

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

CITY OF LOS ANGELES
CALIFORNIA

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

VAN AMBATIELOS
PRESIDENT

E. FELICIA BRANNON
VICE PRESIDENT

JOSELYN GEAGA-ROSENTHAL
GEORGE HOVAGUIMIAN
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MAYOR

FRANK M. BUSH
GENERAL MANAGER

OSAMA YOUNAN, P.E.
EXECUTIVE OFFICER

February 8, 2018

Council District: # 4

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

JOB ADDRESS: **4940 NORTH ALCOVE AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2357-020-013**
Re: Invoice #: 714731-1, 715289-6

On July 13, 2016 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: **4940 North Alcove 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 ordinance.

In addition, pursuant to Section 98.0421, the property owner was issued an order July 21, 2016 to pay a code violation inspection Fee after violations were identified and verified upon inspection. The non-compliance and code violation inspection Fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance Code Enforcement Fee	\$ 660.00
Late Charge/Collection Fee (250%)	2,490.00
Code Violation Investigation Fee	336.00
System Development Surcharge	20.16
System Development Surcharge late Fee	50.40
Accumulated Interest (1%/month)	205.92
Title Report Fee	42.00
Grand Total	\$ 3,804.48

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 **\$3,804.48** 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 **\$3,804.48** 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 Orgele
Chief, Resource Management Bureau

ATTEST: HOLLY WOLCOTT, CITY CLERK

Lien confirmed by
City Council on:

BY: _____
DEPUTY



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

Property Title Report

Work Order No. T15160
Dated as of: 01/24/2018

Prepared for: City of Los Angeles

SCHEDULE A ***(Reported Property Information)***

APN #: 2357-020-013

Property Address: 4940 N ALCOVE AVE City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: QUITCLAIM DEED

Grantee : MARIA LUCHER AND ROBERT PELLETIER

Grantor : MARIA LUCHER AND ROBERT PELLETIER

Deed Date : 06/24/2016

Recorded : 07/25/2016

Instr No. : 16-0868351

MAILING ADDRESS: MARIA LUCHER AND ROBERT PELLETIER
17220 BALLINGER ST NORTHRIDGE CA 91325

SCHEDULE B

LEGAL DESCRIPTION

Lot: 5 Tract No: 19093 Abbreviated Description: LOT:5 TR#:19093 TRACT # 19093 LOT 5

MORTGAGES/LIENS

Type of Document: DEED OF TRUST

Recording Date: 05/26/2006

Document #: 06-1166659

Loan Amount: \$264,000

Lender Name: DOWNEY SAVINGS & LOAN ASSOCIATION FA

Borrowers Name: MARIA LUCHER AND ROBERT PELLETIER

MAILING ADDRESS: DOWNEY SAVINGS & LOAN ASSOCIATION FA
P.O. BOX 6060, 3501 JAMBOREE RD NEWPORT BEACH, CA 92658

This page is part of your document - DO NOT DISCARD



20160868351



Pages:
0004

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

07/25/16 AT 02:04PM

FEES:	31.00
TAXES:	0.00
OTHER:	0.00
PAID:	31.00



LEADSHEET



201607250170059

00012362492



007678388

SEQ:
01

SECURE - Daily



THIS FORM IS NOT TO BE DUPLICATED

E13-20160718264927

RECORDING REQUESTED BY:
GODEEDS, INC.

AFTER RECORDING RETURN TO:
GODEEDS, INC.
ATTN: LEGALZOOM DEPT.
8940 MAIN STREET
CLARENCE, NY 14031
File No. 517809003-43899877

APN: 2357-020-013

QUITCLAIM DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)
DOCUMENTARY TRANSFER TAX is \$0.00 CITY TAX \$0.00

- ☐ Computes on full value of property conveyed, or
☐ Computed on full value less value of liens and encumbrances remaining at time of sale.
☐ Unincorporated area: City of VALLEY VILLAGE


Signature of MARIA LUCHERO, F/K/A MARIA G. LUCERO or Agent Determining Tax

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

GRANTOR(S): MARIA LUCHERO, F/K/A MARIA G. LUCERO, A SINGLE WOMAN WHO TOOK
TITLE AS A MARRIED WOMAN, AS HER SOLE AND SEPARATE PROPERTY, hereby QUITCLAIM(S),
REMISE(S) AND RELEASE(S) to

MARIA LUCHERO, A SINGLE WOMAN, AS TO AN UNDIVIDED 90 PERCENT INTEREST AND
ROBERT PELLETIER, A SINGLE MAN, AS TO AN UNDIVIDED 10 PERCENT INTEREST, AS
TENANTS IN COMMON, the following described real property in the City of VALLEY VILLAGE, County of
LOS ANGELES, State of CALIFORNIA:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as: 4940 ALCOVE AVENUE, VALLEY VILLAGE, CA 91607

**This is a bonafide gift and the grantor received nothing in return, R&T 11911

MAIL TAX STATEMENTS TO:
MARIA LUCHERO AND ROBERT PELLETIER
17220 BALLINGER STREET
NORTHRIDGE, CA 91325

APN: 2357-020-013

IN WITNESS WHEREOF, the said Grantor(s) has/have hereunto set his/her/their hand(s) and seal(s) on this 24
day of June, 2016.



MARIA LUCHERO, F/K/A MARIA G. LUCERO

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CA
COUNTY OF Los Angeles

On June 24, 2016 before me, Noreen C. Parks, a Notary Public, (insert Name of Notary Public and Title), personally appeared **MARIA LUCHERO, F/K/A MARIA G. LUCERO**, 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 OF NOTARY) SEAL

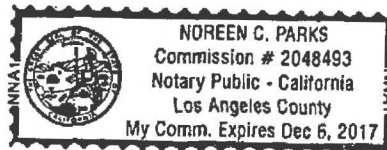


EXHIBIT A
LEGAL DESCRIPTION

THE REAL PROPERTY IN THE CITY OF VALLEY VILLAGE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS:

LOT 5 OF TRACT NO. 19093, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 494 PAGES 3 AND 4 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 2357-020-013

PROPERTY COMMONLY KNOWN AS: 4940 ALCOVE AVENUE, VALLEY VILLAGE, CA 91607

EXHIBIT B

ASSIGNED INSPECTOR: **BEN MATHIAS**

Date: **February 8, 2018**

JOB ADDRESS: **4940 NORTH ALCOVE AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2357-020-013**

Last Full Title: **01/24/2018**

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- | | | |
|-----|---|----------------------------|
| 1). | MARIA LUCHER AND
ROBERT PELLETIER
17220 BALLINGER ST
NORTHRIDGE, CA 91325 | CAPACITY: OWNERS |
| 2). | MARIA LUCHER AND
ROBERT PELLETIER
4940 ALCOVE AVE
VALLEY VILLAGE, CA 91607 | CAPACITY: OWNERS |
| 3). | DOWNEY SAVINGS &
LOAN ASSOCIATION FA
P.O. BOX 6060, 3501 JAMBOREE RD
NEWPORT BEACH, CA 92658 | CAPACITY: INTERESTED PARTY |

Property Detail Report

For Property Located At :

4940 ALCOVE AVE, VALLEY VILLAGE, CA 91607-3324

CoreLogic

RealQuest Professional

Owner Information

Owner Name: **LUCHERO MARIA/PELLETIER ROBERT**
 Mailing Address: **17220 BALLINGER ST, NORTHRIDGE CA 91325-1930 C047**
 Vesting Codes: **//**

Location Information

Legal Description:	TRACT # 19093 LOT 5	APN:	2357-020-013
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	1247.00 / 3	Subdivision:	19093
Township-Range-Sect:		Map Reference:	23-B2 /
Legal Book/Page:	494-3	Tract #:	19093
Legal Lot:	5	School District:	LOS ANGELES
Legal Block:		School District Name:	
Market Area:	SO	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	07/25/2016 / 06/24/2016	Deed Type:	QUIT CLAIM DEED
Sale Price:		1st Mtg Document #:	
Document #:	868351		

Last Market Sale Information

Recording/Sale Date:	05/23/1997 /	1st Mtg Amount/Type:	\$205,870 / CONV
Sale Price:	\$257,500	1st Mtg Int. Rate/Type:	/ ADJ
Sale Type:	FULL	1st Mtg Document #:	
Document #:	778052	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$102.26
New Construction:		Multi/Split Sale:	
Title Company:	EQUITY TITLE CO.		
Lender:	DOWNEY S&L		
Seller Name:	FRANKLIN LAWRENCE B & MOL		

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:	PARKING AVAIL	Construction:	
Living Area:	2,518	Garage Area:		Heat Type:	CENTRAL
Tot Adj Area:		Garage Capacity:	2	Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:	7	Basement Area:		Patio Type:	
Bedrooms:	5	Finish Bsmnt Area:		Pool:	POOL
Bath(F/H):	3 /	Basement Type:		Air Cond:	EVAP COOLER
Year Built / Eff:	1954 / 1959	Roof Type:		Style:	CONVENTIONAL
Fireplace:	Y / 1	Foundation:	RAISED	Quality:	
# of Stories:	2.00	Roof Material:	WOOD SHAKE	Condition:	
Other Improvements:	FENCE; ADDITION				

Site Information

Zoning:	LAR1	Acres:	0.15	County Use:	SINGLE FAMILY RESID (0101)
Lot Area:	6,392	Lot Width/Depth:	61 x 101	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	
Site Influence:	CORNER			Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$417,957	Assessed Year:	2017	Property Tax:	\$5,212.62
Land Value:	\$211,343	Improved %:	49%	Tax Area:	13
Improvement Value:	\$206,614	Tax Year:	2017	Tax Exemption:	
Total Taxable Value:	\$417,957				

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

4940 ALCOVE AVE, VALLEY VILLAGE, CA 91607-3324**17 Comparable(s) Selected.**

Report Date: 02/07/2018

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$257,500	\$993,500	\$2,050,000	\$1,246,353
Bldg/Living Area	2,518	2,173	2,857	2,499
Price/Sqft	\$102.26	\$406.80	\$717.54	\$495.83
Year Built	1954	1937	2002	1964
Lot Area	6,392	5,450	14,846	7,963
Bedrooms	5	3	5	4
Bathrooms/Restrooms	3	2	5	3
Stories	2.00	1.00	2.00	1.21
Total Value	\$417,957	\$139,370	\$1,250,000	\$710,896
Distance From Subject	0.00	0.13	0.49	0.35

* = user supplied for search only

Comp #:	1			Distance From Subject:0.13 (miles)	
Address:	4934 BLUEBELL AVE, VALLEY VILLAGE, CA 91607-2902				
Owner Name:	LITWIN SEYMOUR & SERYL				
Seller Name:	MURPHY MARGARET E				
APN:	2357-024-017	Map Reference:	23-B2 /	Living Area:	2,275
County:	LOS ANGELES, CA	Census Tract:	1240.00	Total Rooms:	7
Subdivision:	1337	Zoning:	LAR1	Bedrooms:	4
Rec Date:	12/04/2017	Prior Rec Date:	09/09/2003	Bath(F/H):	3 /
Sale Date:	09/27/2017	Prior Sale Date:	08/01/2003	Yr Built/Eff:	1965 / 1966
Sale Price:	\$1,030,000	Prior Sale Price:	\$600,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	1395257	Acres:	0.17	Fireplace:	Y / 1
1st Mtg Amt:	\$750,000	Lot Area:	7,362	Pool:	POOL
Total Value:	\$735,030	# of Stories:	1.00	Roof Mat:	GRAVEL & ROCK
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:				Distance From Subject:0.13 (miles)	
Address: 4932 BLUEBELL AVE, VALLEY VILLAGE, CA 91607-2902					
Owner Name: ISKHAKOV YEFIM & LIANA B					
Seller Name: GABAY DIANE E					
APN: 2357-023-022		Map Reference: 23-B2 /		Living Area: 2,512	
County: LOS ANGELES, CA		Census Tract: 1240.00		Total Rooms: 8	
Subdivision: 25871		Zoning: LAR1		Bedrooms: 4	
Rec Date: 08/10/2017		Prior Rec Date: 08/01/2012		Bath(F/H): 3 /	
Sale Date: 08/02/2017		Prior Sale Date: 06/28/2012		Yr Built/Eff: 1974 / 1974	
Sale Price: \$1,143,500		Prior Sale Price: \$775,000		Air Cond: CENTRAL	
Sale Type: FULL		Prior Sale Type: FULL		Style: CONVENTIONAL	
Document #: 903451		Acres: 0.16		Fireplace: Y / 1	
1st Mtg Amt: \$914,400		Lot Area: 7,045		Pool: POOL	
Total Value: \$822,304		# of Stories: 2.00		Roof Mat: WOOD SHAKE	
Land Use: SFR		Park Area/Cap#: / 2		Parking: ATTACHED GARAGE	

Comp #:	3	Distance From Subject:0.16 (miles)			
Address:	5028 BLUEBELL AVE, VALLEY VILLAGE, CA 91607-2910				
Owner Name:	5028 BLUEBELL LLC				
Seller Name:	COLE ALEXANDRA & NATAN TRUST				
APN:	2357-010-025	Map Reference:	/	Living Area:	2,787
County:	LOS ANGELES, CA	Census Tract:	1240.00	Total Rooms:	
Subdivision:	PARCEL MAP 141	Zoning:	LAR1	Bedrooms:	4
Rec Date:	11/14/2017	Prior Rec Date:	07/09/1979	Bath(F/H):	4 /
Sale Date:	10/03/2017	Prior Sale Date:		Yr Built/Eff:	1968 / 1968
Sale Price:	\$1,165,000	Prior Sale Price:	\$102,500	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	1306465	Acres:	0.16	Fireplace:	/
1st Mtg Amt:	\$932,000	Lot Area:	6,981	Pool:	POOL
Total Value:	\$369,820	# of Stories:		Roof Mat:	

Land Use:

SFR

Park Area/Cap#:

/

Parking:

Comp #4

Distance From Subject:0.24 (miles)

Address: 12631 HUSTON ST, VALLEY VILLAGE, CA 91607-3414
 Owner Name: PIRO BENJAMIN & GABRIELA
 Seller Name: FREUND FAMILY TRUST
 APN: 2357-025-027
 County: LOS ANGELES, CA
 Subdivision: 1000
 Rec Date: 08/29/2017
 Sale Date: 07/28/2017
 Sale Price: \$1,100,000
 Sale Type: FULL
 Document #: 979250
 1st Mtg Amt: \$808,000
 Total Value: \$139,370
 Land Use: SFR

Map Reference: 23-B2 /
 Census Tract: 1240.00
 Zoning: LAR1
 Prior Rec Date:
 Prior Sale Date:
 Prior Sale Price:
 Prior Sale Type:
 Acres: 0.18
 Lot Area: 7,879
 # of Stories: 1.00
 Park Area/Cap#: / 2

Living Area: 2,704
 Total Rooms: 8
 Bedrooms: 3
 Bath(F/H): 3 /
 Yr Built/Eff: 1955 / 1959
 Air Cond: CENTRAL
 Style: CONVENTIONAL
 Fireplace: Y / 1
 Pool:
 Roof Mat: WOOD SHAKE
 Parking: PARKING AVAIL

Comp #5

Distance From Subject:0.32 (miles)

Address: 12741 KLING ST, STUDIO CITY, CA 91604-1126
 Owner Name: COHEN STEVEN M & ANTOINETTE
 Seller Name: BUCKLEY MUSETTE M TRUST
 APN: 2362-021-013
 County: LOS ANGELES, CA
 Subdivision: 2590
 Rec Date: 06/15/2017
 Sale Date: 04/12/2017
 Sale Price: \$1,299,000
 Sale Type: FULL
 Document #: 660390
 1st Mtg Amt: \$859,612
 Total Value: \$1,250,000
 Land Use: SFR

Map Reference: 23-B3 /
 Census Tract: 1434.00
 Zoning: LAR1
 Prior Rec Date: 11/22/2016
 Prior Sale Date: 11/01/2016
 Prior Sale Price: \$1,250,000
 Prior Sale Type: FULL
 Acres: 0.24
 Lot Area: 10,354
 # of Stories: 1.00
 Park Area/Cap#: / 2

Living Area: 2,328
 Total Rooms: 7
 Bedrooms: 4
 Bath(F/H): 5 /
 Yr Built/Eff: 1959 / 1976
 Air Cond: EVAP COOLER
 Style: CONVENTIONAL
 Fireplace: Y / 1
 Pool: POOL
 Roof Mat: GRAVEL & ROCK
 Parking: PARKING AVAIL

Comp #6

Distance From Subject:0.33 (miles)

Address: 13035 OTSEGO ST, LOS ANGELES, CA 91423-1624
 Owner Name: ROLAND GRAHAM R
 Seller Name: HAPPY HOME TRUST
 APN: 2358-029-012
 County: LOS ANGELES, CA
 Subdivision: 16323
 Rec Date: 08/30/2017
 Sale Date: 08/01/2017
 Sale Price: \$2,050,000
 Sale Type: FULL
 Document #: 987322
 1st Mtg Amt: \$1,537,500
 Total Value: \$1,039,931
 Land Use: SFR

Map Reference: 23-A2 /
 Census Tract: 1247.00
 Zoning: LAR1
 Prior Rec Date: 04/04/2014
 Prior Sale Date: 03/11/2014
 Prior Sale Price: \$790,000
 Prior Sale Type: FULL
 Acres: 0.15
 Lot Area: 6,744
 # of Stories: 1.00
 Park Area/Cap#: / 2

Living Area: 2,857
 Total Rooms: 6
 Bedrooms: 5
 Bath(F/H): 5 /
 Yr Built/Eff: 1951 / 1986
 Air Cond: CENTRAL
 Style: CONVENTIONAL
 Fireplace: Y / 1
 Pool: POOL
 Roof Mat: COMPOSITION SHINGLE
 Parking: PARKING AVAIL

Comp #7

Distance From Subject:0.34 (miles)

Address: 12717 KLING ST, STUDIO CITY, CA 91604-1126
 Owner Name: HURLEY BLAZE J/PARK JENNIFER H Y
 Seller Name: VIGIL-GALLBERG ROSA
 APN: 2362-021-026
 County: LOS ANGELES, CA
 Subdivision: 2590
 Rec Date: 08/30/2017
 Sale Date: 07/31/2017
 Sale Price: \$1,525,000
 Sale Type: FULL
 Document #: 986006
 1st Mtg Amt: \$1,220,000
 Total Value: \$1,005,210
 Land Use: SFR

Map Reference: 23-B3 /
 Census Tract: 1434.00
 Zoning: LAR1
 Prior Rec Date: 09/04/2015
 Prior Sale Date: 08/12/2015
 Prior Sale Price: \$985,500
 Prior Sale Type: FULL
 Acres: 0.15
 Lot Area: 6,461
 # of Stories: 2.00
 Park Area/Cap#: / 2

Living Area: 2,794
 Total Rooms: 8
 Bedrooms: 4
 Bath(F/H): 3 /
 Yr Built/Eff: 1977 / 1977
 Air Cond: CENTRAL
 Style: CONVENTIONAL
 Fireplace: Y / 1
 Pool: POOL
 Roof Mat: TILE
 Parking: PARKING AVAIL

Comp #8

Distance From Subject:0.36 (miles)

Address: 5229 GOODLAND AVE, VALLEY VILLAGE, CA 91607-2315
 Owner Name: TIZABI ASHLEY/FARNAD SHAHBAZ
 Seller Name: GELNAK ALEXANDER & GALINA
 APN: 2346-023-014
 County: LOS ANGELES, CA
 Subdivision: 19737
 Rec Date: 08/01/2017
 Sale Date: 07/26/2017
 Sale Price: \$1,060,000
 Sale Type: FULL
 Document #: 865785
 1st Mtg Amt:
 Total Value: \$468,193
 Land Use: SFR

Map Reference: 23-A2 /
 Census Tract: 1240.00
 Zoning: LAR1
 Prior Rec Date: 08/06/1991
 Prior Sale Date: 06/1991
 Prior Sale Price: \$245,000
 Prior Sale Type: FULL
 Acres: 0.13
 Lot Area: 5,450
 # of Stories: 1.00
 Park Area/Cap#: / 2

Living Area: 2,461
 Total Rooms: 6
 Bedrooms: 4
 Bath(F/H): 4 /
 Yr Built/Eff: 1958 / 1980
 Air Cond: CENTRAL
 Style: CONVENTIONAL
 Fireplace: Y / 1
 Pool:
 Roof Mat: WOOD SHAKE
 Parking: PARKING AVAIL

Comp #:9 Distance From Subject:0.39 (miles)

Address: 12721 HORTENSE ST, STUDIO CITY, CA 91604-1122

Owner Name: NAVA ENTS LLC

Seller Name: FRIEDMAN KENNETH J TRUST

APN: 2362-022-024 Map Reference: 23-B3 / Living Area: 2,695

County: LOS ANGELES, CA Census Tract: 1434.00 Total Rooms: 7

Subdivision: 4877 Zoning: LAR1 Bedrooms: 3

Rec Date: 01/19/2018 Prior Rec Date: 07/18/1978 Bath(F/H): 3 /

Sale Date: 11/08/2017 Prior Sale Date: Yr Built/Eff: 1968 / 1978

Sale Price: \$1,885,000 Prior Sale Price: Air Cond: CENTRAL

Sale Type: FULL Prior Sale Type: Style: /

Document #: 60026 Acres: 0.34 Fireplace: /

1st Mtg Amt: \$1,000,000 Lot Area: 14,846 Pool: POOL

Total Value: \$459,285 # of Stories: 1 Roof Mat: /

Land Use: SFR Park Area/Cap#: / Parking: /

Comp #:10 Distance From Subject:0.41 (miles)

Address: 13141 MORRISON ST, SHERMAN OAKS, CA 91423-2158

Owner Name: GOR FAMILY TRUST

Seller Name: LEWIS RICHARD L & EMILY A

APN: 2358-009-022 Map Reference: 23-A2 / Living Area: 2,313

County: LOS ANGELES, CA Census Tract: 1247.00 Total Rooms: 7

Subdivision: 26212 Zoning: LAR1 Bedrooms: 4

Rec Date: 06/16/2017 Prior Rec Date: 12/16/1993 Bath(F/H): 3 /

Sale Date: 06/02/2017 Prior Sale Date: Yr Built/Eff: 1962 / 1962

Sale Price: \$1,020,000 Prior Sale Price: \$285,000 Air Cond: EVAP COOLER

Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL

Document #: 669138 Acres: 0.16 Fireplace: Y / 1

1st Mtg Amt: \$417,365 Lot Area: 7,135 Pool: POOL

Total Value: # of Stories: 1.00 Roof Mat: GRAVEL & ROCK

Land Use: SFR Park Area/Cap#: / 2 Parking: ATTACHED GARAGE

Comp #:11 Distance From Subject:0.41 (miles)

Address: 4641 VAN NOORD AVE, SHERMAN OAKS, CA 91423-3329

Owner Name: CHIGVINTSEV ARTEM

Seller Name: HERNANDEZ J B TRUST 2007

APN: 2362-004-014 Map Reference: 23-A3 / Living Area: 2,348

County: LOS ANGELES, CA Census Tract: 1434.00 Total Rooms: 6

Subdivision: 1 Zoning: LAR1 Bedrooms: 3

Rec Date: 09/21/2017 Prior Rec Date: 02/05/1993 Bath(F/H): 3 /

Sale Date: 09/06/2017 Prior Sale Date: Yr Built/Eff: 1937 / 1952

Sale Price: \$1,175,000 Prior Sale Price: \$278,500 Air Cond: CENTRAL

Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL

Document #: 1080529 Acres: 0.18 Fireplace: Y / 1

1st Mtg Amt: \$763,750 Lot Area: 7,916 Pool: /

Total Value: \$531,022 # of Stories: 1.00 Roof Mat: COMPOSITION SHINGLE

Land Use: SFR Park Area/Cap#: / 2 Parking: DETACHED GARAGE

Comp #:12 Distance From Subject:0.42 (miles)

Address: 4619 GOODLAND AVE, STUDIO CITY, CA 91604-1119

Owner Name: BABAYAN KAREN/OGANESIAN SERGE

Seller Name: SLOANE LINDSAY A

APN: 2362-019-019 Map Reference: / Living Area: 2,480

County: LOS ANGELES, CA Census Tract: 1434.00 Total Rooms: 7

Subdivision: PARCEL MAP 6592 Zoning: LAR1 Bedrooms: 3

Rec Date: 09/20/2017 Prior Rec Date: 03/04/2011 Bath(F/H): 3 /

Sale Date: 09/07/2017 Prior Sale Date: 01/18/2011 Yr Built/Eff: 1992 / 1992

Sale Price: \$1,182,000 Prior Sale Price: \$879,000 Air Cond: CENTRAL

Sale Type: FULL Prior Sale Type: FULL Style: /

Document #: 1076089 Acres: 0.16 Fireplace: Y / 1

1st Mtg Amt: \$886,500 Lot Area: 7,000 Pool: /

Total Value: \$970,330 # of Stories: / Roof Mat: /

Land Use: SFR Park Area/Cap#: / Parking: GARAGE

Comp #:13 Distance From Subject:0.44 (miles)

Address: 12618 KLING ST, STUDIO CITY, CA 91604-1110

Owner Name: JSKG INVETMENTS LLC

Seller Name: LEJEUNE GORDON & DEBRA

APN: 2362-024-008 Map Reference: 23-B3 / Living Area: 2,503

County: LOS ANGELES, CA Census Tract: 1434.00 Total Rooms: 7

Subdivision: 11 Zoning: LAR1 Bedrooms: 3

Rec Date: 08/16/2017 Prior Rec Date: 08/27/1999 Bath(F/H): 3 /

Sale Date: 05/11/2017 Prior Sale Date: 08/06/1999 Yr Built/Eff: 1939 / 1944

Sale Price: \$1,100,000 Prior Sale Price: \$595,000 Air Cond: CENTRAL

Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL

Document #: 927496 Acres: 0.23 Fireplace: Y / 2

1st Mtg Amt: \$787,954 Lot Area: 10,088 Pool: POOL

Total Value: # of Stories: 1.00 Roof Mat: WOOD SHAKE

Land Use: SFR	Park Area/Cap#: / 2	Parking: PARKING AVAIL
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Comp #:14		Distance From Subject:0.44 (miles)
Address: 13153 HUSTON ST, SHERMAN OAKS, CA 91423-2113		
Owner Name: RUSSELL GUY & DIANE LIVING TRUST		
Seller Name: SHENG ALEX K		
APN: 2358-010-019	Map Reference: 23-A2 /	Living Area: 2,313
County: LOS ANGELES, CA	Census Tract: 1247.00	Total Rooms: 7
Subdivision: 25934	Zoning: LAR1	Bedrooms: 4
Rec Date: 09/06/2017	Prior Rec Date: 05/13/2008	Bath(F/H): 3 /
Sale Date: 08/16/2017	Prior Sale Date: 04/02/2008	Yr Built/Eff: 1962 / 1962
Sale Price: \$1,025,000	Prior Sale Price: \$782,000	Air Cond: CENTRAL
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL
Document #: 1011131	Acres: 0.16	Fireplace: Y / 1
1st Mtg Amt: \$354,375	Lot Area: 7,129	Pool:
Total Value: \$885,037	# of Stories: 1.00	Roof Mat: GRAVEL & ROCK
Land Use: SFR	Park Area/Cap#: / 2	Parking: ATTACHED GARAGE

Comp #:15		Distance From Subject:0.46 (miles)
Address: 12439 HUSTON ST, VALLEY VILLAGE, CA 91607-3517		
Owner Name: TALL AMINATA E		
Seller Name: SAITO MIKA		
APN: 2356-027-020	Map Reference: 23-B2 /	Living Area: 2,320
County: LOS ANGELES, CA	Census Tract: 1240.00	Total Rooms: 7
Subdivision: PARCEL MAP LA 1785	Zoning: LAR1	Bedrooms: 4
Rec Date: 11/17/2017	Prior Rec Date: 09/06/2002	Bath(F/H): 3 /
Sale Date: 11/09/2017	Prior Sale Date: 08/07/2002	Yr Built/Eff: 1971 / 1971
Sale Price: \$1,175,000	Prior Sale Price: \$357,000	Air Cond: WALL
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL
Document #: 1329191	Acres: 0.19	Fireplace: Y / 1
1st Mtg Amt: \$636,150	Lot Area: 8,183	Pool: POOL
Total Value: \$707,564	# of Stories: 2.00	Roof Mat: WOOD SHAKE
Land Use: SFR	Park Area/Cap#: / 2	Parking: ATTACHED GARAGE

Comp #:16		Distance From Subject:0.49 (miles)
Address: 5253 BEEMAN AVE, VALLEY VILLAGE, CA 91607-2307		
Owner Name: SLAKTER LOGAN D & ALEXANDRA R		
Seller Name: SEE ME HOME SOLUTIONS LLC		
APN: 2346-017-024	Map Reference: 23-B1 /	Living Area: 2,173
County: LOS ANGELES, CA	Census Tract: 1240.00	Total Rooms: 8
Subdivision: 11715	Zoning: LAR1	Bedrooms: 4
Rec Date: 01/19/2018	Prior Rec Date: 11/22/2016	Bath(F/H): 2 /
Sale Date: 12/07/2017	Prior Sale Date: 11/10/2016	Yr Built/Eff: 1948 / 1952
Sale Price: \$993,500	Prior Sale Price: \$870,000	Air Cond:
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL
Document #: 59449	Acres: 0.16	Fireplace: Y / 1
1st Mtg Amt: \$794,800	Lot Area: 6,989	Pool:
Total Value: \$870,000	# of Stories: 1.00	Roof Mat: WOOD SHAKE
Land Use: SFR	Park Area/Cap#: / 2	Parking: PARKING AVAIL

Comp #:17		Distance From Subject:0.49 (miles)
Address: 12439 OTSEGO ST, VALLEY VILLAGE, CA 91607-3033		
Owner Name: PETROSSIAN PETER M & ARSHO M & ALBERT A		
Seller Name: ZAVIAN ALAN & ARPIE		
APN: 2356-020-013	Map Reference: 23-B2 /	Living Area: 2,622
County: LOS ANGELES, CA	Census Tract: 1240.00	Total Rooms: 5
Subdivision: LANKERSHIM RANCH LAND & WATER CO	Zoning: LAR1	Bedrooms: 4
Rec Date: 08/23/2017	Prior Rec Date: 05/03/2001	Bath(F/H): 4 /
Sale Date: 07/19/2017	Prior Sale Date: 03/22/2001	Yr Built/Eff: 2002 / 2002
Sale Price: \$1,260,000	Prior Sale Price: \$310,000	Air Cond: CENTRAL
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL
Document #: 955598	Acres: 0.18	Fireplace: Y / 1
1st Mtg Amt: \$756,000	Lot Area: 7,803	Pool:
Total Value: \$626,818	# of Stories: 1.00	Roof Mat: COMPOSITION SHINGLE
Land Use: SFR	Park Area/Cap#: / 2	Parking: PARKING AVAIL

EXHIBIT D

ASSIGNED INSPECTOR: **BEN MATHIAS**

Date: February 8, 2018

JOB ADDRESS: **4940 NORTH ALCOVE AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2357-020-013**

CASE#: 727363

ORDER NO: A-4108390

EFFECTIVE DATE OF ORDER TO COMPLY: **July 21, 2016**

COMPLIANCE EXPECTED DATE: **August 20, 2016**

DATE COMPLIANCE OBTAINED: **February 28, 2017**

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

VIOLATIONS:

SEE ATTACHED ORDER # A-4108390

1060706201738529

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
PRESIDENT

E. FELICIA BRANNON
VICE-PRESIDENT

JOSELYN GEAGA-ROSENTHAL

GEORGE HOVAGUIMIAN

JAVIER NUNEZ

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

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

FRANK BUSH
INTERIM GENERAL MANAGER

ORDER TO COMPLY AND NOTICE OF FEE

MARIA LUCERO
4940 ALCOVE AVE
VALLEY VILLAGE, CA 91607

OWNER OF
SITE ADDRESS: 4940 N ALCOVE AVE

ASSESSORS PARCEL NO.: 2357-020-013
ZONE: R1; One-Family Zone

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

FURTHER, THE CODE VIOLATION INSPECTION FEE (C.V.I.F) OF \$ 356.16 (\$336 fee plus a six percent Systems Development Surcharge of \$20.16) **WILL BE BILLED TO THE PROPERTY OWNER.** The invoice/notice will be sent to the owner as it appears on the last equalized assessment roll. Section 98.0421 L.A.M.C.

NOTE: FAILURE TO PAY THE C.V.I.F. WITHIN 30 DAYS OF THE INVOICE DATE OF THE BILL NOTED ABOVE WILL RESULT IN A LATE CHARGE OF TWO (2) TIMES THE C.V.I.F. PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$1,176.00. Any person who fails to pay the fee, late charge and collection fee, shall also pay interest. Interest shall be calculated at the rate of one percent per month.

The inspection has revealed that the property is in violation of the Los Angeles Municipal Code as follows:

VIOLATION(S):

1. Construction work is being performed without the required permits.

You are therefore ordered to: 1) Stop all work being performed without the required permit(s).
2) Obtain all required permits and approvals prior to commencing any work.

Code Section(s) in Violation: 91.104.2.4, 91.106.1.1, 93.0310A, 94.102.2.3 and 95.108.5 of the L.A.M.C.

Location: New block wall and footing exposed framing.

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

JUL 15 2016

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

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

CODE ENFORCEMENT BUREAU

For routine City business and non-emergency services: Call

www.ladbs.org



INSPECTOR COPY

Page 1 of 2

NON-COMPLIANCE FEE WARNING:

YOU ARE IN VIOLATION OF THE L.A.M.C. IT IS YOUR RESPONSIBILITY TO CORRECT THE VIOLATION(S) AND CONTACT THE INSPECTOR LISTED BELOW TO ARRANGE FOR A COMPLIANCE INSPECTION BEFORE THE NON-COMPLIANCE FEE IS IMPOSED. Failure to correct the violations and arrange for the compliance inspection within 15 days from the Compliance Date, will result in imposition of the fee noted below.

In addition to the C.V.I.F. noted above, a proposed noncompliance fee in the amount of **\$660.00** may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or request for slight modification is filed within 15 days of the compliance date.

If an appeal or request for slight modification is not filed within 15 days of the compliance date or extensions granted therefrom, the determination of the department to impose and collect a non-compliance fee shall be final. Section 98.0411 L.A.M.C.

NOTE: FAILURE TO PAY THE NON -COMPLIANCE FEE WITHIN 30 DAYS AFTER THE DATE OF MAILING THE INVOICE, MAY RESULT IN A LATE CHARGE OF TWO (2) TIMES THE NON-COMPLIANCE FEE PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF **\$2,310.00**.

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

PENALTY WARNING :

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

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 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 (213)252-3033.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector :



Date: July 14, 2016

EDMOND DECKERT
3550 WILSHIRE BLVD. SUITE 1800
LOS ANGELES, CA 90010
(213)252-3033
Edmond.Deckert@lacity.org


REVIEWED BY

2016 JUL 14

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



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www.ladbs.org