

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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CITY OF LOS ANGELES
CALIFORNIA



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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 08, 2015

Council District: #11

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

JOB ADDRESS: **2574 SOUTH ARMACOST AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **4257-003-027**

On February 13, 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: **2574 South Armacost 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.

Pursuant to Section 98.0421, the property owner was issued an order on February 13, 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
Title Report Fee	<u>42.00</u>
Grand Total	\$ <u>1,288.56</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 **\$1,288.56** 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 **\$1,288.56** 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 L. 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. T11930
Dated as of: 07/02/2015

Prepared for: City of Los Angeles

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

APN: 4257-003-027

Property Address: 2574 S ARMACOST AVE ✓ **City:** Los Angeles **County:** Los Angeles

VESTING INFORMATION

Type of Document: Grant Deed

Grantee : Stephen Oluf Winick, a single man

Grantor : Thomas R. Tatka, successor Trustee of the Tatka Trust dated October 27, 1987

Deed Date : 6/21/2002

Recorded : 7/3/2002

Instr No. : 02 1511977

MAILING ADDRESS: Stephen Oluf Winick,
2574 ARMACOST AVE LOS ANGELES CA 90064

SCHEDULE B

LEGAL DESCRIPTION

The following described property:

Lot 104 of Tract No. 10468, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 165, Page(s) 13 and 14, of Maps, in the office of the County recorder of said County.

Assessor's Parcel No: 4257-003-027

MORTGAGES/LIENS

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

Amount : \$273,347.00

Dated : 12/31/2010

Trustor : Stephen Oluf Winick who acquired Title as Stephen Oluf Winick

Trustee : Fidelity National Title Ins Co

Beneficiary : Wells Fargo Bank, N.A.

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. T11930

SCHEDULE B (Continued)

Recorded : 1/5/2011

Instr No. : 20110024145

Maturity Date is: 1/1/2026

MAILING ADDRESS: Fidelity National Title Ins Co, 17911 Von Karman, Suite 200, Irvine, CA 92614

MAILING ADDRESS: Wells Fargo Bank, N.A, 200 Wildwood Parkway, Homewood, AL 352090000

RECORDING REQUESTED BY:
EQUITY TITLE COMPANY

AND WHEN RECORDED MAIL TO:

Stephen Oluf Winick
2574 Armacost Avenue
Los Angeles, CA

Order No.: 0231901
Escrow No.: LA-03283-PJ
A.P.N.: 4257-003-027

02 1511977

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE
GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX IS \$494.45

CITY TRANSFER TAX IS \$2,022.75

☒ [X] 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 ☒ [X] City of Los Angeles AND

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

Thomas Tatka, Trustee of The Tatka Trust dated October 27, 1987

hereby GRANT(S) to Successor

Stephen Oluf Winick, a single man

V1

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

Lot 104 of Tract No. 10468, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 165, Page(s) 13 and 14, of Maps, in the office of the County Recorder of said County.

L1

Dated: June 21, 2002

STATE OF CALIFORNIA

COUNTY OF Los Angeles

] ss.

On June 21, 2002 before me

PAMELA JOHNSON
a Notary Public in and for said County and State,
personally appeared

THOMAS TATKA

The Tatka Trust dated October 27, 1987

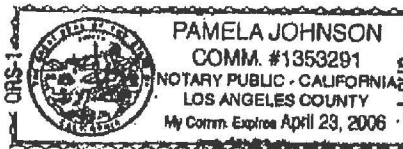
Thomas R. Tatka
By: Thomas Tatka, Trustee

personally known to me (or 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.

WITNESS my hand and official seal.

Signature of Notary

Commission Expiration Date 4/23/06



(This area for official notarial seal)

MAIL TAX STATEMENTS TO: Stephen Oluf Winick, 2574 Armacost Avenue, Los Angeles, CA

Recording Requested By:
WELLS FARGO BANK, N.A.

Recording requested by: LSI
When recorded return to :
Custom Recording Solutions
2550 N. Redhill Ave.
Santa Ana, CA. 92705 10326231
800-756-3524 Ext. 5011

Prepared By:
WELLS FARGO BANK, N.A.

200 WILDWOOD PARKWAY,,
HOMewood, AL 352090000

[Space Above This Line For Recording Data]

DEED OF TRUST

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

(A) "Security Instrument" means this document, which is dated DECEMBER 31, 2010 together with all Riders to this document.

(B) "Borrower" is STEPHEN OLUF WINICK, A MARRIED MAN WHO ACQUIRED TITLE AS STEPHEN OLUF WINICK, A SINGLE MAN.

Borrower's address is 2574 ARMACOST AVE
LOS ANGELES CA 90064

(C) "Lender" is WELLS FARGO BANK, N.A. Borrower is the trustor under this Security Instrument.

Lender is a NATIONAL ASSOCIATION
organized and existing under the laws of THE UNITED STATES

0316405281

CALIFORNIA-Single Family-Fannie Mae/Freddie Mac UNIFORM INSTRUMENT
Wolters Kluwer Financial Services
VMP®-6(CA) (07/11)

Form 3005 1/01

NMFL 3005R (RCAC) Rev 3/2009

Page 1 of 15

Initials: *HW*



Lender's address is P.O. BOX 11701, NEWARK, NJ 071014701

Lender is the beneficiary under this Security Instrument.

(D) "Trustee" is FIDELITY NATIONAL TITLE INS CO
17911 VON KARMAN, SUITE 200, IRVINE, CA 92614

(E) "Note" means the promissory note signed by Borrower and dated DECEMBER 31, 2010

The Note states that Borrower owes Lender TWO HUNDRED SEVENTY THREE THOUSAND THREE
HUNDRED FORTY SEVEN AND 00/100 Dollars

(U.S. \$ *****273,347.00) plus interest. Borrower has promised to pay this debt in regular Periodic
Payments and to pay the debt in full not later than JANUARY 01, 2026

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

(G) "Loan" means the debt evidenced by the Note, plus interest, any prepayment charges and late charges
due under the Note, and all sums due under this Security Instrument, plus interest.

(H) "Riders" means all Riders to this Security Instrument that are executed by Borrower. The following
Riders are to be executed by Borrower [check box as applicable]:

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

(I) "Applicable Law" means all controlling applicable federal, state and local statutes, regulations,
ordinances and administrative rules and orders (that have the effect of law) as well as all applicable final,
non-appealable judicial opinions.

(J) "Community Association Dues, Fees, and Assessments" means all dues, fees, assessments and other
charges that are imposed on Borrower or the Property by a condominium association, homeowners
association or similar organization.

(K) "Electronic Funds Transfer" means any transfer of funds, other than a transaction originated by
check, draft, or similar paper instrument, which is initiated through an electronic terminal, telephonic
instrument, computer, or magnetic tape so as to order, instruct, or authorize a financial institution to debit
or credit an account. Such term includes, but is not limited to, point-of-sale transfers, automated teller
machine transactions, transfers initiated by telephone, wire transfers, and automated clearinghouse
transfers.

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

(M) "Miscellaneous Proceeds" means any compensation, settlement, award of damages, or proceeds paid
by any third party (other than insurance proceeds paid under the coverages described in Section 5) for: (i)
damage to, or destruction of, the Property; (ii) condemnation or other taking of all or any part of the
Property; (iii) conveyance in lieu of condemnation; or (iv) misrepresentations of, or omissions as to, the
value and/or condition of the Property.

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

(O) "Periodic Payment" means the regularly scheduled amount due for (i) principal and interest under the
Note, plus (ii) any amounts under Section 3 of this Security Instrument.

(P) "RESPA" means the Real Estate Settlement Procedures Act (12 U.S.C. Section 2601 et seq.) and its
implementing regulation, Regulation X (24 C.F.R. Part 3500), as they might be amended from time to
time, or any additional or successor legislation or regulation that governs the same subject matter. As used
in this Security Instrument, "RESPA" refers to all requirements and restrictions that are imposed in regard

to a "federally related mortgage loan" even if the Loan does not qualify as a "federally related mortgage loan" under RESPA.

(Q) "Successor in Interest of Borrower" means any party that has taken title to the Property, whether or not that party has assumed Borrower's obligations under the Note and/or this Security Instrument.

TRANSFER OF RIGHTS IN THE PROPERTY

This Security Instrument secures to Lender: (i) the repayment of the Loan, and all renewals, extensions and modifications of the Note; and (ii) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower irrevocably grants and conveys to Trustee, in trust, with power of sale, the following described property located in the COUNTY of LOS ANGELES :

[Type of Recording Jurisdiction]

[Name of Recording Jurisdiction]

SEE EXHIBIT A ATTACHED HERETO TAX PARCEL NUMBER: 4257-003-027

Parcel ID Number:

2574 ARMACOST AVENUE
LOS ANGELES

("Property Address"):

which currently has the address of

[Street]
[City], California 90064 [Zip Code]

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property."

BORROWER COVENANTS that Borrower is lawfully seised of the estate hereby conveyed and has the right to grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. **Payment of Principal, Interest, Escrow Items, Prepayment Charges, and Late Charges.** Borrower shall pay when due the principal of, and interest on, the debt evidenced by the Note and any prepayment charges and late charges due under the Note. Borrower shall also pay funds for Escrow Items pursuant to Section 3. Payments due under the Note and this Security Instrument shall be made in U.S.

CALIFORNIA-Single Family-Fannie Mae/Freddie Mac UNIFORM INSTRUMENT
VMP®-6(CA) (0711)

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Initials: 

Form 3005 1/01

The undersigned Borrower requests that a copy of any Notice of Default and any Notice of Sale under this Security Instrument be mailed to the Borrower at the address set forth above. A copy of any Notice of Default and any Notice of Sale will be sent only to the address contained in this recorded request. If the Borrower's address changes, a new request must be recorded.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any Rider executed by Borrower and recorded with it.

Witnesses:

 (Seal)
STEPHEN OLUF WINICK -Borrower

 (Seal)
KAREN T WINICK -Borrower
Non-vested spouse

(Seal)
-Borrower

(Seal)
-Borrower

(Seal)
-Borrower

(Seal)
-Borrower

(Seal)
-Borrower

(Seal)
-Borrower

State of California

County of Los Angeles

On December 8, 2010

before me,

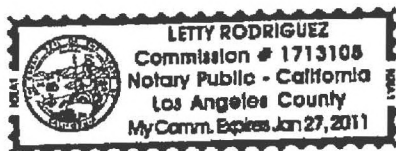
Letty Rodriguez, Notary Public
, personally appeared

STEPHEN OLUF WINICK, KAREN T WINICK

, 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.

Letty Rodriguez (Seal)
Letty Rodriguez



CALIFORNIA-Single Family-Fannie Mae/Freddie Mac UNIFORM INSTRUMENT
VMP®-8(CA) (0711)

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Initials: HW

Form 3005 1/01

GOVERNMENT CODE

27361.7

I certify that under the penalty of perjury that the notary seal on the document to which this statement is attached reads as follows:

Name of the Notary: LETTY RODRIGUEZ

Commission Number: 1713105

Date Commission Expires: 01/27/2011

County where Bond is filed: LOS ANGELES

Manufacturer or Vendor Number: NNA1

Signature:


LOGAN LAM NGUYEN

Place of Execution: SANTA ANA

Date: 12/19/2010

EXHIBIT B

ASSIGNED INSPECTOR: DANIEL VARNUM

Date: September 08, 2015

JOB ADDRESS: 2574 SOUTH ARMACOST AVENUE, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 4257-003-027

Last Full Title: 07/02/2015

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

1). STEPHEN OLUF WINICK
2574 ARMACOST AVE.
LOS ANGELES, CA 90064

CAPACITY: OWNER

2). WELLS FARGO BANK, N.A.
200 WILDWOOD PKWY.
HOMEWOOD, AL 35209

CAPACITY: INTERESTED PARTY

Property Detail Report

For Property Located At :

2574 ARMACOST AVE, LOS ANGELES, CA 90064-2716

CoreLogic

RealQuest Professional

Owner Information

Owner Name: **WINICK STEPHEN O**
 Mailing Address: **2574 ARMACOST AVE, LOS ANGELES CA 90064-2716 C016**
 Vesting Codes: **SM //**

Location Information

Legal Description: **TRACT # 10468 LOT 104**
 County: **LOS ANGELES, CA**
 Census Tract / Block: **2713.00 / 3**
 Township-Range-Sect: **165-13**
 Legal Book/Page: **104**
 Legal Lot: **104**
 Legal Block: **WLA**
 Market Area: **WLA**
 Neighbor Code:

APN: **4257-003-027**
 Alternate APN:
 Subdivision: **10468**
 Map Reference: **41-E6 /**
 Tract #: **10468**
 School District: **LOS ANGELES**
 School District Name:
 Munic/Township:

Owner Transfer Information

Recording/Sale Date: **/**
 Sale Price:
 Document #: **Deed Type:**

Deed Type:
 1st Mtg Document #:

Last Market Sale Information

Recording/Sale Date: **07/03/2002 / 06/21/2002**
 Sale Price: **\$449,500**
 Sale Type: **FULL**
 Document #: **1511977**
 Deed Type: **GRANT DEED**
 Transfer Document #:
 New Construction:
 Title Company: **EQUITY TITLE CO.**
 Lender: **CITIBANK FSB**
 Seller Name: **TATKA TRUST**

1st Mtg Amount/Type: **\$300,700 / CONV**
 1st Mtg Int. Rate/Type: **/ FIXED**
 1st Mtg Document #: **1511978**
 2nd Mtg Amount/Type: **/**
 2nd Mtg Int. Rate/Type: **/**
 Price Per SqFt: **\$252.39**
 Multi/Split Sale:

Prior Sale Information

Prior Rec/Sale Date: **/**
 Prior Sale Price:
 Prior Doc Number:
 Prior Deed Type:

Prior Lender:
 Prior 1st Mtg Amt/Type: **/**
 Prior 1st Mtg Rate/Type: **/**

Property Characteristics

Gross Area:
 Living Area: **1,781**
 Tot Adj Area:
 Above Grade:
 Total Rooms: **5**
 Bedrooms: **3**
 Bath(F/H): **3 /**
 Year Built / Eff: **1937 / 1954**
 Fireplace: **Y / 1**
 # of Stories: **1.00**
 Other Improvements: **FENCE;SHED**

Parking Type: **PARKING AVAIL**
 Garage Area:
 Garage Capacity: **2**
 Parking Spaces: **2**
 Basement Area:
 Finish Bsmnt Area:
 Basement Type:
 Roof Type:
 Foundation: **RAISED**
 Roof Material: **WOOD SHAKE**

Construction:
 Heat Type: **HEATED**
 Exterior wall: **STUCCO**
 Porch Type:
 Patio Type:
 Pool:
 Air Cond:
 Style: **CONVENTIONAL**
 Quality:
 Condition:

Site Information

Zoning: **LAR1**
 Lot Area: **6,251**
 Land Use: **SFR**
 Site Influence:

Acres: **0.14**
 Lot Width/Depth: **50 x 125**
 Res/Comm Units: **/**

County Use: **SINGLE FAMILY RESID (0100)**
 State Use:
 Water Type:
 Sewer Type: **TYPE UNKNOWN**

Tax Information

Total Value: **\$578,336**
 Land Value: **\$433,346**
 Improvement Value: **\$144,990**
 Total Taxable Value: **\$578,336**

Assessed Year: **2015**
 Improved %: **25%**
 Tax Year: **2014**

Property Tax: **\$7,136.22**
 Tax Area: **67**
 Tax Exemption:

Comparable Sales Report

For Property Located At

2574 ARMACOST AVE, LOS ANGELES, CA 90064-2716

CoreLogic

RealQuest Professional

9 Comparable(s) Selected.

Report Date: 09/08/2015

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$449,500	\$900,000	\$1,820,000	\$1,102,556
Bldg/Living Area	1,781	1,513	1,999	1,699
Price/Sqft	\$252.39	\$450.23	\$1,169.67	\$656.14
Year Built	1937	1925	1988	1943
Lot Area	6,251	3,132	8,059	5,558
Bedrooms	3	2	4	3
Bathrooms/Restrooms	3	1	3	2
Stories	1.00	1.00	2.00	1.11
Total Value	\$578,336	\$100,443	\$1,432,479	\$645,086
Distance From Subject	0.00	0.22	0.46	0.36

*= user supplied for search only

Comp #:				Distance From Subject:	0.22 (miles)
Address:	2668 STONER AVE, LOS ANGELES, CA 90064-3619				
Owner Name:	ABRAMSON GREGORY				
Seller Name:	HONG T S & PHUONG TRUST				
APN:	4257-013-010	Map Reference:	41-E6 /	Living Area:	1,513
County:	LOS ANGELES, CA	Census Tract:	2713.00	Total Rooms:	6
Subdivision:	8098	Zoning:	LAR1	Bedrooms:	4
Rec Date:	06/26/2015	Prior Rec Date:	07/30/2003	Bath(F/H):	2 /
Sale Date:	06/12/2015	Prior Sale Date:	06/03/2003	Yr Built/Eff:	1936 / 1956
Sale Price:	\$952,000	Prior Sale Price:	\$480,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	771782	Acres:	0.13	Fireplace:	/
1st Mtg Amt:	\$761,600	Lot Area:	5,614	Pool:	
Total Value:	\$584,772	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:				Distance From Subject:0.29 (miles)							
Address:		2543 BARRY AVE, LOS ANGELES, CA 90064-2809									
Owner Name:		HAMMER VICTOR S/SCHALL-HAMMER ANDREA									
Seller Name:		SEIDENGLANZ ROBERT II & DANIELLE									
APN:		4258-001-020		Map Reference:		41-E5 /		Living Area:		1,608	
County:		LOS ANGELES, CA		Census Tract:		2713.00		Total Rooms:		5	
Subdivision:		5498		Zoning:		LAR1		Bedrooms:		3	
Rec Date:		05/29/2015		Prior Rec Date:		06/15/2000		Bath(F/H):		2 /	
Sale Date:		05/01/2015		Prior Sale Date:		06/08/2000		Yr Built/Eff:		1941 / 1963	
Sale Price:		\$1,100,000		Prior Sale Price:		\$310,000		Air Cond:		CENTRAL	
Sale Type:		FULL		Prior Sale Type:		FULL		Style:		CONVENTIONAL	
Document #:		627115		Acres:		0.12		Fireplace:		Y / 1	
1st Mtg Amt:		\$875,000		Lot Area:		5,401		Pool:			
Total Value:		\$500,859		# of Stories:		1.00		Roof Mat:		COMPOSITION SHINGLE	
Land Use:		SFR		Park Area/Cap#:		/ 2		Parking:		PARKING AVAIL	

Comp #:				Distance From Subject:0.29 (miles)	
Address:		11811 AYRES AVE, LOS ANGELES, CA 90064-1302			
Owner Name:		TAYLOR ZACHARY D/LAURY ANNA R			
Seller Name:		GLEN IAN A & ALISON J			
APN:	4259-039-034	Map Reference:	41-E5 /	Living Area:	1,795
County:	LOS ANGELES, CA	Census Tract:	2712.00	Total Rooms:	6
Subdivision:	7861	Zoning:	LAR1	Bedrooms:	3
Rec Date:	07/17/2015	Prior Rec Date:	11/26/2002	Bath(F/H):	3 /
Sale Date:	06/08/2015	Prior Sale Date:	11/10/2002	Yr Built/Eff:	1925 / 1949
Sale Price:	\$991,000	Prior Sale Price:	\$451,500	Air Cond:	YES
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONTEMPORARY
Document #:	866142	Acres:	0.14	Fireplace:	Y / 1
1st Mtg Amt:	\$792,800	Lot Area:	6,141	Pool:	
Total Value:	\$610,777	# of Stories:	1.00	Roof Mat:	BUILT-UP
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	DETACHED GARAGE

Comp #:	4	Distance From Subject:0.35 (miles)
Address:	2631 FEDERAL AVE, LOS ANGELES, CA 90064-3722	

Owner Name:	DONNELLY KYLE L TRUST		
Seller Name:	COOPER MARVIN FAMILY TRUST		
APN:	4258-006-012	Map Reference:	41-E5 /
County:	LOS ANGELES, CA	Census Tract:	2713.00
Subdivision:	5498	Zoning:	LAR1
Rec Date:	01/14/2015	Prior Rec Date:	07/18/1979
Sale Date:	01/02/2015	Prior Sale Date:	
Sale Price:	\$925,000	Prior Sale Price:	\$108,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	43054	Acres:	0.13
1st Mtg Amt:	\$455,000	Lot Area:	5,487
Total Value:	\$249,145	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	1,643
		Total Rooms:	6
		Bedrooms:	3
		Bath(F/H):	3 /
		Yr Built/Eff:	1951 / 1960
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	COMPOSITION SHINGLE
		Parking:	DETACHED GARAGE

Comp #:	5	Distance From Subject:	0.35 (miles)
Address:	2800 STONER AVE, LOS ANGELES, CA 90064-3623		
Owner Name:	KAUFMAN LAURIE LIVING TRUST		
Seller Name:	RUPP BRIAN A		
APN:	4257-011-013	Map Reference:	41-E6 /
County:	LOS ANGELES, CA	Census Tract:	2713.00
Subdivision:	8098	Zoning:	LAR1
Rec Date:	07/15/2015	Prior Rec Date:	12/02/1969
Sale Date:	06/05/2015	Prior Sale Date:	
Sale Price:	\$935,000	Prior Sale Price:	\$33,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	849798	Acres:	0.12
1st Mtg Amt:		Lot Area:	5,130
Total Value:	\$100,443	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	1,668
		Total Rooms:	6
		Bedrooms:	2
		Bath(F/H):	2 /
		Yr Built/Eff:	1939 / 1945
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	WOOD SHAKE
		Parking:	PARKING AVAIL

Comp #:	6	Distance From Subject:	0.41 (miles)
Address:	3317 PEARL ST, SANTA MONICA, CA 90405-3118		
Owner Name:	FAILLACE MARIA/FAILLACE ANTHONY		
Seller Name:	LIEBAN FAMILY TRUST		
APN:	4270-009-023	Map Reference:	41-D6 /
County:	LOS ANGELES, CA	Census Tract:	7023.00
Subdivision:	1980	Zoning:	SMR1*
Rec Date:	04/15/2015	Prior Rec Date:	10/24/2006
Sale Date:	03/27/2015	Prior Sale Date:	09/22/2006
Sale Price:	\$1,400,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	N
Document #:	418806	Acres:	0.12
1st Mtg Amt:		Lot Area:	5,254
Total Value:	\$1,432,479	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	1,912
		Total Rooms:	6
		Bedrooms:	3
		Bath(F/H):	3 /
		Yr Built/Eff:	1929 / 1965
		Air Cond:	CENTRAL
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	COMPOSITION SHINGLE
		Parking:	PARKING AVAIL

Comp #:	7	Distance From Subject:	0.42 (miles)
Address:	11759 TENNESSEE AVE, LOS ANGELES, CA 90064-1314		
Owner Name:	ANDRUS JEREMY		
Seller Name:	GOLESTANI MOHAMMAD R		
APN:	4260-028-018	Map Reference:	41-E5 /
County:	LOS ANGELES, CA	Census Tract:	2676.00
Subdivision:	7542	Zoning:	LAR1
Rec Date:	06/09/2015	Prior Rec Date:	08/25/2004
Sale Date:	04/03/2015	Prior Sale Date:	07/24/2004
Sale Price:	\$900,000	Prior Sale Price:	\$665,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	679117	Acres:	0.13
1st Mtg Amt:	\$625,500	Lot Area:	5,802
Total Value:	\$771,264	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	1,595
		Total Rooms:	5
		Bedrooms:	3
		Bath(F/H):	1 /
		Yr Built/Eff:	1947 / 1950
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	COMPOSITION SHINGLE
		Parking:	PARKING AVAIL

Comp #:	8	Distance From Subject:	0.46 (miles)
Address:	2419 33RD ST, SANTA MONICA, CA 90405-2103		
Owner Name:	HART KARA L		
Seller Name:	STAHL WILLIAM H & SUZANNE		
APN:	4270-009-014	Map Reference:	41-D6 /
County:	LOS ANGELES, CA	Census Tract:	7023.00
Subdivision:	1980	Zoning:	SMR1*
Rec Date:	08/04/2015	Prior Rec Date:	11/28/2001
Sale Date:	07/13/2015	Prior Sale Date:	11/27/2001
Sale Price:	\$1,820,000	Prior Sale Price:	\$510,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	949704	Acres:	0.18
1st Mtg Amt:	\$855,000	Lot Area:	8,059
Total Value:	\$694,034	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	1,556
		Total Rooms:	5
		Bedrooms:	3
		Bath(F/H):	2 /
		Yr Built/Eff:	1938 / 1938
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	COMPOSITION SHINGLE
		Parking:	PARKING AVAIL

Comp #:	9	Distance From Subject:0.46 (miles)	
Address:	2250 GRANVILLE AVE, LOS ANGELES, CA 90064-1342		
Owner Name:	PADILLA JERRY		
Seller Name:	KAZAROV VLADIMIR		
APN:	4260-028-016	Map Reference:	41-D5 /
County:	LOS ANGELES, CA	Census Tract:	2676.00
Subdivision:	7542	Zoning:	LAR1
Rec Date:	07/01/2015	Prior Rec Date:	05/13/2005
Sale Date:	06/08/2015	Prior Sale Date:	05/03/2005
Sale Price:	\$900,000	Prior Sale Price:	\$855,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	787418	Acre:	0.07
1st Mtg Amt:	\$630,000	Lot Area:	3,132
Total Value:	\$862,000	# of Stories:	2.00
Land Use:	SFR	Park Area/Cap#:	1 2
		Living Area:	1,999
		Total Rooms:	6
		Bedrooms:	3
		Bath(F/H):	3 /
		Yr Built/Eff:	1988 / 1988
		Air Cond:	YES
		Style:	CONTEMPORARY
		Fireplace:	Y / 1
		Pool:	POOL
		Roof Mat:	COMPOSITION
		Parking:	SHINGLE
			BUILT-IN

EXHIBIT D

ASSIGNED INSPECTOR: DANIEL VARNUM

Date: September 08, 2015

JOB ADDRESS: 2574 SOUTH ARMACOST AVENUE, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 4257-003-027

CASE#: 489893

ORDER NO: A-3193504

EFFECTIVE DATE OF ORDER TO COMPLY: February 13, 2013

COMPLIANCE EXPECTED DATE: March 15, 2013

DATE COMPLIANCE OBTAINED: January 30, 2013

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3193504

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

HELENA JUBANY
PRESIDENT

VAN AMBATTILOS
VICE-PRESIDENT

E. FELICIA BRANNON
VICTOR H. CUEVAS
SEPAND SAMZADEH

CITY OF LOS ANGELES
CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

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

ROBERT R. "Bud" OVROM
GENERAL MANAGER

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

ORDER TO COMPLY AND NOTICE OF FEE

STEPHEN O WINICK
2574 S ARMACOST AVE
LOS ANGELES, CA 90064

CASE #: 489893
ORDER #: A-3193504
EFFECTIVE DATE: February 13, 2013
COMPLIANCE DATE: March 15, 2013

OWNER OF

SITE ADDRESS: 2574 S ARMACOST AVE
ASSESSORS PARCEL NO.: 4257-003-027
ZONE: R1; One-Family Zone

RECEIVED
2/11/13

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. An access driveway is required.

You are therefore ordered to: Provide/maintain the required access driveway between each parking space or area and a street, or alley.

Code Section(s) in Violation: 12.21A.4.(h), 12.21A.1.(a) of the L.A.M.C.

Comments: Discontinue storage of autos in the driveway access to the detached garage.

2. Parking in the required front yard.

You are therefore ordered to: Discontinue parking in the required front yard.

Code Section(s) in Violation: 12.21A.6.(a), 12.21A.1.(a) of the L.A.M.C.

Comments: Discontinue the storage or parking of autos in the 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.

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 98.0411 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.

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.

If you have any questions or require any additional information please feel free to contact me at (310)417-8640. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector:



Date: January 30, 2013

ROBERT GARTH
7166 MANCHESTER AVENUE, #10B
LOS ANGELES, CA 90045
(310)417-8640
Robert.Garth@lacity.org

MR 1-30-2013

REVIEWED BY