned grantor(s) declare(s):
 Documentary transfer tax is \$ 41.85 (44)
☒ computed on full value of property conveyed, or
☐ computed on full value less value of liens and encumbrances existing at time of sale.
☐ Unincorporated area: () City of LOS ANGELES, and

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

RAY MC ALISTER AND GAY MC ALISTER
 who acquired as Ray P. Mc Alister and Gay H. Mc Alister
 hereby GRANT(S) to
THOMAS AUSLANDER AND CAROL AUSLANDER,
 husband and wife, as joint tenants
 the following described real property in the
 County of LOS ANGELES, State of California:

Lot 42 of Tract 22329 as per map recorded in Book 615 pages 56 to 58 of Maps,
 in the office of the County Recorder of said County.

Dated July 11th 1977 Ray P. McAlister
 Ray McAlister

STATE OF CALIFORNIA } ss
 COUNTY OF Los Angeles }
 On July 11th 1977 before me, the under-
 signed, a Notary Public in and for said State, personally appeared
RAY P. MCALISTER AND
GAY H. MCALISTER

Knows to me
 to be the person(s) whose name(s) is/are subscribed to the within
 instrument and acknowledged that they executed the same.
 WITNESS my hand and official seal.

Signature Frank J. Sobczyk
FRANK J. SOBCZYK
 Name (Typed or Printed)

OFFICIAL SEAL
 FRANK J. SOBCZYK
 NOTARY PUBLIC - CALIFORNIA
 LOS ANGELES COUNTY
 My exp. expires SEP 12, 1980

(This area for official notarial seal)

Title Order No. 9720487-14 Escrow or Loan No. 1-2209-5

CLT-22 (10-76)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

RECORDING BY

82- 599292

AND WHEN REQUIRED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO

NAME Roger D. Beck
Gwendolyn Macdonald Beck
STREET ADDRESS 10414 Irondale,
Chataworth, Calif. 9134

CITY
STATE
ZIP

TITLE ORDER NO _____ ESCROW NO 1460

RECORDED IN OFFICIAL RECORDS
OF LOS ANGELES COUNTY, CA

JUN 14 1982

AT 8 A.M.

Recorder's Office

FEE
\$4
1

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

T.P. 2706-13-28

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$ 73.15 + 44

☐ computed on full value of property conveyed, or

☒ computed on full value less value of liens or encumbrances remaining at time of sale, and

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

THOMAS AUSLANDER and CAROL AUSLANDER, husband and wife

hereby GRANT(S) to GWENDOLYN MACDONALD BECK and ROGER D. BECK,
wife and husband, as joint tenants

the following described real property in the City of Los Angeles

County of Los Angeles State of California.

Lot 42, Tract 22329, as per map recorded in Book 615, Pages 56-58 Inclusive of
Maps, in the office of the County Recorder of said County.

Dated May 12, 1982

STATE OF CALIFORNIA

COUNTY OF Los Angeles

SS.

On May 17 1982

before me, the

undersigned, a Notary Public in and for said State, personally appeared

Thomas Auslander and Carol Auslander

Thomas Auslander
THOMAS AUSLANDER

Carol Auslander
CAROL AUSLANDER

known to me
to be the person whose names are subscribed to the within
instrument and acknowledged that they executed the same.
WITNESS my hand and official seal

Signature *Grace Erdley Ammon*



(This area for official notarial seal)

PR 6 (10)

MAIL TAX STATEMENTS AS DIRECTED ABOVE.

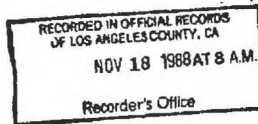
124725-25

Order No.
Escrow No.
Loan No.

88 1857053

WHEN RECORDED MAIL TO:

GWENDOLYN M. BECK
10414 Irondale Ave.
Chatsworth, CA 91311



FEE
\$5
F

MAIL TAX STATEMENTS TO:

same as above

DOCUMENTARY TRANSFER TAX \$-0- This is a conveyance in
..... Computed on the consideration or value of property conveyed, OR
..... Computed on the consideration or value less liens or encumbrances
remaining at time of sale. dissolution of a marriage by
one spouse to the other and
is exempt pursuant to
Signature of Declarant or Agent Determining Tax - Print Name
Section 1192/1981 Code

QUITCLAIM DEED

The undersigned grantor(s) declare(s) that:

DOCUMENTARY TRANSFER TAX IS \$-0-

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

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

ROGER D. BECK,

do hereby REMISE, RELEASE AND FOREVER QUITCLAIM to

GWENDOLYN MacDONALD BECK,

the real property in the City of City of Los Angeles
County of Los Angeles

State of California, described as

Lot 42 of Tract 22329, in the City of Los Angeles, as per map recorded in
Book 615, Pages 56 to 58 inclusive of Maps, in the office of the County
Recorder of said county.

Dated November 15, 1988

Roger D. Beck

STATE OF CALIFORNIA
COUNTY OF Los Angeles

On November 15, 1988, before me, the
undersigned, a Notary Public in and for said State, personally appeared

Roger D. Beck

personally known to me for proved to me on the basis of satisfactory
evidence to be the person(s) whose name(s) are subscribed to the
within instrument and acknowledged to me that he/she/they executed
the same.

WITNESS my hand and official seal.

Signature L. M. Fischer-Mazie



(This area for official notarial seal)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

Escrow or Loan No.

Title Order No.

FATCGLA 75

REC. TITLE CO.

RECORDING REQUESTED BY

91 126294

AND WHEN RECORDED MAIL TO

Name Gwendolyn MacDonald
Street Address 10414 Irondale Avenue
City & State Chatsworth, CA 91311

RECORDED IN OFFICIAL RECORDS
OF LOS ANGELES COUNTY, CA
JAN 29 1991 AT 8 A.M.
Recorder's Office

MAIL TAX STATEMENTS TO

Name
Street Address Same as Above
City & State

FEE
\$5
N

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Individual Quitclaim Deed

CAT. NO. NN80580
TO 1922 CA (2-83)

THIS FORM FURNISHED BY TICOR TITLE INSURERS

The undersigned grantor(s) declare(s): This conveyance confirms a change of name.
Documentary transfer tax is \$ NO CONSIDERATION and the Grantor and Grantee are the same
() computed on full value of property conveyed, or party, R & T 11911.
() computed on full value less value of liens and encumbrances remaining at time of sale.
() Unincorporated area: () City of , and

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

GWENDOLYN MACDONALD, an Unmarried Woman, who acquired title as GWENDOLYN MACDONALD BECK

hereby REMISES, RELEASES AND QUITCLAIMS to

GWENDOLYN MACDONALD, an Unmarried Woman
the following described real property in the City of Los Angeles
County of Los Angeles, State of California:

Lot 42 of Tract No. 22329, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 615 Page(s) 56 to 58 inclusive of Maps, in the office of the said County Recorder of said County.

Except all oil, and mineral rights in and under said land, without right of entry to the surface or to the subsurface of said land to a depth of 500 feet, as conveyed to Paul J. Howard Company, a corporation, by deed recorded in Book 50885 Page 388, Official Records.

Dated: January 18, 1991

Gwendolyn MacDonald
GWENDOLYN MACDONALD

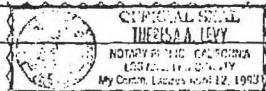
STATE OF CALIFORNIA
COUNTY OF Los Angeles } ss.

On January 22, 1991 before me, the undersigned, a Notary Public in and for said State, personally appeared GWENDOLYN MACDONALD

personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same.
WITNESS my hand and official seal.

Signature

Theresa A. Levy



(This area for official notarial seal)

Title Order No. 594000-43

Escrow or Loan No. 26-55420

Recording Requested By:

Gwendolyn MacDonald
26708 Oak Pluma Court
Santa Clarita, CA 91321



After Recording Mail To:

Gwendolyn Marie MacDonald, Trustee
26708 Oak Pluma Court
Santa Clarita, CA 91321

APN: 2706-013-028

QUITCLAIM DEED

TITLE OF DOCUMENT

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$0.00 EXEMPT (5): This conveyance transfers an interest into or out of a Living Trust, R&T 11930.

- () Computed on full value of property conveyed, or
() Computed on full value less liens and encumbrances remaining thereon at time of sale.
() Unincorporated area (**X**) City of **Los Angeles**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Gwendolyn MacDonald, an unmarried woman**, GRANTOR, hereby remises, releases and forever quitclaims to **Gwendolyn Marie MacDonald, as Trustee of The Gwendolyn Marie MacDonald Living Trust, dated September 1, 2011**, GRANTEE, that certain real property situated in the County of **Los Angeles**, State of **California**, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

MORE commonly known as. **10414 Irondale Avenue**
Los Angeles, California 91321

Prior Recorded Doc. Ref.: **Individual Quitclaim Deed**; Recorded: **January 29, 1991**, Doc No **91-126294**

SUBJECT TO: Any Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record.

MAIL TAX STATEMENTS

Gwendolyn Marie MacDonald, Trustee, 26708 Oak Pluma Court, Santa Clarita, CA 91321

WITNESS my/our hand(s), this 8 day of September, 2011.


Gwendolyn MacDonald


STATE OF California)
COUNTY OF Los Angeles) ss

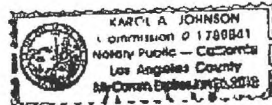
On Sept. 8, 2011, before me, Karol A. Johnson, Notary Public,
(Insert Name of Notary Public and Title)
personally appeared **Gwendolyn MacDonald**, who proved to me on the basis of satisfactory evidence to be
the person(s) whose name(s) is are subscribed to the within instrument and acknowledged to me 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.

NOTARY STAMP/SEAL

WITNESS my hand and official seal.


Notary Public
Karol A. Johnson
Printed Name of Notary Public
My Commission Expires: 1/26/2012



ATTENTION NOTARY: Although the information requested below is OPTIONAL, it could prevent
fraudulent attachment of this certificate to another document.

THIS CERTIFICATE **MUST** BE ATTACHED TO
THE DOCUMENT DESCRIBED AT RIGHT

Title of Document Type Quitclaim Deed
Number of Pages 1 Date of Document 9/8/11
Signer(s) Other Than Named Above None

Prepared By:

Estelle Wynkoop and Gwen MacDonald, Trustees |
26708 Oak Pluma Ct |
Santa Clarita, California 91321 |

**MAL TAX STATEMENT TO AND
After Recording Return To:**

Estelle Wynkoop or Gwendolyn MacDonald |
26708 Oak Pluma Ct |
Santa Clarita, California 91321 |

QUIT CLAIM DEED

On September 24, 2013 THE GRANTOR(S),

- Gwendolyn MacDonald Living Trust, Gwendolyn M MacDonald, Trustee,
for and in consideration of: One Dollar (\$1.00) and/or other good and valuable consideration
conveys, releases and quit claims to the GRANTEE(S):

- The Estelle M. Wynkoop Living Trust, Gwendolyn MacDonald, Trustee, residing at
26708 Oak Pluma Court, Santa Clarita, Los Angeles County, California 91321
the following described real estate, situated in Chatsworth, in the County of Los Angeles, State of
California:

Legal Description: 10414 IRONDALE AVENUE LOS ANGELES TRACT # 22329 LOT 42
SEE LEGAL DESCRIPTION, EXHIBIT "A", ATTACHED. gm

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in
and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs
and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns
shall have, claim or demand any right or title to the property, premises, or appurtenances, or any
part thereof.

Grantor further declares that this transfer is exempt from the documentary transfer tax.

Grantor further declares this conveyance is to transfer property into or out of a Living Trust.

Tax Parcel Number: 2706 013 028

G. MacDonald, TRUSTEE
Gwendolyn MacDonald, TRUSTEE
Gwendolyn M. MacDonald
TRUSTEE

DOCUMENTARY TRANSFER TAX COUNTY <u>0</u> CITY <u>0</u>
<input type="checkbox"/> COMPUTED ON FULL VALUE OF PROPERTY CONVEYED
<input type="checkbox"/> OR COMPUTED ON FOLLOWING SALE PRICE AND
EXCESS OVER \$100,000.00
<input type="checkbox"/> UNINCORPORATED AREA
CITY OF <u>0</u>
Signature of Declarant or Agent determining tax. Firm Name

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Los Angeles

On 9-24-13
Date

before me, LINDA RADTKE A Notary Public
Here Insert Name and Title of the Officer

personally appeared Gwendolyn M. MacDonald
Name(s) of Signer(s)



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

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

WITNESS my hand and official seal.

Signature: [Signature]

Signature of Notary Public

Place Notary Seal Above

OPTIONAL

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

Description of Attached Document

Title or Type of Document: Quit Claim DEED

Document Date: 9-24-13 Number of Pages: 2

Signer(s) Other Than Named Above: none

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Individual

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Individual

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Prepared by:
Gwen MacDonald Trustee
26708 Oak Pluma Ct
Santa Clarita, CA 91321

After recording mail tax statement to:
Mockenhaupt-Dietz MacDonald
Living Trust SAME AS ABOVE

QUIT CLAIM DEED

DOCUMENTARY TRANSFER TAX \$ <u>0</u> *
COMPUTED ON FULL VALUE OF PROPERTY CONVEYED OR COMPUTED ON FULL VALUE LESS LIENS AND ENCUMBRANCES REMAINING AT TIME OF SALE.
<u>G. MacDonald</u> Trustee
SIGNATURE OF DECLARANT OR AGENT DETERMINING TAX. FIRM NAME

On June 2, 2014 THE GRANTOR(S),

- The Estelle M. Wynkoop Revocable Living Trust, Gwendolyn MacDonald Trustee, for and in consideration of: ^{NO OTHER ASSETS} ~~One Dollar (\$1.00)~~ and/or other good and valuable consideration conveys, releases and quit claims to the GRANTEE(S):

- The Mockenhaupt-Dietz MacDonald Revocable Living Trust, Gwendolyn MacDonald, Trustee, residing at 26708 Oak Pluma Ct, Santa Clarita, Los Angeles County, 91321

The following described real estate, situated in Chatsworth, in the County of Los Angeles, State of California.

Legal Description: ALL INTERESTS IN THE FOLLOWING DESCRIBED REAL ESTATE COMMONLY KNOWN AS 10414 IRONDALE AVENUE, CHATSWORTH, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA 91311 AND LEGALLY DESCRIBED TO WIT:

LOT 42 OF TRACT NO. 22329, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 615 PAGES 56 TO 58 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID RECORDER.

EXCEPT ALL OIL, AND MINERAL RIGHTS IN AND UNDER SAID LAND TO A DEPTH OF 500 FEET, AS CONVEYED TO PAUL A HOWARD COMPANY, A CORPORATION, BY DEED RECORDED IN BOOK 50885 PAG3 388, OFFICIAL RECORDS.

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Grantor hereby declares that the transfer is exempt from the documentary transfer tax.

* Grantor further declares this conveyance is to transfer property into or out of a Living Trust.

Tax Parcel Number: 2706 013 028



Gwendolyn M. MacDonald, Trustee

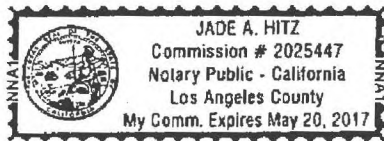
CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

State of California

County of Los Angeles

On 26 June 2014 before me Jade A. Hitz, Notary Public

personally appeared GWENDOLYN M. MACDONALD



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

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

WITNESS my hand and official seal:

Jade A. Hitz
Signature of Notary Attorney

OPTIONAL

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

Description of Attached Document

Title or Type of Document Quitclaim

Document Date 26 June 2014 Number of Pages 2

Signer(s) Other Than Named Above:

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. 6067540)

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 22329 42 M 8 615-56/58

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 2706-013-028
AKA 10414 N IRONDALE AVE
LOS ANGELES

Owner:

WYNKOOP ESTELLE M LIVING TRUST
26708 OAK PLUMA CT.
SANTA CLARITA CA, 91321

DATED: This 26th Day of June, 2014

CITY OF LOS ANGELES

By *Steve Ongele*
Steve Ongele, Bureau Chief
Resource Management Bureau

EXHIBIT B

ASSIGNED INSPECTOR: **ROBERT SUNSERI**

Date: **May 15, 2015**

JOB ADDRESS: **10414 NORTH IRONDALE AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2706-013-028**

Last Full Title: **05/08/2015**

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1). GWENDOLYN MACDONALD, TRUSTEE
THE MOCKENHAUPT-DIETZ MACDONALD REVOCABLE LIVING TRUST
26708 OAK PLUMA CT.
SANTA CLARITA, CA 93121
CAPACITY: OWNER

- 2). ESTELLE M. WYNKOOP LIVING TRUST
26708 OAK PLUMA CT.
SANTA CLARITA, CA 91321
CAPACITY: INTERESTED PARTY

Property Detail Report

For Property Located At :

10414 IRONDALE AVE, CHATSWORTH, CA 91311-2424

CoreLogic

RealQuest Professional

Owner Information

Owner Name: **MACDONALD MOCKENHAUPT-DIETZ TRUST**
 Mailing Address: **26708 OAK PLUMA CT, SANTA CLARITA CA 91321-1441 C006**
 Vesting Codes: **// RT**

Location Information

Legal Description:	TRACT # 22329 LOT 42	APN:	2706-013-028
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	1131.01 / 2	Subdivision:	22329
Township-Range-Sect:		Map Reference:	6-D2 /
Legal Book/Page:	615-56	Tract #:	22329
Legal Lot:	42	School District:	LOS ANGELES
Legal Block:		School District Name:	
Market Area:	CHT	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	06/26/2014 / 06/26/2014	Deed Type:	QUIT CLAIM DEED
Sale Price:		1st Mtg Document #:	
Document #:	663817		

Last Market Sale Information

Recording/Sale Date:	/	1st Mtg Amount/Type:	/
Sale Price:		1st Mtg Int. Rate/Type:	/
Sale Type:		1st Mtg Document #:	
Document #:		2nd Mtg Amount/Type:	/
Deed Type:		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:	/	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:	ATTACHED GARAGE	Construction:	FRAME
Living Area:	1,523	Garage Area:		Heat Type:	CENTRAL
Tot Adj Area:		Garage Capacity:	3	Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:	5	Basement Area:		Patio Type:	COVERED PATIO
Bedrooms:	3	Finish Bsmnt Area:		Pool:	POOL
Bath(F/H):	2 /	Basement Type:		Air Cond:	
Year Built / Eff:	1957 / 1957	Roof Type:		Style:	CONVENTIONAL
Fireplace:	Y / 1	Foundation:	RAISED	Quality:	GOOD
# of Stories:	1.00	Roof Material:	WOOD SHAKE	Condition:	GOOD
Other Improvements:	FENCE;SHED				

Site Information

Zoning:	LARE11	Acres:	0.25	County Use:	SINGLE FAMILY RESID (0101)
Lot Area:	11,095	Lot Width/Depth:	81 x 136	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	PUBLIC
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$195,708	Assessed Year:	2014	Property Tax:	\$2,674.31
Land Value:	\$86,184	Improved %:	56%	Tax Area:	16
Improvement Value:	\$109,524	Tax Year:	2014	Tax Exemption:	
Total Taxable Value:	\$195,708				

Comparable Sales Report

For Property Located At

10414 IRONDALE AVE, CHATSWORTH, CA 91311-2424

CoreLogic

RealQuest Professional

2 Comparable(s) Selected.

Report Date: 05/15/2015

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$0	\$410,000	\$530,000	\$470,000
Bldg/Living Area	1,523	1,530	1,530	1,530
Price/Sqft	\$0.00	\$267.97	\$346.41	\$307.19
Year Built	1957	1971	1973	1972
Lot Area	11,095	9,010	9,103	9,056
Bedrooms	3	3	3	3
Bathrooms/Restrooms	2	2	2	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$195,708	\$287,805	\$515,000	\$401,402
Distance From Subject	0.00	0.45	0.46	0.46

*= user supplied for search only

Comp #1

Distance From Subject:0.45 (miles)

Address: **10755 BROOKFIELD RD, CHATSWORTH, CA 91311-1506**
 Owner Name: **NGUYEN NGOCBAO D/O CHAU T**
 Seller Name: **BEARD MATTHEW**
 APN: **2706-010-005**
 County: **LOS ANGELES, CA**
 Subdivision: **23545**
 Rec Date: **12/31/2014**
 Sale Date: **12/01/2014**
 Sale Price: **\$530,000**
 Sale Type: **FULL**
 Document #: **1427534**
 1st Mtg Amt: **\$424,000**
 Total Value: **\$515,000**
 Land Use: **SFR**

Map Reference: **6-D2 /**
 Census Tract: **1131.01**
 Zoning: **LARE9**
 Prior Rec Date: **02/15/2008**
 Prior Sale Date: **01/17/2008**
 Prior Sale Price: **\$489,000**
 Prior Sale Type: **FULL**
 Acres: **0.21**
 Lot Area: **9,103**
 # of Stories: **1.00**
 Park Area/Cap#: **/ 2**

Living Area: **1,530**
 Total Rooms: **7**
 Bedrooms: **3**
 Bath(F/H): **2 /**
 Yr Built/Eff: **1973 / 1973**
 Air Cond: **CENTRAL**
 Style: **CONVENTIONAL**
 Fireplace: **Y / 1**
 Pool:
 Roof Mat: **TILE**
 Parking: **PARKING AVAIL**

Comp #2

Distance From Subject:0.46 (miles)

Address: **20735 TRIBUNE ST, CHATSWORTH, CA 91311-1529**
 Owner Name: **CHUN SANGJOON S**
 Seller Name: **LEE SANG B**
 APN: **2706-009-029**
 County: **LOS ANGELES, CA**
 Subdivision: **30817**
 Rec Date: **11/04/2014**
 Sale Date: **10/31/2014**
 Sale Price: **\$410,000**
 Sale Type: **FULL**
 Document #: **1169443**
 1st Mtg Amt: **\$185,000**
 Total Value: **\$287,805**
 Land Use: **SFR**

Map Reference: **6-D2 /**
 Census Tract: **1131.01**
 Zoning: **LARE9**
 Prior Rec Date: **08/20/1996**
 Prior Sale Date:
 Prior Sale Price: **\$183,000**
 Prior Sale Type: **FULL**
 Acres: **0.21**
 Lot Area: **9,010**
 # of Stories: **1.00**
 Park Area/Cap#: **/ 2**

Living Area: **1,530**
 Total Rooms: **6**
 Bedrooms: **3**
 Bath(F/H): **2 /**
 Yr Built/Eff: **1971 / 1971**
 Air Cond: **CENTRAL**
 Style: **CONVENTIONAL**
 Fireplace: **Y / 1**
 Pool:
 Roof Mat: **WOOD SHAKE**
 Parking: **PARKING AVAIL**

EXHIBIT D

ASSIGNED INSPECTOR: **ROBERT SUNSERI**

Date: **May 15, 2015**

JOB ADDRESS: **10414 NORTH IRONDALE AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2706-013-028**

CASE#: **636999**

ORDER NO: **A-3562225**

EFFECTIVE DATE OF ORDER TO COMPLY: **July 14, 2014**

COMPLIANCE EXPECTED DATE: **July 29, 2014**

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

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

VIOLATIONS:

SEE ATTACHED ORDER # A-3562225

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
PRESIDENT

E. FELICIA BRANNON
VICE-PRESIDENT

JOSELYN GEAGA-ROSENTHAL
GEORGE HOVAGUIMIAN
JAVIER NUNEZ

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

ORDER TO COMPLY AND NOTICE OF FEE

ST MACDONALD, GWENDOLYN M TR GWENDOLYN M MACDONALD
TRU
26708 OAK PLUMA CT
NEWHALL, CA 91321

CASE #: 636999

ORDER #: A-3562225

EFFECTIVE DATE: July 14, 2014

COMPLIANCE DATE: July 29, 2014

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

OWNER OF
SITE ADDRESS: 10414 N IRONDALE AVE
ASSESSORS PARCEL NO.: 2706-013-028
ZONE: RE11; Min. Lot 11,000 Sq. Ft.

Signature

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

FURTHER, THE CODE VIOLATION INSPECTION FEE (C.V.I.F) OF \$ 356.16 (\$336 fee plus a six percent Systems Development Surcharge of \$20.16) WILL BE BILLED TO THE PROPERTY OWNER. The invoice/notice will be sent to the owner as it appears on the last equalized assessment roll. Section 98.0421 L.A.M.C.

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

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

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

VIOLATION(S):

1. Excessive or overgrown vegetation on the premises.

You are therefore ordered to: Cut and remove the excessive or overgrown vegetation and weeds from the premises.

Code Section(s) in Violation: 91.8104, 91.8104.2, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Location: Rear and side yards

2. Failure to provide or maintain the required off street parking.

You are therefore ordered to: Provide and/or maintain the required off street parking.

Code Section(s) in Violation: 12.21A.1.(a), and 12.21A.4.(m) of the L.A.M.C.

Location: Driveway.

Comments: Remove the inoperable trailer blocking access to the off street parking.

3. The pool enclosure is not constructed to code.

You are therefore ordered to: Construct the pool enclosure with all of the following characteristics: 1) Access gates through the enclosure are required to open away from the swimming pool and to be self-closing with a self-latching device placed no lower than 60 inches above the ground. 2. A minimum height of 60 inches (1524 mm). 3. A maximum vertical clearance from the ground to the bottom of the enclosure of 2 inches (51 mm)

Code Section(s) in Violation: 91.3109, 91.3109.4.4.3, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Location: Entire pool enclosure.

Comments: Repair and maintain all perimeter pool enclosure fencing and gates

4. Rubbish, garbage, trash and debris on the premises.

You are therefore ordered to: 1) Remove the rubbish, garbage, trash and debris from the premises.
2) Maintain the premises in a clean and sanitary condition.

Code Section(s) in Violation: 91.8104, 91.8104.2, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Location: Entire property.

NON-COMPLIANCE FEE WARNING:

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

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

If an appeal or request for slight modification is not filed within 15 days of the compliance date or extensions granted therefrom, the determination of the department to impose and collect a non-compliance fee shall be final. Section 98.0411 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.

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.

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If you have any questions or require any additional information please feel free to contact me at (818)374-9840.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: _____

Date: July 11, 2014

ROBERT SUNSERI
14410 SYLVAN STREET SUITE 105
VAN NUYS, CA 91401
(818)374-9840

Robert.Sunseri@lacity.org



REVIEWED BY