

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

VAN AMBATIELOS  
PRESIDENT

E. FELICIA BRANNON  
VICE PRESIDENT

JOSELYN GEAGA-ROSENTHAL  
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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 26, 2015

Council District: # 4

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

JOB ADDRESS: **2968 NORTH LAKERIDGE DRIVE, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **5577-021-009**

On February 16, 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: **2968 North Lakeridge Drive, Los Angeles California**, (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

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

In addition, pursuant to Section 98.0421, the property owner was issued an order January 17, 2012 to pay a code violation inspection fee after violations were identified and verified upon inspection. The non-compliance and code violation inspection fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance Code Enforcement Fee	550.00
Late Charge/Collection Fee (250%)	2,215.00
Code Violation Investigation Fee	336.00
System Development Surcharge	20.16
System Development Surcharge Late Fee	50.40
Accumulated Interest (1%/month)	682.85
Title Report Fee	42.00
<b>Grand Total</b>	<b>\$ 3,896.41</b>

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed a lien for a total sum of **\$3,896.41** recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "City Council") designate the time and place protest can be heard concerning this matter, as set forth in Sections 7.35.3 and 7.35.5 of the Los Angeles Administrative Code.

It is further requested that the City Council instruct the Department to deposit to Dept. 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$3,896.41** 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



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

### **Property Title Report**

**Work Order No. T11877**  
 Dated as of: 07/2/2015

**Prepared for:** City of Los Angeles

#### **SCHEDULE A**

(Reported Property Information)

APN #: 5577-021-009

**Property Address:** 2968 N LAKERIDGE DR ✓ **City:** Los Angeles **County:** Los Angeles

#### **VESTING INFORMATION**

**Type of Document:** Grant Deed:

**Grantee :** Paul Rauter, Trustee of the Irrevocable Trust of Arman Yurdumyan, a minor, dated 08/22/2002

**Grantor :** Avag Yurdumyan, who acquired title as Avag Yurdumyan, a married man

**Deed Date :** 8/15/2003

**Recorded :** 8/29/2003

**Instr No. :** 06 0382871

*This deed is a correction from the Grant Deed.*

**Deed Type :** Grant Deed

**Recorded :** 8/29/2003

**Instr No. :** 03 2522893

**It was recorded to :** Being Record in Correct Sequence

**Mailling Address:** Paul Rauter, Trustee of the Irrevocable Trust of Arman Yurdumyan,  
 2968 LAKERIDGE DR LOS ANGELES CA 90068

#### **SCHEDULE B**

#### **LEGAL DESCRIPTION**

The following described property:

Situated in the City of Los Angeles, County of Los Angeles, State of California, described as: Lot 20 of Tract No. 18103, in the City of Los Angeles, County of Los Angeles, State of California, as per Map recorded in Book 588, Pages 24 and 25 of Maps, in the Office of the County Recorder of said County.

Assessor's Parcel No: 5577-021-009

**INTUITIVE REAL ESTATE SOLUTIONS**  
5711 W. SLAUSON AVE., SUITE 170  
CULVER CITY, CA 90230  
Phone 310-649-2020 310-649-0030 Fax

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**Work Order No. T11877**

**SCHEDULE B (Continued)**

**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 :** \$998,000.00

**Dated :** 8/6/2003

**Trustor :** Avag Yurdunyan

**Trustee :** Fidelity National Title Ins Co.

**Beneficiary :** Wells Fargo Home Mortgage, Inc.

**Recorded :** 8/29/2003

**Instr No. :** 03 2522895

**Maturity Date is:** 9/1/2033

**Mailing Address:** Fidelity National Title Ins Co., 2100 S. E. Main Ste 400, Irvine, CA 92714

**Mailing Address:** Wells Fargo Home Mortgage, Inc., P.O. Box 10304, Des Moines, IA 503060304

8/29/03

*g*

RECORDING REQUESTED BY  
The undersigned  
AND WHEN RECORDED MAIL TO.

Mr. Avag Yurdunyan  
2968 Lakeridge Drive  
Los Angeles, CA 90068

03 2522893

THIS SPACE FOR RECORDER'S USE ONLY:

TITLE ORDER NO 10362004-151

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) *Gift*  
DOCUMENTARY TRANSFER TAX is \$0.00  
 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  City of Los Angeles, AND

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

Avag Yurdunyan, who acquired title as Avag Yurdumyan, a married man.

hereby GRANT(s) to:

Paul Rauter, Trustee of the irrevocable Trust of Arman Yurdumyan, a minor, dated 08/22/2002

the real property in the city of Los Angeles, County of Los Angeles, State of California, described as:  
Lot 20 of Tract No. 18103, in the City of Los Angeles, County of Los Angeles, State of California, as  
per Map recorded in Book 588, Pages 24 and 25 of Maps, in the Office of the County Recorder of said  
County.

\*This deed is to correct the deed previously recorded on 07/30/2003 as Instrument No. 02-1777908.\*

A.P. # 5577-021-009

DATED August 15, 2003  
STATE OF CALIFORNIA  
COUNTY OF Los Angeles  
On August 18, 2003  
before me, Kevin Hsu  
a Notary Public in and for said State, personally appeared  
Avag Yurdunyan

*[Signature]*  
Avag Yurdunyan

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 *[Signature]*

(This area for official notarial seal)

Mail tax statements to: Same as above

06 0382870

5

06 0382870

This is a true and certified copy of the record  
if it bears the seal, imprinted in purple ink,  
of the Registrar-Recorder/County Clerk

FEB 21 2008

*Angela M. ...* REGISTRAR-RECORDER/COUNTY CLERK  
LOS ANGELES COUNTY, CALIFORNIA



8/29/03

06 0382871

4

RECORDING REQUESTED BY:  
The undersigned  
AND WHEN RECORDED MAIL TO:

Mr. Avag Yurdunyan  
2968 Lakeridge Drive  
Los Angeles, CA 90068

03 2522893

THIS SPACE FOR RECORDER'S USE ONLY:

TITLE ORDER NO. 10362004-151

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) Gift  
DOCUMENTARY TRANSFER TAX is \$0.00  
[ ] 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,  
Avag Yurdunyan, who acquired title as Avag Yurdunyan, a married man.

hereby GRANT(s) to:

Paul Rauter, Trustee of the irrevocable Trust of Arman Yurdunyan, a minor, dated 08/22/2002

L1

the real property in the city of Los Angeles, County of Los Angeles, State of California, described as:  
Lot 20 of Tract No. 18103, in the City of Los Angeles, County of Los Angeles, State of California, as  
per Map recorded in Book 588, Pages 24 and 25 of Maps, in the Office of the County Recorder of said  
County.

L2

\*This deed is to correct the deed previously recorded on 07/30/2003 as Instrument No. 02-1777908.\*

A.P. # 5577-021-009

DATED August 15, 2003  
STATE OF CALIFORNIA  
COUNTY OF Los Angeles  
On August 18, 2003  
before me, Kevin Hsu  
a Notary Public in and for said State, personally appeared  
Avag Yurdunyan

*[Signature]*  
Avag Yurdunyan

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 \_\_\_\_\_

(This area for official notarial seal)

Mail tax statements to: Same as above

1788780 00

5

06 0382871

This is a true and certified copy of the record  
if it bears the seal, imprinted in purple ink,  
of the Registrar-Recorder/County Clerk

FEB 21 2008

*Angela M. ...* REGISTRAR-RECORDER/COUNTY CLERK  
LOS ANGELES COUNTY, CALIFORNIA



8/29/03

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Recording Requested By:  
WELLS FARGO HOME MORTGAGE,  
INC.

**GATEWAY TITLE COMPANY**

**03 2522895**

Return To:  
WELLS FARGO HOME MORTGAGE,  
INC.  
3601 MINNESOTA DR. SUITE 200  
BLOOMINGTON, MN 55435  
Prepared By:  
WELLS FARGO HOME MORTGAGE,  
INC.

1595 SPRUCE ST., RIVERSIDE,  
CA 925060000

[Space Above This Line For Recording Data]

10362004-151  
5577-21-9

**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 **AUGUST 06, 2003** together with all Riders to this document
- (B) "Borrower" is **AVAG YURDUNYAN, A MARRIED PERSON**

Borrower is the trustor under this Security Instrument.  
(C) "Lender" is **WELLS FARGO HOME MORTGAGE, INC.**

Lender is a **CORPORATION**  
organized and existing under the laws of **THE STATE OF CALIFORNIA**  
**0028750966**

CALIFORNIA Single Family Fannie Mae/Freddie Mac UNIFORM INSTRUMENT

Form 3005 1/01

VMP 6(CA) (0005)

Page 1 of 15

initials **AY**

VMP MORTGAGE FORMS - (B001521 729)



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Lender's address is P.O. BOX 10304, DES MOINES, IA 503060304

Lender is the beneficiary under this Security Instrument.

(D) "Trustee" is FIDELITY NATIONAL TITLE INS CO  
2100 S. E. MAIN STE 400, IRVINE, CA 92714

(E) "Note" means the promissory note signed by Borrower and dated AUGUST 06, 2003  
The Note states that Borrower owes Lender NINE HUNDRED NINETY EIGHT THOUSAND AND  
00/100 Dollars

(U.S \$ \*\*\*\*998,000.00 ) plus interest Borrower has promised to pay this debt in regular Periodic  
Payments and to pay the debt in full not later than SEPTEMBER 01, 2033

(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 checked="" 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

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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**

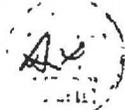
This Security Instrument secures to Lender: (i) the repayment of the Loan, and all renewals, extensions and modifications of the Note; and (ii) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower irrevocably grants and conveys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



[Type of Recording Jurisdiction] 18103 [Name of Recording Jurisdiction]

LOT 20 OF TRACT NO. 19703, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 588 PAGES(S) 24 AND 25 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

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\*SEE ADJUSTABLE RATE RIDER

TAX STATEMENTS SHOULD BE SENT TO: WELLS FARGO HOME MORTGAGE, INC., P.O. BOX 10304, DES MOINES, IA 503060304

Parcel ID Number: 5577-021-009  
2968 LAKERIDGE DRIVE  
LOS ANGELES  
("Property Address"):

which currently has the address of  
[Street]  
[City], California 90068 [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 seized 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.

WMP-5(CA) (0005)

Page 3 of 15

Initials *AL*

Form 3005 1/01

03 2522895

8/29/03

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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:

\_\_\_\_\_

*[Signature]*  
 KVAG YURDONYAN (Seal) -Borrower

\_\_\_\_\_

\_\_\_\_\_ (Seal) -Borrower

03 2522895

8/29/03

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State of California  
County of RIVERSIDE

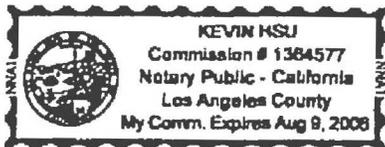
} ss.

On August 18, 2003 before me, Kevin Hsu personally appeared  
AVAG YURDUNYAN

(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

  
\_\_\_\_\_(Seal)



03 2522895

# EXHIBIT B

ASSIGNED INSPECTOR: **GORDON ZUBER**

Date: **October 26, 2015**

JOB ADDRESS: **2968 NORTH LAKERIDGE DRIVE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5577-021-009**

Last Full Title: **07/02/2015**

Last Update to Title:

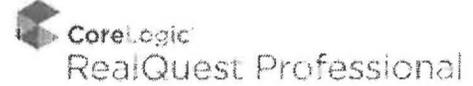
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## LIST OF OWNERS AND INTERESTED PARTIES

- 1). PAUL RAUTER, TRUSTEE  
THE IRREVOCABLE TRUST OF ARMAN YURDUMYAN  
2968 LAKERIDGE DR.  
LOS ANGELES, CA. 90068  
CAPACITY: OWNER
  
- 2). WELLS FARGO HOME MORTGAGE, INC.  
P.O. BOX 10304  
DES MOINES, IA 50306-0304  
CAPACITY: INTERESTED PARTY

# Property Detail Report

For Property Located At :  
**2968 LAKERIDGE DR, LOS ANGELES, CA 90068-1808**



**Owner Information**

Owner Name: **RAUTER PAUL/ARMAN YURDUMYAN**  
 Mailing Address: **2968 LAKERIDGE DR, LOS ANGELES CA 90068-1808 C019**  
 Vesting Codes: **// TR**

**Location Information**

Legal Description:	<b>TRACT # 18103 LOT 20</b>	APN:	<b>5577-021-009</b>
County:	<b>LOS ANGELES, CA</b>	Alternate APN:	
Census Tract / Block:	<b>1897.01 / 2</b>	Subdivision:	<b>18103</b>
Township-Range-Sect:		Map Reference:	<b>34-B1 /</b>
Legal Book/Page:	<b>588-24</b>	Tract #:	<b>18103</b>
Legal Lot:	<b>20</b>	School District:	<b>LOS ANGELES</b>
Legal Block:		School District Name:	
Market Area:	<b>C30</b>	Munic/Township:	
Neighbor Code:			

**Owner Transfer Information**

Recording/Sale Date:	<b>08/29/2003 / 08/15/2003</b>	Deed Type:	<b>GRANT DEED</b>
Sale Price:		1st Mtg Document #:	<b>2522895</b>
Document #:	<b>2522894</b>		

**Last Market Sale Information**

Recording/Sale Date:	<b>03/24/2000 / 03/13/2000</b>	1st Mtg Amount/Type:	<b>/</b>
Sale Price:		1st Mtg Int. Rate/Type:	<b>/</b>
Sale Type:		1st Mtg Document #:	
Document #:	<b>443266</b>	2nd Mtg Amount/Type:	<b>/</b>
Deed Type:	<b>QUIT CLAIM DEED</b>	2nd Mtg Int. Rate/Type:	<b>/</b>
Transfer Document #:		Price Per SqFt:	
New Construction:		Multi/Split Sale:	

Title Company: **CONTINENTAL LAWYERS TITLE CO.**

Lender:  
 Seller Name: **MCLAUGHLIN LOUIS A TRUST**

**Prior Sale Information**

Prior Rec/Sale Date:	<b>01/03/1997 /</b>	Prior Lender:	<b>GREAT WSTRN BK FSB</b>
Prior Sale Price:	<b>\$750,000</b>	Prior 1st Mtg Amt/Type:	<b>\$400,000 / CONV</b>
Prior Doc Number:	<b>11359</b>	Prior 1st Mtg Rate/Type:	<b>/ ADJ</b>
Prior Deed Type:	<b>GRANT DEED</b>		

**Property Characteristics**

Gross Area:		Parking Type:		Construction:	
Living Area:	<b>4,740</b>	Garage Area:		Heat Type:	<b>CENTRAL</b>
Tot Adj Area:		Garage Capacity:		Exterior wall:	
Above Grade:		Parking Spaces:		Porch Type:	
Total Rooms:		Basement Area:		Patio Type:	
Bedrooms:	<b>5</b>	Finish Bsmnt Area:		Pool:	<b>POOL</b>
Bath(F/H):	<b>6 /</b>	Basement Type:		Air Cond:	<b>CENTRAL</b>
Year Built / Eff:	<b>2002 / 2002</b>	Roof Type:		Style:	
Fireplace:	<b>/</b>	Foundation:		Quality:	
# of Stories:		Roof Material:		Condition:	
Other Improvements:					

**Site Information**

Zoning:	<b>LARE15</b>	Acres:	<b>0.29</b>	County Use:	<b>SINGLE FAMILY RESID (0109)</b>
Lot Area:	<b>12,600</b>	Lot Width/Depth:	<b>x</b>	State Use:	
Land Use:	<b>SFR</b>	Res/Comm Units:	<b>/</b>	Water Type:	
Site Influence:				Sewer Type:	

**Tax Information**

Total Value:	<b>\$1,648,807</b>	Assessed Year:	<b>2015</b>	Property Tax:	<b>\$19,997.73</b>
Land Value:	<b>\$587,390</b>	Improved %:	<b>64%</b>	Tax Area:	<b>13</b>
Improvement Value:	<b>\$1,061,417</b>	Tax Year:	<b>2014</b>	Tax Exemption:	
Total Taxable Value:	<b>\$1,648,807</b>				

## Comparable Summary

For Property Located At



**2968 LAKERIDGE DR, LOS ANGELES, CA 90068-1808**

**0 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: 0

Subject Property	Low	High	Average
No comparable selected			

\*= user supplied for search only

<input type="checkbox"/> # F	Address	Sale Price	Yr Blt	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
<b>Subject Property</b>									
	2968 LAKERIDGE DR		2002	5	6	03/24/2000	4,740	12,600	0.0

No Comps were found. Please modify search criteria.

# EXHIBIT D

ASSIGNED INSPECTOR: **GORDON ZUBER**

Date: **October 26, 2015**

JOB ADDRESS: **2968 NORTH LAKERIDGE DRIVE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5577-021-009**

CASE#: **439478**

ORDER NO: **A-2925768**

EFFECTIVE DATE OF ORDER TO COMPLY: **January 17, 2012**

COMPLIANCE EXPECTED DATE: **February 16, 2012**

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

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

### **VIOLATIONS:**

SEE ATTACHED ORDER # A-2925768

1010710201249814

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

MARSHA L. BROWN  
PRESIDENT  
HELENA JUBANY  
VICE-PRESIDENT  
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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**

RAUTER, PAUL TR ARMAN YURDUMYAN TRUST  
2968 LAKERIDGE DR  
LOS ANGELES, CA 90068

JAN 12 2012

EG

CASE #: 439478  
ORDER #: A-2925768  
EFFECTIVE DATE: January 17, 2012  
COMPLIANCE DATE: February 16, 2012

OWNER OF  
SITE ADDRESS: 2968 N LAKERIDGE DR  
ASSESSORS PARCEL NO.: 5577-021-009  
ZONE: RE15; Min. Lot 15,000 Sq. Ft.

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:

**VIOLATION(S):**

**1. Fence height in required side and/or rear yard(s).**

You are therefore ordered to: 1) Reduce side and/or rear yard fence height to maximum allowable height above grade.

Code Section(s) in Violation: 12.22C20.(f)(3), 12.21A.1.(a) of the L.A.M.C.

Comments: Maximum height in the required side yard is 6 feet above adjacent grade. Side yard is from the front of the house to the rear property line.

**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.



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

**NOTE:** FAILURE TO PAY THE NON-COMPLIANCE FEE WITHIN 30 DAYS AFTER THE DATE OF MAILING THE INVOICE, MAY RESULT IN A LATE CHARGE OF TWO (2) TIMES THE NON-COMPLIANCE FEE PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF **\$1,925.00.**

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

**PENALTY WARNING:**

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

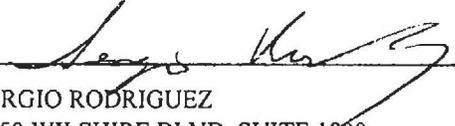
**APPEAL PROCEDURES:**

There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine error or abuse of discretion, or requests for slight modification of the requirements contained in this order when appropriate fees have been paid. Section 98.0403.1 and 98.0403.2 L.A.M.C.

If you have any questions or require any additional information please feel free to contact me at (213)252-3045. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: \_\_\_\_\_

Date: January 11, 2012

  
SERGIO RODRIGUEZ  
3550 WILSHIRE BLVD. SUITE 1800  
LOS ANGELES, CA 90010  
(213)252-3045

  
REVIEWED BY