

CITY OF LOS ANGELES
CALIFORNIA

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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

FRANK M. BUSH
GENERAL MANAGER

OSAMA YOUNAN, P.E.
EXECUTIVE OFFICER

November 04, 2016

Council District: # 11

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

JOB ADDRESS: **18008 WEST SEA REEF DRIVE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **4443-010-003**

On May 28, 2015, 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: **18008 West Sea Reef 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. The Department imposed non-compliance fee as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance Code Enforcement fee	660.00
Late Charge/Collection fee (250%)	1,650.00
Accumulated Interest (1%/month)	324.50
Title Report fee	42.00
Grand Total	\$ 2,676.50

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 **\$2,676.50** 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 **\$2,676.50** 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. T13700
Dated as of: 08/31/2016

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)

APN #: 4443-010-003

Property Address: 18008 W SEA REEF DR ✓ **City:** Los Angeles **County:** Los Angeles

VESTING INFORMATION

Type of Document: QUITCLAIM DEED

Grantee : LILIAN STAVIK GRACIE AS TRUSTEE OF THE LILIAN STAVIK TRUST

Grantor : LILIAN STAVIK GRACIE

Deed Date : 12/12/2007

Recorded : 01/07/2008

Instr No. : 08-0027568

MAILING ADDRESS: LILIAN STAVIK GRACIE AS TRUSTEE OF THE LILIAN STAVIK TRUST
18008 SEA REEF DR PACIFIC PALISADES CA 90272

SCHEDULE B

LEGAL DESCRIPTION

Lot: 4 Abbreviated Description: LOT:4 CITY:REGION/CLUSTER: 07/07185 SUBD:CITY OF LOS ANGELES *LAND DESC IN DOC 0174197, 77-2-17 *TR=RECORD OF SURVEY*LOT 3 AND POR OF LOT 4 City/Muni/Twp: REGION/CLUSTER: 07/07185

MORTGAGES/LIENS

Type of Document: DEED OF TRUST

Recording Date: 11/29/2007

Document #: 07-2622854

Loan Amount: \$1,495,000

Lender Name: DOWNEY SAVINGS & LOAN ASSOCIATION FA

Borrowers Name: LILIAN STAVIK GRACIE,

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

Recording Requested By:)
Lorraine L. Skinner, Esq.)
Sherman & Skinner, LLP)
16530 Ventura Blvd., Suite 202)
Encino, CA 91436)
When recorded, return to and mail)
Tax statements to:)
Lilian Stavik Gracie)
18008 Sea Reef Drive)
Pacific Palisades, CA 90272)

01/07/08



20080027568

Space above this line for Recorder's use only

2

QUITCLAIM DEED

The undersigned Quitclaimor declares:

DOCUMENTARY TRANSFER TAX: NONE

No consideration given – Change in formal title only

Conveyance Transferring Interest Into A Living Trust. This conveyance transfers an interest into a Living Trust pursuant to Rev. & Tax Code §11930. This conveyance changes the manner in which title is held, grantor and grantee remain the same and continue to hold the same proportionate interest, which is not pursuant to a sale and is exempt pursuant to Rev. & tax Code §11911. This conveyance does not constitute a change in ownership and does not subject the property to reassessment.

FOR NO CONSIDERATION, Lilian Stavik Gracie, does hereby REMISE, RELEASE, AND FOREVER QUITCLAIM to Lilian Stavik Gracie, as Trustee of the Lilian Stavik Trust, dated December 12, 2007, all of her right, title, and interest in and to the following described real property in the City of Los Angeles (Pacific Palisades), County of Los Angeles, State of California, described as follows:

PARCEL 3, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP FILED IN BOOK 81, PAGE 90 OF RECORD OF SURVEYS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL B AS SHOWN ON PARCEL MAP L.A. NO. 136, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1, PAGE 33 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

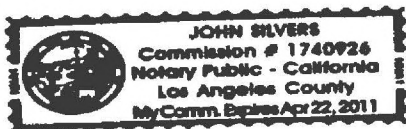
APN: 4443-010-003
Commonly known as: 18008 Sea Reef Drive
Pacific Palisades, CA 90272


Lilian Stavik Gracie

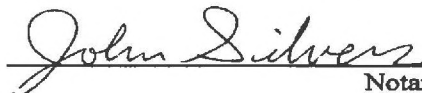
12.12.07
Date

State of California)
)ss.
County of Los Angeles)
)

On DEC 12 2007, before me, John Silvers, a Notary Public in and for said County and State, personally appeared Lilian Stavik Gracie (a.k.a. Kim Gracie) who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this written instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or entity upon behalf of which the person acted, executed the instrument.



WITNESS my hand and official seal.


Notary Public

SOUTHLAND TITLE

Recording Requested By:
Downey Savings and Loan
Association, F.A.
Return To:
Downey Savings and Loan
Association, F.A.
P.O. Box 6060, 3501 Jamboree Rd,
Newport Beach, CA 92658-6060

2

11/29/07



20072622854

Prepared By:
Downey Savings and Loan
Association, F.A.
P.O. Box 6060, 3501 Jamboree Rd,
Newport Beach, CA 92658-6060

[Space Above This Line For Recording Data]

DEED OF TRUST

Title Order No.: 17034663
Escrow No.: BU32640SA
APN:

4443-010-003

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 20, 2007, together with all Riders to this document.
- (B) "Borrower" is LILIAN STAVIK GRACIE, A Married Woman as her sole and separate property

Borrower's address is 18008 SEA REEF DRIVE, PACIFIC PALISADES CA 90272
. Borrower is the trustor under this Security Instrument.

(C) "Lender" is Downey Savings and Loan Association, F.A.

Lender is a federally chartered savings association organized and existing under the laws of the United States of America

9042603688

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

Form 3005 1/01

VMP -6(CA) (0207) 01

Page 1 of 15

Initials

VMP Mortgage Solutions, Inc



* 9 0 4 2 6 0 3 6 8 8 *

17034663

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Lender's address is 3501 Jamboree Road, Newport Beach, CA 92660

Lender is the beneficiary under this Security Instrument.

(D) "Trustee" is DSL Service Company, A California Corporation

(E) "Note" means the promissory note signed by Borrower and dated November 20, 2007. The Note states that Borrower owes Lender one million four hundred ninety-five thousand and 00/100 Dollars (U.S. \$1,495,000.00) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than December 1, 2037

(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].

- Adjustable Rate Rider Condominium Rider Second Home Rider
- Balloon Rider Planned Unit Development Rider 1-4 Family Rider
- VA Rider Biweekly Payment Rider Other(s) [specify]

Rider to Promissory Note and Security Instrument

(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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Initials 

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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]

[Name of Recording Jurisdiction]

PARCEL B AS SHOWN ON PARCEL MAP L.A. NO. 136, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1 PAGES 33 OF/MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
PARCEL

Parcel ID Number:
18008 SEA REEF DRIVE
PACIFIC PALISADES
("Property Address");

which currently has the address of
[Street]
[City], California 90272 [Zip Code]

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

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

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

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

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

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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:

LILIAN STAWIK GRACIE (Seal)
-Borrower

(Seal)
-Borrower

(Seal)
-Borrower

(Seal)
-Borrower

(Seal)
-Borrower

(Seal)
-Borrower

(Seal)
-Borrower

(Seal)
-Borrower

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State of California
County of *Los Angeles*

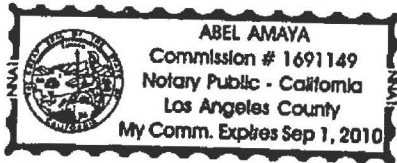
} ss.

On *NOVEMBER 20, 2007* before me, *Abel Amaya*, Notary Public
personally appeared

LILIAN STAVIK GRACIE

(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.



Abel Amaya (Seal)

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EXHIBIT B

ASSIGNED INSPECTOR: **ROBERT GARTH**

Date: **November 04, 2016**

JOB ADDRESS: **18008 NORTH SEA REEF DRIVE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **4443-010-003**

Last Full Title: **08/31/2016**

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1). LILIAN STAVIK GRACIE AS TRUSTEE OF THE LILIAN STAVIK TRUST
18008 SEA REEF DR.
PACIFIC PALISADES, CA. 90272-2907 CAPACITY: OWNER

- 2). DOWNEY SAVINGS & LOAN ASSOCIATION FA
P.O. BOX 6060
3501 JAMBOREE RD.
NEWPORT BEACH, CA. 92658 CAPACITY: INTERESTED PARTY

EXHIBIT C

Property Detail Report

For Property Located At :
18008 SEA REEF DR, PACIFIC PALISADES, CA 90272-2907



Owner Information

Owner Name: **GRACIE LILIAN S/LILIAN STAVIK**
 Mailing Address: **18008 SEA REEF DR, PACIFIC PALISADES CA 90272-2907 C023**
 Vesting Codes: **// TR**

Location Information

Legal Description: **LAND DESC IN DOC 0174197, 77-2-17 TR=RECORD OF SURVEY LOT 3 AND POR OF LOT 4**
 County: **LOS ANGELES, CA** APN: **4443-010-003**
 Census Tract / Block: **2626.04 / 3** Alternate APN:
 Township-Range-Sect: Subdivision:
 Legal Book/Page: **115-F3 /**
 Legal Lot: **4** Tract #:
 Legal Block: **LOS ANGELES** School District:
 Market Area: **C33** School District Name:
 Neighbor Code: Munic/Township:

Owner Transfer Information

Recording/Sale Date: **01/07/2008 / 12/12/2007** Deed Type: **QUIT CLAIM DEED**
 Sale Price:
 Document #: **27568** 1st Mtg Document #:

Last Market Sale Information

Recording/Sale Date: **12/01/2000 / 09/13/2000** 1st Mtg Amount/Type: **\$700,000 / CONV**
 Sale Price: **\$1,000,000** 1st Mtg Int. Rate/Type: **8.12 / ADJ**
 Sale Type: **UNKNOWN** 1st Mtg Document #: **1872487**
 Document #: **1872486** 2nd Mtg Amount/Type: **\$200,000 / CONV**
 Deed Type: **GRANT DEED** 2nd Mtg Int. Rate/Type: **/ ADJ**
 Transfer Document #: **\$355.11** Price Per SqFt:
 New Construction: Multi/Split Sale:
 Title Company: **EQUITY TITLE CO.**
 Lender: **MERRILL LYNCH CREDIT CORP**
 Seller Name: **GRANT TRUST B**

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:	
Living Area:	2,816	Garage Area:		Heat Type:	CENTRAL
Tot Adj Area:		Garage Capacity:	2	Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:	9	Basement Area:		Patio Type:	
Bedrooms:	5	Finish Bsmnt Area:		Pool:	POOL
Bath(F/H):	3 /	Basement Type:		Air Cond:	
Year Built / Eff:	1965 / 1965	Roof Type:		Style:	CONTEMPORARY
Fireplace:	Y / 1	Foundation:	SLAB	Quality:	GOOD
# of Stories:	1.00	Roof Material:	ROLL COMPOSITION	Condition:	GOOD
Other Improvements:	FENCE;SHED;WETBAR				

Site Information

Zoning:	LARE15	Acres:	0.72	County Use:	SINGLE FAMILY RESID (0101)
Lot Area:	31,302	Lot Width/Depth:	x	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$1,272,888	Assessed Year:	2016	Property Tax:	\$15,245.68
Land Value:	\$954,670	Improved %:	25%	Tax Area:	67
Improvement Value:	\$318,218	Tax Year:	2015	Tax Exemption:	HOMEOWNER
Total Taxable Value:	\$1,265,888				

Comparable Summary

For Property Located At



CoreLogic

RealQuest Professional

18008 SEA REEF DR, PACIFIC PALISADES, CA 90272-2907

9 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: 9

	Subject Property	Low	High	Average
Sale Price	\$1,000,000	\$2,070,000	\$3,200,000	\$2,554,778
Bldg/Living Area	2,816	2,564	3,103	2,722
Price/Sqft	\$355.11	\$741.22	\$1,105.74	\$941.45
Year Built	1965	1962	1965	1964
Lot Area	31,302	6,153	17,227	9,444
Bedrooms	5	3	5	4
Bathrooms/Restrooms	3	3	4	3
Stories	1.00	1.00	2.00	1.62
Total Value	\$1,272,888	\$207,277	\$2,089,830	\$1,110,002
Distance From Subject	0.00	0.07	0.49	0.29

*= user supplied for search only

<input checked="" type="checkbox"/>	# F	Address	Sale Price	Yr Blt	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
Subject Property										
		18008 SEA REEF DR	\$1,000,000	1965	5	3	12/01/2000	2,816	31,302	0.0
Comparables										
<input checked="" type="checkbox"/>	1	18013 SEA REEF DR	\$2,790,000	1965	3	3	03/23/2016	2,629	17,227	0.07
<input checked="" type="checkbox"/>	2	318 SURFVIEW DR	\$3,200,000	1965	5	3	07/08/2016	2,894	14,486	0.07
<input checked="" type="checkbox"/>	3	3615 SEAHORN DR	\$2,760,000	1964	3	3	08/12/2016	2,564	8,405	0.17
<input checked="" type="checkbox"/>	4	3613 SHOREHEIGHTS DR	\$2,300,000	1965	4	4	08/05/2016	3,103	10,757	0.27
<input checked="" type="checkbox"/>	5	18319 CLIFFTOP WAY	\$2,888,000	1965	4	4	03/21/2016	2,664	6,835	0.33
<input checked="" type="checkbox"/>	6	18329 CLIFFTOP WAY	\$2,300,000	1965	4	3	04/20/2016	2,564	6,153	0.35
<input checked="" type="checkbox"/>	7	234 MONTE GRIGIO DR	\$2,460,000	1962	5	3	05/27/2016	2,956	6,612	0.39
<input checked="" type="checkbox"/>	8	3735 MALIBU VISTA DR	\$2,070,000	1965	4	3	04/19/2016	2,564	6,546	0.47
<input checked="" type="checkbox"/>	9	18425 WAKECREST DR	\$2,225,000	1964	4	3	06/23/2016	2,564	7,977	0.49

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

18008 SEA REEF DR, PACIFIC PALISADES, CA 90272-2907**9 Comparable(s) Selected.**

Report Date: 10/25/2016

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$1,000,000	\$2,070,000	\$3,200,000	\$2,554,778
Bldg/Living Area	2,816	2,564	3,103	2,722
Price/Sqft	\$355.11	\$741.22	\$1,105.74	\$941.45
Year Built	1965	1962	1965	1964
Lot Area	31,302	6,153	17,227	9,444
Bedrooms	5	3	5	4
Bathrooms/Restrooms	3	3	4	3
Stories	1.00	1.00	2.00	1.62
Total Value	\$1,272,888	\$207,277	\$2,089,830	\$1,110,002
Distance From Subject	0.00	0.07	0.49	0.29

* = user supplied for search only

Comp #:1 Distance From Subject:0.07 (miles)
 Address: 18013 SEA REEF DR, PACIFIC PALISADES, CA 90272-2908
 Owner Name: LOPEZ MIRIAM R V
 Seller Name: SKINNER RYAN M
 APN: 4443-018-011 Map Reference: 115-F3 / Living Area: 2,629
 County: LOS ANGELES, CA Census Tract: 2626.04 Total Rooms: 7
 Subdivision: 27667 Zoning: LARE15 Bedrooms: 3
 Rec Date: 03/23/2016 Prior Rec Date: 04/08/2009 Bath(F/H): 3 /
 Sale Date: 03/21/2016 Prior Sale Date: 03/31/2009 Yr Built/Eff: 1965 / 1990
 Sale Price: \$2,790,000 Prior Sale Price: \$2,050,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: CONTEMPORARY
 Document #: 320064 Acres: 0.40 Fireplace: Y / 1
 1st Mtg Amt: Lot Area: 17,227 Pool:
 Total Value: \$2,089,830 # of Stories: 1.00 Roof Mat: WOOD SHAKE
 Land Use: SFR Park Area/Cap#: / 2 Parking: PARKING AVAIL

Comp #:2 Distance From Subject:0.07 (miles)
 Address: 318 SURFVIEW DR, PACIFIC PALISADES, CA 90272-2913
 Owner Name: MCFARLAND ADAM J & NIKKI L
 Seller Name: JESSON STEVEN F & MARY A
 APN: 4443-021-006 Map Reference: 115-F3 / Living Area: 2,894
 County: LOS ANGELES, CA Census Tract: 2626.04 Total Rooms: 9
 Subdivision: 27667 Zoning: LARE15 Bedrooms: 5
 Rec Date: 07/08/2016 Prior Rec Date: 04/18/2002 Bath(F/H): 3 /
 Sale Date: 06/06/2016 Prior Sale Date: 03/25/2002 Yr Built/Eff: 1965 / 1970
 Sale Price: \$3,200,000 Prior Sale Price: \$1,380,010 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: CONTEMPORARY
 Document #: 797657 Acres: 0.33 Fireplace: Y / 1
 1st Mtg Amt: \$2,400,000 Lot Area: 14,486 Pool: POOL
 Total Value: \$1,722,144 # of Stories: 1.00 Roof Mat: GRAVEL & ROCK
 Land Use: SFR Park Area/Cap#: / 2 Parking: PARKING AVAIL

Comp #:3 Distance From Subject:0.17 (miles)
 Address: 3615 SEAHORN DR, MALIBU, CA 90265-5643
 Owner Name: FONTI SETH/KLEIN RACHAEL L
 Seller Name: GOLDSTEIN ADAM & DANA
 APN: 4443-015-010 Map Reference: 115-F3 / Living Area: 2,564
 County: LOS ANGELES, CA Census Tract: 8005.06 Total Rooms: 8
 Subdivision: 26460 Zoning: LCR106 Bedrooms: 3
 Rec Date: 08/12/2016 Prior Rec Date: 06/23/2011 Bath(F/H): 3 /
 Sale Date: 07/07/2016 Prior Sale Date: 06/02/2011 Yr Built/Eff: 1964 / 1977
 Sale Price: \$2,760,000 Prior Sale Price: \$1,175,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: CONTEMPORARY
 Document #: 959454 Acres: 0.19 Fireplace: Y / 1
 1st Mtg Amt: \$1,630,000 Lot Area: 8,405 Pool: POOL
 Total Value: \$1,333,786 # of Stories: 2.00 Roof Mat: GRAVEL & ROCK
 Land Use: SFR Park Area/Cap#: / 2 Parking: PARKING AVAIL

Comp #:4 Distance From Subject:0.27 (miles)
 Address: 3613 SHOREHEIGHTS DR, MALIBU, CA 90265-5648
 Owner Name: RUSSELL JASON D
 Seller Name: REID NORMA P
 APN: 4443-016-007 Map Reference: 115-E3 / Living Area: 3,103
 County: LOS ANGELES, CA Census Tract: 8005.06 Total Rooms: 7
 Subdivision: 28072 Zoning: LCR106 Bedrooms: 4
 Rec Date: 08/05/2016 Prior Rec Date: 10/06/1967 Bath(F/H): 4 /
 Sale Date: 06/22/2016 Prior Sale Date: Yr Built/Eff: 1965 / 1974
 Sale Price: \$2,300,000 Prior Sale Price: \$16,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: CONTEMPORARY
 Document #: 925146 Acres: 0.25 Fireplace: Y / 1
 1st Mtg Amt: \$1,955,000 Lot Area: 10,757 Pool:
 Total Value: \$287,968 # of Stories: 2.00 Roof Mat: GRAVEL & ROCK
 Land Use: SFR Park Area/Cap#: / 2 Parking: PARKING AVAIL

Comp #:**5** Distance From Subject:**0.33 (miles)**
 Address: **18319 CLIFFTOP WAY, MALIBU, CA 90265-5627**
 Owner Name: **LA SANTA MARIA LLC**
 Seller Name: **WONG KENNETH K Y**
 APN: **4443-005-012** Map Reference: **115-E4 /** Living Area: **2,664**
 County: **LOS ANGELES, CA** Census Tract: **8005.06** Total Rooms: **7**
 Subdivision: **26461** Zoning: **LCR106** Bedrooms: **4**
 Rec Date: **03/21/2016** Prior Rec Date: **12/12/2002** Bath(F/H): **4 /**
 Sale Date: **02/19/2016** Prior Sale Date: **11/19/2002** Yr Built/Eff: **1965 / 1978**
 Sale Price: **\$2,888,000** Prior Sale Price: **\$1,040,000** Air Cond: **CENTRAL**
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONTEMPORARY**
 Document #: **303402** Acres: **0.16** Fireplace: **Y / 1**
 1st Mtg Amt: **\$2,850,000** Lot Area: **6,835** Pool:
 Total Value: **\$1,539,460** # of Stories: **2.00** Roof Mat: **WOOD SHAKE**
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **PARKING AVAIL**

Comp #:**6** Distance From Subject:**0.35 (miles)**
 Address: **18329 CLIFFTOP WAY, MALIBU, CA 90265-5627**
 Owner Name: **MORICI LIVING 2016 TRUST/MORICI ANTONIO C & CAROLINE M**
 Seller Name: **GUTTLER R B & D A TRUST**
 APN: **4443-005-014** Map Reference: **115-E4 /** Living Area: **2,564**
 County: **LOS ANGELES, CA** Census Tract: **8005.06** Total Rooms: **8**
 Subdivision: **26461** Zoning: **LCR106** Bedrooms: **4**
 Rec Date: **04/20/2016** Prior Rec Date: **02/07/2000** Bath(F/H): **3 /**
 Sale Date: **04/06/2016** Prior Sale Date: **02/03/2000** Yr Built/Eff: **1965 / 1965**
 Sale Price: **\$2,300,000** Prior Sale Price: **\$506,200** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONTEMPORARY**
 Document #: **444563** Acres: **0.14** Fireplace: **Y / 1**
 1st Mtg Amt: **\$1,250,000** Lot Area: **6,153** Pool:
 Total Value: **\$972,050** # of Stories: **2.00** Roof Mat: **GRAVEL & ROCK**
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **PARKING AVAIL**

Comp #:**7** Distance From Subject:**0.39 (miles)**
 Address: **234 MONTE GRIGIO DR, PACIFIC PALISADES, CA 90272-3108**
 Owner Name: **MALARET C & J FAMILY TRUST**
 Seller Name: **BARBER ROBERT FAMILY TRUST**
 APN: **4416-016-040** Map Reference: **115-F4 /** Living Area: **2,956**
 County: **LOS ANGELES, CA** Census Tract: **2626.04** Total Rooms: **8**
 Subdivision: **8923** Zoning: **LAR1** Bedrooms: **5**
 Rec Date: **05/27/2016** Prior Rec Date: Bath(F/H): **3 /**
 Sale Date: **01/29/2016** Prior Sale Date: Yr Built/Eff: **1962 / 1964**
 Sale Price: **\$2,460,000** Prior Sale Price: Air Cond:
 Sale Type: **FULL** Prior Sale Type: Style: **CONVENTIONAL**
 Document #: **610202** Acres: **0.15** Fireplace: **Y / 1**
 1st Mtg Amt: **\$1,722,000** Lot Area: **6,612** Pool: **POOL**
 Total Value: **\$207,277** # of Stories: **1.00** Roof Mat: **WOOD SHAKE**
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **PARKING AVAIL**

Comp #:**8** Distance From Subject:**0.47 (miles)**
 Address: **3735 MALIBU VISTA DR, MALIBU, CA 90265-5606**
 Owner Name: **LAPPIN JODY L**
 Seller Name: **GESNER ZEN M & CYNTHIA F**
 APN: **4443-004-037** Map Reference: **115-E4 /** Living Area: **2,564**
 County: **LOS ANGELES, CA** Census Tract: **8005.06** Total Rooms: **8**
 Subdivision: **26461** Zoning: **LCR106** Bedrooms: **4**
 Rec Date: **04/19/2016** Prior Rec Date: **08/03/1999** Bath(F/H): **3 /**
 Sale Date: **04/05/2016** Prior Sale Date: **07/30/1999** Yr Built/Eff: **1965 / 1965**
 Sale Price: **\$2,070,000** Prior Sale Price: **\$850,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONTEMPORARY**
 Document #: **434856** Acres: **0.15** Fireplace: **Y / 1**
 1st Mtg Amt: **\$1,100,000** Lot Area: **6,546** Pool:
 Total Value: **\$1,103,589** # of Stories: **2.00** Roof Mat: **GRAVEL & ROCK**
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **BUILT-IN**

Comp #:	9	Distance From Subject:	0.49 (miles)
Address:	18425 WAKECREST DR, MALIBU, CA 90265-5620		
Owner Name:	SASLOW FRANK S		
Seller Name:	DENT FAMILY TRUST		
APN:	4443-006-022	Map Reference:	115-E4 /
County:	LOS ANGELES, CA	Census Tract:	8005.06
Subdivision:	27604	Zoning:	LCR106
Rec Date:	06/23/2016	Prior Rec Date:	04/28/1993
Sale Date:	05/23/2016	Prior Sale Date:	
Sale Price:	\$2,225,000	Prior Sale Price:	\$445,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	729129	Acre:	0.18
1st Mtg Amt:	\$1,780,000	Lot Area:	7,977
Total Value:	\$733,912	# of Stories:	
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	2,564
		Total Rooms:	
		Bedrooms:	4
		Bath(F/H):	3 /
		Yr Built/Eff:	1964 / 1964
		Air Cond:	
		Style:	CONTEMPORARY
		Fireplace:	/
		Pool:	
		Roof Mat:	
		Parking:	

EXHIBIT D

ASSIGNED INSPECTOR: **ROBERT GARTH**

Date: November 04, 2016

JOB ADDRESS: **18008 NORTH SEA REEF DRIVE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **4443-010-003**

CASE#: **677954**

ORDER NO: **A-3746010**

EFFECTIVE DATE OF ORDER TO COMPLY: **April 28, 2015**

COMPLIANCE EXPECTED DATE: **May 28, 2015**

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

LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3746010

1051221201502804

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

ORDER TO COMPLY AND NOTICE OF FEE

LILIAN S GRACIE C/O LILIAN STAVIK TRUST
18008 W SEA REEF DR
PACIFIC PALISADES, CA 90272

CASE #: 677954
ORDER #: A-3746010
EFFECTIVE DATE: April 28, 2015
COMPLIANCE DATE: May 28, 2015

OWNER OF

SITE ADDRESS: 18008 W SEA REEF DR

ASSESSORS PARCEL NO.: 4443-010-003

ZONE: RE15; Min. Lot 15,000 Sq. Ft.

MAILED
4/22/15

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

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

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

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

VIOLATION(S):

- 1. The attached garage has been converted to an office business with seven workers and desks without the required permits.

You are therefore ordered to: Discontinue the use of the attached garage as an office business with seven workers and desks, and restore the garage to its originally permitted use as an attached garage.

Code Section(s) in Violation: 12.21A.1.(a), 12.21A4(a), 12.21A4(m), 91.8902.14, 91.8105, 91.103.1 of the L.A.M.C.

Location: Attached Garage

- 2. Not providing or maintaining the required covered off street parking.

You are therefore ordered to: Provide/maintain required off-street parking.

Code Section(s) in Violation: 12.21A4, 12.21A.4.(m), 12.21A.1.(a) of the L.A.M.C.

Location: Attached garage.

Comments: Properly maintain the attached garage as storage of autos.



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

1051221201502804

NON-COMPLIANCE FEE WARNING:

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

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

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

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

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

PENALTY WARNING:

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

INVESTIGATION FEE REQUIRED:

Whenever any work has been commenced without authorization by a permit or application for inspection, and which violates provisions of Articles 1 through 8 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.) , and if no order has been issued by the department or a court of law requiring said work to proceed, a special investigation fee which shall be double the amount charged for an application for inspection, license or permit fee, but not less than \$400.00 , shall be collected on each permit, license or application for inspection. Section 98.0402 (a) L.A.M.C.

APPEAL PROCEDURES:

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

If you have any questions or require any additional information please feel free to contact me at (310)417-8640.

Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector : _____

Date: April 13, 2015

ROBERT GARTH
7166 MANCHESTER AVENUE, #10B
LOS ANGELES, CA 90045
(310)417-8640

Robert.Garth@lacity.org


REVIEWED BY



CODE ENFORCEMENT BUREAU

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

www.ladbs.org