

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

RAYMOND S. CHAN, C.E., S.E.
GENERAL MANAGER

FRANK BUSH
EXECUTIVE OFFICER

October 14, 2015

Council District: # 12

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

JOB ADDRESS: **24133 WEST GILMORE STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2033-004-022**

On September 19, 2012, 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: **24133 West Gilmore Street, Los Angeles, California**, (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

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

<u>Description</u>	<u>Amount</u>
Non-Compliance fee	550.00
Late Charge/Collection fee (250%)	1,375.00
Accumulated Interest (1%/month)	466.42
Title Report fee	42.00
Grand Total	\$ 2,433.42

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 **\$2,433.42** 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 **\$2,433.42** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY


Steve Ongele
Chief, Resource Management Bureau

Lien confirmed by
City Council on:

ATTEST: HOLLY WOLCOTT, CITY CLERK

BY: _____
DEPUTY

EXHIBIT A



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

Property Title Report

Work Order No. T11996
Dated as of: 07/10/2015

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 2033-004-022

Property Address: 24133 W GILMORE ST ✓ City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: Quitclaim Deed:

Grantee : Almog Hadad

Grantor : Hagit Hadad acquired title as Hagit Aharoni

Deed Date : 1/14/2013

Recorded : 2/19/2013

Instr No. : 20130251111

MAILING ADDRESS: Almog Hadad,
18034 Ventura Blvd, No. 456 Encino, CA 91316

SCHEDULE B

LEGAL DESCRIPTION

The following described property:

Lot 128 of Tract No 21893, in the City of Los Angeles, County of Los Angeles, State of California, as per Map recorded in Book 658, Pages 27 to 32, inclusive of Maps, in the Office of the County Recorder of said County.

Assessor's Parcel No: 2033-004-022

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 : \$348,000.00

Dated : 11/21/2007

Trustor : Almog Hadad and Hagit Aharoni

Trustee : CTC Real Estate Services

Beneficiary : MERS, Inc., as nominee for Countrywide Bank, FSB

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. T11996

SCHEDULE B (Continued)

Loan No. : MIN 1001337-0002731261-3

Recorded : 11/30/2007

Instr No. : 20072631818

Maturity Date is: 12/1/2037

Mailing Address: CTC Real Estate Services, 400 Countrywide Way, MSN SV-88 Simi Valley, CA 93065

Mailing Address: Countrywide Bank, FSB, 1199 North Fairfax St. Ste. 500, Alexandria, VA 22314

Mailing Address: MERS, Inc, P.O Box 2026, Flint, MI 48501-2026

Assignment of the above referenced security instrument is as follows:

Assignee : Bank of America, N.A. successor by merger to BAC Home Loans Services, LP FKA
Countrywide Home Loans Servicing LP

Recorded : 4/19/2012

Instr No. : 20120586657

MAILING ADDRESS: Bank of America, 450 E. Boundary St, Chapin, SC 29036

Assignment of the above referenced security instrument is as follows:

Assignee : Federal National Mortgage Association

Recorded : 5/16/2014

Instr No. : 20140508992

Mailing Address: Federal National Mortgage Association,
14221 Dallas Parkway, Ste 1000, Dallas TX 75254

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

Claimant : Department of Building and Safety Financial Services Division

Recorded : 9/20/2013

Instr No. : 20131374116

MAILING ADDRESS: Almog Hadad and Hagit Aharoni, 24133 W Gilmore ST, West Hills CA 91307

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

RECORDING REQUESTED BY
ALMOG HADAD

WHEN RECORDED RETURN TO:
ALMOG HADAD
18034 VENTURA BLVD , #456
ENCINO, CA 91316



SPACE ABOVE THIS LINE FOR RECORDER USE

APN#: 2033-004-022

Documentary transfer tax \$0, not subject to tax

"This conveyance is in dissolution of marriage by one suse to the other, R & T 11927 "

QUITCLAIM DEED



Signature of Declarant or Agent determining tax Firm name.

FOR A NON VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
HAGIT HADAD aquired title as HAGIT AHARONI,

hereby remisc, release and forever quitclaim an undivided 100% interest to **ALMOG HADAD**
of the real property in the City of Los Angeles, County of Los Angeles, State of California,
described as

*Lot 128 of Tract No 21893, in the City of Los Angeles, County of Los Angeles, State of California, as per
map recorded in Book 658, Pages 27 to 32, inclusive of Maps, in the Office of the County Recorder of
said County*

*Except all oil, minerals, gas, and other hydrocarbon substances in and under said land below a depth of
500 feet from the surface thereof but without right of surface entry for purposes of development or
production of the same as reserved in the deed by Geo E. Platt Company, a corporation, recorded April
1955 in Book 476417 page 214, of official records*

With all appurtenances, subject to covenants, easements and restrictions of record, commonly
known as: 24133 Gilmore Street, West Hills, CA 91307.

This 14th day of January, 2013.



HAGIT HADAD
aquired title as HAGIT AHARONI

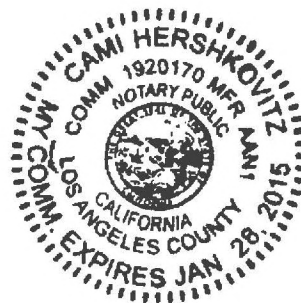
Mail tax statements to above address

3

1

[Signature]

[SEAL]



IF ANY

Equity Title

Recording Requested By
S. BRAY

11/30/07



20072631818

After Recording Return To.
COUNTRYWIDE HOME LOANS, INC.

MS SV-79 DOCUMENT PROCESSING
P.O.Box 10423
Van Nuys, CA 91410-0423
Prepared By:
LISA NEED

LAO 772319

[Space Above This Line For Recording Data]

E797364
[Escrow/Closing #]

00018243041611007
[Doc ID #]

DEED OF TRUST

MIN 1001337-0002731261-3

14

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 NOVEMBER 21, 2007, together with all Riders to this document

(B) "Borrower" is

ALMOG HADAD, AND HAGIT AHARONI, HUSBAND AND WIFE AS COMMUNITY PROPERTY.

Borrower's address is
5710 JAMESON AVE, ENCINO, CA 91316
Borrower is the trustor under this Security Instrument

CALIFORNIA - Single Family - Fannie Mae/Freddie Mac UNIFORM INSTRUMENT WITH MERS

M Deed of Trust-CA
1006A-CA (06/07)(d/i)

Page 1 of 12

Form 3005 1/01



* 2 3 9 9 1 *



* 1 8 2 4 3 0 4 1 6 0 0 0 0 0 1 0 0 6 A *

2033-004-022

(C) "Lender" is
Countrywide Bank, FSB.
Lender is a FED SVGS BANK
organized and existing under the laws of THE UNITED STATES
Lender's address is
1199 North Fairfax St. Ste.500, Alexandria, VA 22314

(D) "Trustee" is
CTC REAL ESTATE SERVICES
400 COUNTRYWIDE WAY, MSN SV-88 SIMI VALLEY, CA 93065- , , ,

(E) "MERS" is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as a nominee for Lender and Lender's successors and assigns. MERS is the beneficiary under this Security Instrument. MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS.

(F) "Note" means the promissory note signed by Borrower and dated NOVEMBER 21, 2007. The Note states that Borrower owes Lender
THREE HUNDRED FORTY EIGHT THOUSAND and 00/100

Dollars (U.S. \$ 348,000.00) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than DECEMBER 01, 2037

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

(H) "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.

(I) "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] |

(J) "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.

(K) "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

(L) "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.

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

(N) "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.

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

(P) "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.

(Q) "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

(R) "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

The beneficiary of this Security Instrument is MERS (solely as nominee for Lender and Lender's successors and assigns) and the successors and assigns of MERS. 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 AND MADE A PART HEREOF.

Parcel ID Number: 2033004022

which currently has the address of

24133 GILMORE STREET, WEST HILLS
[Street/City]

California 91307 ("Property Address"):
[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 understands and agrees that MERS holds only legal title to the interests granted by Borrower in this Security Instrument, but, if necessary to comply with law or custom, MERS (as nominee for Lender and Lender's successors and assigns) has the right to exercise any or all of those interests, including, but not limited to, the right to foreclose and sell the Property; and to take any action required of Lender including, but not limited to, releasing and canceling this Security Instrument.

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. currency. However, if any check or other instrument received by Lender as payment under the Note or this Security Instrument is returned to Lender unpaid, Lender may require that any or all subsequent payments due under the Note and this Security Instrument be made in one or more of the following forms, as selected by Lender: (a) cash; (b) money order; (c) certified check, bank check, treasurer's check or cashier's check, provided any such check is drawn upon an institution whose deposits are insured by a federal agency, instrumentality, or entity; or (d) Electronic Funds Transfer.

Payments are deemed received by Lender when received at the location designated in the Note or at such other location as may be designated by Lender in accordance with the notice provisions in Section 15. Lender may return any payment or partial payment if the payment or partial payments are insufficient to bring the Loan current. Lender may accept any payment or partial payment insufficient to bring the Loan current, without waiver of any rights hereunder or prejudice to its rights to refuse such payment or partial payments in the future, but Lender is not obligated to apply such payments at the time such payments are accepted. If each Periodic Payment is applied as of its scheduled due date, then Lender need not pay interest on unapplied funds. Lender may hold such unapplied funds until Borrower makes payment to bring the Loan current. If Borrower does not do so within a reasonable period of time, Lender shall either apply such funds or return them to Borrower. If not applied earlier, such funds will be applied to the outstanding principal balance under the Note immediately prior to foreclosure. No offset or claim


12

Instrument to Trustee. Trustee shall reconvey the Property without warranty to the person or persons legally entitled to it. Lender may charge such person or persons a reasonable fee for reconveying the Property, but only if the fee is paid to a third party (such as the Trustee) for services rendered and the charging of the fee is permitted under Applicable Law. If the fee charged does not exceed the fee set by Applicable Law, the fee is conclusively presumed to be reasonable.

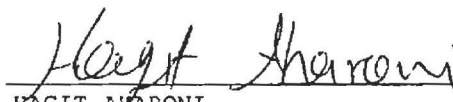
24. Substitute Trustee. Lender, at its option, may from time to time appoint a successor trustee to any Trustee appointed hereunder by an instrument executed and acknowledged by Lender and recorded in the office of the Recorder of the county in which the Property is located. The instrument shall contain the name of the original Lender, Trustee and Borrower, the book and page where this Security Instrument is recorded and the name and address of the successor trustee. Without conveyance of the Property, the successor trustee shall succeed to all the title, powers and duties conferred upon the Trustee herein and by Applicable Law. This procedure for substitution of trustee shall govern to the exclusion of all other provisions for substitution.

25. Statement of Obligation Fee. Lender may collect a fee not to exceed the maximum amount permitted by Applicable Law for furnishing the statement of obligation as provided by Section 2943 of the Civil Code of California.

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.



ALMOG HADAD (Seal)
-Borrower



HAGIT AHARONI (Seal)
-Borrower

(Seal)
-Borrower

(Seal)
-Borrower

07 2671818

13

State of California

County of Los Angeles

} ss.

On 11/21/07

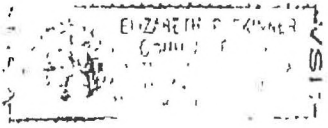
before me, Elizabeth P. Skinner - Notary Public

personally appeared

Almog Hadad and Hagit Aharoni

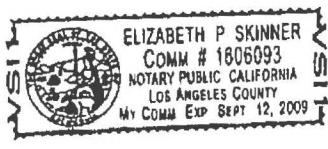
_____, personally known to me
(or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument
and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their
signature(s) 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



Elizabeth P. Skinner

(Seal)



07 2631818

Recording Requested By:
Bank of America
Prepared By: **Danilo Cuenca**
450 E. Boundary St.
Chapin, SC 29036
888-603-9011

When recorded mail to:
CoreLogic
450 E. Boundary St.
Attn: Release Dept.
Chapin, SC 29036



DocID# **18618243041618270**

Property Address:

24133 Gilmore St

West Hills, CA 91307-3120

CA0-ADT 17673220

3/29/2012

This space for Recorder's use

MIN #: 1001337-0002731261-3

MERS Phone #: 888-679-6377

ASSIGNMENT OF DEED OF TRUST

For Value Received, the undersigned holder of a Deed of Trust (herein "Assignor") whose address is **1901 E Voorhees Street, Suite C, Danville, IL 61834** does hereby grant, sell, assign, transfer and convey unto **BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING LP** whose address is **13150 WORLD GATE DR, HERNODON, VA 20170** all beneficial interest under that certain Deed of Trust described below together with the note(s) and obligations therein described and the money due and to become due thereon with interest and all rights accrued or to accrue under said Deed of Trust.

Original Lender: **COUNTRYWIDE BANK, FSB.**

Original Borrower(s): **ALMOG HADAD, AND HAGIT AHARONI, HUSBAND AND WIFE AS COMMUNITY PROPERTY**

Original Trustee: **CTC REAL ESTATE SERVICES**

Date of Deed of Trust: **11/21/2007**

Original Loan Amount: **\$348,000.00**

Recorded in Los Angeles County, CA on: 11/30/2007, book N/A, page N/A and instrument number **20072631818**

IN WITNESS WHEREOF, the undersigned has caused this Assignment of Deed of Trust to be executed on

04/02/12

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC.

By: Mary Ann Hierman
Mary Ann Hierman
Assistant Secretary

State of California
County of Ventura

On 4-2-12 before me, L A Llanos, Notary Public, personally appeared
Mary Ann Hierman

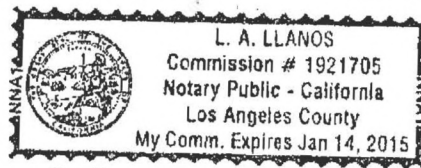
, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity (ies), and that by his/her/their signature(s) on the instrument the person(s), 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.



Notary Public: L A Llanos
My Commission Expires: Jan 14, 2015



Recording Requested By:
Bank of America
Prepared By: Ralph Flores
101 S. Marengo Ave.
Pasadena, CA 91101
800-444-4302

When recorded mail to:
CoreLogic
Mail Stop: ASGN
1 CoreLogic Drive
Westlake, TX 76262-9823



DocID# 12418243041695747

Property Address:

24133 Gilmore Street
West Hills, CA 91307-3120

CA0-ADT 29269523 4/30/2014 SET331B



This space for Recorder's use

ASSIGNMENT OF DEED OF TRUST

For Value Received, the undersigned holder of a Deed of Trust (herein "Assignor") whose address is 1800 TAPO CANYON ROAD, SIMI VALLEY, CA 93063 does hereby grant, sell, assign, transfer and convey unto FEDERAL NATIONAL MORTGAGE ASSOCIATION whose address is 14221 DALLAS PARKWAY, STE 1000, DALLAS TX 75254 all beneficial interest under that certain Deed of Trust described below together with the note(s) and obligations therein described and the money due and to become due thereon with interest and all rights accrued or to accrue under said Deed of Trust.

Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE
FOR COUNTRYWIDE BANK, FSB., ITS SUCCESSORS AND ASSIGNS
Original Borrower(s): ALMOG HADAD, AND HAGIT AHARONI, HUSBAND AND WIFE AS
COMMUNITY PROPERTY
Original Trustee: CTC REAL ESTATE SERVICES
Date of Deed of Trust: 11/21/2007
Original Loan Amount: \$348,000.00

Recorded in Los Angeles County, CA on: 11/30/2007, book N/A, page N/A and instrument number 20072631818

Contact Federal National Mortgage Association for this instrument c/o Seterus, Inc, 14523 SW Millikan Way #200, Beaverton, OR 97005, telephone # 1-866-570-5277, which is responsible for receiving payments.

IN WITNESS WHEREOF, the undersigned has caused this Assignment of Deed of Trust to be executed on

MAY 02 2014

BANK OF AMERICA, N.A., SUCCESSOR BY MERGER
TO BAC HOME LOANS SERVICING, LP, FKA
COUNTRYWIDE HOME LOANS SERVICING LP

By: _____

Luis Rodan
Assistant Vice President

State of California Ventura
County of ~~Los Angeles~~

On MAY 02 2014 before me, Evette Ohanian, Notary Public, personally appeared Luis Roldan, 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.

Evette Ohanian
Notary Public: Evette Ohanian
My Commission Expires: DEC 27 2015

(Seal)

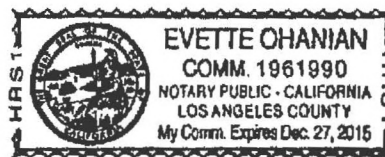


EXHIBIT B

ASSIGNED INSPECTOR: ANGEL SINDAYEN

Date: October 14, 2015

JOB ADDRESS: 24133 WEST GILMORE STREET, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 2033-004-022

Last Full Title: 07/10/2015

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1). ALMOG HADAD
18034 VENTURA BLVD., #456
ENCINO, CA. 91316-3516
CAPACITY: OWNERS
- 2). ALMOG HADAD AND HAGIT AHARONI
24133 WEST GILMORE ST.
WEST HILLS, CA. 91307-3120
CAPACITY: OWNERS
- 3). COUNTRYWIDE BANK, FSB
1199 NORTH FAIRFAX ST., STE 500
ALEXANDRIA, VA. 22314
CAPACITY: INTERESTED PARTIES
- 4). BANK OF AMERICA
450 EAST BOUNDARY ST.
CHAPIN, SC. 29036
CAPACITY: INTERESTED PARTIES
- 5). FEDERAL NATIONAL MORTGAGE ASSOCIATION
14221 DALLAS PARKWAY, STE 1000
DALLAS, TX. 75254
CAPACITY: INTERESTED PARTIES

Property Detail Report

For Property Located At :
24133 GILMORE ST, WEST HILLS, CA 91307-3120

**Owner Information**

Owner Name: **HADAD ALMOG**
 Mailing Address: **18034 VENTURA BLVD #456, ENCINO CA 91316-3516 C050**
 Vesting Codes: **HW // CP**

Location Information

Legal Description:	TRACT # 21893 LOT 128	APN:	2033-004-022
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	1352.03 / 3	Subdivision:	21893
Township-Range-Sect:		Map Reference:	5-E5 /
Legal Book/Page:	658-27	Tract #:	21893
Legal Lot:	128	School District:	LOS ANGELES
Legal Block:		School District Name:	
Market Area:	WEH	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	02/19/2013 / 01/14/2013	Deed Type:	QUIT CLAIM DEED
Sale Price:		1st Mtg Document #:	
Document #:	251111		

Last Market Sale Information

Recording/Sale Date:	11/30/2007 / 10/08/2007	1st Mtg Amount/Type:	\$348,000 / CONV
Sale Price:	\$435,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	2631818
Document #:	2631817	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$225.97
New Construction:		Multi/Split Sale:	
Title Company:	EQUITY TITLE CO.		
Lender:	COUNTRYWIDE BK FSB		
Seller Name:	SIMS JANE A		

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:	1,925	Garage Area:		Heat Type:	CENTRAL
Tot Adj Area:		Garage Capacity:	2	Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:	6	Basement Area:		Patio Type:	
Bedrooms:	4	Finish Bsmnt Area:		Pool:	
Bath(F/H):	3 /	Basement Type:		Air Cond:	CONVENTIONAL
Year Built / Eff:	1960 / 1970	Roof Type:		Style:	
Fireplace:	/	Foundation:	SLAB	Quality:	
# of Stories:	1.00	Roof Material:	COMPOSITION	Condition:	
			SHINGLE		

Other Improvements: **FENCE;ADDITION**

Site Information

Zoning:	LARS	Acres:	0.18	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	7,726	Lot Width/Depth:	63 x 125	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$530,186	Assessed Year:	2015	Property Tax:	\$6,591.87
Land Value:	\$393,447	Improved %:	26%	Tax Area:	16
Improvement Value:	\$136,739	Tax Year:	2014	Tax Exemption:	
Total Taxable Value:	\$530,186				

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

24133 GILMORE ST, WEST HILLS, CA 91307-3120**13 Comparable(s) Selected.**

Report Date: 10/14/2015

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$435,000	\$560,000	\$800,000	\$658,192
Bldg/Living Area	1,925	1,638	2,196	1,991
Price/Sqft	\$225.97	\$282.51	\$388.10	\$331.63
Year Built	1960	1959	1969	1961
Lot Area	7,726	7,318	18,173	9,273
Bedrooms	4	3	5	4
Bathrooms/Restrooms	3	2	3	2
Stories	1.00	1.00	2.00	1.08
Total Value	\$530,186	\$97,465	\$633,000	\$410,541
Distance From Subject	0.00	0.26	0.49	0.40

* = user supplied for search only

Comp #1		Distance From Subject:0.26 (miles)	
Address: 6567 SHELTONDALE AVE, WEST HILLS, CA 91307-2914			
Owner Name: BANAFSHEHA BABAK/BANAPOUR TARANEH			
Seller Name: MAY CLIFFORD W			
APN: 2034-016-010	Map Reference: 5-D5 /	Living Area: 2,053	
County: LOS ANGELES, CA	Census Tract: 1352.03	Total Rooms: 8	
Subdivision: 21696	Zoning: LARS	Bedrooms: 4	
Rec Date: 03/04/2015	Prior Rec Date: 09/25/1998	Bath(F/H): 3 /	
Sale Date: 02/12/2015	Prior Sale Date: 06/29/1998	Yr Built/Eff: 1960 / 1960	
Sale Price: \$580,000	Prior Sale Price: \$238,000	Air Cond: EVAP COOLER	
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL	
Document #: 233894	Acres: 0.19	Fireplace: Y / 1	
1st Mtg Amt: \$521,980	Lot Area: 8,154	Pool: POOL	
Total Value: \$310,441	# of Stories: 1.00	Roof Mat: COMPOSITION SHINGLE	
Land Use: SFR	Park Area/Cap#: / 2	Parking: ATTACHED GARAGE	

Comp #2		Distance From Subject:0.28 (miles)	
Address: 23915 HAMLIN ST, WEST HILLS, CA 91307-3124			
Owner Name: COYLE MIHAL & SHANE			
Seller Name: SHABDEEN SVETLANA			
APN: 2034-022-044	Map Reference: 5-E5 /	Living Area: 1,832	
County: LOS ANGELES, CA	Census Tract: 1352.03	Total Rooms: 5	
Subdivision: 21892	Zoning: LARS	Bedrooms: 4	
Rec Date: 08/03/2015	Prior Rec Date: 12/29/2006	Bath(F/H): 2 /	
Sale Date: 07/22/2015	Prior Sale Date: 11/16/2006	Yr Built/Eff: 1961 / 1971	
Sale Price: \$711,000	Prior Sale Price: \$575,000	Air Cond:	
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL	
Document #: 942993	Acres: 0.17	Fireplace: /	
1st Mtg Amt:	Lot Area: 7,447	Pool:	
Total Value: \$513,000	# of Stories: 1.00	Roof Mat: COMPOSITION SHINGLE	
Land Use: SFR	Park Area/Cap#: / 4	Parking: PARKING AVAIL	

Comp #3		Distance From Subject:0.34 (miles)	
Address: 23827 SYLVAN ST, WOODLAND HILLS, CA 91367-1245			
Owner Name: RAJA JEYAKUMAR P S			
Seller Name: BALLARD RANDY & ROBERTA			
APN: 2033-019-003	Map Reference: 5-E5 /	Living Area: 1,767	
County: LOS ANGELES, CA	Census Tract: 1352.03	Total Rooms: 6	
Subdivision: 21895	Zoning: LARS	Bedrooms: 4	
Rec Date: 04/07/2015	Prior Rec Date: 06/30/1999	Bath(F/H): 3 /	
Sale Date: 02/20/2015	Prior Sale Date: 05/27/1999	Yr Built/Eff: 1960 / 1960	
Sale Price: \$560,000	Prior Sale Price: \$283,000	Air Cond: EVAP COOLER	
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL	
Document #: 380748	Acres: 0.17	Fireplace: /	
1st Mtg Amt:	Lot Area: 7,508	Pool:	
Total Value: \$369,137	# of Stories: 1.00	Roof Mat: COMPOSITION SHINGLE	
Land Use: SFR	Park Area/Cap#: / 2	Parking: ATTACHED GARAGE	

Comp #4		Distance From Subject:0.36 (miles)	
Address: [REDACTED]			
Owner Name: [REDACTED]			
Seller Name: GUETTA ZION & SHOSHANA			
APN: 2033-019-006	Map Reference: 5-E5 /	Living Area: 1,638	
County: LOS ANGELES, CA	Census Tract: 1352.03	Total Rooms: 5	
Subdivision: 21895	Zoning: LARS	Bedrooms: 4	
Rec Date: 04/20/2015	Prior Rec Date: 05/20/2004	Bath(F/H): 3 /	
Sale Date: 02/27/2015	Prior Sale Date: 03/02/2004	Yr Built/Eff: 1960 / 1973	
Sale Price: \$575,000	Prior Sale Price: \$570,000	Air Cond: CENTRAL	
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL	
Document #: 437933	Acres: 0.17	Fireplace: Y / 1	
1st Mtg Amt: \$488,750	Lot Area: 7,318	Pool: POOL	
Total Value: \$595,000	# of Stories: 1.00	Roof Mat: COMPOSITION SHINGLE	
Land Use: SFR	Park Area/Cap#: / 2	Parking: ATTACHED GARAGE	

Comp #:**5**

Address:**6457 ELLENVIEW AVE, WEST HILLS, CA 91307-2715**

Owner Name:**NORDIC INVESTMENT PROPERTIES**

Seller Name:**BERK N & S LIVING TRUST**

APN:**2032-006-023**

County:**LOS ANGELES, CA**

Subdivision:**25742**

Rec Date:**05/19/2015**

Sale Date:**04/11/2015**

Sale Price:**\$620,000**

Sale Type:**FULL**

Document #:**582491**

1st Mtg Amt:**\$500,000**

Total Value:**\$97,465**

Land Use:**SFR**

Map Reference:**5-D5 /**

Census Tract:**1352.03**

Zoning:**LARE11**

Prior Rec Date:**08/01/1972**

Prior Sale Date:

Prior Sale Price:**\$42,000**

Prior Sale Type:**FULL**

Acres:**0.18**

Lot Area:**7,996**

of Stories:**1.00**

Park Area/Cap#:**/ 2**

Distance From Subject:**0.38 (miles)**

Living Area:**2,172**

Total Rooms:**7**

Bedrooms:**4**

Bath(F/H):**2 /**

Yr Built/Eff:**1969 / 1969**

Air Cond:**CENTRAL**

Style:**CONVENTIONAL**

Fireplace:**Y / 1**

Pool:

Roof Mat:**GRAVEL & ROCK**

Parking:**ATTACHED GARAGE**

Comp #:	6			Distance From Subject:	0.38 (miles)
Address:	6123 LOCKHURST DR, WOODLAND HILLS, CA 91367-2938				
Owner Name:	ARCHER WESLEY				
Seller Name:	ARCHER WESLEY				
APN:	2045-008-004	Map Reference:	5-E5 /	Living Area:	1,857
County:	LOS ANGELES, CA	Census Tract:	1373.02	Total Rooms:	7
Subdivision:	21747	Zoning:	LARS	Bedrooms:	4
Rec Date:	08/11/2015	Prior Rec Date:	12/09/2011	Bath(F/H):	2 /
Sale Date:	07/15/2015	Prior Sale Date:	11/09/2011	Yr Built/Eff:	1960 / 1960
Sale Price:	\$653,500	Prior Sale Price:	\$435,000	Air Cond:	EVAP COOLER
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	982947	Acres:	0.18	Fireplace:	Y / 1
1st Mtg Amt:	\$490,125	Lot Area:	7,930	Pool:	POOL
Total Value:	\$454,618	# of Stories:	1.00	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:7

Distance From Subject:0.38 (miles)

Address:6111 LOCKHURST DR, WOODLAND HILLS, CA 91367-2938

Owner Name:SENER ROBERT/DEPRELE SYLVINE

Seller Name:GONZALES IRENE

APN:2045-008-007

Map Reference:5-E5 /

County:LOS ANGELES, CA

Census Tract:1373.02

Subdivision:21747

Zoning:LARS

Rec Date:06/18/2015

Prior Rec Date:08/01/2001

Sale Date:05/26/2015

Prior Sale Date:05/29/2001

Sale Price:\$650,000

Prior Sale Price:\$250,000

Sale Type:FULL

Prior Sale Type:FULL

Document #:721617

Acres:0.30

1st Mtg Amt:\$520,000

Lot Area:12,868

Total Value:\$479,375

of Stories:1.00

Land Use:SFR

Park Area/Cap#: / 2

Living Area:2,180

Total Rooms:7

Bedrooms:4

Bath(F/H):3 /

Yr Built/Eff:1959 / 1960

Air Cond:CENTRAL

Style:CONVENTIONAL

Fireplace:Y / 1

Pool:

Roof Mat:GRAVEL & ROCK

Parking:PARKING AVAIL

Comp #:		8		Distance From Subject:0.39 (miles)	
Address:		6218 TONY AVE, WOODLAND HILLS, CA 91367-1251			
Owner Name:		POLLOCK BRADEN/BLOOM LISA			
Seller Name:		ARD THOMAS J & K I TRUST			
APN:	2033-027-028	Map Reference:	5-E5 /	Living Area:	1,997
County:	LOS ANGELES, CA	Census Tract:	1352.03	Total Rooms:	6
Subdivision:	21895	Zoning:	LARS	Bedrooms:	5
Rec Date:	04/30/2015	Prior Rec Date:	04/29/2005	Bath(F/H):	2 /
Sale Date:	03/20/2015	Prior Sale Date:	03/17/2005	Yr Built/Eff:	1960 / 1964
Sale Price:	\$599,000	Prior Sale Price:	\$652,000	Air Cond:	EVAP COOLER
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	493294	Acres:	0.20	Fireplace:	Y / 1
1st Mtg Amt:	\$479,200	Lot Area:	8,602	Pool:	
Total Value:	\$590,000	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	ATTACHED GARAGE

Comp #: 9		Distance From Subject: 0.46 (miles)	
Address: 6000 ELBA PL, WOODLAND HILLS, CA 91367-2929			
Owner Name: GIFFEN CHARLES			
Seller Name: BOHLIG J & P FAMILY TRUST			
APN: 2045-006-001	Map Reference: 5-E5 /	Living Area: 2,172	
County: LOS ANGELES, CA	Census Tract: 1373.02	Total Rooms: 6	
Subdivision: 21747	Zoning: LARE11	Bedrooms: 3	
Rec Date: 08/26/2015	Prior Rec Date: 07/16/1990	Bath(F/H): 3 /	
Sale Date: 07/29/2015	Prior Sale Date:	Yr Built/Eff: 1960 / 1960	
Sale Price: \$789,000	Prior Sale Price:	Air Cond: CENTRAL	
Sale Type: FULL	Prior Sale Type:	Style: CONVENTIONAL	
Document #: 1050772	Acres: 0.42	Fireplace: Y / 1	
1st Mtg Amt: \$591,750	Lot Area: 18,173	Pool:	
Total Value: \$114,403	# of Stories: 1.00	Roof Mat: GRAVEL & ROCK	
Land Use: SFR	Park Area/Cap#: / 2	Parking: PARKING AVAIL	

Comp #: 10		Distance From Subject: 0.48 (miles)	
Address: 23812 CALVERT ST, WOODLAND HILLS, CA 91367-1213			
Owner Name: OMOTUNDE AMY L			
Seller Name: POLAN BARRY & JAYNE A			
APN: 2045-010-011	Map Reference: 5-E5 /	Living Area: 1,783	
County: LOS ANGELES, CA	Census Tract: 1373.02	Total Rooms: 7	
Subdivision: 21745	Zoning: LARS	Bedrooms: 3	
Rec Date: 05/29/2015	Prior Rec Date: 06/23/2006	Bath(F/H): 2 /	
Sale Date: 05/14/2015	Prior Sale Date: 04/20/2006	Yr Built/Eff: 1960 / 1962	
Sale Price: \$625,000	Prior Sale Price: \$692,500	Air Cond: EVAP COOLER	
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL	
Document #: 624648	Acres: 0.18	Fireplace: Y / 1	
1st Mtg Amt: \$546,875	Lot Area: 7,632	Pool: POOL	
Total Value: \$633,000	# of Stories: 1.00	Roof Mat: WOOD SHAKE	
Land Use: SFR	Park Area/Cap#: / 2	Parking: PARKING AVAIL	

Comp #: 11		Distance From Subject: 0.48 (miles)	
Address: 23843 BESSEMER ST, WOODLAND HILLS, CA 91367-2915			
Owner Name: WHELAN NICKOLAS J & BRENDA G			
Seller Name: LEWIS ANTHONY & ERIN			
APN: 2045-010-022	Map Reference: 5-E5 /	Living Area: 2,158	
County: LOS ANGELES, CA	Census Tract: 1373.02	Total Rooms: 8	
Subdivision: 21745	Zoning: LARS	Bedrooms: 5	
Rec Date: 01/21/2015	Prior Rec Date: 07/13/2011	Bath(F/H): 3 /	
Sale Date: 11/17/2014	Prior Sale Date: 06/06/2011	Yr Built/Eff: 1960 / 1961	
Sale Price: \$695,000	Prior Sale Price: \$605,000	Air Cond: CENTRAL	
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL	
Document #: 71005	Acres: 0.18	Fireplace: Y / 1	
1st Mtg Amt: \$556,000	Lot Area: 8,055	Pool: POOL	
Total Value: \$632,286	# of Stories: 2.00	Roof Mat: WOOD SHAKE	
Land Use: SFR	Park Area/Cap#: / 2	Parking: ATTACHED GARAGE	

Comp #: 12		Distance From Subject: 0.48 (miles)	
Address: 5943 NEDDY AVE, WOODLAND HILLS, CA 91367-1128			
Owner Name: DEAN JACOB A & LINDSAY A			
Seller Name: DALL SUE TRUST			
APN: 2045-004-007	Map Reference: 5-D5 /	Living Area: 2,196	
County: LOS ANGELES, CA	Census Tract: 1373.02	Total Rooms: 6	
Subdivision: 27709	Zoning: LARE11	Bedrooms: 3	
Rec Date: 09/17/2015	Prior Rec Date: 09/04/1968	Bath(F/H): 2 /	
Sale Date: 08/13/2015	Prior Sale Date:	Yr Built/Eff: 1964 / 1964	
Sale Price: \$800,000	Prior Sale Price: \$11,500	Air Cond: CENTRAL	
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL	
Document #: 1152040	Acres: 0.26	Fireplace: Y / 1	
1st Mtg Amt: \$720,000	Lot Area: 11,518	Pool:	
Total Value: \$109,493	# of Stories: 1.00	Roof Mat: GRAVEL & ROCK	
Land Use: SFR	Park Area/Cap#: / 2	Parking: PARKING AVAIL	

Comp #:13

Address: 23865 AETNA ST, WOODLAND HILLS, CA 91367-2910

Owner Name: MEKPONGSATORN SUREDEJ & YUPE

Seller Name: EVANS KEVIN P

APN: 2045-012-001

Map Reference: 5-E5 /

County: LOS ANGELES, CA

Census Tract: 1373.02

Subdivision: 21747

Zoning: LARS

Rec Date: 05/22/2015

Prior Rec Date: 05/31/2001

Sale Date: 04/06/2015

Prior Sale Date: 04/30/2001

Sale Price: \$699,000

Prior Sale Price: \$350,000

Sale Type: FULL

Prior Sale Type: FULL

Document #: 603291

Acres: 0.17

1st Mtg Amt: \$559,200

Lot Area: 7,344

Total Value: \$438,810

of Stories: 1.00

Land Use: SFR

Park Area/Cap#: / 2

Distance From Subject:0.49 (miles)

Living Area: 2,074

Total Rooms: 6

Bedrooms: 3

Bath(F/H): 2 /

Yr Built/Eff: 1960 / 1960

Air Cond: CENTRAL

Style: CONVENTIONAL

Fireplace: Y / 1

Pool: POOL

Roof Mat: WOOD SHAKE

Parking: ATTACHED GARAGE

EXHIBIT D

ASSIGNED INSPECTOR: ANGEL SINDAYEN

Date: October 14, 2015

JOB ADDRESS: 24133 WEST GILMORE STREET, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 2033-004-022

CASE#: 234100

ORDER NO: A-3082470

EFFECTIVE DATE OF ORDER TO COMPLY: August 20, 2012

COMPLIANCE EXPECTED DATE: September 19, 2012

DATE COMPLIANCE OBTAINED: August 9, 2013

.....

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3082470

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

HELENA JUBANY
PRESIDENT

MARSHA L. BROWN
VICE-PRESIDENT

VAN AMBATIELOS
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-SUPERSEDING AND NOTICE OF FEE

HADAD,ALMOG AND AHARONI,HAGIT
24133 GILMORE ST
WEST HILLS, CA 91307

AUG 15 2012

CASE #: 234100

ORDER #: A-3082470

EFFECTIVE DATE: August 20, 2012

COMPLIANCE DATE: September 19, 2012

On _____ the
undersigned mailed this notice by
regular mail, postage prepaid, to
the addressee as shown on the last
equalized assessment roll

OWNER OF

SITE ADDRESS: 24133 W GILMORE ST

ASSESSORS PARCEL NO.: 2033-004-022

ZONE: RS; Suburban Zone

Signature

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

FURTHER, YOU ARE ORDERED TO PAY THE CODE VIOLATION INSPECTION FEE (C.V.I.F) OF \$ 356.16 (\$336 fee plus a six percent Systems Development Surcharge of \$20.16) WHICH WILL BE BILLED TO YOU SEPARATELY. 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:

This order supersedes any and all previous orders issued by the Department of Building and Safety relative to the case number noted above. You are hereby directed to disregard all previous orders and comply with the terms of this order by the compliance date noted above.

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. Over height fence(s) in the required front yard.

You are therefore ordered to: Reduce the height of the fence in the required front yard(s) to the maximum allowable height of 3 and 1/2 feet above grade.

Code Section(s) in Violation: 12.21A.1.(a), 12.22C.20.(1)(2) and 12.22C.20.(f)(3) of the L.A.M.C.

Location: Single family residence.

Comments: The required front yard is from the front property line extending back to the face of the building set back. Lower the height of the wood fence to the maximum allowable height of



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

www.ladbs.org

INSPECTOR COPY

3 1/2 feet above natural grade.

NON-COMPLIANCE FEE WARNING:

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.

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:

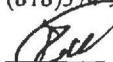
There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine error or abuse of discretion, or requests for slight modification of the requirements contained in this order 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 (818)374-9864.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: _____

Date: August 14, 2012

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


REVIEWED BY