

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
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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

June 17, 2015

Council District: # 3

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

JOB ADDRESS: **5260 NORTH CAMPO ROAD, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2168-004-033**

On May 01, 2010, 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: **5260 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. The Department imposed non-compliance fee as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance Code Enforcement fee	\$ 550.00
Late Charge/Collection fee (250%)	1,375.00
Accumulated Interest (1%/month)	1,128.42
Title Report fee	42.00
Grand Total	\$ <u>3,095.42</u>

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 **\$3,095.42** 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 **\$3,095.42** 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. T11345
Dated as of: 05/02/2015

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)

APN # 2168-004-033

Property Address: 5260 N CAMPO ROAD ✓ City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: Grant Deed

Grantee : Amarjit Singh and Amarjit Kaur, husband and wife as joint tenants

Grantor : REO Properties Corporation

Deed Date : 3/18/2009

Recorded : 4/6/2009

Instr No. : 20090489149

MAILING ADDRESS: Amarjit Singh and Amarjit Kaur,
19600 LEADWELL ST RESEDA CA 91335

MAILING ADDRESS: Amarjit Singh and Amarjit Kaur,
5260 Campo Road, Los Angeles, CA 91364

SCHEDULE B

LEGAL DESCRIPTION

The following described property:

Lot 2252, of Tract No 6170, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 76, Page(s) 57 to 62 of Maps, in the office of the County recorder of said County.

Assessor's Parcel No: 2168-004-033

MORTGAGES/LIENS

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

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. T11345

SCHEDULE B (Continued)

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 : *7/9/2010*

Instr No. : *20100939723*

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 : *8/27/2010*

Instr No. : *20101200071*

MAILING ADDRESS: *Amarjit Singh and Amarjit Kaur,
5260 N Campo Road, Woodland Hills, CA 91364*

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

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RECORDING REQUESTED BY:

LSI Title Agency

Escrow No.: 09002876LFA

Title Order No.: 090198353

WHEN RECORDED MAIL DOCUMENT AND TAX STATEMENT TO:

AMARJIT SINGH AND AMARJIT KAUR

5260 CAMPO ROAD

LOS ANGELES, CA 91384



Parcel No.: 2168-004-033

SPACE ABOVE THIS LINE FOR RECORDER'S USE

80

GRANT DEED

18

The undersigned grantor(s) declare(s)

Documentary transfer tax is \$385.00 City tax \$1,575.00

- Computed on full value of property conveyed, or
 - Computed on full value less value of liens or encumbrances remaining at time of sale,
 - Unincorporated Area City of LOS ANGELES
- R & T Code.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, REO PROPERTIES CORPORATION hereby GRANT(S) to AMARJIT SINGH AND AMARJIT KAUR HUSBAND AND WIFE AS JOINT TENANTS

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

SEE ATTACHED EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

DATED: March 18, 2009

REO PROPERTIES CORPORATION

BY: *Nicola Fel...*

GRANT DEED

14F

3

Parcel No.: 2168-004-033

GRANT DEED
(Continued)

State of Pennsylvania
County of Allegheny

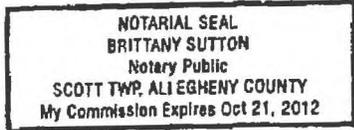
On March 19th 2009 before me, Brittany Sutton, Notary Public,
personally appeared

Nicole Lehner
Closing Coordinator 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  (Seal)



GRANT DEED

5

GOVERNMENT CODE 27361.7

I CERTIFY UNDER PENALTY OF PERJURY THAT THE ILLEGIBLE PORTION OF THE DOCUMENT TO WHICH THIS STATEMENT IS ATTACHED READS AS FOLLOWS:

PLEASE SEE ATTACHED BLANK ORIGINAL FOR CLARITY PURPOSES

PLACE OF EXECUTION: ORANGE

DATE: April 2, 2009


MARIO SANCHEZ, FIDELITY NATIONAL TITLE

RECORDING REQUESTED BY:

LSI Title Agency

Escrow No.: 09002876LFA

Title Order No.: 090199353

WHEN RECORDED MAIL DOCUMENT AND TAX STATEMENT TO:

AMARJIT SINGH AND AMARJIT KAUR

5260 CAMPO ROAD

LOS ANGELES, CA 91364

6

Parcel No. 2168-004-033

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

The undersigned grantor(s) declare(s)

Documentary transfer tax is ~~\$385.00~~ City tax \$4,575.00

- Computed on full value of property conveyed, or
- Computed on full value less value of liens or encumbrances remaining at time of sale,
- Unincorporated Area City of LOS ANGELES

R & T Code:

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, REO PROPERTIES CORPORATION hereby GRANT(S) to AMARJIT SINGH AND AMARJIT KAUR, HUSBAND AND WIFE AS JOINT TENANTS

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

SEE ATTACHED EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

DATED: March 18, 2009

REO PROPERTIES CORPORATION

BY: _____

GRANT DEED

Parcel No : 2168-004-033

7

GRANT DEED
(Continued)

State of California
County of _____

On _____ before me, _____, Notary Public,
personally appeared

_____ 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 _____ (Seal)

GRANT DEED

RECORDING REQUEST BY
City of Los Angeles
WHEN RECORDED MAIL TO
Department of Building and Safety
Code Enforcement Bureau
3550 Wilshire Blvd., Suite 1800
Los Angeles, CA
90010



SPACE ABOVE THIS LINE FOR RECORDER'S USE

**NOTICE OF BUILDING(S), STRUCTURE(S), OR PREMISES CLASSIFIED AS EITHER
HAZARDOUS, SUBSTANDARD OR A NUISANCE - ABATEMENT PROCEEDINGS**

Notice is hereby given that, pursuant to the provisions of Division 89 of Article 1 of Chapter IX of the Los Angeles Municipal Code (LAMC), the Department of Building and Safety has determined the building(s), structure(s), premises or portion(s) thereof, located at the site described below, to be a SUBSTANDARD property, as defined in Section 91.8902 (LAMC). The owner of the property has been duly notified pursuant to the above code section.

If the owner or any other party having or acquiring any right, title or interest in the property fails or refuses to comply with the notice as ordered, the Department shall initiate procedures that will result in the work being done under City Contract. The costs, plus administrative fees, will be assessed as a lien against the property. **This notice will continue in force until the Department of Building and Safety records a subsequent notice of termination.**

For further information regarding this notice and the status of Department proceedings, please feel free to contact the Code Enforcement Bureau Inspector listed below.

ANGEL SINDAYEN
(818)374-9863
(888)524-2845
14410 SYLVAN STREET SUITE 105
LOS ANGELES, CA 91401-
Case No.: 372724

Assessor's Map Book: **2168** Page: **004** Parcel: **033**

Identified by Los Angeles County Tax Assessors records as:

**5260 N CAMPO ROAD
LOS ANGELES, CA 91364**

DATED: This 2nd day of April, 2010

Owner:
SINGH, AMARJIT AND KAUR, AMARJIT,
5260 CAMPO RD
WOODLAND HILLS, CA 91364



April 02, 2010

For
FRANK BUSH, ASSISTANT BUREAU CHIEF
CODE ENFORCEMENT BUREAU
CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY

RECORDING REQUEST BY
City of Los Angeles
WHEN RECORDED MAIL TO
Department of Building and Safety
Code Enforcement Bureau
3550 Wilshire Blvd., Suite 1800
Los Angeles, CA
90010



SPACE ABOVE THIS LINE FOR RECORDER'S USE

**NOTICE OF BUILDING(S), STRUCTURE(S), OR PREMISES CLASSIFIED AS EITHER
HAZARDOUS, SUBSTANDARD OR A NUISANCE - ABATEMENT PROCEEDINGS**

Notice is hereby given that, pursuant to the provisions of Division 89 of Article 1 of Chapter IX of the Los Angeles Municipal Code (LAMC), the Department of Building and Safety has determined the building(s), structure(s), premises or portion(s) thereof, located at the site described below, to be a Nuisance, as defined in Section 91.8902 (LAMC). The owner of the property has been duly notified pursuant to the above code section.

If the owner or any other party having or acquiring any right, title or interest in the property fails or refuses to comply with the notice as ordered, the Department shall initiate procedures that will result in the work being done under City Contract. The costs, plus administrative fees, will be assessed as a lien against the property. **This notice will continue in force until the Department of Building and Safety records a subsequent notice of termination.**

For further information regarding this notice and the status of Department proceedings, please feel free to contact the Code Enforcement Bureau Inspector listed below.

RICHARD SIMONS
(213)252-3949
(888)524-2845
3550 WILSHIRE BLVD. SUITE 1800
LOS ANGELES, CA 90010-2419
Case No.: 380799

Assessor's Map Book: **2168** Page: **004** Parcel: **033**

Identified by Los Angeles County Tax Assessors records as:

**5260 N CAMPO ROAD
LOS ANGELES, CA 91364**

DATED: This 4th day of June, 2010

Owner:
SINGH, AMARJIT AND KAUR, AMARJIT,
5260 CAMPO RD
WOODLAND HILLS, CA 91364

June 04, 2010

For
FRANK BUSH, ASSISTANT BUREAU CHIEF
CODE ENFORCEMENT BUREAU
CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY

RECORDING REQUEST BY

City of Los Angeles

WHEN RECORDED MAIL TO

Department of Building and Safety

Code Enforcement Bureau

3550 Wilshire Blvd., Suite 1800

Los Angeles, CA

90010

07/09/2010



20100939723

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF PENDING LIEN

Notice is hereby given that, pursuant to the provisions of Division 89 of Article 1 of Chapter IX of the Los Angeles Municipal Code (LAMC), the Department of Building and Safety has awarded a contract to eliminate or remove a nuisance as defined in the Notice of Building(s), Structure(s), or Premise(s) classified as either Hazardous, Substandard, or Nuisance Abatement Proceeding recorded with the Los Angeles County Recorder on June 04, 2010 against the property located at **5260 N CAMPO ROAD**. The contracted abatement work may include asbestos abatement, demolition, barricading, cleaning, fencing, graffiti abatement, shoring, and/or erosion control measures (i.e. construction of impact or retaining walls). Upon confirmation of the proposed lien, there will be a lien against the parcel(s) as described below, for work performed which may include administrative costs.

For further information regarding this notice and the status of Department proceedings, please feel free to contact the Code Enforcement Bureau Inspector listed below.

RICHARD SIMONS

(213)252-3949

(888)524-2845

3550 WILSHIRE BLVD SUITE 1800

LOS ANGELES, CA 90010-2419

Case No 380799

**THIS NOTICE WILL CONTINUE IN FORCE UNTIL THE DEPARTMENT OF BUILDING AND SAFETY RECORDS A
SUBSEQUENT NOTICE OF TERMINATION OF PENDING LIEN**

Assessor's Map Book. **2168** Page: **004** Parcel: **033**

Identified by Los Angeles County Tax Assessors records as:

5260 N CAMPO ROAD

LOS ANGELES, CA 91364

Owner.

SINGH, AMARJIT AND KAUR, AMARJIT,

5260 CAMPO RD

WOODLAND HILLS, CA 91364

July 09, 2010

For

FRANK BUSH, ASSISTANT BUREAU CHIEF

CODE ENFORCEMENT BUREAU

CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY

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



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SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF PENDING LIEN

Notice is hereby given that, pursuant to the provisions of Section 98.0402 of Division 4 of Article 8 of Chapter IX of the Los Angeles Municipal Code (LAMC), the City of Los Angeles has incurred the cost of inspections of the property described below. The City of Los Angeles intends to impose a lien against the property described below to recover the cost of such inspections, plus appropriate fees and fines, as authorized by LAMC Section 98.0402 and Section 7.35.5 of Article 4.6 of Chapter 1 of Division 7 of the Los Angeles Administrative Code, upon confirmation of the City Council

For further information regarding this notice and the status of Department proceedings, please contact Nancy Truong of the Department of Building and Safety between 9:00 a.m. and 11:00 a.m., Monday through Friday (Invoice No. 4894139)

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 6170 M 2252 M B 76-57/62 (SHTS 22-27)

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 2168-004-033
AKA 5260 N CAMPO ROAD
LOS ANGELES

Owner
SINGH AMARJIT AND KAUR, AMARJIT
5260 CAMPO RD
WOODLAND HILLS CA, 91364

DATED This 12th Day of August, 2010

CITY OF LOS ANGELES

By
GD

Giacomina

Giovani Dacumos, Acting Bureau Chief
Resource Management Bureau

Property Detail Report

For Property Located At:
5260 CAMPO RD, WOODLAND HILLS, CA 91364-1927

**Owner Information**

Owner Name: **SINGH AMARJIT/KAUR AMARJIT**
 Mailing Address: **19600 LEADWELL ST, RESEDA CA 91335-2434 C003**
 Vesting Codes: **HW//JT**

Location Information

Legal Description:	TRACT NO 6170 LOT 2252	APN:	2168-004-033
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	1375.02 / 2	Subdivision:	6170
Township-Range-Sect:		Map Reference:	13-C2 /
Legal Book/Page:	65-58	Tract #:	6170
Legal Lot:	2252	School District:	LOS ANGELES
Legal Block:		School District Name:	
Market Area:	WHLL	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	04/06/2009 / 03/18/2009	Deed Type:	QUIT CLAIM DEED
Sale Price:		1st Mtg Document #:	
Document #:	489150		

Last Market Sale Information

Recording/Sale Date:	04/06/2009 / 03/18/2009	1st Mtg Amount/Type:	/
Sale Price:	\$350,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	
Document #:	489149	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$123.24
New Construction:		Multi/Split Sale:	
Title Company:	LSI TITLE CO		
Lender:			
Seller Name:	REO PROPS CORP		

Prior Sale Information

Prior Rec/Sale Date:	09/23/2005 / 08/22/2005	Prior Lender:	AMERICAS WHOLESALE LENDER
Prior Sale Price:	\$885,000	Prior 1st Mtg Amt/Type:	\$708,000 / CONV
Prior Doc Number:	2297224	Prior 1st Mtg Rate/Type:	6.75 / ADJ
Prior Deed Type:	GRANT DEED		

Property Characteristics

Gross Area:		Parking Type:	PARKING AVAIL	Construction:	
Living Area:	2,840	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:	PATIO
Bedrooms:	5	Finish Bsmnt Area:		Pool:	SPA
Bath(F/H):	3 /	Basement Type:		Air Cond:	CENTRAL
Year Built / Eff:	1963 / 1963	Roof Type:		Style:	CONVENTIONAL
Fireplace:	Y / 1	Foundation:	RAISED	Quality:	GOOD
# of Stories:	2.00	Roof Material:	GRAVEL & ROCK	Condition:	GOOD
Other Improvements:	FENCE;SHED				

Site Information

Zoning:	LAR1	Acres:	0.13	County Use:	SINGLE FAMILY RESID (0104)
Lot Area:	5,481	Lot Width/Depth:	52 x 105	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	PUBLIC
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$609,282	Assessed Year:	2014	Property Tax:	\$7,650.89
Land Value:	\$396,035	Improved %:	35%	Tax Area:	37
Improvement Value:	\$213,247	Tax Year:	2014	Tax Exemption:	
Total Taxable Value:	\$609,282				

Comparable Sales Report

For Property Located At

5260 CAMPO RD, WOODLAND HILLS, CA 91364-1927

7 Comparable(s) Selected.

Report Date: 06/16/2015

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$350,000	\$385,000	\$780,000	\$678,643
Bldg/Living Area	2,840	2,428	2,956	2,661
Price/Sqft	\$123.24	\$146.72	\$318.16	\$255.70
Year Built	1963	1948	2005	1977
Lot Area	5,481	5,779	26,034	10,962
Bedrooms	5	3	5	4
Bathrooms/Restrooms	3	3	6	4
Stories	2.00	1.00	2.00	1.80
Total Value	\$609,282	\$351,601	\$817,000	\$628,011
Distance From Subject	0.00	0.23	0.46	0.38

* = user supplied for search only

Comp # :1		Distance From Subject:0.23 (miles)	
Address: 5161 ELVIRA RD, WOODLAND HILLS, CA 91364-1818			
Owner Name: W E TRUST			
Seller Name: FIRST ELITE PROPERTIES INC			
APN:	2168-018-056	Map Reference:	13-C2 /
County:	LOS ANGELES, CA	Census Tract:	1375.02
Subdivision:	6170	Zoning:	LAR1
Rec Date:	11/21/2014	Prior Rec Date:	07/18/2014
Sale Date:	11/05/2014	Prior Sale Date:	03/30/2014
Sale Price:	\$780,000	Prior Sale Price:	\$610,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1252618	Acres:	0.19
1st Mtg Amt:	\$480,000	Lot Area:	8,288
Total Value:	\$817,000	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	2,956
		Total Rooms:	4
		Bedrooms:	5
		Bath(F/H):	6 /
		Yr Built/Eff:	1948 / 1977
		Air Cond:	CENTRAL
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	POOL
		Roof Mat:	GRAVEL & ROCK
		Parking:	PARKING AVAIL

Comp # :2		Distance From Subject:0.32 (miles)	
Address: 5232 MARMOL DR, WOODLAND HILLS, CA 91364-3331			
Owner Name: GILBERT SHERRI L TRUST			
Seller Name: CAHP HOLDINGS LLC			
APN:	2167-020-016	Map Reference:	13-D2 /
County:	LOS ANGELES, CA	Census Tract:	1375.02
Subdivision:	6170	Zoning:	LARE40
Rec Date:	11/21/2014	Prior Rec Date:	12/06/2013
Sale Date:	11/10/2014	Prior Sale Date:	11/07/2013
Sale Price:	\$780,000	Prior Sale Price:	\$415,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1256383	Acres:	0.19
1st Mtg Amt:		Lot Area:	8,358
Total Value:	\$605,000	# of Stories:	2.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	2,620
		Total Rooms:	5
		Bedrooms:	3
		Bath(F/H):	4 /
		Yr Built/Eff:	1966 / 1966
		Air Cond:	CENTRAL
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	GRAVEL & ROCK
		Parking:	PARKING AVAIL

Comp # :3		Distance From Subject:0.33 (miles)	
Address: 5060 MEDINA RD, WOODLAND HILLS, CA 91364-1823			
Owner Name: AMIRI TAJ R			
Seller Name: SLEDGE FAMILY TRUST			
APN:	2168-009-035	Map Reference:	13-C2 /
County:	LOS ANGELES, CA	Census Tract:	1375.02
Subdivision:	6170	Zoning:	LARE40
Rec Date:	05/05/2015	Prior Rec Date:	05/05/2015
Sale Date:	01/21/2015	Prior Sale Date:	04/24/2015
Sale Price:	\$648,000	Prior Sale Price:	\$825,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	514080	Acres:	0.18
1st Mtg Amt:	\$642,375	Lot Area:	7,916
Total Value:	\$701,000	# of Stories:	2.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	2,629
		Total Rooms:	7
		Bedrooms:	3
		Bath(F/H):	3 /
		Yr Built/Eff:	1981 / 1981
		Air Cond:	CENTRAL
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	COMPOSITION SHINGLE
		Parking:	ATTACHED GARAGE

Comp # :4		Distance From Subject:0.43 (miles)	
Address: 5049 CALATRANA DR, WOODLAND HILLS, CA 91364-1840			
Owner Name: KRUPE INDUSTRIES INC			

Seller Name:	RIDGE ROBERT	Map Reference:	13-C2 /	Living Area:	2,624
APN:	2168-014-057	Census Tract:	1375.02	Total Rooms:	
County:	LOS ANGELES, CA	Zoning:	LAR1	Bedrooms:	3
Subdivision:	6170	Prior Rec Date:	10/26/2005	Bath(F/H):	3 /
Rec Date:	10/10/2014	Prior Sale Date:	10/21/2005	Yr Built/Eff:	2005 / 2005
Sale Date:	09/23/2014	Prior Sale Price:	\$1,170,000	Air Cond:	CENTRAL
Sale Price:	\$385,000	Prior Sale Type:	FULL	Style:	
Sale Type:	FULL	Acres:	0.32	Fireplace:	/
Document #:	1074791	Lot Area:	14,124	Pool:	
1st Mtg Amt:		# of Stories:		Roof Mat:	
Total Value:	\$744,000	Park Area/Cap#:	/	Parking:	
Land Use:	SFR				

Comp #:	5				Distance From Subject:	0.44 (miles)
Address:	21800 LOPEZ ST, WOODLAND HILLS, CA 91364-3118					
Owner Name:	RABIL SHANNON A					
Seller Name:	EDWARDS MARK A & KATHLEEN					
APN:	2168-015-029	Map Reference:	13-C2 /	Living Area:	2,747	
County:	LOS ANGELES, CA	Census Tract:	1375.02	Total Rooms:	7	
Subdivision:	6170	Zoning:	LAR1	Bedrooms:	4	
Rec Date:	12/05/2014	Prior Rec Date:	07/06/2001	Bath(F/H):	4 /	
Sale Date:	11/07/2014	Prior Sale Date:	05/17/2001	Yr Built/Eff:	1958 / 1960	
Sale Price:	\$650,000	Prior Sale Price:	\$100,000	Air Cond:	CENTRAL	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL	
Document #:	1313339	Acres:	0.60	Fireplace:	Y / 2	
1st Mtg Amt:		Lot Area:	26,034	Pool:	POOL	
Total Value:	\$351,601	# of Stories:	2.00	Roof Mat:	GRAVEL & ROCK	
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL	

Comp #:	6				Distance From Subject:	0.44 (miles)
Address:	4966 CAMPO RD, WOODLAND HILLS, CA 91364-4331					
Owner Name:	FET VLADIMIR & NATALIE					
Seller Name:	KIRSHMAN JOEL					
APN:	2168-011-055	Map Reference:	13-C2 /	Living Area:	2,428	
County:	LOS ANGELES, CA	Census Tract:	1375.02	Total Rooms:		
Subdivision:	6170	Zoning:	LAR1	Bedrooms:	4	
Rec Date:	03/12/2015	Prior Rec Date:	07/25/2005	Bath(F/H):	3 /	
Sale Date:	02/17/2015	Prior Sale Date:	06/13/2005	Yr Built/Eff:	1987 / 1987	
Sale Price:	\$772,500	Prior Sale Price:	\$927,500	Air Cond:	CENTRAL	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:		
Document #:	271295	Acres:	0.13	Fireplace:	/	
1st Mtg Amt:	\$530,000	Lot Area:	5,779	Pool:		
Total Value:	\$699,000	# of Stories:		Roof Mat:		
Land Use:	SFR	Park Area/Cap#:	/	Parking:		

Comp #:	7				Distance From Subject:	0.46 (miles)
Address:	5083 DON PIO DR, WOODLAND HILLS, CA 91364-3106					
Owner Name:	KHACHI FRANKLIN/MASHAYEKHI JEANETTE					
Seller Name:	SWIGART FAMILY TRUST					
APN:	2169-006-023	Map Reference:	13-C2 /	Living Area:	2,622	
County:	LOS ANGELES, CA	Census Tract:	1375.02	Total Rooms:	6	
Subdivision:	6170	Zoning:	LAR1	Bedrooms:	4	
Rec Date:	04/24/2015	Prior Rec Date:	11/14/1989	Bath(F/H):	3 /	
Sale Date:	03/17/2015	Prior Sale Date:	09/1989	Yr Built/Eff:	1996 / 1996	
Sale Price:	\$735,000	Prior Sale Price:	\$269,950	Air Cond:	CENTRAL	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL	
Document #:	464331	Acres:	0.14	Fireplace:	Y / 1	
1st Mtg Amt:	\$441,000	Lot Area:	6,238	Pool:		
Total Value:	\$478,478	# of Stories:	2.00	Roof Mat:	COMPOSITION SHINGLE	
Land Use:	SFR	Park Area/Cap#:	/ 1	Parking:	PARKING AVAIL	

EXHIBIT D

ASSIGNED INSPECTOR: **ROBERT GOLD**

Date: **June 17, 2015**

JOB ADDRESS: **5260 NORTH CAMPO ROAD, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2168-004-033**

CASE#: **372724**

ORDER NO: **A-2491952**

EFFECTIVE DATE OF ORDER TO COMPLY: **April 01, 2010**

COMPLIANCE EXPECTED DATE: **May 01, 2010**

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

LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-2491952

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

MARSHA L. BROWN
PRESIDENT

VAN AMBATIELOS
VICE-PRESIDENT

VICTOR H. CUEVAS
HELENA JUBANY
ELENORE A. WILLIAMS

CITY OF LOS ANGELES
CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

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

ROBERT R. "Bud" OVROM
GENERAL MANAGER

RAYMOND S. CHAN, C.E., S.E.
EXECUTIVE OFFICER

SUBSTANDARD ORDER

SINGH, AMARJIT AND KAUR, AMARJIT
5260 CAMPO RD
WOODLAND HILLS, CA 91364

On 3/21/10 the
Date
undersigned mailed this notice by
regular mail, postage prepaid, to
the addressee as shown on the last
equalized assessment roll.

CASE #: 372724
ORDER #: A-2491952
EFFECTIVE DATE: April 01, 2010
COMPLIANCE DATE: May 01, 2010

OWNER OF
SITE ADDRESS: 5260 N CAMPO ROAD
ASSESSORS PARCEL NO.: 2168-004-033
ZONE: R1; One-Family Zone

Signature

As a result of an inspection of the property (Site Address) listed above, this office has determined the building(s) to be SUBSTANDARD as pursuant to the provisions of Division 89 of Article 1 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.). You are therefore ordered to secure all required permits and begin the necessary work to eliminate the following code violations within 30 days from the effective date of this order. All necessary work shall be completed within 90 days from the effective date of this order. If the necessary permits are not obtained or the required work is not physically commenced within 45 days from the effective date of this order, the Department of Building and Safety may order the owner to cause the building(s) to be vacated.

VIOLATION(S):

1. The building or premises is Substandard due to illegal occupancy..

You are therefore ordered to: Discontinue the use and occupancy of all buildings or portions thereof occupied for living, sleeping, cooking or dining purposes which were not designed or intended to be used for such occupancies.

Code Section(s) in Violation: 91.8902.14, 91.8902, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Comments: Remove all unapproved unapproved construction, separate dwellings and kitchen facilities or obtain permits and inspections.

2. Unapproved construction.

You are therefore ordered to: 1) Demolish and remove the unapproved construction or make it conform to the provisions of this Code.

Code Section(s) in Violation: 91.8105, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Comments: Remove all unapproved unapproved construction, separate dwellings and kitchen facilities or obtain permits and inspections.

3. Maintenance and repair of existing building.

You are therefore ordered to: Maintain the existing building and/or premises in a safe and sanitary condition and good repair.

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



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

Comments: Remove excessive vegetation, trash and debris.

4. An investigation fee is required for work performed without the required permits.

You are therefore ordered to: 1) Pay the required investigation fee.

Code Section(s) in Violation: 91.107.5.1, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

NOTE: A certificate has been filed with the County Recorder noting the above substandard condition.

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.

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.

INVESTIGATION FEE REQUIRED:

Whenever any work has been commenced without authorization by a permit or application for inspection, and which violates provisions of Articles 1 through 8 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.), and if no order has been issued by the department or a court of law requiring said work to proceed, a special investigation fee which shall be double the amount charged for an application for inspection, license or permit fee, but not less than \$400.00, shall be collected on each permit, license or application for inspection. Section 98.0402 (a) 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 err 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.

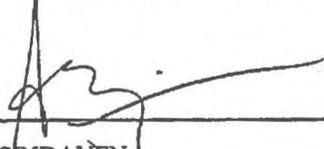
NOTIFICATION OF THE HOUSING DEPARTMENT:

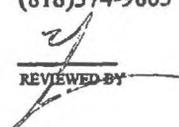
The Department of Building and Safety is required by law to refer to the Housing Department any building containing an untenable residential unit. Failure to correct the deficiencies noted on this order will subject this property and units to inclusion in the City of Los Angeles Rent Reduction Program and Rent Escrow Account Program. Section 152.03 and 151.06.5 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: _____

Date: March 22, 2010


ANGEL SINDAYEN
14410 SYLVAN STREET SUITE 105
LOS ANGELES, CA 91401
(818)374-9863


REVIEWED BY _____

2010 MAR 22 10 30 AM