

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

November 24, 2014

Council District: # 7

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

JOB ADDRESS: **14382 WEST GERMAIN STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2617-011-003**

On September 20, 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: **14382 West Germain 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.

Pursuant to Section 98.0421, the property owner was issued an order on September 20, 2013, to pay a code violation inspection fee after violations were identified and verified upon inspection. The code violation inspection fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
Code Violation Investigation fee	336.00
System Development Surcharge	20.16
System Development Surcharge late fee	50.40
Late Charge/Collection fee (250%)	840.00
Accumulated Interest (1%/month)	151.70
Title Report fee	42.00
Grand Total	\$ 1,440.26

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 **\$1,440.26** 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 **\$1,440.26** 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 L. WOLCOTT, CITY CLERK

Lien confirmed by
City Council on:

BY: _____
DEPUTY

EXHIBIT A



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

Property Title Report

Work Order No. T10651
Dated as of: 08/07/2014

Prepared for: City of Los Angeles

SCHEDULE A (Reported Property Information)

APN #: 2617-011-003

Property Address: 14382 W GERMAIN ST ✓ City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Instrument TRUST TRANSFER DEED

Grantor: JUDY ELIZABETH LANDON

Grantee: JUDY ELIZABETH LANDON, TRUSTEE OF THE JUDY ELIZABETH LANDON
REVOCABLE TRUST, DATED 06/07/2002

Instrument: 02/1352733

Book/Page: N/A

Dated: 06/07/2002

Recorded: 06/13/2002

MAILING ADDRESS: STEPHEN M. FELDMAN, ESQ.
15915 VENTURA BOULEVARD, SUITE 201 ENCINO, CALIFORNIA 91436

MAILING ADDRESS: JUDY E. LANDON
14382 GERMAIN STREET MISSION HILLS, CA 91345

SCHEDULE B

LEGAL DESCRIPTION

LOT 72 OF TRACT NO. 20145, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 552, PAGES 26 TO 29 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

MORTGAGES/LIENS

NO OPEN DEED OF TRUST AND MORTGAGE FOUND ON SUBJECT PROPERTY

Type of Instrument MISCELLANEOUS

Comments: AFFIDAVIT-DEATH OF JOINT TENANT, DATED 02/10/1993, RECORDED 02/10/1993 AS INSTRUMENT NO. 93/261428

MAILING ADDRESS: JUDY ELZABETH LANDON - OWNER
14382 GERMAIN STREET MISSION HILLS, CA

RECORDING REQUESTED BY

LAW OFFICES OF STEPHEN M. FELDMAN

2

AND WHEN RECORDED MAIL TO

02 1352733

NAME Stephen M. Feldman, Esq.
ADDRESS 15915 Ventura Boulevard, Suite 201
CITY/STATE/ZIP Encino, California 91436

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

TITLE(S)

TRUST TRANSFER DEED

RECORDING REQUESTED BY
 Judy Elizabeth Landon

WHEN RECORDED MAIL TO
 AND MAIL TAX STATEMENTS TO

NAME Judy E. Landon

ADDRESS 14382 Germain Street

CITY Mission Hills, CA 91345

STATE & ZIP

02 1352733

APN: 2617-011-003

TRUST TRANSFER DEED

Grant Deed (Excluded from Reappraisal Under Proposition 13, i.e. California Constitution Article 13A §1 et seq.)

The undersigned Grantor(s) declare(s) under penalty of perjury that the following is true and correct:
THERE IS NO CONSIDERATION FOR THIS TRANSFER

Documentary transfer tax is 0

- Computed on full value of property conveyed, or Computed on full value less value of liens and encumbrances remaining at time of sale or transfer.
- There is no Documentary transfer tax due. (State reason and give Code § or Ordinance Number): **This conveyance transfers an interest into a Living Trust, R&T 11930.**
- Unincorporated area: City of _____ and _____
 This is a Trust Transfer under §62 of the Revenue and Taxation Code and Grantor(s) has (have) check the applicable exclusion:
- Transfer to a revocable trust;
- Transfer to a short-term trust not exceeding 12 years with trustor holding the reversion;
- Transfer to a trust where the trustor or the trustor's spouse is the sole beneficiary;
- Change of trustee holding title;
- Transfer from trust to trustor or trustor's spouse where prior transfer to trust was excluded from reappraisal and for a valuable consideration, receipt of which is acknowledged.
- Other: _____

GRANTOR(S): JUDY ELIZABETH LANDON
 hereby GRANT(s) to **JUDY ELIZABETH LANDON, TRUSTEE OF THE JUDY ELIZABETH LANDON REVOCABLE TRUST, DATED JUNE 7, 2002**

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

Lot 72 of Tract No. 20145, in the City of Los Angeles, County of Los Angeles,
 State of California, as per Map recorded in Book 552, Pages 26 to 29 of Maps,
 In the Office of the County Recorder of said County.

More particularly described as: 14382 Germain Street, Mission Hills, California 91345.

Dated: June 7, 2002

Judy Elizabeth Landon

 JUDY ELIZABETH LANDON

STATE OF CALIFORNIA
COUNTY OF Los Angeles} SS.

On June 7, 2002 before me, LINA D. RUIZ, Notary Public, personally appeared Judy Elizabeth Landon proved to me on the basis of satisfactory evidence to the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Signature Lina D. Ruiz

 DOCUMENT PROVIDED BY STEWART TITLE OF CALIFORNIA, INC.



RECORDING REQUESTED BY
JUDY ELIZABETH LONDON

93 261428

RECORDED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
31 MIN.
PAST 2 P.M. FEB 10 1993

AND WHEN RECORDED MAIL TO

JUDY ELIZABETH LONDON
14382 GERMAIN STREET
MISSION HILLS, CA

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NO CHANGE

FEE \$28 M
A.F.N.F. 94 2

Affidavit - Death of Joint Tenant

STATE OF CALIFORNIA,
COUNTY OF VENTURA

JUDY ELIZABETH LONDON, of legal age, being first duly sworn, deposes and says:
That ARTHUR WALTER LONDON, the decedent mentioned in the attached certified copy of Certificate of Death, is the same person as ARTHUR W. LONDON, GRANT DEED dated MAY 29, 1973, executed by CARMEN J. MARCELLA and GERTRUDE T. MARCELLA, HUSBAND AND WIFE, to ARTHUR W. LONDON and JUDY ELIZABETH LONDON as joint tenants, recorded as Instrument No. 1399 on AUGUST 17, 1973 in book D5986, page 670 of Official Records of LOS ANGELES County, California, covering the following described property situated in the CITY OF LOS ANGELES County of LOS ANGELES, State of California:

LOT 72 OF TRACT NO. 20145, AS PER MAP RECORDED IN BOOK 552 PAGES 26 TO 29 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

That the value of all real and personal property owned by said decedent at date of death, including the full value of the property above described, did not then exceed the sum of \$170,000.

Dated 2-10-93
Judy Elizabeth Landon
JUDY ELIZABETH LONDON

SUBSCRIBED AND SWORN TO before me
this 10th day of February 1993
Signature Ascencion O. Bazaloua
Name (Typed or Printed)

OFFICIAL SEAL
ASCENCION O. BAZALOUA
NOTARY PUBLIC - CALIFORNIA
VENTURA COUNTY
My comm. expires MAR 21, 1994

Title Order No. File, Escrow or Loan No.

MAIL TAX STATEMENTS AS DIRECTED ABOVE



CERTIFICATE OF DEATH

STATE OF CALIFORNIA

USE BLACK INK ONLY

LOCAL REGISTRATION DISTRICT AND CERTIFICATE NUMBER

1A. NAME OF DECEDENT—FIRST MIDDLE Arthur Walter		1B. MIDDLE Walter		1C. LAST NAME London		2A. DATE OF DEATH—MO. DAY, YEAR January 31, 1993		2B. HOUR 0957		2C. SEX M	
4. RACE Caucasian		5. HISPANIC—SPECIFY <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		6. DATE OF BIRTH—MO. DAY, YEAR March 4, 1942		7. AGE IN YEARS 50		8. YEARS 1 YEAR MONTHS		9. HOURS 24 HOURS MINUTES	
8. STATE OR B. CITIZEN OF BIRTH CA USA		10A. FULL NAME OF FATHER Arthur J. London		10B. STATE OF BIRTH CA		11A. FULL MAIDEN NAME OF MOTHER Penny Gabello		11B. STATE OF BIRTH CA			
12. MILITARY SERVICE 19. 60 TO 19. 66		13. SOCIAL SECURITY NO. 570-54-5093		14. MARITAL STATUS Married		15. NAME OF SURVIVING SPOUSE OF WIFE, ENTER MAIDEN NAME Judy E. Espinoza					
16A. USUAL OCCUPATION Sheet Metal Mech.		16B. USUAL KIND OF BUSINESS OR INDUSTRY Aircraft		16C. USUAL EMPLOYER Aviation Equip.		16D. YEARS IN OCCUPATION 3		17. EDUCATION—YEARS COMPLETED 12			
18A. RESIDENCE—STREET AND NUMBER OR LOCATION 14382 Germain St.		18B. CITY Mission Hills		18C. ZIP CODE 91345							
19A. PLACE OF DEATH Hotel Room		19B. IN HOSPITAL, SPECIFY ONE IF ER/ICU, DOA Los Angeles		19C. COUNTY Los Angeles		20. NAME, RELATIONSHIP, MARITAL ADDRESS AND ZIP CODE OF INFORMANT Judy E. London - Wife 14382 Germain St. Mission Hills, CA 91345					
21. DEATH WAS CAUSED BY: (ENTER ONLY ONE CAUSE PFT. LIFE FOR A, B, AND C) IMMEDIATE CAUSE (A) Deferred		22. WAS DEATH REFERRED TO CORONER <input checked="" type="checkbox"/> YES 93-01170 <input type="checkbox"/> NO		23. WASopsy PERFORMED <input type="checkbox"/> YES <input type="checkbox"/> NO		24. WAS AUTOPSY PERFORMED <input type="checkbox"/> YES <input type="checkbox"/> NO		25. WAS IT USED IN DETERMINING CAUSE OF DEATH <input type="checkbox"/> YES <input type="checkbox"/> NO		26. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH BUT NOT RELATED TO CAUSE SHOWN IN 21	
27A. DECEDENT ATTENDED SICKLE DECEASED LAST BEEN ALIVE MONTH, DAY, YEAR		27B. TYPE ATTENDING PHYSICIAN'S NAME AND ADDRESS		27C. SIGNATURE AND DEGREE OF TITLE OF CORONER Deputy Coroner <i>Gregoria Hernandez</i>		27D. CORONER'S LICENSE NUMBER 2-2-93		27E. DATE CORONER 2-2-93			
28. MANNER OF DEATH—(ONLY ON HEAVY, CORONER, LOCAL, HOSPITAL, JUDGE, INVESTIGATOR IF CASE IS TO BE REFERRED) Pending Investigation		29. PLACE OF INJURY		30. INJURY AT WORK <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		31. DATE OF INJURY MONTH, DAY, YEAR		32. HOUR		33. DESCRIBE HOW INJURY OCCURRED (EVENT) WHICH RESULTED IN INJURY	
34A. DISPOSITION CR/RFS		34B. PLACE OF FINAL INTERMENT—NAME AND ADDRESS Residence: 14382 Germain St. Mission Hills, CA		34C. DATE NO. DAY, YR. 02/05/93		34D. SIGNATURE OF BURIALER <i>Daniel A. Castro</i>		34E. LICENSE NO. 7751		35. REGISTRATION DATE FEB 04 1993	
36A. NAME OF FUNERAL DIRECTOR FOR PERSON ACTING AS BURIALER Ulter McKinley Mission Hills		36B. LICENSE NO. FD-1132		36C. SIGNATURE OF LOCAL REGISTRAR <i>Robert C. B... JMS</i>		36D. REGISTRATION DATE FEB 04 1993					
STATE REGISTRAR		A.		B.		C.		D.		E.	

VS-11 (REV. 7-02)

MAKE NO ERASURES, WHITEOUTS, OR OTHER ALTERATIONS

THIS IS A TRUE CERTIFIED COPY OF THE RECORD
OF THE COUNTY OF LOS ANGELES DEPARTMENT
OF HEALTH SERVICES IF IT BEARS THIS SEAL IN
PURPLE INK.

FEB 3 1993

53 *Robert C. B...*
Director of Health Services and Registrar

93- 261428

EXHIBIT B

ASSIGNED INSPECTOR: JOHN HAMILTON

Date: November 24, 2014

JOB ADDRESS: 14382 WEST GERMAIN STREET, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 2617-011-003

Last Full Title: 08/07/2014

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1). JUDY E. LANDON
14382 GERMAIN STREET
MISSION HILLS, CA. 91345-2303
CAPACITY: OWNER

- 2). JUDY E. LANDON
TRUSTEE OF THE JUDY ELIZABETH LANDON REVOCABLE TRUST DATED 6/07/2002
14382 GERMAIN STREET
MISSION HILLS, CA. 91345-2303
CAPACITY: OWNER

Property Detail Report

For Property Located At :
14382 GERMAIN ST, MISSION HILLS, CA 91345-2303



Owner Information

Owner Name: **LONDON JUDY E**
 Mailing Address: **14382 GERMAIN ST, MISSION HILLS CA 91345-2303 C063**
 Vesting Codes: **// TR**

Location Information

Legal Description:	TRACT # 20145 LOT 72	APN:	2617-011-003
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	1096.01 / 3	Subdivision:	20145
Township-Range-Sect:		Map Reference:	8-E2 / 502-A3
Legal Book/Page:	552-26	Tract #:	20145
Legal Lot:	72	School District:	LOS ANGELES
Legal Block:		School District Name:	
Market Area:	MHS	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	06/13/2002 / 06/07/2002	Deed Type:	TRUSTEE'S DEED(TRANSFER)
Sale Price:		1st Mtg Document #:	
Document #:	1352733		

Last Market Sale Information

Recording/Sale Date:	02/10/1993 /	1st Mtg Amount/Type:	/
Sale Price:		1st Mtg Int. Rate/Type:	/
Sale Type:		1st Mtg Document #:	
Document #:	261440	2nd Mtg Amount/Type:	/
Deed Type:	JOINT TENANCY DEED	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:	02/10/1993 /	Prior Lender:	
Prior Sale Price:		Prior 1st Mtg Amt/Type:	/
Prior Doc Number:	261428	Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	AFFIDAVIT		

Property Characteristics

Gross Area:		Parking Type:	PARKING AVAIL	Construction:	
Living Area:	1,358	Garage Area:		Heat Type:	CENTRAL
Tot Adj Area:		Garage Capacity:	2	Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:	6	Basement Area:		Patio Type:	
Bedrooms:	3	Finish Bsmnt Area:		Pool:	
Bath(F/H):	2 /	Basement Type:		Air Cond:	
Year Built / Eff:	1955 / 1955	Roof Type:		Style:	CONVENTIONAL
Fireplace:	/	Foundation:	RAISED	Quality:	
# of Stories:	1.00	Roof Material:	COMPOSITION	Condition:	
Other Improvements:	FENCE		SHINGLE		

Site Information

Zoning:	LARS	Acres:	0.17	County Use:	SINGLE FAMILY RESID
Lot Area:	7,556	Lot Width/Depth:	60 x 126	State Use:	(0100)
Land Use:	SFR	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$57,351	Assessed Year:	2014	Property Tax:	\$840.42
Land Value:	\$24,574	Improved %:	57%	Tax Area:	16
Improvement Value:	\$32,777	Tax Year:	2013	Tax Exemption:	HOMEOWNER
Total Taxable Value:	\$50,351				

Comparable Summary

For Property Located At



CoreLogic

RealQuest Professional

14382 GERMAIN ST, MISSION HILLS, CA 91345-2303

11 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: 11

	Subject Property	Low	High	Average
Sale Price	\$0	\$305,000	\$429,000	\$395,409
Bldg/Living Area	1,358	1,264	1,488	1,320
Price/Sqft	\$0.00	\$241.30	\$336.23	\$300.10
Year Built	1955	1954	1979	1957
Lot Area	7,556	6,009	11,583	8,514
Bedrooms	3	3	3	3
Bathrooms/Restrooms	2	2	3	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$57,351	\$68,323	\$369,000	\$266,237
Distance From Subject	0.00	0.06	0.37	0.18

*= 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										
		14382 GERMAIN ST		1955	3	2	02/10/1993	1,358	7,556	0.0
Comparables										
<input checked="" type="checkbox"/>	1	10607 LEV AVE	\$429,000	1955	3	2	09/26/2014	1,358	7,125	0.06
<input checked="" type="checkbox"/>	2	14267 MINNEHAHA ST	\$380,000	1955	3	2	06/23/2014	1,358	7,499	0.1
<input checked="" type="checkbox"/>	3	14326 GERMAIN ST	\$418,000	1955	3	2	04/11/2014	1,358	11,538	0.11
<input checked="" type="checkbox"/>	4	10569 ARLETA AVE	\$416,000	1955	3	2	09/10/2014	1,275	7,199	0.11
<input checked="" type="checkbox"/>	5	14227 MINNEHAHA ST	\$385,500	1955	3	2	05/23/2014	1,358	7,491	0.12
<input checked="" type="checkbox"/>	6	14411 KINGSBURY ST	\$410,000	1979	3	3	09/23/2014	1,488	9,862	0.14
<input checked="" type="checkbox"/>	7	14434 SAN JOSE ST	\$425,000	1955	3	2	05/02/2014	1,264	7,502	0.16
<input checked="" type="checkbox"/>	8	14540 SAN JOSE ST	\$425,000	1955	3	2	04/14/2014	1,264	11,583	0.22
<input checked="" type="checkbox"/>	9	14235 DAVENTRY ST	\$305,000	1956	3	2	06/17/2014	1,264	6,009	0.29
<input checked="" type="checkbox"/>	10	10529 WINNEBAGO AVE	\$406,000	1955	3	2	07/01/2014	1,264	9,746	0.3
<input checked="" type="checkbox"/>	11	14718 KINGSBURY ST	\$350,000	1954	3	2	08/29/2014	1,264	8,101	0.37

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

14382 GERMAIN ST, MISSION HILLS, CA 91345-2303**11 Comparable(s) Selected.**

Report Date: 11/21/2014

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$0	\$305,000	\$429,000	\$395,409
Bldg/Living Area	1,358	1,264	1,488	1,320
Price/Sqft	\$0.00	\$241.30	\$336.23	\$300.10
Year Built	1955	1954	1979	1957
Lot Area	7,556	6,009	11,583	8,514
Bedrooms	3	3	3	3
Bathrooms/Restrooms	2	2	3	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$57,351	\$68,323	\$369,000	\$266,237
Distance From Subject	0.00	0.06	0.37	0.18

* = user supplied for search only

Comp #: 1		Distance From Subject: 0.06 (miles)	
Address: 10607 LEV AVE, MISSION HILLS, CA 91345-2312			
Owner Name: DEL CID RANDY & JESSICA P			
Seller Name: RANCHO HORIZON LLC			
APN: 2617-009-022	Map Reference: 8-D2 / 502-A3	Living Area: 1,358	
County: LOS ANGELES, CA	Census Tract: 1096.01	Total Rooms: 6	
Subdivision: 20145	Zoning: LARS	Bedrooms: 3	
Rec Date: 09/26/2014	Prior Rec Date: 07/08/2008	Bath(F/H): 2 /	
Sale Date: 08/29/2014	Prior Sale Date: 05/27/2008	Yr Built/Eff: 1955 / 1955	
Sale Price: \$429,000	Prior Sale Price: \$335,000	Air Cond:	
Sale Type: FULL	Prior Sale Type: UNKNOWN	Style: CONVENTIONAL	
Document #: 1023948	Acres: 0.16	Fireplace: /	
1st Mtg Amt: \$438,223	Lot Area: 7,125	Pool:	
Total Value: \$351,910	# of Stories: 1.00	Roof Mat: COMPOSITION SHINGLE	
Land Use: SFR	Park Area/Cap#: / 2	Parking: PARKING AVAIL	

Comp #: 2		Distance From Subject: 0.1 (miles)	
Address: 14267 MINNEHAHA ST, MISSION HILLS, CA 91345-2315			
Owner Name: GABISON DANIELLE			
Seller Name: MOA REAL ESTATE INC			
APN: 2617-012-026	Map Reference: 8-E2 / 502-A3	Living Area: 1,358	
County: LOS ANGELES, CA	Census Tract: 1096.01	Total Rooms: 6	
Subdivision: 20145	Zoning: LARS	Bedrooms: 3	
Rec Date: 06/23/2014	Prior Rec Date: 05/16/2014	Bath(F/H): 2 /	
Sale Date: 06/03/2014	Prior Sale Date: 04/26/2014	Yr Built/Eff: 1955 / 1955	
Sale Price: \$380,000	Prior Sale Price: \$332,000	Air Cond:	
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL	
Document #: 646774	Acres: 0.17	Fireplace: Y / 1	
1st Mtg Amt: \$183,150	Lot Area: 7,499	Pool: POOL	
Total Value: \$72,504	# of Stories: 1.00	Roof Mat: WOOD SHAKE	
Land Use: SFR	Park Area/Cap#: / 2	Parking: PARKING AVAIL	

Comp #: 3		Distance From Subject: 0.11 (miles)	
Address: 14326 GERMAIN ST, MISSION HILLS, CA 91345-2303			
Owner Name: ORELLANA JOSIMAR J & VALERIA R			
Seller Name: ALOYAN ARUTYUN			
APN: 2617-011-013	Map Reference: 8-E2 / 502-A3	Living Area: 1,358	
County: LOS ANGELES, CA	Census Tract: 1096.01	Total Rooms: 6	
Subdivision: 20145	Zoning: LARS	Bedrooms: 3	
Rec Date: 04/11/2014	Prior Rec Date: 06/12/2009	Bath(F/H): 2 /	
Sale Date: 04/07/2014	Prior Sale Date: 05/26/2009	Yr Built/Eff: 1955 / 1955	
Sale Price: \$418,000	Prior Sale Price: \$300,000	Air Cond: EVAP COOLER	
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL	
Document #: 368403	Acres: 0.26	Fireplace: /	
1st Mtg Amt: \$410,428	Lot Area: 11,538	Pool: POOL	
Total Value: \$319,232	# of Stories: 1.00	Roof Mat: COMPOSITION SHINGLE	
Land Use: SFR	Park Area/Cap#: / 2	Parking: ATTACHED GARAGE	

Comp #: 4		Distance From Subject: 0.11 (miles)	
Address: 10569 ARLETA AVE, MISSION HILLS, CA 91345-2336			
Owner Name: CHAIREZ DANIEL/GUTIERREZ MELINA			
Seller Name: KHADER KAYS			
APN: 2648-018-021	Map Reference: 8-D2 / 502-A3	Living Area: 1,275	
County: LOS ANGELES, CA	Census Tract: 1096.01	Total Rooms: 5	
Subdivision: 15725	Zoning: LARS	Bedrooms: 3	
Rec Date: 09/10/2014	Prior Rec Date: 02/10/2014	Bath(F/H): 2 /	
Sale Date: 09/08/2014	Prior Sale Date: 01/15/2014	Yr Built/Eff: 1955 / 1955	
Sale Price: \$416,000	Prior Sale Price: \$299,000	Air Cond: EVAP COOLER	
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL	
Document #: 948994	Acres: 0.17	Fireplace: /	
1st Mtg Amt: \$391,483	Lot Area: 7,199	Pool:	
Total Value: \$279,000	# of Stories: 1.00	Roof Mat: COMPOSITION SHINGLE	
Land Use: SFR	Park Area/Cap#: / 2	Parking: PARKING AVAIL	

Comp #:**5** Distance From Subject:**0.12 (miles)**
 Address: **14227 MINNEHAHA ST, MISSION HILLS, CA 91345-2315**
 Owner Name: **MERIDA JOSUE A**
 Seller Name: **CONTRERAS-GAINES STEPHANIE M**
 APN: **2617-012-018** Map Reference: **8-E2 / 502-A3** Living Area: **1,358**
 County: **LOS ANGELES, CA** Census Tract: **1096.01** Total Rooms: **6**
 Subdivision: **20145** Zoning: **LARS** Bedrooms: **3**
 Rec Date: **05/23/2014** Prior Rec Date: **12/31/2001** Bath(F/H): **2 /**
 Sale Date: **04/21/2014** Prior Sale Date: **12/05/2001** Yr Built/Eff: **1955 / 1955**
 Sale Price: **\$385,500** Prior Sale Price: **\$229,000** Air Cond: **EVAP COOLER**
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **535912** Acres: **0.17** Fireplace: **/**
 1st Mtg Amt: **\$371,387** Lot Area: **7,491** Pool:
 Total Value: **\$275,961** # of Stories: **1.00** Roof Mat: **COMPOSITION SHINGLE**
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **ATTACHED GARAGE**

Comp #:**6** Distance From Subject:**0.14 (miles)**
 Address: **14411 KINGSBURY ST, MISSION HILLS, CA 91345-2338**
 Owner Name: **CRUZ FERNANDO**
 Seller Name: **TAYLOR DERICK L**
 APN: **2617-008-033** Map Reference: **8-D2 / 502-A3** Living Area: **1,488**
 County: **LOS ANGELES, CA** Census Tract: **1096.01** Total Rooms: **6**
 Subdivision: Zoning: **LARS** Bedrooms: **3**
 Rec Date: **09/23/2014** Prior Rec Date: **04/20/2007** Bath(F/H): **3 /**
 Sale Date: **08/18/2014** Prior Sale Date: **03/07/2007** Yr Built/Eff: **1979 / 1986**
 Sale Price: **\$410,000** Prior Sale Price: **\$515,000** Air Cond: **CENTRAL**
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **1005189** Acres: **0.23** Fireplace: **Y / 1**
 1st Mtg Amt: **\$402,573** Lot Area: **9,862** Pool: **POOL**
 Total Value: **\$369,000** # of Stories: **1.00** Roof Mat: **COMPOSITION SHINGLE**
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **PARKING AVAIL**

Comp #:**7** Distance From Subject:**0.16 (miles)**
 Address: **14434 SAN JOSE ST, MISSION HILLS, CA 91345-2230**
 Owner Name: **SORIANO LAWRENCE V & YESENIA**
 Seller Name: **14434 SAN JOSE LLC**
 APN: **2648-021-007** Map Reference: **8-D2 / 502-A3** Living Area: **1,264**
 County: **LOS ANGELES, CA** Census Tract: **1096.01** Total Rooms: **6**
 Subdivision: **15725** Zoning: **LARS** Bedrooms: **3**
 Rec Date: **05/02/2014** Prior Rec Date: **12/18/2013** Bath(F/H): **2 /**
 Sale Date: **04/25/2014** Prior Sale Date: **11/22/2013** Yr Built/Eff: **1955 / 1955**
 Sale Price: **\$425,000** Prior Sale Price: **\$311,000** Air Cond: **EVAP COOLER**
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **457904** Acres: **0.17** Fireplace: **/**
 1st Mtg Amt: **\$417,302** Lot Area: **7,502** Pool:
 Total Value: **\$311,000** # of Stories: **1.00** Roof Mat: **GRAVEL & ROCK**
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **PARKING AVAIL**

Comp #:**8** Distance From Subject:**0.22 (miles)**
 Address: **14540 SAN JOSE ST, MISSION HILLS, CA 91345-2232**
 Owner Name: **OSORIO JESSICA V/OSORIO ROCIO D**
 Seller Name: **FLORES JULIE**
 APN: **2648-021-015** Map Reference: **8-D2 / 502-A3** Living Area: **1,264**
 County: **LOS ANGELES, CA** Census Tract: **1096.01** Total Rooms: **6**
 Subdivision: **15725** Zoning: **LARS** Bedrooms: **3**
 Rec Date: **04/14/2014** Prior Rec Date: **08/14/1997** Bath(F/H): **2 /**
 Sale Date: **04/06/2014** Prior Sale Date: Yr Built/Eff: **1955 / 1955**
 Sale Price: **\$425,000** Prior Sale Price: **\$143,000** Air Cond: **EVAP COOLER**
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **375490** Acres: **0.27** Fireplace: **/**
 1st Mtg Amt: **\$409,206** Lot Area: **11,583** Pool: **POOL**
 Total Value: **\$186,250** # of Stories: **1.00** Roof Mat: **COMPOSITION SHINGLE**
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **ATTACHED GARAGE**

Comp #:**9** Distance From Subject:**0.29 (miles)**
 Address: **14235 DAVENTRY ST, ARLETA, CA 91331-4422**
 Owner Name: **RADICAL ENTS INC**
 Seller Name: **ARRIAGA BENITO Y**
 APN: **2617-015-022** Map Reference: **8-E3 / 502-A3** Living Area: **1,264**
 County: **LOS ANGELES, CA** Census Tract: **1192.02** Total Rooms: **6**
 Subdivision: **19374** Zoning: **LAR1** Bedrooms: **3**
 Rec Date: **06/17/2014** Prior Rec Date: **11/10/1988** Bath(F/H): **2 /**
 Sale Date: **06/05/2014** Prior Sale Date: **09/1988** Yr Built/Eff: **1956 / 1956**
 Sale Price: **\$305,000** Prior Sale Price: **\$130,000** Air Cond: **EVAP COOLER**
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **624431** Acres: **0.14** Fireplace: **Y / 1**
 1st Mtg Amt: **\$320,000** Lot Area: **6,009** Pool:
 Total Value: **\$366,900** # of Stories: **1.00** Roof Mat: **COMPOSITION SHINGLE**
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **PARKING AVAIL**

Comp #:**10** Distance From Subject:**0.3 (miles)**
 Address: **10529 WINNEBAGO AVE, MISSION HILLS, CA 91345-2242**
 Owner Name: **CARDENAS MAYRA R P**
 Seller Name: **SIRICHET SOMSAK**
 APN: **2648-019-031** Map Reference: **8-D2 / 501-J3** Living Area: **1,264**
 County: **LOS ANGELES, CA** Census Tract: **1096.01** Total Rooms: **6**
 Subdivision: **15725** Zoning: **LARS** Bedrooms: **3**
 Rec Date: **07/01/2014** Prior Rec Date: **12/23/2009** Bath(F/H): **2 /**
 Sale Date: **06/05/2014** Prior Sale Date: **11/20/2009** Yr Built/Eff: **1955 / 1955**
 Sale Price: **\$406,000** Prior Sale Price: **\$312,000** Air Cond: **EVAP COOLER**
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **680267** Acres: **0.22** Fireplace: **/**
 1st Mtg Amt: **\$365,400** Lot Area: **9,746** Pool:
 Total Value: **\$328,530** # of Stories: **1.00** Roof Mat: **COMPOSITION SHINGLE**
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **PARKING AVAIL**

Comp #:**11** Distance From Subject:**0.37 (miles)**
 Address: **14718 KINGSBURY ST, MISSION HILLS, CA 91345-2224**
 Owner Name: **LOERA TOM**
 Seller Name: **DU VALL J E LIVING TRUST**
 APN: **2648-016-012** Map Reference: **8-D2 / 501-J3** Living Area: **1,264**
 County: **LOS ANGELES, CA** Census Tract: **1096.01** Total Rooms: **5**
 Subdivision: **18857** Zoning: **LARS** Bedrooms: **3**
 Rec Date: **08/29/2014** Prior Rec Date: Bath(F/H): **2 /**
 Sale Date: **08/01/2014** Prior Sale Date: Yr Built/Eff: **1954 / 1954**
 Sale Price: **\$350,000** Prior Sale Price: Air Cond: **EVAP COOLER**
 Sale Type: **FULL** Prior Sale Type: Style: **CONVENTIONAL**
 Document #: **914212** Acres: **0.19** Fireplace: **/**
 1st Mtg Amt: Lot Area: **8,101** Pool:
 Total Value: **\$68,323** # of Stories: **1.00** Roof Mat: **GRAVEL & ROCK**
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **PARKING AVAIL**

EXHIBIT D

ASSIGNED INSPECTOR: **JOHN HAMILTON**

Date: **November 24, 2014**

JOB ADDRESS: **14382 WEST GERMAIN STREET, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2617-011-003**

CASE#: **512694**

ORDER NO: **A-3331859**

EFFECTIVE DATE OF ORDER TO COMPLY: **September 20, 2013**

COMPLIANCE EXPECTED DATE: **October 20, 2013**

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

LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3331859

1010107201470227

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



ERIC GARCETTI
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

LONDON, JUDY E TR JUDY E LONDON TRUST
14382 GERMAIN ST
MISSION HILLS, CA 91345

On SEP 17 2013 the

Date
undersigned mailed this notice by regular mail, postage prepaid
the addressee as shown on equalized assessment roll
the address as shown on equalized assessment roll

CASE #: 512694

ORDER #: A-3331859

EFFECTIVE DATE: September 20, 2013

COMPLIANCE DATE: October 20, 2013

OWNER OF

SITE ADDRESS: 14382 W GERMAIN ST

ASSESSORS PARCEL NO.: 2617-011-003

ZONE: RS; Suburban 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 garage door or portion thereof is in need of general maintenance and repair.

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

Code Section(s) in Violation: 91.8104, 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 98.04II L.A.M.C.



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

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)374-9856. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: _____

John Hamilton

Date: September 12, 2013

JOHN HAMILTON
14410 SYLVAN STREET SUITE 105
VAN NUYS, CA 91401
(818)374-9856
John.Hamilton@lacity.org

REVIEWED BY