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

October 28, 2015

Council District: # 3

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

JOB ADDRESS: **20401 WEST MOBILE STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2136-022-022**

On September 20, 2006, 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: **20401 West Mobile Street, Los Angeles, California** (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

Following the Department's investigation an order or orders to comply were issued to the property owner and all interested parties. Pursuant to Section 98.0411(a) the order warned that "a proposed noncompliance fee may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or slight modification is filed within 15 days after the compliance date." The owners failed to comply within the time prescribed by ordinance. The Department imposed non-compliance fees as follows:

Description		Amount
Non-Compliance Code Enforcement Fee	$	100.00
Late Charge/Collection Fee (250%)		250.00
Accumulated Interest (1%/month)		350.49
Title Report Fee		42.00
Grand Total	$	**742.49**

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 **$742.49** 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 **$742.49** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY

Steve Ongele
Chief, Resource Management Bureau

ATTEST: HOLLY WOLCOTT, CITY CLERK

Lien confirmed by
City Council on:

BY: _____
DEPUTY

EXHIBIT A

In2-Res
Intuitive Real Estate Solutions

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

Property Title Report

Work Order No. T12098 ***Prepared for:*** *City of Los Angeles*
Dated as of: 07/23/2015

SCHEDULE A
(Reported Property Information)

APN #: *2136-022-022*

Property Address: *20401 W MOBILE ST* ✓ ***City:*** *Los Angeles* ***County:*** *Los Angeles*

VESTING INFORMATION
Type of Document: *Quitclaim Deed*
Grantee : *The Jim L. Fenwick and Gayle V. Fenwick Family Revocable Living Trust 2010*
Grantor : *Jim L. Fenwick and Gayle V. Fenwick, husband and wife as joint tenants*
Deed Date : *7/23/2010* ***Recorded :*** *8/13/2010*
Instr No. : *20101132286*

Mailing Address: *Jim L Fenwick,* and Gayle V. Fenwick, Family Revoc. Living Trust 2010
10362 WYSTONE AVE PORTER RANCH CA 91326

Mailing Address: *Jim L Fenwick,* and Gayle V. Fenwick Fmy Revoc. Living Trust 2010
21521 Rinaldi Street Chatsworth, CA 91311

SCHEDULE B

LEGAL DESCRIPTION
The following described property:

Situated in the City of Los Angeles, County of Los Angeles, State of California: Lot 162, Tract No. 13905 as per map recorded in Book 551, Pages 27 to 29 inclusive of Maps, in the Office of the County Recorder of said County.

Assessor's Parcel No: 2136-022-022

MORTGAGES/LIENS

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

3

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL DOCUMENT AND TAX STATEMENT TO

NAME Jim L Fenwick

STREET ADDRESS 21521 Rinaldi Street

CITY STATE & ZIP CODE Chatsworth, CA 91311

TITLE ORDER NO ESCROW NO SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

QUITCLAIM DEED

APN 2136-022-022

The undersigned grantor(s) declare(s)
DOCUMENTARY TRANSFER TAX $ 0
☐ computed on full value of property conveyed, or
☐ computed on full value less liens and encumbrances remaining at time of sale.
☐ Unincorporated Area City of

This conveyance transfers an interest into a Living Trust R&T 11930

V1

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, I (We)
Jim L. Fenwick and Gayle V. Fenwick, husband and wife as joint tenants

hereby remise, release and quitclaim to
The Jim L Fenwick and Gayle V. Fenwick Family Revocable Living Trust 2010

L1

the following described real property in the City of Los Angeles County of Los Angeles
State of California, with the following legal description:
Lot 162, Tract No. 13905 as per Map recorded in Book 551, Pages 27 to 29 inclusive of maps, in the office of the County Recorder of said County.

July 23, 2010
Date

Jim L. Fenwick
Jim L. Fenwick

Gayle V. Fenwick
Gayle V. Fenwick

STATE OF

COUNTY OF

On (Date) before me, (Name and title of the officer)

personally appeared (Name of person signing) 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

Please see attached acknowledgment M.D.

Signature of officer

ORIGINAL

4

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California
County of Los Angeles

On July 23, 2010 (Date) before me, Marsel Dove, Notary Public (Here Insert Name and Title of the Officer),

personally appeared Jim L. Fenwick and Gayle V. Fenwick (Name(s) of Signer(s)),

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.

MARSEL DOVE
Commission # 1869302
Notary Public - California
Los Angeles County
My Comm. Expires May 14, 2014

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 Marsel Dove (Signature of Notary Public)

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document

Description of Attached Document

Title or Type of Document: Quitclaim Deed

Document Date: 7/23/10 APN: 2136-022-022 Number of Pages: 1

Signer(s) Other Than Named Above

Capacity(ies) Claimed by Signer(s)

Signer's Name:	Signer's Name
☐ Corporate Officer — Title(s):	☐ Corporate Officer — Title(s):
☐ Individual	☐ Individual
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact	☐ Attorney in Fact
☐ Trustee	☐ Trustee
☐ Guardian or Conservator	☐ Guardian or Conservator
☐ Other:	☐ Other:
Signer Is Representing:	Signer Is Representing:
RIGHT THUMBPRINT OF SIGNER — Top of thumb here	RIGHT THUMBPRINT OF SIGNER — Top of thumb here

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Item #5907

EXHIBIT B

ASSIGNED INSPECTOR: **ROBERT REESE** **Date: October 28, 2015**
JOB ADDRESS: **20401 WEST MOBILE STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2136-022-022**

Last Full Title: **07/23/2015** Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

1). THE JIM L & GAYLE V. FENWICK
FAMILY REVOCABLE LIVING TRUST 2010
10362 WYSTONE AVE.
PORTER RANCH, CA 91326 CAPACITY: OWNERS

2). THE JIM L & GAYLE V. FENWICK
FAMILY REVOCABLE LIVING TRUST 2010
21521 RINALDI ST.
CHATSWORTH, CA 91311 CAPACITY: OWNERS

EXHIBIT C

Property Detail Report

For Property Located At :
20401 MOBILE ST, WINNETKA, CA 91306-4244

CoreLogic
RealQuest Professional

Owner Information

Owner Name:	FENWICK JIM L
Mailing Address:	10362 WYSTONE AVE, PORTER RANCH CA 91326-3339 C004
Vesting Codes:	/ / TR

Location Information

Legal Description:	TRACT # 13905 LOT 162		
County:	LOS ANGELES, CA	APN:	2136-022-022
Census Tract / Block:	1349.04 / 2	Alternate APN:	
Township-Range-Sect:		Subdivision:	13905
Legal Book/Page:	551-27	Map Reference:	12-E4 /
Legal Lot:	162	Tract #:	13905
Legal Block:		School District:	LOS ANGELES
Market Area:	WIN	School District Name:	
Neighbor Code:		Munic/Township:	

Owner Transfer Information

Recording/Sale Date:	08/13/2010 / 07/23/2010	Deed Type:	QUIT CLAIM DEED
Sale Price:		1st Mtg Document #:	
Document #:	1132286		

Last Market Sale Information

Recording/Sale Date:	02/02/1982 /	1st Mtg Amount/Type:	/
Sale Price:		1st Mtg Int. Rate/Type:	/
Sale Type:		1st Mtg Document #:	
Document #:	120175	2nd Mtg Amount/Type:	/
Deed Type:	DEED (REG)	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	
New Construction:		Multi/Split Sale:	
Title Company:			
Lender:			
Seller Name:	OWNER RECORD		

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:	ATTACHED GARAGE	Construction:	FRAME
Living Area:	1,362	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:	OPEN DECK
Bedrooms:	4	Finish Bsmnt Area:		Pool:	
Bath(F/H):	2 /	Basement Type:		Air Cond:	EVAP COOLER
Year Built / Eff:	1956 / 1956	Roof Type:		Style:	CONVENTIONAL
Fireplace:	Y / 1	Foundation:	SLAB	Quality:	AVERAGE
# of Stories:	1.00	Roof Material:	GRAVEL & ROCK	Condition:	GOOD
Other Improvements:	FENCE				

Site Information

Zoning:	LARS	Acres:	0.17	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	7,426	Lot Width/Depth:	63 x 120	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	PUBLIC
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	$182,179	Assessed Year:	2015	Property Tax:	$2,340.65
Land Value:	$95,882	Improved %:	47%	Tax Area:	16
Improvement Value:	$86,297	Tax Year:	2014	Tax Exemption:	
Total Taxable Value:	$182,179				

Comparable Summary

For Property Located At

CoreLogic RealQuest Professional

20401 MOBILE ST, WINNETKA, CA 91306-4244

20 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: 20

	Subject Property	Low	High	Average
Sale Price	$0	$320,000	$508,000	$431,680
Bldg/Living Area	1,362	1,240	1,557	1,394
Price/Sqft	$0.00	$234.95	$359.82	$310.70
Year Built	1956	1953	1958	1955
Lot Area	7,426	7,199	9,241	7,824
Bedrooms	4	3	4	4
Bathrooms/Restrooms	2	2	2	2
Stories	1.00	1.00	1.00	1.00
Total Value	$182,179	$80,731	$508,200	$333,242
Distance From Subject	0.00	0.05	0.38	0.23

*= user supplied for search only

☑	#	F	Address	Sale Price	Yr Blt	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
Subject Property											
			20401 MOBILE ST		**1956**	**4**	**2**	**02/02/1982**	**1,362**	**7,426**	**0.0**
Comparables											
☑	1		20404 HAMLIN ST	$449,000	1956	4	2	05/28/2015	1,362	7,700	0.05
☑	2		20354 HAMLIN ST	$435,000	1956	4	2	02/23/2015	1,362	7,500	0.06
☑	3		20465 KITTRIDGE ST	$395,000	1956	3	2	02/27/2015	1,557	8,022	0.08
☑	4		20342 GILMORE ST	$369,000	1956	4	2	07/21/2015	1,362	7,555	0.1
☑	5		20451 OREY PL	$450,000	1955	4	2	04/10/2015	1,362	7,500	0.1
☑	6		20314 MOBILE ST	$470,000	1956	4	2	05/22/2015	1,362	7,507	0.11
☑	7		20315 GILMORE ST	$360,000	1956	4	2	03/27/2015	1,518	7,632	0.12
☑	8		20221 GILMORE ST	$480,000	1955	4	2	10/13/2015	1,334	7,737	0.21
☑	9		6736 MASON AVE	$460,000	1955	4	2	04/17/2015	1,474	7,199	0.24
☑	10		20212 GILMORE ST	$365,000	1955	4	2	06/16/2015	1,344	8,161	0.24
☑	11		20232 MOBILE ST	$508,000	1955	3	2	08/10/2015	1,519	7,500	0.24
☑	12		20573 ARCHWOOD ST	$320,000	1954	4	2	02/04/2015	1,362	8,173	0.27
☑	13		6560 LARAMIE AVE	$425,000	1955	3	2	02/18/2015	1,240	9,241	0.29
☑	14		20145 HAYNES ST	$450,000	1958	3	2	03/10/2015	1,354	7,500	0.3
☑	15		20133 HAYNES ST	$475,000	1958	3	2	06/10/2015	1,549	8,447	0.32
☑	16		6529 COMANCHE AVE	$475,000	1955	3	2	08/05/2015	1,399	7,500	0.33
☑	17		20119 HAYNES ST	$460,000	1958	3	2	04/06/2015	1,322	8,847	0.33
☑	18		20127 ARCHWOOD ST	$402,000	1955	3	2	03/09/2015	1,442	7,827	0.36
☑	19		6553 WINNETKA AVE	$435,600	1955	4	2	03/09/2015	1,329	7,710	0.38
☑	20		20151 VANOWEN ST	$450,000	1953	3	2	08/25/2015	1,327	7,217	0.38

Comparable Sales Report

For Property Located At

CoreLogic RealQuest Professional

20401 MOBILE ST, WINNETKA, CA 91306-4244

20 Comparable(s) Selected.

Report Date: 10/26/2015

Summary Statistics:

	Subject	Low	High	Average
Sale Price	$0	$320,000	$508,000	$431,680
Bldg/Living Area	1,362	1,240	1,557	1,394
Price/Sqft	$0.00	$234.95	$359.82	$310.70
Year Built	1956	1953	1958	1955
Lot Area	7,426	7,199	9,241	7,824
Bedrooms	4	3	4	4
Bathrooms/Restrooms	2	2	2	2
Stories	1.00	1.00	1.00	1.00
Total Value	$182,179	$80,731	$508,200	$333,242
Distance From Subject	0.00	0.05	0.38	0.23

*= user supplied for search only

Comp #:1 Distance From Subject:0.05 (miles)

Address:	20404 HAMLIN ST, WINNETKA, CA 91306-4222				
Owner Name:	MOHEBAN FAMILY TRUST				
Seller Name:	NASSERI PARVIZ				
APN:	2136-022-011	Map Reference:	12-E4 /	Living Area:	1,362
County:	LOS ANGELES, CA	Census Tract:	1349.04	Total Rooms:	6
Subdivision:	13905	Zoning:	LARS	Bedrooms:	4
Rec Date:	05/28/2015	Prior Rec Date:	10/25/2012	Bath(F/H):	2 /
Sale Date:	05/15/2015	Prior Sale Date:	09/04/2012	Yr Built/Eff:	1956 / 1956
Sale Price:	$449,000	Prior Sale Price:	$285,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	617727	Acres:	0.18	Fireplace:	Y / 1
1st Mtg Amt:		Lot Area:	7,700	Pool:	
Total Value:	$292,013	# of Stories:	1.00	Roof Mat:	GRAVEL & ROCK
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:2 Distance From Subject:0.06 (miles)

Address:	20354 HAMLIN ST, WINNETKA, CA 91306-4220				
Owner Name:	PERETS ZION/ZADIKANY RUTH				
Seller Name:	CHIANG HWATUNG				
APN:	2136-022-010	Map Reference:	12-E4 /	Living Area:	1,362
County:	LOS ANGELES, CA	Census Tract:	1349.04	Total Rooms:	6
Subdivision:	13905	Zoning:	LARS	Bedrooms:	4
Rec Date:	02/23/2015	Prior Rec Date:	09/17/2013	Bath(F/H):	2 /
Sale Date:	09/12/2014	Prior Sale Date:	08/09/2013	Yr Built/Eff:	1956 / 1956
Sale Price:	$435,000	Prior Sale Price:	$420,000	Air Cond:	WALL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	191355	Acres:	0.17	Fireplace:	Y / 1
1st Mtg Amt:	$326,250	Lot Area:	7,500	Pool:	
Total Value:	$428,390	# of Stories:	1.00	Roof Mat:	GRAVEL & ROCK
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	DETACHED GARAGE

Comp #:3 Distance From Subject:0.08 (miles)

Address:	20465 KITTRIDGE ST, WINNETKA, CA 91306-4255				
Owner Name:	AZAL ELIRAN				
Seller Name:	HECK FAMILY TRUST				
APN:	2136-023-013	Map Reference:	12-E5 /	Living Area:	1,557
County:	LOS ANGELES, CA	Census Tract:	1349.04	Total Rooms:	6
Subdivision:	13905	Zoning:	LARS	Bedrooms:	3
Rec Date:	02/27/2015	Prior Rec Date:		Bath(F/H):	2 /
Sale Date:	02/23/2015	Prior Sale Date:		Yr Built/Eff:	1956 / 1958
Sale Price:	$395,000	Prior Sale Price:		Air Cond:	
Sale Type:	FULL	Prior Sale Type:		Style:	CONVENTIONAL
Document #:	215052	Acres:	0.18	Fireplace:	Y / 1
1st Mtg Amt:	$215,000	Lot Area:	8,022	Pool:	
Total Value:	$102,195	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:4 Distance From Subject:0.1 (miles)

Address:	20342 GILMORE ST, CANOGA PARK, CA 91306-4214				
Owner Name:	FTA INVESTMENTS LLC				
Seller Name:	WELLS FARGO BANK 2005-HE3				
APN:	2136-025-008	Map Reference:	12-E5 /	Living Area:	1,362
County:	LOS ANGELES, CA	Census Tract:	1349.04	Total Rooms:	6
Subdivision:	13905	Zoning:	LARS	Bedrooms:	4
Rec Date:	07/21/2015	Prior Rec Date:	07/22/2004	Bath(F/H):	2 /
Sale Date:	06/25/2015	Prior Sale Date:	06/15/2004	Yr Built/Eff:	1956 / 1956
Sale Price:	$369,000	Prior Sale Price:	$390,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	883570	Acres:	0.17	Fireplace:	Y / 1
1st Mtg Amt:		Lot Area:	7,555	Pool:	
Total Value:	$402,000	# of Stories:	1.00	Roof Mat:	GRAVEL & ROCK
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:5 Distance From Subject:0.1 (miles)

Address:	20451 OREY PL, WINNETKA, CA 91306-4246				
Owner Name:	PELASEYED SHAHAB				
Seller Name:	DND FAMILY TRUST				
APN:	2136-020-003	Map Reference:	12-E4 /	Living Area:	1,362
County:	LOS ANGELES, CA	Census Tract:	1349.04	Total Rooms:	6
Subdivision:	13905	Zoning:	LARS	Bedrooms:	4
Rec Date:	04/10/2015	Prior Rec Date:	01/02/2014	Bath(F/H):	2 /
Sale Date:	03/11/2015	Prior Sale Date:	12/23/2013	Yr Built/Eff:	1955 / 1955
Sale Price:	$450,000	Prior Sale Price:	$280,000	Air Cond:	EVAP COOLER
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	394245	Acres:	0.17	Fireplace:	Y / 1
1st Mtg Amt:	$360,000	Lot Area:	7,500	Pool:	
Total Value:	$402,891	# of Stories:	1.00	Roof Mat:	GRAVEL & ROCK
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:6 Distance From Subject:0.11 (miles)

Address:	20314 MOBILE ST, WINNETKA, CA 91306-4243				
Owner Name:	TALINIA SHEILA				
Seller Name:	BRAUN MYRIAM				
APN:	2136-024-003	Map Reference:	12-E5 /	Living Area:	1,362
County:	LOS ANGELES, CA	Census Tract:	1349.04	Total Rooms:	6
Subdivision:	13905	Zoning:	LARS	Bedrooms:	4
Rec Date:	05/22/2015	Prior Rec Date:	10/20/1995	Bath(F/H):	2 /
Sale Date:	05/14/2015	Prior Sale Date:		Yr Built/Eff:	1956 / 1956
Sale Price:	$470,000	Prior Sale Price:	$146,500	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	599784	Acres:	0.17	Fireplace:	Y / 1
1st Mtg Amt:		Lot Area:	7,507	Pool:	
Total Value:	$238,205	# of Stories:	1.00	Roof Mat:	GRAVEL & ROCK
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	DETACHED GARAGE

Comp #:7 Distance From Subject:0.12 (miles)

Address:	20315 GILMORE ST, WINNETKA, CA 91306-4213				
Owner Name:	DANG STEVEN				
Seller Name:	FEDERAL NATL MTG ASSN FNMA				
APN:	2136-024-021	Map Reference:	12-E5 /	Living Area:	1,518
County:	LOS ANGELES, CA	Census Tract:	1349.04	Total Rooms:	6
Subdivision:	13905	Zoning:	LARS	Bedrooms:	4
Rec Date:	03/27/2015	Prior Rec Date:		Bath(F/H):	2 /
Sale Date:	03/19/2015	Prior Sale Date:		Yr Built/Eff:	1956 / 1956
Sale Price:	$360,000	Prior Sale Price:		Air Cond:	
Sale Type:	FULL	Prior Sale Type:		Style:	CONVENTIONAL
Document #:	335457	Acres:	0.18	Fireplace:	Y / 1
1st Mtg Amt:	$216,000	Lot Area:	7,632	Pool:	
Total Value:	$433,491	# of Stories:	1.00	Roof Mat:	GRAVEL & ROCK
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:8 Distance From Subject:0.21 (miles)

Address:	20221 GILMORE ST, WINNETKA, CA 91306-4211				
Owner Name:	MAIMON ELIOR				
Seller Name:	GREWAL RAVINDER				
APN:	2134-020-006	Map Reference:	12-E5 /	Living Area:	1,334
County:	LOS ANGELES, CA	Census Tract:	1349.04	Total Rooms:	6
Subdivision:	20288	Zoning:	LARS	Bedrooms:	4
Rec Date:	10/13/2015	Prior Rec Date:	06/01/2015	Bath(F/H):	2 /
Sale Date:	09/30/2015	Prior Sale Date:	05/11/2015	Yr Built/Eff:	1955 / 1955
Sale Price:	$480,000	Prior Sale Price:	$377,500	Air Cond:	WALL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	1258285	Acres:	0.18	Fireplace:	Y / 1
1st Mtg Amt:	$384,000	Lot Area:	7,737	Pool:	
Total Value:	$381,460	# of Stories:	1.00	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	ATTACHED GARAGE

Comp #:9 Distance From Subject:0.24 (miles)

Address:	6736 MASON AVE, WINNETKA, CA 91306-4238				
Owner Name:	PERULLINI MARCELO				
Seller Name:	HERNANDEZ BASIL				
APN:	2136-019-011	Map Reference:	12-E4 /	Living Area:	1,474
County:	LOS ANGELES, CA	Census Tract:	1349.04	Total Rooms:	7
Subdivision:	13905	Zoning:	LARS	Bedrooms:	4
Rec Date:	04/17/2015	Prior Rec Date:	12/23/2011	Bath(F/H):	2 /
Sale Date:	02/26/2015	Prior Sale Date:	11/14/2011	Yr Built/Eff:	1955 / 1955
Sale Price:	$460,000	Prior Sale Price:	$307,500	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	431208	Acres:	0.17	Fireplace:	Y / 1
1st Mtg Amt:	$391,000	Lot Area:	7,199	Pool:	POOL
Total Value:	$321,367	# of Stories:	1.00	Roof Mat:	GRAVEL & ROCK
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:10 Distance From Subject:0.24 (miles)

Address:	20212 GILMORE ST, CANOGA PARK, CA 91306-4212				
Owner Name:	KEYHANI SUSAN				
Seller Name:	ZIGHAM ROBAB F				
APN:	2134-021-011	Map Reference:	12-E5 /	Living Area:	1,344
County:	LOS ANGELES, CA	Census Tract:	1349.04	Total Rooms:	6
Subdivision:	20288	Zoning:	LARS	Bedrooms:	4
Rec Date:	06/16/2015	Prior Rec Date:	09/11/2008	Bath(F/H):	2 /
Sale Date:	04/14/2015	Prior Sale Date:	08/27/2008	Yr Built/Eff:	1955 / 1956
Sale Price:	$365,000	Prior Sale Price:	$395,000	Air Cond:	EVAP COOLER
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	711338	Acres:	0.19	Fireplace:	Y / 1
1st Mtg Amt:	$255,500	Lot Area:	8,161	Pool:	POOL
Total Value:	$505,000	# of Stories:	1.00	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:11 Distance From Subject:0.24 (miles)

Address:	20232 MOBILE ST, CANOGA PARK, CA 91306-4241				
Owner Name:	DE SAGUN VANESSA				
Seller Name:	CARDEN SCOTT				
APN:	2134-020-025	Map Reference:	12-E5 /	Living Area:	1,519
County:	LOS ANGELES, CA	Census Tract:	1349.04	Total Rooms:	5
Subdivision:	20288	Zoning:	LARS	Bedrooms:	3
Rec Date:	08/10/2015	Prior Rec Date:	02/16/2000	Bath(F/H):	2 /
Sale Date:	07/09/2015	Prior Sale Date:		Yr Built/Eff:	1955 / 1955
Sale Price:	$508,000	Prior Sale Price:	$207,273	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	972504	Acres:	0.17	Fireplace:	Y / 1
1st Mtg Amt:	$406,000	Lot Area:	7,500	Pool:	
Total Value:	$264,708	# of Stories:	1.00	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:12 Distance From Subject:0.27 (miles)

Address:	20573 ARCHWOOD ST, WINNETKA, CA 91306-4045				
Owner Name:	MELGOZA ALEJANDRA				
Seller Name:	BALBUENA GUADALUPE				
APN:	2148-011-013	Map Reference:	12-E4 /	Living Area:	1,362
County:	LOS ANGELES, CA	Census Tract:	1349.04	Total Rooms:	6
Subdivision:	17183	Zoning:	LARS	Bedrooms:	4
Rec Date:	02/04/2015	Prior Rec Date:	04/05/2001	Bath(F/H):	2 /
Sale Date:	01/30/2015	Prior Sale Date:	02/21/2001	Yr Built/Eff:	1954 / 1954
Sale Price:	$320,000	Prior Sale Price:	$220,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	MODERN
Document #:	123362	Acres:	0.19	Fireplace:	/
1st Mtg Amt:	$256,000	Lot Area:	8,173	Pool:	
Total Value:	$309,943	# of Stories:	1.00	Roof Mat:	GRAVEL & ROCK
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:13 Distance From Subject:0.29 (miles)

Address:	6560 LARAMIE AVE, WINNETKA, CA 91306-4236				
Owner Name:	YAZDITABAR BEN & ROZITA				
Seller Name:	JACOB CELIA C				
APN:	2134-022-001	Map Reference:	12-E5 /	Living Area:	1,240
County:	LOS ANGELES, CA	Census Tract:	1349.04	Total Rooms:	5
Subdivision:	20288	Zoning:	LARS	Bedrooms:	3
Rec Date:	02/18/2015	Prior Rec Date:	01/03/2012	Bath(F/H):	2 /
Sale Date:	01/08/2015	Prior Sale Date:	11/23/2011	Yr Built/Eff:	1955 / 1955
Sale Price:	$425,000	Prior Sale Price:	$360,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	175836	Acres:	0.21	Fireplace:	Y / 1
1st Mtg Amt:	$318,750	Lot Area:	9,241	Pool:	POOL
Total Value:	$453,000	# of Stories:	1.00	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:14 Distance From Subject:0.3 (miles)

Address:	20145 HAYNES ST, WINNETKA, CA 91306-4223				
Owner Name:	HESAR ALI K/KAZEMI MARIA C				
Seller Name:	COWIE GORDON T				
APN:	2134-017-005	Map Reference:	12-E4 /	Living Area:	1,354
County:	LOS ANGELES, CA	Census Tract:	1349.04	Total Rooms:	5
Subdivision:	20288	Zoning:	LARS	Bedrooms:	3
Rec Date:	03/10/2015	Prior Rec Date:		Bath(F/H):	2 /
Sale Date:	01/29/2015	Prior Sale Date:		Yr Built/Eff:	1958 / 1958
Sale Price:	$450,000	Prior Sale Price:		Air Cond:	
Sale Type:	FULL	Prior Sale Type:		Style:	CONVENTIONAL
Document #:	256802	Acres:	0.17	Fireplace:	Y / 1
1st Mtg Amt:	$405,000	Lot Area:	7,500	Pool:	
Total Value:	$87,462	# of Stories:	1.00	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:15 Distance From Subject:0.32 (miles)

Address:	20133 HAYNES ST, WINNETKA, CA 91306-4223				
Owner Name:	MICHAEL ETHAN O				
Seller Name:	GREENE BRETT W TRUST				
APN:	2134-017-007	Map Reference:	12-E4 /	Living Area:	1,549
County:	LOS ANGELES, CA	Census Tract:	1349.04	Total Rooms:	6
Subdivision:	20288	Zoning:	LARS	Bedrooms:	3
Rec Date:	06/10/2015	Prior Rec Date:	04/02/2008	Bath(F/H):	2 /
Sale Date:	03/20/2015	Prior Sale Date:	02/28/2008	Yr Built/Eff:	1958 / 1960
Sale Price:	$475,000	Prior Sale Price:	$465,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	UNKNOWN	Style:	CONVENTIONAL
Document #:	685513	Acres:	0.19	Fireplace:	Y / 2
1st Mtg Amt:	$417,000	Lot Area:	8,447	Pool:	POOL
Total Value:	$508,200	# of Stories:	1.00	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	ATTACHED GARAGE

Comp #:16 Distance From Subject:0.33 (miles)

Address:	6529 COMANCHE AVE, WINNETKA, CA 91306-4203				
Owner Name:	ARNELL ERIC C & ALEXANDRA M				
Seller Name:	GOULET MICHAEL J				
APN:	2134-022-008	Map Reference:	12-E5 /	Living Area:	1,399
County:	LOS ANGELES, CA	Census Tract:	1349.04	Total Rooms:	5
Subdivision:	20288	Zoning:	LARS	Bedrooms:	3
Rec Date:	08/05/2015	Prior Rec Date:	05/19/2008	Bath(F/H):	2 /
Sale Date:	07/08/2015	Prior Sale Date:	04/04/2008	Yr Built/Eff:	1955 / 1960
Sale Price:	$475,000	Prior Sale Price:	$427,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	950950	Acres:	0.17	Fireplace:	Y / 1
1st Mtg Amt:	$380,000	Lot Area:	7,500	Pool:	
Total Value:	$466,670	# of Stories:	1.00	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	ATTACHED GARAGE

Comp #:17 Distance From Subject:0.33 (miles)

Address:	20119 HAYNES ST, WINNETKA, CA 91306-4223				
Owner Name:	ZIMMER HELMUT P & REBECCA				
Seller Name:	CARNEGIE COREY				
APN:	2134-017-010	Map Reference:	12-E4 /	Living Area:	1,322
County:	LOS ANGELES, CA	Census Tract:	1349.04	Total Rooms:	5
Subdivision:	20288	Zoning:	LARS	Bedrooms:	3
Rec Date:	04/06/2015	Prior Rec Date:	07/29/1997	Bath(F/H):	2 /
Sale Date:	03/24/2015	Prior Sale Date:		Yr Built/Eff:	1958 / 1958
Sale Price:	$460,000	Prior Sale Price:	$148,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	370827	Acres:	0.20	Fireplace:	Y / 1
1st Mtg Amt:	$368,000	Lot Area:	8,847	Pool:	
Total Value:	$196,612	# of Stories:	1.00	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	DETACHED GARAGE

Comp #:18 Distance From Subject:0.36 (miles)

Address:	20127 ARCHWOOD ST, WINNETKA, CA 91306-4301				
Owner Name:	MANDEL MARTIN H & CYNTHIA D				
Seller Name:	OO KYAW & K Z LIVING TRUST				
APN:	2134-014-005	Map Reference:	12-E4 /	Living Area:	1,442
County:	LOS ANGELES, CA	Census Tract:	1348.00	Total Rooms:	5
Subdivision:	20684	Zoning:	LARS	Bedrooms:	3
Rec Date:	03/09/2015	Prior Rec Date:	09/11/2003	Bath(F/H):	2 /
Sale Date:	02/06/2015	Prior Sale Date:	08/25/2003	Yr Built/Eff:	1955 / 1965
Sale Price:	$402,000	Prior Sale Price:	$327,500	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	251417	Acres:	0.18	Fireplace:	Y / 1
1st Mtg Amt:	$381,900	Lot Area:	7,827	Pool:	
Total Value:	$410,494	# of Stories:	1.00	Roof Mat:	GRAVEL & ROCK
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:19 Distance From Subject:0.38 (miles)

Address:	6553 WINNETKA AVE, WINNETKA, CA 91306-4247				
Owner Name:	YOUNG MAOSONG				
Seller Name:	HAYDEN MARCIA C				
APN:	2134-017-014	Map Reference:	12-E4 /	Living Area:	1,329
County:	LOS ANGELES, CA	Census Tract:	1349.04	Total Rooms:	6
Subdivision:	20288	Zoning:	LARS	Bedrooms:	4
Rec Date:	03/09/2015	Prior Rec Date:		Bath(F/H):	2 /
Sale Date:	02/19/2015	Prior Sale Date:		Yr Built/Eff:	1955 / 1955
Sale Price:	$435,600	Prior Sale Price:		Air Cond:	
Sale Type:	UNKNOWN	Prior Sale Type:		Style:	CONVENTIONAL
Document #:	251201	Acres:	0.18	Fireplace:	Y / 1
1st Mtg Amt:		Lot Area:	7,710	Pool:	
Total Value:	$80,731	# of Stories:	1.00	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:20 Distance From Subject:0.38 (miles)

Address:	20151 VANOWEN ST, WINNETKA, CA 91306-4307				
Owner Name:	PONCE JOSE & ALICIA				
Seller Name:	JAVIER RAQUEL				
APN:	2135-037-003	Map Reference:	12-E4 /	Living Area:	1,327
County:	LOS ANGELES, CA	Census Tract:	1348.00	Total Rooms:	5
Subdivision:	18031	Zoning:	LARS	Bedrooms:	3
Rec Date:	08/25/2015	Prior Rec Date:	10/24/2014	Bath(F/H):	2 /
Sale Date:	08/03/2015	Prior Sale Date:	09/15/2014	Yr Built/Eff:	1953 / 1953
Sale Price:	$450,000	Prior Sale Price:	$380,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	1044004	Acres:	0.17	Fireplace:	/
1st Mtg Amt:	$120,000	Lot Area:	7,217	Pool:	
Total Value:	$380,000	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	DETACHED GARAGE

EXHIBIT D

ASSIGNED INSPECTOR: **ROBERT REESE** **Date: October 28, 2015**
JOB ADDRESS: **20401 WEST MOBILE STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2136-022-022**

CASE#: 173476
ORDER NO: A-1260313

EFFECTIVE DATE OF ORDER TO COMPLY: **August 21, 2006**
COMPLIANCE EXPECTED DATE: **September 20, 2006**
DATE COMPLIANCE OBTAINED: **June 20, 2008**

LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-1260313

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

JAVIER NUNEZ
PRESIDENT
MARSHA L. BROWN
VICE-PRESIDENT
VAN AMBATIELOS
PEDRO BIRBA
ELENORE A. WILLIAMS

CITY OF LOS ANGELES
CALIFORNIA

ANTONIO R. VILLARAIGOSA
MAYOR

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

ANDREW A. ADELMAN, P.E
GENERAL MANAGER
RAYMOND CHAN
EXECUTIVE OFFICER

ORDER TO COMPLY

FENWICK,JIM L AND GAYLE V
18136 KINZIE ST
NORTHRIDGE, CA 91325

On 8-17-06 (Date) the undersigned mailed this notice by regular mail, postage prepaid, to the addressee as shown on the last equalized assessment roll.
KM
Signature

CASE #: 173476
ORDER #: A-1260313
EFFECTIVE DATE: August 21, 2006
COMPLIANCE DATE: **September 20, 2006**

OWNER OF
SITE ADDRESS: **20401 W MOBILE ST**
ASSESSORS PARCEL NO.: 2136-022-022
ZONE: RS; Suburban 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.) as follows:

VIOLATION(S):

1. **Electrical permit required.**

You are therefore ordered to: 1) Obtain the required electrical permit.

Code Section(s) in Violation: 93.0201 and 93.0212 of the L.A.M.C.

Location: Single family dwelling.

Comments: New sevice panel installed without the required permits and approvals.

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.

NON-COMPLIANCE FEE WARNING:
You must comply with this order by the compliance date shown. A Non-Compliance Fee may be imposed for failure to comply with this order within 15 days of the compliance date, 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, 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 NOTICE, MAY RESULT IN A PENALTY OF TWO (2) TIMES THE NON-COMPLIANCE FEE PLUS A 50 PERCENT COLLECTION FEE.

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 and 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)374-9864. Office hours are 7:00 a.m. to 5:00 p.m. Monday through Friday.

Inspector: _____ Date: August 16, 2006

MIKE BEVERIDGE
14410 SYLVAN STREET SUITE 105
VAN NUYS, CA 91401
(818)374-9864

REVIEWED BY