

BOARD OF  
BUILDING AND SAFETY  
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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

September 24, 2015

Council District: # 12

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

JOB ADDRESS: **17828 WEST TRIBUNE STREET, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **2712-021-009**

On August 26, 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: **17828 West Tribune Street, 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)	1,232.23
Title Report fee	<u>42.00</u>
<b>Grand Total</b>	<b>\$ <u>3,199.23</u></b>

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed a lien for a total sum of **\$3,199.23** 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 **\$3,199.23** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

**DEPARTMENT OF BUILDING AND SAFETY**

  
Steve Ongele  
Chief, Resource Management Bureau

Lien confirmed by  
City Council on:

ATTEST: HOLLY WOLCOTT, CITY CLERK

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



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

**Property Title Report**

Work Order No. T12217  
Dated as of: 08/06/2015

Prepared for: City of Los Angeles

**SCHEDULE A**

(Reported Property Information)

APN #: 2712-021-009

Property Address: 17828 W TRIBUNE ST ✓ City: Los Angeles County: Los Angeles

**VESTING INFORMATION**

Type of Document: Trust Transfer Deed

Grantee : Marie F. Kloss, Trustee of "The Marie F. Kloss Revocable Trust" dated May 21, 1996

Grantor : Marie F. Kloss, a widow

Deed Date : 5/21/1996

Recorded : 5/28/1996

Instr No. : 96-826890

Mailing Address: Marie F. Kloss, Trustee of The Marie F. Kloss Revocable Trust  
17828 Tribune Street, Granada Hills, California 91344

**SCHEDULE B**

**LEGAL DESCRIPTION**

The following described property:

Situated in the City of Granada Hills, County of Los Angeles, State of California: The East 40 feet of Lot 116 and the West 10 feet of Lot 117 of Tract No. 9668, as per map recorded in Book 135, Pages 1,2,3, and 4, of Maps, in the Office of the County Recorder of said County.

Assessor's Parcel No: 2712-021-009

**MORTGAGES/LIENS**

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

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

Claimant : Department of Building and Safety Financial Services Division

Recorded : 1/14/2011

Instr No. : 20110086655

MAILING ADDRESS: Marie F. Kloss TR Marie F Kloss, 17828 Tribune St., Granada Hills CA, 91344

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

LAW OFFICES OF SAVIN & BURSK

96- 826890

AND WHEN RECORDED MAIL THIS DEED AND  
MAIL TAX STATEMENT TO:

MARIE F. KLOSS  
17828 Tribune Street  
Granada Hills, California 91344

RECORDED/FILED IN OFFICIAL RECORDS  
RECORDER'S OFFICE  
LOS ANGELES COUNTY  
CALIFORNIA  
9:21 AM MAY 28 1996

FEE  
\$7  
V

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Space above this line reserved for Recorders Use

TRUST TRANSFER DEED

Grant Deed (EXCLUDED FROM REAPPRAISAL UNDER PROPOSITION 13, I.E., CALIF. CONST. ART 13 AND ET. SEQ)  
THE UNDERSIGNED GRANTOR(S) DECLARE(S) UNDER PENALTY OF PERJURY THAT THE FOLLOWING IS TRUE AND CORRECT  
DOCUMENTARY TRANSFER TAX IS -0-. THERE IS NO CONSIDERATION FOR THIS TRANSFER, EXEMPT PER REV. & TAX SEC 11911  
THIS CONVEYANCE TRANSFERS THE GRANTOR'S INTEREST INTO GRANTOR'S REVOCABLE TRUST AND EXEMPT FROM REAPPRAISAL  
UNDER PROPOSITION 13. THIS IS A BONAFIDE GIFT AND THE GRANTOR RECEIVED NOTHING IN RETURN, R & T 11911.

GRANTOR(S): MARIE F. KLOSS, a widow

herby GRANT(S) to: MARIE F. KLOSS, Trustee of "THE MARIE F. KLOSS REVOCABLE TRUST"  
dated May 21, 1996

THE FOLLOWING DESCRIBED REAL PROPERTY IN THE COUNTY OF LOS ANGELES,  
STATE OF CALIFORNIA:

The East 40 feet of Lot 116 and the West 10 feet of Lot 117 of Tract No. 9668, as per  
map recorded in book 135, pages 1,2,3, and 4, of Maps, in the office of the County Recorder of  
said County.

Assessor's Parcel Number: 2712-021-009  
Commonly known as: 17828 Tribune Street  
Granada Hills, California 91344

DATED: May 21, 1996

GRANTOR(S)-TRANSFEROR(S)

*Marie F. Kloss*  
MARIE F. KLOSS

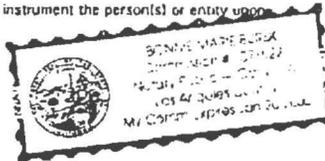
COUNTY OF LOS ANGELES

On this 21st day of May, 1996, before me, the undersigned, a Notary Public in and for said State, personally appeared  
MARIE F. KLOSS, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s)  
whose name is/are subscribed to be 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 entity upon  
behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

(SEAL)

*Bonnie Marie Burka*  
(Signature of Notary Public)



RECORDING REQUESTED BY  
CITY OF LOS ANGELES

WHEN RECORDED MAIL TO.

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



SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF PENDING LIEN

Notice is hereby given that, pursuant to the provisions of Section 98.0402 of Division 4 of Article 8 of Chapter IX of the Los Angeles Municipal Code (LAMC), the City of Los Angeles has incurred the cost of inspections of the property described below. The City of Los Angeles intends to impose a lien against the property described below to recover the cost of such inspections, plus appropriate fees and fines, as authorized by LAMC Section 98.0402 and Section 7.35.5 of Article 4.6 of Chapter 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. 4952897)

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 9668 116 2 M B 135-1/4

TR 9668 117 2 M B 135-1/4

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 2712-021-009  
AKA 17828 W TRIBUNE ST  
LOS ANGELES

Owner

KLOSS MARIE F TR MARIE F KLOSS  
17828 TRIBUNE ST  
GRANADA HILLS CA, 91344

DATED. This 23rd Day of December, 2010

CITY OF LOS ANGELES

By

  
\_\_\_\_\_  
Karen Penner, Acting Bureau Chief  
Resource Management Bureau

# EXHIBIT B

ASSIGNED INSPECTOR: **ROBERT SUNSERI**

Date: **September 24, 2015**

JOB ADDRESS: **17828 WEST TRIBUNE STREET, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2712-021-009**

Last Full Title: **08/06/2015**

Last Update to Title:

.....

## LIST OF OWNERS AND INTERESTED PARTIES

- 1). MARIE F. KLOSS, TRUSTEE  
THE MARIE F. KLOSS REVOCABLE TRUST  
17828 TRIBUNE ST.  
GRANADA HILLS, CA 91344  
CAPACITY: OWNER

# Property Detail Report

For Property Located At :  
**17828 TRIBUNE ST, GRANADA HILLS, CA 91344-4526**



## Owner Information

Owner Name: **KLOSS MARIE F**  
 Mailing Address: **17828 TRIBUNE ST, GRANADA HILLS CA 91344-4526 C009**  
 Vesting Codes: **//TR**

## Location Information

Legal Description: **TRACT # 9668 E 40 FT OF LOT 116 AND W 10 FT OF LOT 117**  
 County: **LOS ANGELES, CA** APN: **2712-021-009**  
 Census Tract / Block: **1112.02 / 2** Alternate APN:  
 Township-Range-Sect: Subdivision: **9668**  
 Legal Book/Page: **135-1** Map Reference: **7-D2 /**  
 Legal Lot: **117** Tract #: **9668**  
 Legal Block: School District: **LOS ANGELES**  
 Market Area: **GH** School District Name:  
 Neighbor Code: Munic/Township:

## Owner Transfer Information

Recording/Sale Date: **05/28/1996 /** Deed Type: **DEED**  
 Sale Price: 1st Mtg Document #:  
 Document #: **826890**

## Last Market Sale Information

Recording/Sale Date: **/** 1st Mtg Amount/Type: **/**  
 Sale Price: 1st Mtg Int. Rate/Type: **/**  
 Sale Type: 1st Mtg Document #: **/**  
 Document #: 2nd Mtg Amount/Type: **/**  
 Deed Type: 2nd Mtg Int. Rate/Type: **/**  
 Transfer Document #: Price Per SqFt:  
 New Construction: Multi/Split Sale:  
 Title Company:  
 Lender:  
 Seller Name:

## Prior Sale Information

Prior Rec/Sale Date: **/** Prior Lender:  
 Prior Sale Price: Prior 1st Mtg Amt/Type: **/**  
 Prior Doc Number: Prior 1st Mtg Rate/Type: **/**  
 Prior Deed Type:

## Property Characteristics

Gross Area:		Parking Type:	<b>PARKING AVAIL</b>	Construction:	
Living Area:	<b>1,363</b>	Garage Area:		Heat Type:	<b>CENTRAL</b>
Tot Adj Area:		Garage Capacity:	<b>2</b>	Exterior wall:	<b>STUCCO</b>
Above Grade:		Parking Spaces:	<b>2</b>	Porch Type:	
Total Rooms:	<b>6</b>	Basement Area:		Patio Type:	<b>COVERED PATIO</b>
Bedrooms:	<b>3</b>	Finish Bsmnt Area:		Pool:	
Bath(F/H):	<b>2 /</b>	Basement Type:		Air Cond:	<b>EVAP COOLER</b>
Year Built / Eff:	<b>1955 / 1955</b>	Roof Type:		Style:	<b>CONVENTIONAL</b>
Fireplace:	<b>Y / 1</b>	Foundation:	<b>RAISED</b>	Quality:	
# of Stories:	<b>1.00</b>	Roof Material:	<b>WOOD SHAKE</b>	Condition:	
Other Improvements:	<b>FENCE;FENCED YARD</b>				

## Site Information

Zoning:	<b>LAR1</b>	Acres:	<b>0.22</b>	County Use:	<b>SINGLE FAMILY RESID (0100)</b>
Lot Area:	<b>9,500</b>	Lot Width/Depth:	<b>50 x 190</b>	State Use:	
Land Use:	<b>SFR</b>	Res/Comm Units:	<b>/</b>	Water Type:	
Site Influence:				Sewer Type:	<b>TYPE UNKNOWN</b>

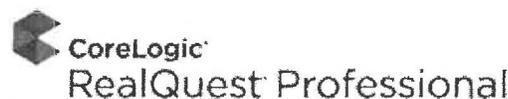
## Tax Information

Total Value:	<b>\$66,656</b>	Assessed Year:	<b>2015</b>	Property Tax:	<b>\$892.80</b>
Land Value:	<b>\$21,391</b>	Improved %:	<b>68%</b>	Tax Area:	<b>16</b>
Improvement Value:	<b>\$45,265</b>	Tax Year:	<b>2014</b>	Tax Exemption:	<b>HOMEOWNER</b>
Total Taxable Value:	<b>\$59,656</b>				

## Comparable Sales Report

For Property Located At

**17828 TRIBUNE ST, GRANADA HILLS, CA 91344-4526**



**6 Comparable(s) Selected.**

Report Date: 09/23/2015

**Summary Statistics:**

	Subject	Low	High	Average
Sale Price	\$0	\$465,000	\$575,000	\$535,500
Bldg/Living Area	1,363	1,367	1,555	1,487
Price/Sqft	\$0.00	\$303.92	\$402.34	\$361.33
Year Built	1955	1946	1957	1954
Lot Area	9,500	7,504	11,636	9,974
Bedrooms	3	2	3	3
Bathrooms/Restrooms	2	2	2	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$66,656	\$98,685	\$439,847	\$343,316
Distance From Subject	0.00	0.13	0.49	0.33

\*= user supplied for search only

<b>Comp #:1</b>		<b>Distance From Subject:0.13 (miles)</b>	
<b>Address: 10803 WHITE OAK AVE, GRANADA HILLS, CA 91344-4615</b>			
<b>Owner Name: DANON SAM &amp; ANITA</b>			
<b>Seller Name: HALLQUIST BETHANY A</b>			
<b>APN: 2712-022-014</b>	<b>Map Reference: 7-D2 /</b>	<b>Living Area: 1,367</b>	
<b>County: LOS ANGELES, CA</b>	<b>Census Tract: 1112.02</b>	<b>Total Rooms: 5</b>	
<b>Subdivision: 9668</b>	<b>Zoning: LAR1</b>	<b>Bedrooms: 2</b>	
<b>Rec Date: 05/26/2015</b>	<b>Prior Rec Date: 08/08/2011</b>	<b>Bath(F/H): 2 /</b>	
<b>Sale Date: 05/11/2015</b>	<b>Prior Sale Date: 07/27/2011</b>	<b>Yr Built/Eff: 1952 / 1953</b>	
<b>Sale Price: \$550,000</b>	<b>Prior Sale Price: \$370,000</b>	<b>Air Cond:</b>	
<b>Sale Type: FULL</b>	<b>Prior Sale Type: FULL</b>	<b>Style: CONVENTIONAL</b>	
<b>Document #: 608770</b>	<b>Acres: 0.19</b>	<b>Fireplace: Y / 1</b>	
<b>1st Mtg Amt:</b>	<b>Lot Area: 8,311</b>	<b>Pool: POOL</b>	
<b>Total Value: \$423,674</b>	<b># of Stories: 1.00</b>	<b>Roof Mat: WOOD SHAKE</b>	
<b>Land Use: SFR</b>	<b>Park Area/Cap#: / 2</b>	<b>Parking: DETACHED GARAGE</b>	

<b>Comp #:2</b>		<b>Distance From Subject:0.18 (miles)</b>	
<b>Address: 17929 TRIBUNE PL, GRANADA HILLS, CA 91344-4419</b>			
<b>Owner Name: SKINNER MIKE &amp; NICOLE</b>			
<b>Seller Name: CAMPOS ANA L LIVING TRUST</b>			
<b>APN: 2715-024-037</b>	<b>Map Reference: 7-D2 /</b>	<b>Living Area: 1,555</b>	
<b>County: LOS ANGELES, CA</b>	<b>Census Tract: 1112.02</b>	<b>Total Rooms: 6</b>	
<b>Subdivision: 23735</b>	<b>Zoning: LARS</b>	<b>Bedrooms: 3</b>	
<b>Rec Date: 07/22/2015</b>	<b>Prior Rec Date: 10/09/2003</b>	<b>Bath(F/H): 2 /</b>	
<b>Sale Date: 06/24/2015</b>	<b>Prior Sale Date: 09/15/2003</b>	<b>Yr Built/Eff: 1957 / 1957</b>	
<b>Sale Price: \$520,000</b>	<b>Prior Sale Price: \$365,000</b>	<b>Air Cond:</b>	
<b>Sale Type: FULL</b>	<b>Prior Sale Type: FULL</b>	<b>Style: CONVENTIONAL</b>	
<b>Document #: 888976</b>	<b>Acres: 0.17</b>	<b>Fireplace: Y / 1</b>	
<b>1st Mtg Amt: \$502,645</b>	<b>Lot Area: 7,504</b>	<b>Pool:</b>	
<b>Total Value: \$431,785</b>	<b># of Stories: 1.00</b>	<b>Roof Mat: WOOD SHAKE</b>	
<b>Land Use: SFR</b>	<b>Park Area/Cap#: / 2</b>	<b>Parking: PARKING AVAIL</b>	

<b>Comp #:3</b>		<b>Distance From Subject:0.26 (miles)</b>	
<b>Address: 11036 ZELZAH AVE, GRANADA HILLS, CA 91344-4437</b>			
<b>Owner Name: STEENHAGEN GERRIT IV/DOCKS JANENE S</b>			
<b>Seller Name: EXECUTIVE INV</b>			
<b>APN: 2712-010-002</b>	<b>Map Reference: 7-D1 /</b>	<b>Living Area: 1,435</b>	
<b>County: LOS ANGELES, CA</b>	<b>Census Tract: 1112.02</b>	<b>Total Rooms: 6</b>	
<b>Subdivision: 9668</b>	<b>Zoning: LAR1</b>	<b>Bedrooms: 3</b>	
<b>Rec Date: 07/01/2015</b>	<b>Prior Rec Date: 11/21/2014</b>	<b>Bath(F/H): 2 /</b>	
<b>Sale Date: 06/08/2015</b>	<b>Prior Sale Date: 11/12/2014</b>	<b>Yr Built/Eff: 1946 / 1946</b>	
<b>Sale Price: \$575,000</b>	<b>Prior Sale Price: \$395,000</b>	<b>Air Cond: EVAP COOLER</b>	
<b>Sale Type: FULL</b>	<b>Prior Sale Type: FULL</b>	<b>Style: CONVENTIONAL</b>	
<b>Document #: 787483</b>	<b>Acres: 0.23</b>	<b>Fireplace: Y / 1</b>	
<b>1st Mtg Amt:</b>	<b>Lot Area: 10,216</b>	<b>Pool:</b>	
<b>Total Value: \$395,000</b>	<b># of Stories: 1.00</b>	<b>Roof Mat: COMPOSITION SHINGLE</b>	
<b>Land Use: SFR</b>	<b>Park Area/Cap#: / 2</b>	<b>Parking: PARKING AVAIL</b>	

<b>Comp #:4</b>		<b>Distance From Subject:0.45 (miles)</b>	
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<b>Address: 10912 GARDEN GROVE AVE, PORTER RANCH, CA 91326-2836</b>			
<b>Owner Name: ELLIOTT SCOTT</b>			
<b>Seller Name: JEW EARL Y &amp; EUN M</b>			
<b>APN: 2715-015-019</b>	<b>Map Reference: 7-C1 /</b>	<b>Living Area: 1,530</b>	
<b>County: LOS ANGELES, CA</b>	<b>Census Tract: 1112.06</b>	<b>Total Rooms: 6</b>	
<b>Subdivision: 22422</b>	<b>Zoning: LARE11</b>	<b>Bedrooms: 3</b>	
<b>Rec Date: 08/31/2015</b>	<b>Prior Rec Date: 06/25/1996</b>	<b>Bath(F/H): 2 /</b>	
<b>Sale Date: 07/16/2015</b>	<b>Prior Sale Date:</b>	<b>Yr Built/Eff: 1957 / 1958</b>	
<b>Sale Price: \$465,000</b>	<b>Prior Sale Price: \$196,000</b>	<b>Air Cond: CENTRAL</b>	
<b>Sale Type: FULL</b>	<b>Prior Sale Type: FULL</b>	<b>Style: CONVENTIONAL</b>	
<b>Document #: 1074061</b>	<b>Acres: 0.26</b>	<b>Fireplace: Y / 1</b>	
<b>1st Mtg Amt: \$372,000</b>	<b>Lot Area: 11,130</b>	<b>Pool: POOL</b>	
<b>Total Value: \$270,907</b>	<b># of Stories: 1.00</b>	<b>Roof Mat: WOOD SHAKE</b>	
<b>Land Use: SFR</b>	<b>Park Area/Cap#: / 2</b>	<b>Parking: PARKING AVAIL</b>	

<b>Comp #:5</b>			<b>Distance From Subject:0.47 (miles)</b>
<b>Address: 11064 CHIMINEAS AVE, PORTER RANCH, CA 91326-2820</b>			
<b>Owner Name: PONGSAI NOEMI &amp; SATIT</b>			
<b>Seller Name: SAMSARA DESIGN LLC</b>			
<b>APN: 2715-013-019</b>	<b>Map Reference: 7-C1 /</b>	<b>Living Area: 1,518</b>	
<b>County: LOS ANGELES, CA</b>	<b>Census Tract: 1112.06</b>	<b>Total Rooms: 5</b>	
<b>Subdivision: 22422</b>	<b>Zoning: LARE11</b>	<b>Bedrooms: 3</b>	
<b>Rec Date: 06/23/2015</b>	<b>Prior Rec Date:</b>	<b>Bath(F/H): 2 /</b>	
<b>Sale Date: 06/09/2015</b>	<b>Prior Sale Date:</b>	<b>Yr Built/Eff: 1957 / 1957</b>	
<b>Sale Price: \$555,000</b>	<b>Prior Sale Price:</b>	<b>Air Cond: EVAP COOLER</b>	
<b>Sale Type: FULL</b>	<b>Prior Sale Type:</b>	<b>Style: CONVENTIONAL</b>	
<b>Document #: 747571</b>	<b>Acres: 0.25</b>	<b>Fireplace: Y / 1</b>	
<b>1st Mtg Amt: \$544,947</b>	<b>Lot Area: 11,048</b>	<b>Pool:</b>	
<b>Total Value: \$98,685</b>	<b># of Stories: 1.00</b>	<b>Roof Mat: WOOD SHAKE</b>	
<b>Land Use: SFR</b>	<b>Park Area/Cap#: / 2</b>	<b>Parking: PARKING AVAIL</b>	

<b>Comp #:6</b>			<b>Distance From Subject:0.49 (miles)</b>
<b>Address: 11072 CHIMINEAS AVE, NORTHRIDGE, CA 91326-2820</b>			
<b>Owner Name: AKOPYAN GEVORG</b>			
<b>Seller Name: HASSAN HASSAN A</b>			
<b>APN: 2715-013-020</b>	<b>Map Reference: 7-C1 /</b>	<b>Living Area: 1,518</b>	
<b>County: LOS ANGELES, CA</b>	<b>Census Tract: 1112.06</b>	<b>Total Rooms: 5</b>	
<b>Subdivision: 22422</b>	<b>Zoning: LARE11</b>	<b>Bedrooms: 3</b>	
<b>Rec Date: 04/17/2015</b>	<b>Prior Rec Date: 07/23/2002</b>	<b>Bath(F/H): 2 /</b>	
<b>Sale Date: 03/16/2015</b>	<b>Prior Sale Date: 06/13/2002</b>	<b>Yr Built/Eff: 1957 / 1957</b>	
<b>Sale Price: \$548,000</b>	<b>Prior Sale Price: \$365,000</b>	<b>Air Cond: CENTRAL</b>	
<b>Sale Type: FULL</b>	<b>Prior Sale Type: FULL</b>	<b>Style: CONVENTIONAL</b>	
<b>Document #: 432280</b>	<b>Acres: 0.27</b>	<b>Fireplace: Y / 1</b>	
<b>1st Mtg Amt: \$529,710</b>	<b>Lot Area: 11,636</b>	<b>Pool: POOL</b>	
<b>Total Value: \$439,847</b>	<b># of Stories: 1.00</b>	<b>Roof Mat: WOOD SHAKE</b>	
<b>Land Use: SFR</b>	<b>Park Area/Cap#: / 2</b>	<b>Parking: DETACHED GARAGE</b>	

# EXHIBIT D

ASSIGNED INSPECTOR: **ROBERT SUNSERI**  
JOB ADDRESS: **17828 WEST TRIBUNE STREET, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **2712-021-009**

Date: **September 24, 2015**

CASE#: **388997**  
ORDER NO: **A-2587159**

EFFECTIVE DATE OF ORDER TO COMPLY: **August 16, 2010**  
COMPLIANCE EXPECTED DATE: **August 26, 2010**  
DATE COMPLIANCE OBTAINED: **October 27, 2010**

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

### **VIOLATIONS:**

SEE ATTACHED ORDER # A-2587159

1011026201027185

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

MARSHA L. BROWN  
PRESIDENT

VAN AMBATTIELOS  
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

ORDER TO COMPLY

KLOSS, MARIE F TR MARIE F KLOSS TRUST  
17828 TRIBUNE ST  
GRANADA HILLS, CA 91344

AUG 12 2010

CASE #: 388997  
ORDER #: A-2587159

On \_\_\_\_\_ the EFFECTIVE DATE: August 16, 2010  
undersigned mailed this notice by COMPLIANCE DATE: August 26, 2010  
regular mail, postage prepaid, to  
the addressee as shown on the last  
equalized assessment roll.

OWNER OF  
SITE ADDRESS: 17828 W TRIBUNE ST  
ASSESSORS PARCEL NO.: 2712-021-009  
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.) as follows:

VIOLATION(S):

- 1. Excessive or overgrown vegetation on the premises.

You are therefore ordered to: 1) Remove the excessive or overgrown vegetation from the premises.

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

Location: Front yard

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.



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

**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)374-9840.  
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: \_\_\_\_\_



Date: \_\_\_\_\_

August 12, 2010

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



REVIEWED BY