

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

FRANK M. BUSH
GENERAL MANAGER

OSAMA YOUNAN, P.E.
EXECUTIVE OFFICER

May 29, 2018

Council District: # 3

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

JOB ADDRESS: **5076 NORTH CAMPO ROAD, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2168-008-033**
Re: Invoice #734746-3, #742095-5

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: **5076 North Campo Road, 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 September 08, 2017 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	\$ 660.00
Late Charge/Collection Fee (250%)	2,490.00
Code Violation Investigation Fee	336.00
System Development Surcharge	20.16
System Development Surcharge late Fee	50.40
Accumulated Interest (1%/month)	72.93
Title Report Fee	42.00
Grand Total	\$ 3,671.49

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 **\$3,671.49** 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 **\$3,671.49** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY


Steve Ongele
Chief, Resource Management Bureau

ATTEST: HOLLY WOLCOTT, CITY CLERK

Lien confirmed by
City Council on:

BY: _____
DEPUTY



P.O. BOX 5152
 CULVER CITY, CA 90231
 Phone 310-943-9235 latitle@in2-res.com

Property Title Report

Work Order No. T15347
 Dated as of: 05/16/2018

Prepared for: City of Los Angeles

SCHEDULE A
 (Reported Property Information)

APN #: 2168-008-033

Property Address: 5076 N CAMPO ROAD City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: INDIVIDUAL QUITCLAIM DEED

Grantee : STEPHEN A. JOB

Grantor : PAMELA MAY

Deed Date : 06/24/1982

Recorded : 03/31/1986

Instr No. : 86-391944

MAILING ADDRESS: STEPHEN A. JOB
 5076 CAMPO RD WOODLAND HILLS CA 91364

SCHEDULE B

LEGAL DESCRIPTION

Lot: 2176 Tract No: 6170 Abbreviated Description: LOT:2176 TR#:6170 TRACT NO 6170 LOT COM AT MOST S COR OF LOT 2176 TH N 31 13'54" E 74.96 FT TH N 13 46'06" W 70.01 FT TH SW TO NE LINE OF CAMPO

MORTGAGES/LIENS

Type of Document: EQUITY LINE OF CREDIT DEED OF TRUST

Recording Date: 09/29/2003

Document #: 03-2874801

Loan Amount: \$250,000

Lender Name: WASHINGTON MUTUAL BANK FA

Borrowers Name: STEPHEN A JOB

MAILING ADDRESS: WASHINGTON MUTUAL BANK FA
 1170 SILBER RD #200 SANTA ANA, CA 92705

Gateway Title

AND WHEN RECORDED MAIL TO

Name: Stephen A. Job
c/o MARK E. MONTPAS, ESQ.
Street Address: 16255 Ventura Blvd., #1218
City & State: Encino, CA 91436

RECORDED IN OFFICIAL RECORDS
OF LOS ANGELES COUNTY, CA
MAR 31 1988 AT 8 A.M.
Recorder's Office

MAIL TAX STATEMENTS TO
Name: []
Street Address: []
City & State: []

APPROVE

FEE \$27 0
A.F.N.F. 2

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Individual Quitclaim Deed

TO 1022 CA (1-75) THIS FORM FURNISHED BY TICOR TITLE INSURERS A.P.N.

The undersigned grantor(s) declare(s): * NONE -see below
Documentary transfer tax is \$ -0- Confirmation of grantee's separate property
() computed on full value of property conveyed, or per Superior Court Judgment.
() 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,
Pamela May, an unmarried woman, former spouse
of the grantee

hereby REMISE(S), RELEASE(S) AND FOREVER QUITCLAIM(S) to
Stephen A. Job, an unmarried man

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

5076 Campo Road, Woodland Hills, CA. 91463

As per legal description attached hereto and
made a part hereof marked as Exhibit "A"

This conveyance is in dissolution of marriage from one
spouse to the other, R&T11927.

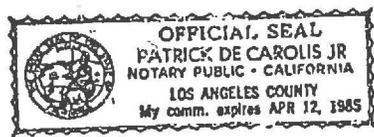
Dated 6/24/82

Pamela May
PAMELA MAY

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES } ss.
On JUNE 24, 1982 before me, the under-
signed, a Notary Public in and for said State, personally appeared
PAMELA MAY

_____ known to me
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 *Patrick de Carolis Jr.*



Title Order No. 151609-8 Escrow or Loan No. _____

PARCEL 1:

That portion of Lot 2176 of Tract No. 6170, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 76, Pages 57 to 62 inclusive of maps, in the office of the County Recorder of said county, which lies southerly of a straight line drawn from a point in the westerly line of said lot, distant northerly thereon 11.39 feet from the northerly terminus of that certain curve in said westerly line shown on said map as having a radius of 55 feet, and a length of 71.36 feet, northeasterly to a point in the easterly line of said lot, distant thereon north 13 degrees 46' 06" west 70.02 feet from the southeast corner of said lot.

PARCEL 2:

An easement and right of way for sewer lines only through and along and over the westerly 6 feet of lot 2178 and 2179 of tract 6170, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in book 76, pages 57 to 62 inclusive of maps, in the office of the county recorder of said county.

86 391944

EXHIBIT A

Property Detail Report

For Property Located At :
5076 CAMPO RD, WOODLAND HILLS, CA 91364-1923



Owner Information

Owner Name: **JOB STEPHEN A**
 Mailing Address: **5076 CAMPO RD, WOODLAND HILLS CA 91364-1923 C016**
 Vesting Codes: **//**

Location Information

Legal Description: **TRACT NO 6170 LOT COM AT MOST S COR OF LOT 2176 TH N 3113'54" E 74.96 FT TH N 1346'06" W 70.01 FT TH SW TO NE LINE OF CAMPO RD TH SE THEREON 160.83 FT TO BEG PART OF LOT 2176**
LOS ANGELES, CA
 County: **LOS ANGELES, CA** APN: **2168-008-033**
 Census Tract / Block: **1375.02 / 2** Alternate APN:
 Township-Range-Sect: **65-58** Subdivision: **6170**
 Legal Book/Page: **2176** Map Reference: **13-C2 /**
 Legal Lot: **2176** Tract #: **6170**
 Legal Block: School District: **LOS ANGELES**
 Market Area: **WHLL** School District Name:
 Neighbor Code: Munic/Township:

Owner Transfer Information

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

Last Market Sale Information

Recording/Sale Date: **09/11/1986 / 05/1986** 1st Mtg Amount/Type: **\$140,800 / PRIVATE PARTY**
 Sale Price: **\$176,000** 1st Mtg Int. Rate/Type: **/**
 Sale Type: **FULL** 1st Mtg Document #: **/**
 Document #: **1200069** 2nd Mtg Amount/Type: **/**
 Deed Type: **GRANT DEED** 2nd Mtg Int. Rate/Type: **/**
 Transfer Document #: Price Per SqFt: **\$86.87**
 New Construction: Multi/Split Sale:
 Title Company: **FIDELITY NAT'L TITLE INS CO/NY**
 Lender:
 Seller Name: **ILIC SR BOLJUB**

Prior Sale Information

Prior Rec/Sale Date: **03/31/1986 /** Prior Lender:
 Prior Sale Price: **391944** Prior 1st Mtg Amt/Type: **/**
 Prior Doc Number: **DEED (REG)** Prior 1st Mtg Rate/Type: **/**

Property Characteristics

Gross Area:		Parking Type:	PARKING AVAIL	Construction:	
Living Area:	2,026	Garage Area:		Heat Type:	CENTRAL
Tot Adj Area:		Garage Capacity:	2	Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:	7	Basement Area:		Patio Type:	
Bedrooms:	4	Finish Bsmnt Area:		Pool:	
Bath(F/H):	2 /	Basement Type:		Air Cond:	CENTRAL
Year Built / Eff:	1963 / 1963	Roof Type:		Style:	CONVENTIONAL
Fireplace:	Y / 1	Foundation:	RAISED	Quality:	
# of Stories:	1.00	Roof Material:	GRAVEL & ROCK	Condition:	
Other Improvements:	FENCE;SHED				

Site Information

Zoning:	LAR1	Acres:	0.28	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	12,202	Lot Width/Depth:	96 x 130	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	

Tax Information

Total Value:	\$330,497	Assessed Year:	2017	Property Tax:	\$4,186.62
Land Value:	\$153,806	Improved %:	53%	Tax Area:	37
Improvement Value:	\$176,691	Tax Year:	2017	Tax Exemption:	HOMEOWNER
Total Taxable Value:	\$323,497				

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

5076 CAMPO RD, WOODLAND HILLS, CA 91364-1923**13 Comparable(s) Selected.**

Report Date: 05/23/2018

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$176,000	\$725,000	\$1,050,000	\$867,615
Bldg/Living Area	2,026	1,780	2,300	2,097
Price/Sqft	\$86.87	\$315.22	\$556.18	\$417.08
Year Built	1963	1947	1989	1965
Lot Area	12,202	3,981	11,716	7,768
Bedrooms	4	2	5	4
Bathrooms/Restrooms	2	2	3	3
Stories	1.00	1.00	2.00	1.55
Total Value	\$330,497	\$118,108	\$820,000	\$482,664
Distance From Subject	0.00	0.02	0.48	0.26

* = user supplied for search only

Comp #:	1	Address: 5072 CAMPO RD, WOODLAND HILLS, CA 91364-1923		Distance From Subject:	0.02 (miles)
Owner Name:	HARLOW JOEL & CYNTHIA				
Seller Name:	COSTELLO MARI J				
APN:	2168-008-018	Map Reference:	13-C2 /	Living Area:	2,266
County:	LOS ANGELES, CA	Census Tract:	1375.02	Total Rooms:	5
Subdivision:	6170	Zoning:	LAR1	Bedrooms:	3
Rec Date:	04/03/2018	Prior Rec Date:	10/15/2003	Bath(F/H):	3 /
Sale Date:	03/01/2018	Prior Sale Date:	09/01/2003	Yr Built/Eff:	1964 / 1964
Sale Price:	\$954,000	Prior Sale Price:	\$700,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONTEMPORARY
Document #:	316762	Acres:	0.17	Fireplace:	Y / 1
1st Mtg Amt:	\$763,200	Lot Area:	7,370	Pool:	
Total Value:	\$820,000	# of Stories:	2.00	Roof Mat:	GRAVEL & ROCK
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:	2	Address: 5029 CAMPO RD, WOODLAND HILLS, CA 91364-1924		Distance From Subject:	0.05 (miles)
Owner Name:	ARTSPARX INC				
Seller Name:	LANDAKER HAROLD C & R TRUST				
APN:	2168-009-026	Map Reference:	13-C2 /	Living Area:	2,094
County:	LOS ANGELES, CA	Census Tract:	1375.02	Total Rooms:	5
Subdivision:	6170	Zoning:	LARE40	Bedrooms:	3
Rec Date:	03/15/2018	Prior Rec Date:	06/17/1966	Bath(F/H):	3 /
Sale Date:	03/01/2018	Prior Sale Date:		Yr Built/Eff:	1961 / 1961
Sale Price:	\$1,050,000	Prior Sale Price:	\$41,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	252152	Acres:	0.21	Fireplace:	Y / 1
1st Mtg Amt:	\$145,203	Lot Area:	9,193	Pool:	POOL
Total Value:	\$820,000	# of Stories:	2.00	Roof Mat:	GRAVEL & ROCK
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	BUILT-IN

Comp #:	3	Address: 5095 CAMPO RD, WOODLAND HILLS, CA 91364-1924		Distance From Subject:	0.07 (miles)
Owner Name:	NAIK PREETI & AMIT				
Seller Name:	GT REAL ESTATE CORP				
APN:	2168-009-004	Map Reference:	13-C2 /	Living Area:	1,995
County:	LOS ANGELES, CA	Census Tract:	1375.02	Total Rooms:	6
Subdivision:	6170	Zoning:	LARE40	Bedrooms:	4
Rec Date:	09/20/2017	Prior Rec Date:	07/28/2017	Bath(F/H):	3 /
Sale Date:	08/21/2017	Prior Sale Date:	07/19/2017	Yr Built/Eff:	1963 / 1963
Sale Price:	\$825,000	Prior Sale Price:	\$700,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	1075372	Acres:	0.12	Fireplace:	Y / 1
1st Mtg Amt:	\$636,000	Lot Area:	5,050	Pool:	SPA
Total Value:	\$758,000	# of Stories:	2.00	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	ATTACHED

GARAGE

Comp #4 Distance From Subject:0.11 (miles)
 Address: 4977 CANOGA AVE, WOODLAND HILLS, CA 91364-3203
 Owner Name: SHYY WAYNE & EMILIE L
 Seller Name: HARBOUR ROBERT W
 APN: 2168-010-017 Map Reference: 13-C2 / Living Area: 1,853
 County: LOS ANGELES, CA Census Tract: 1375.02 Total Rooms: 7
 Subdivision: 6170 Zoning: LAR1 Bedrooms: 4
 Rec Date: 04/18/2018 Prior Rec Date: 11/30/2017 Bath(F/H): 2 /
 Sale Date: 04/13/2018 Prior Sale Date: 11/15/2017 Yr Built/Eff: 1948 / 1949
 Sale Price: \$863,000 Prior Sale Price: \$585,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 374562 Acres: 0.27 Fireplace: Y / 1
 1st Mtg Amt: \$690,400 Lot Area: 11,621 Pool: POOL
 Total Value: \$262,590 # of Stories: 1.00 Roof Mat: COMPOSITION
 Land Use: SFR Park Area/Cap#: / 2 Parking: SHINGLE
 ATTACHED
 GARAGE

Comp #5 Distance From Subject:0.16 (miles)
 Address: 21503 MARCHENA ST, WOODLAND HILLS, CA 91364-4321
 Owner Name: DONNELLY DAVID J & MICHELINA
 Seller Name: FEDOR ROBERT & TIFFANY
 APN: 2168-011-071 Map Reference: 13-C2 / Living Area: 2,064
 County: LOS ANGELES, CA Census Tract: 1375.02 Total Rooms: 7
 Subdivision: 6170 Zoning: LARE40 Bedrooms: 4
 Rec Date: 08/25/2017 Prior Rec Date: 07/24/2003 Bath(F/H): 2 /
 Sale Date: 07/14/2017 Prior Sale Date: 07/16/2003 Yr Built/Eff: 1955 / 1980
 Sale Price: \$804,000 Prior Sale Price: \$552,000 Air Cond: CENTRAL
 Sale Type: FULL Prior Sale Type: FULL Style:
 Document #: 965431 Acres: 0.24 Fireplace: /
 1st Mtg Amt: \$562,800 Lot Area: 10,399 Pool:
 Total Value: \$617,906 # of Stories: Roof Mat:
 Land Use: SFR Park Area/Cap#: / Parking:

Comp #6 Distance From Subject:0.24 (miles)
 Address: 5126 CALATRANA DR, WOODLAND HILLS, CA 91364-1809
 Owner Name: GALA HOLDINGS LLC
 Seller Name: SEARS DAVID B & T D TRUST
 APN: 2168-013-062 Map Reference: 13-C2 / Living Area: 2,123
 County: LOS ANGELES, CA Census Tract: 1375.02 Total Rooms: 7
 Subdivision: 6170 Zoning: LARE40 Bedrooms: 4
 Rec Date: 09/06/2017 Prior Rec Date: 04/21/1994 Bath(F/H): 3 /
 Sale Date: 08/23/2017 Prior Sale Date: Yr Built/Eff: 1989 / 1989
 Sale Price: \$880,000 Prior Sale Price: \$275,000 Air Cond: CENTRAL
 Sale Type: FULL Prior Sale Type: FULL Style:
 Document #: 1009206 Acres: 0.13 Fireplace: Y / 1
 1st Mtg Amt: Lot Area: 5,790 Pool:
 Total Value: \$402,720 # of Stories: Roof Mat:
 Land Use: SFR Park Area/Cap#: / Parking: GARAGE

Comp #7 Distance From Subject:0.26 (miles)
 Address: 21245 LOPEZ ST, WOODLAND HILLS, CA 91364-3251
 Owner Name: MCGUYER FAMILY TRUST
 Seller Name: BLACK LIVING TRUST
 APN: 2167-006-020 Map Reference: 13-D2 / Living Area: 2,220
 County: LOS ANGELES, CA Census Tract: 1375.02 Total Rooms: 6
 Subdivision: 6170 Zoning: LAR1 Bedrooms: 5
 Rec Date: 09/05/2017 Prior Rec Date: 05/13/1993 Bath(F/H): 2 /
 Sale Date: 08/28/2017 Prior Sale Date: Yr Built/Eff: 1947 / 1962
 Sale Price: \$882,000 Prior Sale Price: \$280,000 Air Cond: CENTRAL
 Sale Type: FULL Prior Sale Type: FULL Style: COLONIAL
 Document #: 1005339 Acres: 0.14 Fireplace: Y / 1
 1st Mtg Amt: Lot Area: 6,246 Pool:
 Total Value: \$418,252 # of Stories: 1.00 Roof Mat: COMPOSITION
 Land Use: SFR Park Area/Cap#: / 1 Parking: SHINGLE
 DETACHED
 GARAGE

Comp #8 Distance From Subject:0.29 (miles)
 Address: 21807 LOPEZ ST, WOODLAND HILLS, CA 91364-3119
 Owner Name: KALIOR LAWRENCE J & JILL D/ASHTON SUMMER N
 Seller Name: PLAX ALEXANDRA T
 APN: 2168-015-030 Map Reference: 13-C2 / Living Area: 2,016
 County: LOS ANGELES, CA Census Tract: 1375.02 Total Rooms: 7
 Subdivision: 6170 Zoning: LAR1 Bedrooms: 4
 Rec Date: 11/28/2017 Prior Rec Date: 08/26/2011 Bath(F/H): 3 /
 Sale Date: 10/18/2017 Prior Sale Date: 08/04/2011 Yr Built/Eff: 1973 / 1973
 Sale Price: \$850,000 Prior Sale Price: \$465,000 Air Cond: CENTRAL
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 1364297 Acres: 0.25 Fireplace: Y / 1

1st Mtg Amt:	\$424,100	Lot Area:	10,766	Pool:	
Total Value:	\$503,247	# of Stories:	1.00	Roof Mat:	GRAVEL & ROCK
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	ATTACHED GARAGE

Comp #:	9	Distance From Subject:	0.33 (miles)
Address:	21832 LOPEZ ST, WOODLAND HILLS, CA 91364-3118		
Owner Name:	BEHDADNIA DENNIS & ELENA		
Seller Name:	ANDERSON ANTHONY & PIA		
APN:	2168-014-045	Map Reference:	13-C2 /
County:	LOS ANGELES, CA	Census Tract:	1375.02
Subdivision:	6170	Zoning:	LAR1
Rec Date:	10/05/2017	Prior Rec Date:	06/28/2013
Sale Date:	08/23/2017	Prior Sale Date:	05/20/2013
Sale Price:	\$805,000	Prior Sale Price:	\$660,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1143956	Acres:	0.14
1st Mtg Amt:	\$215,000	Lot Area:	6,096
Total Value:	\$700,283	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	2,211
		Total Rooms:	8
		Bedrooms:	4
		Bath(F/H):	3 /
		Yr Built/Eff:	1974 / 1974
		Air Cond:	CENTRAL
		Style:	MODERN
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	GRAVEL & ROCK
		Parking:	ATTACHED GARAGE

Comp #:	10	Distance From Subject:	0.41 (miles)
Address:	5292 ELVIRA RD, WOODLAND HILLS, CA 91364-1819		
Owner Name:	KLEIN ERIC & NICOLE		
Seller Name:	KWAN AMANDA		
APN:	2168-019-059	Map Reference:	13-C2 /
County:	LOS ANGELES, CA	Census Tract:	1375.02
Subdivision:	6170	Zoning:	LARE40
Rec Date:	04/03/2018	Prior Rec Date:	08/05/2010
Sale Date:	03/12/2018	Prior Sale Date:	07/06/2010
Sale Price:	\$780,000	Prior Sale Price:	\$545,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	316892	Acres:	0.09
1st Mtg Amt:	\$580,000	Lot Area:	3,981
Total Value:	\$601,624	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 1
		Living Area:	2,054
		Total Rooms:	5
		Bedrooms:	3
		Bath(F/H):	3 /
		Yr Built/Eff:	1964 / 1977
		Air Cond:	CENTRAL
		Style:	CONVENTIONAL
		Fireplace:	/
		Pool:	
		Roof Mat:	GRAVEL & ROCK
		Parking:	PARKING AVAIL

Comp #:	11	Distance From Subject:	0.45 (miles)
Address:	5274 CALATRANA DR, WOODLAND HILLS, CA 91364-1811		
Owner Name:	NORTON GEOFFREY P TRUST 1		
Seller Name:	LV HOLDING GROUP LLC		
APN:	2168-017-061	Map Reference:	13-C2 /
County:	LOS ANGELES, CA	Census Tract:	1375.02
Subdivision:	6170	Zoning:	LARE40
Rec Date:	12/20/2017	Prior Rec Date:	11/08/2016
Sale Date:	11/20/2017	Prior Sale Date:	10/04/2016
Sale Price:	\$990,000	Prior Sale Price:	\$617,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1477360	Acres:	0.27
1st Mtg Amt:	\$636,150	Lot Area:	11,716
Total Value:	\$617,000	# of Stories:	2.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	1,780
		Total Rooms:	3
		Bedrooms:	2
		Bath(F/H):	2 /
		Yr Built/Eff:	1981 / 1981
		Air Cond:	CENTRAL
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	COMPOSITION SHINGLE
		Parking:	PARKING AVAIL

Comp #:	12	Distance From Subject:	0.47 (miles)
Address:	5332 TENDILLA AVE, WOODLAND HILLS, CA 91364-1831		
Owner Name:	ILES ROBERT H/GUYAUX NADINE		
Seller Name:	STEPHENS CHARLOTTE M TRUST		
APN:	2168-024-037	Map Reference:	13-C1 /
County:	LOS ANGELES, CA	Census Tract:	1375.02
Subdivision:	6170	Zoning:	LAR1
Rec Date:	01/10/2018	Prior Rec Date:	01/31/1984
Sale Date:	11/02/2017	Prior Sale Date:	
Sale Price:	\$725,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	30064	Acres:	0.15
1st Mtg Amt:	\$424,100	Lot Area:	6,488
Total Value:	\$118,108	# of Stories:	2.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	2,300
		Total Rooms:	7
		Bedrooms:	3
		Bath(F/H):	2 /
		Yr Built/Eff:	1962 / 1962
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	POOL
		Roof Mat:	GRAVEL & ROCK
		Parking:	ATTACHED GARAGE

Comp #:	13	Distance From Subject:	0.48 (miles)
Address:	4922 ESCOBEDO DR, WOODLAND HILLS, CA 91364-3348		
Owner Name:	AMMELL TARA L		
Seller Name:	LEIBOW FAMILY TRUST		
APN:	2167-013-017	Map Reference:	13-D2 /
County:	LOS ANGELES, CA	Census Tract:	1375.02
Subdivision:	6170	Zoning:	LAR1
Rec Date:	05/16/2018	Prior Rec Date:	01/20/1995
Sale Date:	04/19/2018	Prior Sale Date:	
Sale Price:	\$871,000	Prior Sale Price:	\$213,630
		Living Area:	2,279
		Total Rooms:	7
		Bedrooms:	4
		Bath(F/H):	2 /
		Yr Built/Eff:	1964 / 1964
		Air Cond:	

Sale Type:	FULL	Prior Sale Type:		Style:	CONVENTIONAL
Document #:	483235	Acres:	0.14	Fireplace:	Y / 1
1st Mtg Amt:	\$600,000	Lot Area:	6,263	Pool:	
Total Value:	\$309,701	# of Stories:	2.00	Roof Mat:	GRAVEL & ROCK
Land Use:	SFR	Park Area/Cap#:	/ 1	Parking:	PARKING AVAIL

EXHIBIT D

ASSIGNED INSPECTOR: **JASON SIBLEY**

Date: **May 29, 2018**

JOB ADDRESS: **5076 NORTH CAMPO ROAD, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2168-008-033**

CASE#: **784847**

ORDER NO: **A-4493329**

EFFECTIVE DATE OF ORDER TO COMPLY: **September 08, 2017**

COMPLIANCE EXPECTED DATE: **October 08, 2017**

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

.....

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-4493329

1051027201744460

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

FRANK M. BUSH
GENERAL MANAGER

OSAMA YOUNAN, P.E.
EXECUTIVE OFFICER

ORDER TO COMPLY AND NOTICE OF FEE

JOB,STEPHEN A
5076 CAMPO RD
WOODLAND HILLS, CA 91364

The undersigned mailed this notice
by regular mail, postage prepaid,
to the addressee on this day,

SEP 01 2017

CASE #: 784847
ORDER #: A-4493329
EFFECTIVE DATE: September 08, 2017
COMPLIANCE DATE: October 08, 2017

To the address as shown on the
last equalized assessment roll.
Initialed by *[Signature]*

OWNER OF
SITE ADDRESS: 5076 N CAMPO ROAD

ASSESSORS PARCEL NO.: 2168-008-033
ZONE: R1; One-Family Zone

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

FURTHER, 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. Open storage of Auto parts, machine, motor, appliance or other similar device in a residential zone.

You are therefore ordered to: Discontinue the open storage of cast-off household items in a residential zone.

Code Section(s) in Violation: 12.03, 12.21A.1.(a), 12.21A.8.(a) and 12.21A.8.(b) of the L.A.M.C.

2. 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.

3. The property or portion thereof is in need of general maintenance and repair.

You are therefore ordered to: 1) Repair, replace and or maintain the property.
2) Continue to maintain in good repair.

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.



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

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

Comments: Trash and debris, open storage of cast-off household materials, deteriorating wood fence, dead-fall tree branches and leaves.

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 days 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 **\$660.00** 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 **\$2,310.00.**

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

PENALTY WARNING :

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

APPEAL PROCEDURES:

There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine error or abuse of discretion, or requests for slight modification of the requirements contained in this order when appropriate fees have been paid. Section 98.0403.1 and 98.0403.2 L.A.M.C.

If you have any questions or require any additional information please feel free to contact me at (818)374-9863. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector : *Bo*

Date: September 01, 2017

ROBERT REESE
14410 SYLVAN STREET SUITE 105
LOS ANGELES, CA 91401
(818)374-9863
Robert.Reese@lacity.org

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REVIEWED BY

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