

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 23, 2015

Council District: # 3

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

JOB ADDRESS: **5114 NORTH ETIWANDA AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2181-011-010**

On July 19, 2013, 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: **5114 North Etiwanda 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 the ordinance.

In addition, pursuant to Section 98.0421, the property owner was issued an order June 19, 2013 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>
Code Violation Investigation fee	336.00
Non-Compliance Code Enforcement fee	550.00
Late Charge/Collection fee (250%)	1,858.84
System Development Surcharge	20.16
System Development Surcharge late fee	50.40
Accumulated Interest (1%/month)	552.67
Title Report fee	42.00
Grand Total	\$ 3,410.07

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 **\$3,410.07** 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 **\$3,410.07** 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



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

Property Title Report

Work Order No. T11131
Dated as of: 03/08/2015

Prepared for: City of Los Angeles

SCHEDULE A (Reported Property Information)

APN #: 2181-011-010

Property Address: 5114 N ETIWANDA AVE ✓ City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Instrument: Grant Deed

Grantee : Farzan David Issapour, a single man

Grantor : Anthony G. Khotsikian

Deed Date : 8/29/2011

Recorded : 9/13/2011

Instr No. : 20111240644

Mailing Address: Farzan David Issapour,
5114 Etwanda Ave, Tarzana, CA 91356.

SCHEDULE B

LEGAL DESCRIPTION

The following described property:

Lot 60 of Tract No. 15675 in the City of Los Angeles, County of Los Angeles, State of California, as per Map recorded in Book 367 Page(s) 8 Through 15 Incls. of Maps in the Office of the County Recorder of Los Angeles County.

Assessor's Parcel No: 2181-011-010

MORTGAGES/LIENS

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

Amount : \$220,815.00

Dated : 9/6/2011

Trustor : Farzan David Issapour

Trustee : Cal Counties Title Nation

Beneficiary : MERS, Inc., as nominee for Affiliated Funding Corp. DBA InhouseLender.Com

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

Work Order No. T11131

SCHEDULE B (Continued)

Loan No. : MIN 100082700000196588

Recorded : 9/13/2011

Instr No. : 20111240645

Maturity Date is: 10/1/2041

This Mortgage is an ARM

Mailing Address: Cal Counties Title Nation, 790 E. Colorado Blvd No. 400, Pasadena, California 91101.

Mailing Address: Affiliated Funding Corp. DBA Inhouselender.Com,
5 Hutton Centre Dr. STE. -1100, Santa Ana, California 92707.

Mailing Address: Mortgage Electronic Registration Systems, Inc., P.O. Box 2026, Flint, MI 48501-2026.

CALCOUNTIES TITLE NATION

CA-COUNTIES TITLE NATION

RECORDING REQUESTED BY:
First Priority Escrow, Inc.

AND WHEN RECORDED MAIL TO:

Farzan David Issapour

5714 Etiwanda Ave.

Tarzana, CA 91356

Order No. 2115284

Escrow No. 11-5958-MS

Parcel No. 2181-011-010

09/13/2011



20111240644

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

THE UNDERSIGNED THAT DOCUMENTARY TRANSFER TAX IS \$405.35 and CITY \$1,658.25

- ☒ computed on full value of property conveyed, or
☐ computed on full value less liens or encumbrances remaining at the time of sale.
☐ unincorporated area: ☒ Tarzana, and City of Los Angeles

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

hereby Grants to Farzan David Issapour, A single man

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

Lot 60 of Tract No. 15675 in the City of ~~Tarzana~~ Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 367 Page(s) 8 Through 15 Inclus. of Maps in the Office of the County Recorder of Los Angeles County, .

Date August 29, 2011

Anthony G. Khotsikian

STATE OF CALIFORNIA)
COUNTY OF LA) S.S.

On August 29 2011, before me, Raymond Shum, Notary Public, a notary public in and for said State, personally appeared Anthony G. Khotsikian 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.

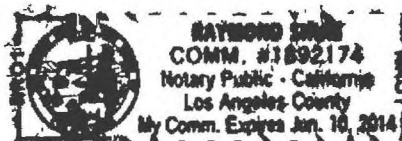
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct

WITNESS my hand and official seal.

Signature

Raymond Shum

(Seal)



CALCOUNTIES TITLE NATION
CALCOUNTIES TITLE NATION

Recording Requested By:
AFFILIATED FUNDING CORP. DBA
INHOUSELENDER.COM



20111240645

And After Recording Return To:
AFFILIATED FUNDING CORP. DBA INHOUSELENDER.COM
5 HUTTON CENTRE DR. STE.-1100
SANTA ANA, CALIFORNIA 92707
Loan Number: 0000019658

[Space Above This Line For Recording Data]

DEED OF TRUST

MIN: 100082700000196588

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 SEPTEMBER 6, 2011, together with all Riders to this document.
(B) "Borrower" is FARZAN DAVID ISSAPOUR, A SINGLE MAN

Borrower is the trustor under this Security Instrument.

- (C) "Lender" is AFFILIATED FUNDING CORP. DBA INHOUSELENDER.COM

Lender is a CALIFORNIA CORPORATION organized
and existing under the laws of CALIFORNIA
Lender's address is 5 HUTTON CENTRE DR. STE.-1100, SANTA ANA,
CALIFORNIA 92707

- (D) "Trustee" is CAL COUNTIES TITLE NATION
790 E. COLORADO BLVD #400, PASADENA, CALIFORNIA 91101

(E) "MERS" is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as a nominee for Lender and Lender's successors and assigns. MERS is the beneficiary under this Security Instrument. MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS.

- (F) "Note" means the promissory note signed by Borrower and dated SEPTEMBER 6, 2011



The Note states that Borrower owes Lender TWO HUNDRED TWENTY THOUSAND EIGHT HUNDRED FIFTEEN AND 00/100 Dollars (U.S. \$ 220,815.00) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than OCTOBER 1, 2041

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

(H) "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.

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

(J) "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.

(K) "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.

(L) "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.

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

(N) "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.

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

(P) "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.

(Q) "RESPA" means the Real Estate Settlement Procedures Act (12 U.S.C. §2601 et seq.) and its implementing regulation, Regulation X (24 C.F.R. Part 3500), 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.

(R) "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.

TRANSFER OF RIGHTS IN THE PROPERTY

The beneficiary of this Security Instrument is MERS (solely as nominee for Lender and Lender's successors and assigns) and the successors and assigns of MERS. This Security Instrument secures to Lender: (i) the repayment of



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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]

LOT 60 OF TRACT NO. 15675, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP FILED IN BOOK 367 PAGE(S) 8 THROUGH 15, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
A.P.N.: 2181-011-010

which currently has the address of 5114 ETIWANDA AVENUE

[Street]

LOS ANGELES (TARZANA AREA)

, California

91356

("Property Address"):

[City]

[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 understands and agrees that MERS holds only legal title to the interests granted by Borrower in this Security Instrument, but, if necessary to comply with law or custom, MERS (as nominee for Lender and Lender's successors and assigns) has the right: to exercise any or all of those interests, including, but not limited to, the right to foreclose and sell the Property; and to take any action required of Lender including, but not limited to, releasing and canceling this Security Instrument.

BORROWER COVENANTS that Borrower is lawfully seised 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



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.

The undersigned Borrower requests that a copy of any Notice of Default and any Notice of Sale under this Security Instrument be mailed to Borrower at the address set forth above.


PARZAN DAVID ISSAPOUR (Seal)
-Borrower

(Seal)
-Borrower

(Seal)
-Borrower

(Seal)
-Borrower

(Seal)
-Borrower

(Seal)
-Borrower

Witness:

Witness:



[Space Below This Line For Acknowledgment]

State of CALIFORNIA

County of LOS ANGELES)
) ss.

On 9/16/11 before me, Michelle M. Sorice, Notary Public

personally appeared FARZAN DAVID ISSAPOUR

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.



A large, stylized handwritten signature in black ink, appearing to read "Michelle M. Sorice".

NOTARY SIGNATURE

MICHELLE M. SORICE
(Typed Name of Notary)

NOTARY SEAL



EXHIBIT B

ASSIGNED INSPECTOR: **ROBERT REESE**

Date: **April 23, 2015**

JOB ADDRESS: **5114 NORTH ETIWANDA AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2181-011-010**

Last Full Title: **03/08/2015**

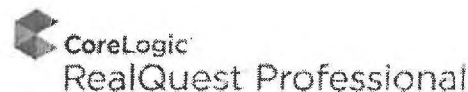
Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- | | | |
|-----|---|------------------------------|
| 1). | FARZAN DAVID ISSAPOUR
5114 ETIWANDA AVE.
TARZANA, CA 91356 | CAPACITY: OWNER |
| 2). | CAL COUNTIES TITLE NATION
790 E. COLORADO BLVD. #400
PASADENA, CA 91101 | CAPACITY: INTERESTED PARTIES |
| 3). | AFFILIATED FUNDING CORP.
DBA INHOUSELENDER.COM
5 HUTTON CENTRE DR. STE. 1100
SANTA ANA, CA 92707 | CAPACITY: INTERESTED PARTIES |

Property Detail Report

For Property Located At :
5114 ETIWANDA AVE, TARZANA, CA 91356-4334



Owner Information

Owner Name: ISSAPOUR FARZAN D
 Mailing Address: 5114 ETIWANDA AVE, TARZANA CA 91356-4334 C025
 Vesting Codes: SM //

Location Information

Legal Description:	TRACT # 15675 LOT 60	APN:	2181-011-010
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	1395.02 / 1	Subdivision:	15675
Township-Range-Sect:		Map Reference:	21-C2 /
Legal Book/Page:	367-8	Tract #:	15675
Legal Lot:	60	School District:	LOS ANGELES
Legal Block:		School District Name:	
Market Area:	TAR	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:	09/13/2011 / 08/29/2011	1st Mtg Amount/Type:	\$220,815 / CONV
Sale Price:	\$368,500	1st Mtg Int. Rate/Type:	3.75 / ADJ
Sale Type:	FULL	1st Mtg Document #:	1240645
Document #:	1240644	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$199.40
New Construction:		Multi/Split Sale:	
Title Company:	CALCOUNTIES TITLE NATION		
Lender:	INHOUSELENDER.COM		
Seller Name:	KHOSIKIAN ANTHONY G		

Prior Sale Information

Prior Rec/Sale Date:	08/31/2000 /	Prior Lender:	/
Prior Sale Price:		Prior 1st Mtg Amt/Type:	/
Prior Doc Number:	1368537	Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	QUIT CLAIM DEED		

Property Characteristics

Gross Area:		Parking Type:	ATTACHED GARAGE	Construction:	FRAME
Living Area:	1,848	Garage Area:		Heat Type:	CENTRAL
Tot Adj Area:		Garage Capacity:	1	Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	1	Porch Type:	
Total Rooms:	4	Basement Area:		Patio Type:	
Bedrooms:	3	Finish Bsmnt Area:		Pool:	
Bath(F/H):	3 /	Basement Type:		Air Cond:	CENTRAL
Year Built / Eff:	1950 / 1979	Roof Type:		Style:	CONVENTIONAL
Fireplace:	/	Foundation:	SLAB	Quality:	AVERAGE
# of Stories:	1.00	Roof Material:	COMPOSITION SHINGLE	Condition:	AVERAGE

Other Improvements: FENCE

Site Information

Zoning:	LAR1	Acres:	0.16	County Use:	SINGLE FAMILY RESID (0101)
Lot Area:	6,768	Lot Width/Depth:	68 x 100	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	PUBLIC
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$377,063	Assessed Year:	2014	Property Tax:	\$4,772.39
Land Value:	\$327,881	Improved %:	13%	Tax Area:	37
Improvement Value:	\$49,182	Tax Year:	2014	Tax Exemption:	
Total Taxable Value:	\$377,063				

Comparable Summary

For Property Located At



CoreLogic

RealQuest Professional

5114 ETIWANDA AVE, TARZANA, CA 91356-4334**7 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: 7**

	Subject Property	Low	High	Average
Sale Price	\$368,500	\$575,000	\$790,000	\$697,429
Bldg/Living Area	1,848	1,759	2,012	1,838
Price/Sqft	\$199.40	\$324.31	\$441.83	\$379.36
Year Built	1950	1950	1954	1950
Lot Area	6,768	5,499	8,694	6,219
Bedrooms	3	3	4	3
Bathrooms/Restrooms	3	1	3	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$377,063	\$96,957	\$780,000	\$541,868
Distance From Subject	0.00	0.17	0.44	0.28

*= user supplied for search only

<input checked="" type="checkbox"/> # F	Address	Sale Price	Yr Blt	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
Subject Property									
	5114 ETIWANDA AVE	\$368,500	1950	3	3	09/13/2011	1,848	6,768	0.0
Comparables									
<input checked="" type="checkbox"/> 1	5137 CHIMINEAS AVE	\$620,000	1950	3	3	09/23/2014	1,783	5,499	0.17
<input checked="" type="checkbox"/> 2	5138 CHIMINEAS AVE	\$739,500	1950	3	3	12/02/2014	1,933	5,501	0.18
<input checked="" type="checkbox"/> 3	5127 LINDLEY AVE	\$665,000	1950	3	3	11/07/2014	1,759	5,500	0.21
<input checked="" type="checkbox"/> 4	5187 LINDLEY AVE	\$745,000	1950	4	3	04/03/2015	2,012	5,499	0.23
<input checked="" type="checkbox"/> 5	18212 VALLEY VISTA BLVD	\$790,000	1950	3	2	01/23/2015	1,788	5,835	0.34
<input checked="" type="checkbox"/> 6	5123 ENFIELD AVE	\$747,500	1952	3	1	01/06/2015	1,820	7,008	0.4
<input checked="" type="checkbox"/> 7	18236 CLARK ST	\$575,000	1954	3	2	09/30/2014	1,773	8,694	0.44

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

5114 ETIWANDA AVE, TARZANA, CA 91356-4334**7 Comparable(s) Selected.**

Report Date: 04/16/2015

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$368,500	\$575,000	\$790,000	\$697,429
Bldg/Living Area	1,848	1,759	2,012	1,838
Price/Sqft	\$199.40	\$324.31	\$441.83	\$379.36
Year Built	1950	1950	1954	1950
Lot Area	6,768	5,499	8,694	6,219
Bedrooms	3	3	4	3
Bathrooms/Restrooms	3	1	3	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$377,063	\$96,957	\$780,000	\$541,868
Distance From Subject	0.00	0.17	0.44	0.28

* = user supplied for search only

Comp #:	1	Distance From Subject:0.17 (miles)	
Address:	5137 CHIMINEAS AVE, TARZANA, CA 91356-4305		
Owner Name:	EGHBALI ARMAN		
Seller Name:	SAYARI SHAHRZAD		
APN:	2181-006-012	Map Reference:	21-C2 /
County:	LOS ANGELES, CA	Census Tract:	1395.02
Subdivision:	15675	Zoning:	LAR1
Rec Date:	09/23/2014	Prior Rec Date:	10/15/2010
Sale Date:	08/21/2014	Prior Sale Date:	07/27/2010
Sale Price:	\$620,000	Prior Sale Price:	\$495,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1004113	Acres:	0.13
1st Mtg Amt:	\$417,000	Lot Area:	5,499
Total Value:	\$517,334	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 1
		Living Area:	1,783
		Total Rooms:	4
		Bedrooms:	3
		Bath(F/H):	3 /
		Yr Built/Eff:	1950 / 1965
		Air Cond:	CENTRAL
		Style:	CONVENTIONAL
		Fireplace:	/
		Pool:	POOL
		Roof Mat:	COMPOSITION SHINGLE
		Parking:	PARKING AVAIL

Comp #:	2	Distance From Subject:0.18 (miles)	
Address:	5138 CHIMINEAS AVE, TARZANA, CA 91356-4306		
Owner Name:	AHL JAHANSHAH & S N TRUST		
Seller Name:	BB & BZ PROPERTIES LLC		
APN:	2181-004-009	Map Reference:	21-C2 /
County:	LOS ANGELES, CA	Census Tract:	1395.02
Subdivision:	15675	Zoning:	LAR1
Rec Date:	12/02/2014	Prior Rec Date:	03/13/2014
Sale Date:	11/20/2014	Prior Sale Date:	02/18/2014
Sale Price:	\$739,500	Prior Sale Price:	\$735,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1293016	Acres:	0.13
1st Mtg Amt:		Lot Area:	5,501
Total Value:	\$780,000	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 1
		Living Area:	1,933
		Total Rooms:	4
		Bedrooms:	3
		Bath(F/H):	3 /
		Yr Built/Eff:	1950 / 1966
		Air Cond:	CENTRAL
		Style:	CONVENTIONAL
		Fireplace:	/
		Pool:	
		Roof Mat:	COMPOSITION SHINGLE
		Parking:	PARKING AVAIL

Comp #:	3	Distance From Subject:0.21 (miles)	
Address:	5127 LINDLEY AVE, TARZANA, CA 91356-4349		
Owner Name:	AHL SIYAMAK & SHARON TRUST		
Seller Name:	GREEN FAMILY 2007 TRUST		
APN:	2181-005-022	Map Reference:	21-C2 /
County:	LOS ANGELES, CA	Census Tract:	1395.02
Subdivision:	15675	Zoning:	LAR1
Rec Date:	11/07/2014	Prior Rec Date:	04/30/2004
Sale Date:	11/04/2014	Prior Sale Date:	03/11/2004
Sale Price:	\$665,000	Prior Sale Price:	\$546,500
Sale Type:	FULL	Prior Sale Type:	
Document #:	1189684	Acres:	0.13
1st Mtg Amt:		Lot Area:	5,500
Total Value:	\$633,839	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 1
		Living Area:	1,759
		Total Rooms:	5
		Bedrooms:	3
		Bath(F/H):	3 /
		Yr Built/Eff:	1950 / 1980
		Air Cond:	CENTRAL
		Style:	CONVENTIONAL
		Fireplace:	/
		Pool:	
		Roof Mat:	COMPOSITION SHINGLE
		Parking:	DETACHED GARAGE

Comp #:		4		Distance From Subject:0.23 (miles)	
Address:		5187 LINDLEY AVE, TARZANA, CA 91356-4349			
Owner Name:		PASTERNAK DAVID/PERLMAN JONATHAN			
Seller Name:		LI XINMIN			
APN:	2181-004-019	Map Reference:	21-C2 /	Living Area:	2,012
County:	LOS ANGELES, CA	Census Tract:	1395.02	Total Rooms:	6
Subdivision:	15675	Zoning:	LAR1	Bedrooms:	4
Rec Date:	04/03/2015	Prior Rec Date:	11/16/2009	Bath(F/H):	3 /
Sale Date:	03/20/2015	Prior Sale Date:	10/06/2009	Yr Built/Eff:	1950 / 1950
Sale Price:	\$745,000	Prior Sale Price:	\$635,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	368485	Acres:	0.13	Fireplace:	Y / 1
1st Mtg Amt:	\$596,000	Lot Area:	5,499	Pool:	
Total Value:	\$668,647	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/ 1	Parking:	ATTACHED GARAGE

Comp #5		Distance From Subject:0.34 (miles)	
Address: 18212 VALLEY VISTA BLVD, TARZANA, CA 91356-4624			
Owner Name: FATIRIAN BABAK/NIKNAM MARJAN			
Seller Name: KOSHKI KIYOU MARS & JESSICA			
APN: 2181-031-012	Map Reference: 21-C2 /	Living Area: 1,788	
County: LOS ANGELES, CA	Census Tract: 1397.03	Total Rooms: 5	
Subdivision: 15675	Zoning: LAR1	Bedrooms: 3	
Rec Date: 01/23/2015	Prior Rec Date: 10/22/2009	Bath(F/H): 2 /	
Sale Date: 01/16/2015	Prior Sale Date: 09/24/2009	Yr Built/Eff: 1950 / 1990	
Sale Price: \$790,000	Prior Sale Price: \$590,000	Air Cond: CENTRAL	
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL	
Document #: 82432	Acres: 0.13	Fireplace: /	
1st Mtg Amt: \$632,000	Lot Area: 5,835	Pool:	
Total Value: \$621,262	# of Stories: 1.00	Roof Mat: GRAVEL & ROCK	
Land Use: SFR	Park Area/Cap#: / 1	Parking: ATTACHED GARAGE	

Comp #6		Distance From Subject:0.4 (miles)	
Address: 5123 ENFIELD AVE, ENCINO, CA 91316-3504			
Owner Name: ELKINS NATHANIEL R & LISA W			
Seller Name: JOSEPH BRUCE I TRUST			
APN: 2182-010-002	Map Reference: 21-D2 /	Living Area: 1,820	
County: LOS ANGELES, CA	Census Tract: 1395.02	Total Rooms: 5	
Subdivision: 10438	Zoning: LAR1	Bedrooms: 3	
Rec Date: 01/06/2015	Prior Rec Date: 10/12/1994	Bath(F/H): 1 /	
Sale Date: 12/18/2014	Prior Sale Date:	Yr Built/Eff: 1952 / 1960	
Sale Price: \$747,500	Prior Sale Price:	Air Cond:	
Sale Type: FULL	Prior Sale Type:	Style: CONVENTIONAL	
Document #: 11031	Acres: 0.16	Fireplace: Y / 1	
1st Mtg Amt: \$598,000	Lot Area: 7,008	Pool:	
Total Value: \$475,035	# of Stories: 1.00	Roof Mat: WOOD SHAKE	
Land Use: SFR	Park Area/Cap#: / 2	Parking: PARKING AVAIL	

Comp #7		Distance From Subject:0.44 (miles)	
Address: 18236 CLARK ST, TARZANA, CA 91356-3602			
Owner Name: SKOLNICK JOSEPH & MICHAL			
Seller Name: SUFFIN MARK & F J TRUST			
APN: 2160-018-141	Map Reference: 21-C1 /	Living Area: 1,773	
County: LOS ANGELES, CA	Census Tract: 1395.02	Total Rooms: 6	
Subdivision: 19559	Zoning: LAR1	Bedrooms: 3	
Rec Date: 09/30/2014	Prior Rec Date: 05/05/1993	Bath(F/H): 2 /	
Sale Date: 08/29/2014	Prior Sale Date:	Yr Built/Eff: 1954 / 1956	
Sale Price: \$575,000	Prior Sale Price:	Air Cond:	
Sale Type: FULL	Prior Sale Type:	Style: CONVENTIONAL	
Document #: 1034248	Acres: 0.20	Fireplace: Y / 1	
1st Mtg Amt: \$460,000	Lot Area: 8,694	Pool: POOL	
Total Value: \$96,957	# of Stories: 1.00	Roof Mat: GRAVEL & ROCK	
Land Use: SFR	Park Area/Cap#: / 2	Parking: PARKING AVAIL	

EXHIBIT D

ASSIGNED INSPECTOR: **ROBERT REESE**

Date: April 23, 2015

JOB ADDRESS: **5114 NORTH ETIWANDA AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2181-011-010**

CASE#: 502104

ORDER NO: A-3270768

EFFECTIVE DATE OF ORDER TO COMPLY: **June 19, 2013**

COMPLIANCE EXPECTED DATE: **July 19, 2013**

DATE COMPLIANCE OBTAINED: **June 26, 2014**

LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3270768

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

HELENA JUBANY
PRESIDENT

VAN AMBATIELOS
VICE-PRESIDENT

E. FELICIA BRANNON
VICTOR H. CUEVAS
SEPAND SAMZADEH

CITY OF LOS ANGELES
CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

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

RAYMOND S. CHAN, C.E., S.E.
SUPERINTENDENT OF BUILDING
INTERIM GENERAL MANAGER

ORDER TO COMPLY AND NOTICE OF FEE

ISSAPOUR, FARZAN D
5114 ETIWANDA AVE
TARZANA, CA 91356

_____ the
JUN 13 2013
undersigned mailed this notice by
regular mail, postage prepaid, to
the addressee as shown on the last
equalized assessment roll.

CASE #: 502104
ORDER #: A-3270768
EFFECTIVE DATE: June 19, 2013
COMPLIANCE DATE: July 19, 2013

OWNER OF

SITE ADDRESS: 5114 N ETIWANDA AVE

ASSESSORS PARCEL NO.: 2181-011-010

ZONE: R1; One-Family Zone

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 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. The recirculation and purification system of the swimming pool has not been operated and/or maintained so as to keep the water clean and of reasonable clarity.

You are therefore ordered to: Maintain or operate the recirculation and purification system so as to keep the pool water clean and of reasonable clarity.

Code Section(s) in Violation: 91.8118, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

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 98.041 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.

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: _____

BR

Date: June 12, 2013

ROBERT REESE
14410 SYLVAN STREET SUITE 105
LOS ANGELES, CA 9140
(818)374-9863
Robert.Reese@lacity.org

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REVIEWED BY