

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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JOSELYN GEAGA-ROSENTHAL
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CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

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

FRANK M. BUSH
GENERAL MANAGER

OSAMA YOUNAN, P.E.
EXECUTIVE OFFICER

October 3, 2017

Council District: # 2

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

JOB ADDRESS: **11210 WEST BRIARCLIFF LANE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2381-020-021**
Re: Invoice #700124-4

On September 22, 2016, 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: **11210 West Briarcliff Lane, Los Angeles, California**, (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

Pursuant to Section 98.0421, the property owner was issued an order on September 22, 2016, to pay a code violation inspection fee after violations were identified and verified upon inspection. The code violation inspection fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
Code Violation Investigation fee	336.00
System Development Surcharge	20.16
System Development Surcharge late fee	50.40
Late Charge/Collection fee (250%)	840.00
Title Report fee	42.00
Grand Total	\$ 1,288.56

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed a lien for a total sum of **\$1,288.56** recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "City Council") designate the time and place protest can be heard concerning this matter, as set forth in Sections 7.35.3 and 7.35.5 of the Los Angeles Administrative Code.

It is further requested that the City Council instruct the Department to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$1,288.56** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY


Steve Ongele
Chief, Resource Management Bureau

Lien confirmed by
City Council on:

ATTEST: HOLLY L. WOLCOTT, CITY CLERK

BY: _____
DEPUTY

EXHIBIT A



P.O. BOX 5152
CULVER CITY, CA 90231
Phone 310-943-9235 latitle@in2-res.com

Property Title Report

Work Order No. T14683
Dated as of: 09/13/2017

Prepared for: City of Los Angeles

SCHEDULE A (Reported Property Information)

APN #: 2381-020-021

Property Address: 11210 W BRIARCLIFF LANE City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : TOVE CHRISTENSEN

Grantor : MARCIA A GLOW

Deed Date : 08/26/2003

Recorded : 09/22/2003

Instr No. : 03-2785928

MAILING ADDRESS: TOVE CHRISTENSEN
11210 BRIARCLIFF LN STUDIO CITY CA 91604

SCHEDULE B

LEGAL DESCRIPTION

Lot: 6 Tract No: 28139A Abbreviated Description: LOT:6 CITY:REGION/CLUSTER: 03/03175 TR#:28139A
TR=28139A LOT 6 EX LAND DESC IN DOC 1411900,000908 City/Muni/Twp: REGION/CLUSTER: 03/03175

MORTGAGES/LIENS

Type of Document: SHORT FORM DEED OF TRUST

Recording Date: 08/25/2005

Document #: 05-2046142

Loan Amount: \$150,000

Lender Name: BANK OF AMERICA NA

Borrowers Name: TOVE CHRISTENSEN

MAILING ADDRESS: BANK OF AMERICA NA
9000 SOUTHSIDE BLVD. BLDG 700 JACKONVILLE, FL 32256

Type of Document: NOTICE OF DEFAULT

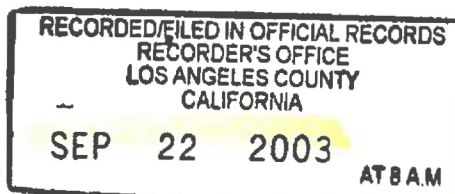
Recording Date: 01/03/2017

Document #: 16-1303588

MAILING ADDRESS: QUALITY LOAN SERVICE CORP
11 IVY ST, SAN DIEGO, CA 92101

This page is part of your document - DO NOT DISCARD

03 2785928



TITLE(S) : DEED



FEE

FEE \$13	FF
3	

CODE
20

CODE
19

CODE
9

D.T.T

151
6/1/03

NOTIFICATION SENT \$4

Assessor's Identification Number (AIN)

To be completed by Examiner OR Title Company in black ink.

Number of Parcels Shown

2381 - 020 - 021

001

THIS FORM NOT TO BE DUPLICATED

9/22/03

2

03 2785928

RECORDING REQUESTED BY:
California Title

AND WHEN RECORDED MAIL TO:

Tove Christensen
11210 Briarcliff Lane
Studio City, CA 91604

THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.: 032377001

Escrow No.: 10794-M

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) *LA(80)* *LA(44)*

DOCUMENTARY TRANSFER TAX is \$1,567.50 CITY TRANSFER TAX \$6,412.50

☒ 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,

Marcia A. Glow, a Married Woman, as her sole and separate property

hereby GRANT(s) to:

Tove Christensen, a Single Man

the real property in the City of Los Angeles, County of Los Angeles, State of California, described as:
LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF

Also Known as: 11210 Briarcliff Lane, Studio City, CA 91604

AP#: 2381-020-021

DATED August 26, 2003

STATE OF CALIFORNIA

COUNTY OF _____

On _____

Before me, _____

A Notary Public in and for said State, personally appeared

Marcia A. Glow

Marcia A. Glow

See attached
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)

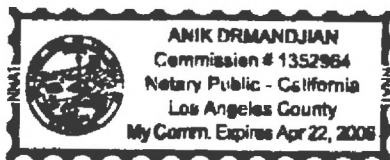
MAIL TAX STATEMENTS TO PARTY SHOWN BELOW; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE:

9/22/03

3

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Los Angeles } ss.On SEP. 2nd, 03 before me, ANIK DRMANDJIAN, NOTARY PUBLICpersonally appeared MARCIA A. GLOW
Name(s) of Signer(s)

☐ personally known to me
☒ 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.

Anik Drmandjian
 Signature of Notary Public

OPTIONAL

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

Description of Attached DocumentTitle or Type of Document: GRANT DeedDocument Date: SEP. 2nd, 03 Number of Pages: 1 page

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

Signer's Name: _____

- ☒ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney-in-Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
 OF SIGNER
 Top of thumb here

03 2785928

9/22/03

Order No. 03-23770-01

Exhibit "A"

4

Lot 6 of Tract No. 28139, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in book 1133, page(s) 59 to 62 of maps, in the office of the County Recorder of said County, as amended in Deed recorded September 8, 2000 as instrument no. 00-1411901, as described as follows:

That portion of Lot 6 lying North of the following described line:

Beginning at a point in the Westerly line of said Lot 6 having a bearing and distance of North 3° 30' 00" West 83.12 feet on said map, distant Northerly thereon 18.44 feet from the Southerly terminus thereof; thence on a direct line to a point in the Southeasterly line of said Lot 6 having a bearing of North 42° 40' 44" East 130.81 feet on said map, distant Northeasterly thereon 30.09 feet from the Southerly terminus thereof.

03 2785928

This page is part of your document - DO NOT DISCARD

05 2046142

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
08/25/05 AT 08:00am

TITLE(S) : _____



FEE	FEE \$10	AA
	DAF \$2	
	C-20	2

D.T.T.

CODE
20

CODE
19

CODE
9 _____

NOTIFICATION SENT \$4 ©

Assessor's Identification Number (AIN)

To be completed by Examiner OR Title Company in black ink.

Number of AIN's Shown

THIS FORM IS NOT TO BE DUPLICATED

8/25/05

Submitted for recordation by, and when recorded,
return to

05 2046142

Bank of America 

Branch Consumer Collateral Tracking
 Address 9000 Southside Blvd., Bldg. 700
 City Jacksonville
 State FL
 Zip 32256
 Loan # 31868240132865599
 Reference # 010102-051931005390

1717187

SHORT FORM DEED OF TRUST (EQUITY MAXIMIZER® ACCOUNT)

Space above this line for Recorder's Use

This Deed of Trust is made on 18th July, 2005 by _____
 TOVE CHRISTENSEN, AN UNMARRIED PERSON

(collectively and individually "Trustor"); PRLAP, INC. ("Trustee"); and the beneficiary, Bank of America, N.A. ("Bank"). Trustee is a subsidiary of Bank. Any non-titleholder signs below as Trustor solely for the purpose of subjecting any community property interest in the property described below to this Deed of Trust. The words "I," "me," and "my" in this Deed of Trust refer to the Trustor, whether one or more.

Bank and I agree:

1. Property Security. For the purpose of securing the obligations described below, I irrevocably grant, convey, transfer and assign to Trustee, in trust with power of sale, the property located in _____
 LOS ANGELES County, California described as follows:

LOT 6 OF TRACT NO. 28139, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1133 , PAGE(S) 59 TO 62 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AS AMENDED IN DEED RECORDED SEPTEMBER 8, 2000 AS INSTRUMENT NO 00-1411901, AS DESCRIBED AS FOLLOWS. BEGINNING AT A POINT IN THE WESTERLY LINE OF SAID LOT 6 HAVING A BEARING AND DISTANCE OF NORTH 3 DEG. 30 ' 00 " WEST 83.12 FEET ON SAID MAP , DISTANT NORTHERLY THEREON 18.44 FEET FROM THE SOUTHERLY TERMINUS THEREOF; THENCE ON A DIRECT LINE TO A POINT IN THE SOUTHEASTERLY LINE OF SAID LOT 6 HAVING A BEARING OF NORTH 42 DEG. 40 ' 44 " EAST 130.81 FEET ON SAID MAP, DISTANT NORTHEASTERLY THEREON 30.09 FEET FROM THE SOUTHERLY TERMINUS THEREOF.

With the street address: 11210 BRIARCLIFF LANE, STUDIO CITY, CA 91604

and with Parcel No. 2381-020-021 and including all improvements and fixtures now or later erected on the property, and all easements, rights, appurtenances and fixtures now or later a part of or related to the above described property (collectively the "Property").

2. This Deed of Trust secures :

- All obligations of the borrowers in the Equity Maximizer Agreement and Disclosure, dated 07/18/05 and naming TOVE CHRISTENSEN as borrowers, for a revolving line of credit account (the "Agreement"), as well as any modifications and renewals of the Agreement. The Agreement provides for a Total Credit Commitment (as defined in the Agreement) of \$ 150,000.00, allows for repeated credit advances drawn against the Total Credit Commitment, and provides for a variable interest rate. By mutual agreement, Bank may increase the Total Credit Commitment ("Increased Credit Commitment"); and
- Trustor's performance of each obligation in this Deed of Trust.

8/25/05

3

This Deed of Trust will not secure borrowers' obligations under the Agreement in excess of the Total Credit Commitment or Increased Credit Commitment, except for any amounts due to: (a) unpaid interest, or (b) expenses that Bank incurs because obligations of a borrower under the Agreement are not fulfilled (including without limitation, any advances that Bank makes to perform borrowers' duties to pay taxes, insurance, etc.).

To Protect the Security of this Deed of Trust, I Agree: By the execution and delivery of this Deed of Trust and the Equity Maximizer Agreement and Disclosure secured hereby, that provisions (3) to (20), inclusive of the fictitious deed of trust recorded in LOS ANGELES County 07/19/99, as Instrument 991334924 in Book/Reel and at Page/Image of the Official Records of the County Recorder of that county, (which provisions, identical in all counties, are printed on the following pages) hereby are adopted and incorporated herein and made a part hereof as though set forth at length; and I will observe and perform such provisions; and that the reference to Property, obligations, and parties in such provisions shall be construed to refer to the Property, obligations, and parties set forth in this Deed of Trust.

Trustor requests that a copy of ANY NOTICE OF DEFAULT AND ANY NOTICE OF SALE under this Deed of Trust be mailed to Trustor at the Trustor's address shown below, or if no address is shown, then at the address of the Property.

Signature

Mailing Address for Notices:

Street

City and State

Tove Christensen
TOVE CHRISTENSEN

11210 BRIARCLIFF LN STUDIO CITY, CA 91604

GENERAL ACKNOWLEDGMENT

State of California

County of Los Angeles

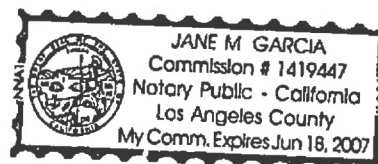
On July 19, 2005 before me, Jane M. Garcia, Notary Public personally appeared

Tove Christensen

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 Jane M. Garcia (SEAL)



05 2046142

EXHIBIT B

ASSIGNED INSPECTOR: RUBEN REYES

Date: October 3, 2017

JOB ADDRESS: 11210 WEST BRIARCLIFF LANE, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 2381-020-021

Last Full Title: 09/13/2017

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1). TOVE CHRISTENSEN
11210 BRIARCLIFF LN
STUDIO CITY, CA 91604-4277
CAPACITY: OWNER
- 2). BANK OF AMERICA NA
9000 SOUTHSIDE BLVD BLDG 700
JACKSONVILLE, FL 32256
CAPACITY: INTERESTED PARTIES
- 3). QUALITY LAON SERVICE CORP
11 IVY ST
SAN DIEGO, CA 92101
CAPACITY: INTERESTED PARTIES

EXHIBIT C**Property Detail Report**

For Property Located At :

11210 BRIARCLIFF LN, STUDIO CITY, CA 91604-4277

CoreLogic

RealQuest Professional

Owner Information

Owner Name: CHRISTENSEN TOVE
 Mailing Address: 11210 BRIARCLIFF LN, STUDIO CITY CA 91604-4277 C023
 Vesting Codes: SM //

Location Information

Legal Description: TR=28139A LOT 6 EX LAND DESC IN DOC 1411900,000908
 County: LOS ANGELES, CA APN: 2381-020-021
 Census Tract / Block: 1439.01 / 1 Alternate APN:
 Township-Range-Sect: Subdivision: 28139
 Legal Book/Page: 1085-65 Map Reference: /
 Legal Lot: 6 Tract #: 28139
 Legal Block: School District: LOS ANGELES
 Market Area: STUD School District Name:
 Neighbor Code: Munic/Township:

Owner Transfer Information

Recording/Sale Date: / Deed Type:
 Sale Price: 1st Mtg Document #:
 Document #:

Last Market Sale Information

Recording/Sale Date: 09/22/2003 / 08/26/2003 1st Mtg Amount/Type: /
 Sale Price: \$1,425,000 1st Mtg Int. Rate/Type: /
 Sale Type: FULL 1st Mtg Document #: /
 Document #: 2785928 2nd Mtg Amount/Type: /
 Deed Type: GRANT DEED 2nd Mtg Int. Rate/Type: /
 Transfer Document #: Price Per SqFt: \$226.12
 New Construction: Multi/Split Sale:
 Title Company: CALIFORNIA TITLE CO
 Lender:
 Seller Name: GLOW MARCIA A

Prior Sale Information

Prior Rec/Sale Date: 09/05/2001 / 08/06/2001 Prior Lender: FIRST FED'L BK/CA
 Prior Sale Price: \$977,500 Prior 1st Mtg Amt/Type: \$782,000 / CONV
 Prior Doc Number: 1663696 Prior 1st Mtg Rate/Type: / ADJ
 Prior Deed Type: GRANT DEED

Property Characteristics

Gross Area: Parking Type: Construction:
 Living Area: 6,302 Garage Area: Heat Type: CENTRAL
 Tot Adj Area: Garage Capacity:
 Above Grade: Parking Spaces:
 Total Rooms: Basement Area:
 Bedrooms: 5 Finish Bsmnt Area:
 Bath(F/H): 5 / Basement Type:
 Year Built / Eff: 1990 / 1990 Roof Type:
 Fireplace: / Foundation:
 # of Stories: Roof Material:
 Other Improvements:

Site Information

Zoning: LARE40 Acres: 0.78 County Use: SINGLE FAMILY RESID (0100)
 Lot Area: 34,169 Lot Width/Depth: x State Use:
 Land Use: SFR Res/Comm Units: / Water Type:
 Site Influence: Sewer Type:

Tax Information

Total Value: \$1,745,712 Assessed Year: 2017 Property Tax: \$21,062.41
 Land Value: \$1,000,140 Improved %: 43% Tax Area: 13
 Improvement Value: \$745,572 Tax Year: 2016 Tax Exemption:
 Total Taxable Value: \$1,745,712

Comparable Summary

For Property Located At

**11210 BRIARCLIFF LN, STUDIO CITY, CA 91604-4277****20 Comparable(s) found.** (Click on the address to view more property information)[View Report](#)[Configure Display Fields](#)[Modify Comparable Search Criteria](#)**Summary Statistics For Selected Properties: 20**

	Subject Property	Low	High	Average
Sale Price	\$1,425,000	\$1,175,000	\$36,000,000	\$5,355,850
Bldg/Living Area	6,302	5,433	7,219	6,054
Price/Sqft	\$226.12	\$216.27	\$5,207.58	\$851.34
Year Built	1990	1924	2016	1988
Lot Area	34,169	3,648	43,194	21,294
Bedrooms	5	4	6	5
Bathrooms/Restrooms	5	4	8	6
Stories	0.00	1.00	3.00	1.58
Total Value	\$1,745,712	\$540,261	\$25,888,875	\$4,220,428
Distance From Subject	0.00	3.35	29.88	14.04

*= 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									
	11210 BRIARCLIFF LN	\$1,425,000	1990	5	5	09/22/2003	6,302	34,169	0.0
Comparables									
<input checked="" type="checkbox"/> 1	1504 VIA MARGARITA	\$2,925,000	1968	5	7	02/16/2017	5,926	15,911	23.55
<input checked="" type="checkbox"/> 2	1005 S SAN RAFAEL AVE	\$5,478,000	1990	6	7	02/21/2017	7,219	42,944	12.12
<input checked="" type="checkbox"/> 3	246 W LEMON AVE	\$2,800,000	1998	6	6	02/06/2017	6,132	19,716	19.39
<input checked="" type="checkbox"/> 4	15941 PARTHENIA ST	\$1,175,000	1947	5	6	07/26/2017	5,433	14,539	9.16
<input checked="" type="checkbox"/> 5	1517 OLIVE LN	\$3,450,000	1998	5	5	07/10/2017	5,479	15,278	11.45
<input checked="" type="checkbox"/> 6	15960 WOODVALE RD	\$5,200,000	1954	6	6	07/20/2017	5,496	42,470	6.01
<input checked="" type="checkbox"/> 7	633 FOOTHILL RD	\$7,600,000	1924	6	6	07/26/2017	5,626	14,805	3.35
<input checked="" type="checkbox"/> 8	28354 BALKINS DR	\$2,100,000	2008	5	5	07/18/2017	5,470	43,194	21.03
<input checked="" type="checkbox"/> 9	25010 PRADO DE LOS PAJAROS	\$2,161,000	2003	5	6	08/17/2017	6,020	15,032	16.72
<input checked="" type="checkbox"/> 10	915 N EASLEY CANYON RD	\$2,550,000	1977	4	6	08/07/2017	5,670	41,285	29.88
<input checked="" type="checkbox"/> 11	5110 PACIFIC AVE	\$3,500,000	2003	5	4	08/21/2017	6,161	3,648	11.72
<input checked="" type="checkbox"/> 12	2008 VIA VISALIA	\$4,625,000	2005	5	6	08/23/2017	6,023	39,222	23.4
<input checked="" type="checkbox"/> 13	326 S BUNDY DR	\$5,250,000	2015	6	8	04/17/2017	5,915	6,990	7.28
<input checked="" type="checkbox"/> 14	900 N BUNDY DR	\$5,662,000	1988	4	5	06/15/2017	5,840	31,519	6.67
<input checked="" type="checkbox"/> 15	20126 JUBILEE WAY	\$2,235,500		5	6	06/20/2017	5,681	13,004	15.46
<input checked="" type="checkbox"/> 16	315 N BOWLING GREEN WAY	\$5,100,500	2016	6	7	06/23/2017	6,475	7,000	7.06
<input checked="" type="checkbox"/> 17	630 W LEMON AVE	\$3,750,000	2016	5	7	03/07/2017	6,766	14,211	18.7
<input checked="" type="checkbox"/> 18	23324 MALIBU COLONY RD	\$36,000,000	1980	5	7	03/14/2017	6,913	15,512	18.58

<input checked="" type="checkbox"/>	19	22850 COLLINS ST	\$1,855,000	2007	5	6	03/17/2017	5,794	16,687	14.43
<input checked="" type="checkbox"/>	20	851 DEVON AVE	\$3,700,000	1993	5	6	05/30/2017	7,035	12,918	4.85

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

11210 BRIARCLIFF LN, STUDIO CITY, CA 91604-4277**20 Comparable(s) Selected.**

Report Date: 09/28/2017

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$1,425,000	\$1,175,000	\$36,000,000	\$5,355,850
Bldg/Living Area	6,302	5,433	7,219	6,054
Price/Sqft	\$226.12	\$216.27	\$5,207.58	\$851.34
Year Built	1990	1924	2016	1988
Lot Area	34,169	3,648	43,194	21,294
Bedrooms	5	4	6	5
Bathrooms/Restrooms	5	4	8	6
Stories	0.00	1.00	3.00	1.58
Total Value	\$1,745,712	\$540,261	\$25,888,875	\$4,220,428
Distance From Subject	0.00	3.35	29.88	14.04

* = user supplied for search only

Comp #1

Distance From Subject: 23.55 (miles)

Address: **1504 VIA MARGARITA, PALOS VERDES ESTATES, CA 90274-2146**
 Owner Name: **JOHN FAMILY LIVING TRUST**
 Seller Name: **DIRECTOR RAM & SHAHNAZ TRUST**
 APN: **7545-022-014** Map Reference: **72-D4 /** Living Area: **5,926**
 County: **LOS ANGELES, CA** Census Tract: **6703.26** Total Rooms: **7**
 Subdivision: **7538** Zoning: **PVR1YY** Bedrooms: **5**
 Rec Date: **02/16/2017** Prior Rec Date: **06/09/1992** Bath(F/H): **7 /**
 Sale Date: **02/14/2017** Prior Sale Date: **05/1992** Yr Built/Eff: **1968 / 1982**
 Sale Price: **\$2,925,000** Prior Sale Price: **\$850,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **192206** Acres: **0.37** Fireplace: **Y / 1**
 1st Mtg Amt: Lot Area: **15,911** Pool: **POOL**
 Total Value: **\$2,164,869** # of Stories: **1.00** Roof Mat: **TILE**
 Land Use: **SFR** Park Area/Cap#: **1 / 4** Parking: **PARKING AVAIL**

Comp #2

Distance From Subject: 12.12 (miles)

Address: **1005 S SAN RAFAEL AVE, PASADENA, CA 91105-2330**
 Owner Name: **DONEY FAMILY TRUST**
 Seller Name: **1005 S SAN RAFAEL AVE TRUST**
 APN: **5717-025-003** Map Reference: **26-E6 /** Living Area: **7,219**
 County: **LOS ANGELES, CA** Census Tract: **4638.00** Total Rooms: **9**
 Subdivision: **61** Zoning: **PSR2** Bedrooms: **6**
 Rec Date: **02/21/2017** Prior Rec Date: **09/24/2013** Bath(F/H): **7 /**
 Sale Date: **02/16/2017** Prior Sale Date: **07/30/2013** Yr Built/Eff: **1990 / 1990**
 Sale Price: **\$5,478,000** Prior Sale Price: **\$6,200,000** Air Cond: **CENTRAL**
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **SPANISH**
 Document #: **206759** Acres: **0.99** Fireplace: **Y / 1**
 1st Mtg Amt: Lot Area: **42,944** Pool: **POOL**
 Total Value: **\$6,548,718** # of Stories: **2.00** Roof Mat: **TILE**
 Land Use: **SFR** Park Area/Cap#: **1 / 3** Parking: **PARKING AVAIL**

Comp #3

Distance From Subject:19.39 (miles)

Address: **246 W LEMON AVE, ARCADIA, CA 91007-8031**Owner Name: **HSU HAROLD**Seller Name: **JEN HAN & EVA**APN: **5785-020-029**County: **LOS ANGELES, CA**Subdivision: **10985**Rec Date: **02/06/2017**Sale Date: **02/01/2017**Sale Price: **\$2,800,000**Sale Type: **FULL**Document #: **150418**1st Mtg Amt: **\$1,589,170**Total Value: **\$1,589,170**Land Use: **SFR**Map Reference: **38-D1 /**Census Tract: **4317.00**Zoning: **ARRO***Prior Rec Date: **12/23/1999**Prior Sale Date: **11/24/1999**Prior Sale Price: **\$1,200,000**Prior Sale Type: **FULL**Acres: **0.45**Lot Area: **19,716**# of Stories: **1.00**Park Area/Cap#: **/ 2**Living Area: **6,132**Total Rooms: **7**Bedrooms: **6**Bath(F/H): **6 /**Yr Built/Eff: **1998 / 1998**Air Cond: **CENTRAL**Style: **CONTEMPORARY**Fireplace: **Y / 2**

Pool:

Roof Mat: **WOOD SHAKE**Parking: **PARKING AVAIL**

Comp #4

Distance From Subject:9.16 (miles)

Address: **15941 PARTHENIA ST, NORTH HILLS, CA 91343-4803**Owner Name: **GONCHEGULYAN VARUZHAN**Seller Name: **MKRTCHYAN SONA**APN: **2672-031-001**County: **LOS ANGELES, CA**Subdivision: **21294**Rec Date: **07/26/2017**Sale Date: **06/27/2017**Sale Price: **\$1,175,000**Sale Type: **FULL**Document #: **839286**1st Mtg Amt: **\$770,000**Total Value: **\$540,261**Land Use: **SFR**Map Reference: **8-B6 /**Census Tract: **1174.04**Zoning: **LARS**Prior Rec Date: **01/23/2012**Prior Sale Date: **09/27/2011**Prior Sale Price: **\$499,500**Prior Sale Type: **FULL**Acres: **0.33**Lot Area: **14,539**# of Stories: **1.00**Park Area/Cap#: **/ 2**Living Area: **5,433**Total Rooms: **7**Bedrooms: **5**Bath(F/H): **6 /**Yr Built/Eff: **1947 / 1995**Air Cond: **CENTRAL**Style: **CONVENTIONAL**Fireplace: **Y / 1**Pool: **POOL**Roof Mat: **WOOD SHAKE**Parking: **PARKING AVAIL**

Comp #5

Distance From Subject:11.45 (miles)

Address: **1517 OLIVE LN, LA CANADA FLINTRIDGE, CA 91011-2106**Owner Name: **HERSHMAN BRIAN & KIM C**Seller Name: **DINGUERIAN DAVID TRUST**APN: **5811-003-005**County: **LOS ANGELES, CA**Subdivision: **DUNHAMS SUB**Rec Date: **07/10/2017**Sale Date: **07/05/2017**Sale Price: **\$3,450,000**Sale Type: **FULL**Document #: **763629**1st Mtg Amt: **\$2,850,000**Total Value: **\$2,752,734**Land Use: **SFR**Map Reference: **19-A2 /**Census Tract: **4605.01**Zoning: **LFR120***Prior Rec Date: **03/16/2010**Prior Sale Date: **02/10/2010**Prior Sale Price: **\$2,575,000**Prior Sale Type: **FULL**Acres: **0.35**Lot Area: **15,278**# of Stories: **1.00**Park Area/Cap#: **/ 2**Living Area: **5,479**Total Rooms: **5**Bedrooms: **5**Bath(F/H): **5 /**Yr Built/Eff: **1998 / 1998**Air Cond: **CENTRAL**Style: **CONVENTIONAL**Fireplace: **Y / 1**

Pool:

Roof Mat: **WOOD SHAKE**Parking: **PARKING AVAIL**

Comp #6

Distance From Subject:6.01 (miles)

Address: **15960 WOODVALE RD, ENCINO, CA 91436-3445**Owner Name: **PERLIN GARY L LIVING TRUST/PERLIN AMY R LIVING TRUST**Seller Name: **RAUBER STEFAN & KAREN TRUST**APN: **2285-012-018**County: **LOS ANGELES, CA**Subdivision: **13022**Rec Date: **07/20/2017**Sale Date: **07/03/2017**Sale Price: **\$5,200,000**Sale Type: **FULL**Document #: **815007**1st Mtg Amt: **\$2,381,775**Total Value: **\$2,381,775**Land Use: **SFR**Map Reference: **22-B3 /**Census Tract: **1415.00**Zoning: **LARE15**Prior Rec Date: **08/04/2014**Prior Sale Date: **07/26/2014**Prior Sale Price: **\$2,300,000**Prior Sale Type: **FULL**Acres: **0.97**Lot Area: **42,470**# of Stories: **2.00**Park Area/Cap#: **/ 4**Living Area: **5,496**Total Rooms: **10**Bedrooms: **6**Bath(F/H): **6 /**Yr Built/Eff: **1954 / 1962**Air Cond: **CENTRAL**Style: **CONVENTIONAL**Fireplace: **Y / 1**

Pool:

Roof Mat: **WOOD SHAKE**Parking: **PARKING AVAIL**

Comp #7

Distance From Subject:3.35 (miles)

Address: **633 FOOTHILL RD, BEVERLY HILLS, CA 90210-3403**Owner Name: **IMPERIAL ALY INVESTMENTS LLC**Seller Name: **HIGH VALLEY PLACE PARTNERS LLC**APN: **4341-024-017**County: **LOS ANGELES, CA**Map Reference: **33-C5 /**Census Tract: **7006.00**Living Area: **5,626**Total Rooms: **12**

Subdivision:	1907	Zoning:	BHR1*	Bedrooms:	6
Rec Date:	07/26/2017	Prior Rec Date:	07/16/2015	Bath(F/H):	6 /
Sale Date:	06/19/2017	Prior Sale Date:	06/17/2015	Yr Built/Eff:	1924 / 1935
Sale Price:	\$7,600,000	Prior Sale Price:	\$6,315,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	FRENCH PROVINCIAL
Document #:	839555	Acres:	0.34	Fireplace:	Y / 3
1st Mtg Amt:	\$5,320,000	Lot Area:	14,805	Pool:	
Total Value:	\$6,441,300	# of Stories:	2.00	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/ 3	Parking:	PARKING AVAIL

Comp #:8 Distance From Subject:21.03 (miles)

Address: **28354 BALKINS DR, AGOURA HILLS, CA 91301-1808**

Owner Name: **MCABIAN ADI**

Seller Name: **ENGLISH TIMOTHY M**

APN: **2055-021-042** Map Reference: **100A-B3 /** Living Area: **5,470**

County: **LOS ANGELES, CA** Census Tract: **8003.27** Total Rooms:

Subdivision: **PARCEL MAP 10938** Zoning: **AHA11*** Bedrooms: **5**

Rec Date: **07/18/2017** Prior Rec Date: **10/03/2011** Bath(F/H): **5 /**

Sale Date: **05/22/2017** Prior Sale Date: **08/16/2011** Yr Built/Eff: **2008 / 2008**

Sale Price: **\$2,100,000** Prior Sale Price: **\$1,900,000** Air Cond: **CENTRAL**

Sale Type: **FULL** Prior Sale Type: **FULL** Style:

Document #: **798392** Acres: **0.99** Fireplace: **/**

1st Mtg Amt: **\$1,470,000** Lot Area: **43,194** Pool: **POOL**

Total Value: **\$2,097,959** # of Stories: Roof Mat:

Land Use: **SFR** Park Area/Cap#: **/** Parking:

Comp #:9 Distance From Subject:16.72 (miles)

Address: **25010 PRADO DE LOS PAJAROS, CALABASAS, CA 91302-3617**

Owner Name: **NANDA MICHAEL S**

Seller Name: **COUHANIM KATRIN**

APN: **2069-088-040** Map Reference: **/** Living Area: **6,020**

County: **LOS ANGELES, CA** Census Tract: **8002.04** Total Rooms:

Subdivision: **35596-05** Zoning: Bedrooms: **5**

Rec Date: **08/17/2017** Prior Rec Date: **02/24/2004** Bath(F/H): **6 /**

Sale Date: **08/14/2017** Prior Sale Date: **08/27/2003** Yr Built/Eff: **2003 / 2003**

Sale Price: **\$2,161,000** Prior Sale Price: Air Cond: **CENTRAL**

Sale Type: **FULL** Prior Sale Type: **N** Style:

Document #: **931789** Acres: **0.35** Fireplace: **/**

1st Mtg Amt: **\$1,500,000** Lot Area: **15,032** Pool:

Total Value: **\$2,021,353** # of Stories: Roof Mat:

Land Use: **SFR** Park Area/Cap#: **/** Parking:

Comp #:10 Distance From Subject:29.88 (miles)

Address: **915 N EASLEY CANYON RD, GLENDORA, CA 91741-2215**

Owner Name: **KLER DALJIT**

Seller Name: **TAYLOR FAMILY TRUST**

APN: **8636-017-026** Map Reference: **87-B3 /** Living Area: **5,670**

County: **LOS ANGELES, CA** Census Tract: **4005.01** Total Rooms: **8**

Subdivision: **32328** Zoning: **GDRHR** Bedrooms: **4**

Rec Date: **08/07/2017** Prior Rec Date: **08/09/2001** Bath(F/H): **6 /**

Sale Date: **07/25/2017** Prior Sale Date: **07/12/2001** Yr Built/Eff: **1977 / 1982**

Sale Price: **\$2,550,000** Prior Sale Price: **\$650,000** Air Cond: **CENTRAL**

Sale Type: **FULL** Prior Sale Type: **FULL** Style: **SPANISH**

Document #: **887483** Acres: **0.95** Fireplace: **Y / 2**

1st Mtg Amt: **\$1,995,000** Lot Area: **41,285** Pool: **POOL**

Total Value: **\$1,357,862** # of Stories: **1.00** Roof Mat: **TILE**

Land Use: **SFR** Park Area/Cap#: **/ 3** Parking: **PARKING AVAIL**

Comp #:11 Distance From Subject:11.72 (miles)

Address: **5110 PACIFIC AVE, MARINA DEL REY, CA 90292-7114**

Owner Name: **BAUMGARTEN CRAIG & SHAWN J**

Seller Name: **GLASS FAMILY TRUST 1990**

APN: **4294-006-057** Map Reference: **/** Living Area: **6,161**

County: **LOS ANGELES, CA** Census Tract: **2742.02** Total Rooms:

Subdivision: **DEL REY BEACH** Zoning: **LARW1** Bedrooms: **5**

Rec Date: **08/21/2017** Prior Rec Date: **02/06/2006** Bath(F/H): **4 /**

Sale Date: **05/11/2017** Prior Sale Date: **09/26/2005** Yr Built/Eff: **2003 / 2003**

Sale Price: **\$3,500,000** Prior Sale Price: **\$3,995,000** Air Cond: **CENTRAL**

Sale Type: **FULL** Prior Sale Type: Style:

Document #:	944048	Acres:	0.08	Fireplace:	/
1st Mtg Amt:		Lot Area:	3,648	Pool:	
Total Value:	\$3,264,796	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:12 Distance From Subject:23.4 (miles)

Address: 2008 VIA VISALIA, PALOS VERDES ESTATES, CA 90274-2049					
Owner Name: SONG & PUNK LLC					
Seller Name: KLAASSEN LIVING TRUST					
APN:	7544-015-015	Map Reference:	72-C3 /	Living Area:	6,023
County:	LOS ANGELES, CA	Census Tract:	6703.26	Total Rooms:	10
Subdivision:	8043	Zoning:	PVR1*	Bedrooms:	5
Rec Date:	08/23/2017	Prior Rec Date:	06/19/2007	Bath(F/H):	6 /
Sale Date:	07/10/2017	Prior Sale Date:	04/30/2007	Yr Built/Eff:	2005 / 2005
Sale Price:	\$4,625,000	Prior Sale Price:	\$5,375,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONTEMPORARY
Document #:	956853	Acres:	0.90	Fireplace:	Y / 2
1st Mtg Amt:		Lot Area:	39,222	Pool:	POOL
Total Value:	\$6,204,948	# of Stories:	3.00	Roof Mat:	TILE
Land Use:	SFR	Park Area/Cap#:	/ 3	Parking:	BUILT-IN

Comp #:13 Distance From Subject:7.28 (miles)

Address: 326 S BUNDY DR, LOS ANGELES, CA 90049-4109					
Owner Name: KRUEGER FREDERICK R FAMILY TRUST					
Seller Name: COPPELSON AARON					
APN:	4404-021-002	Map Reference:	41-B2 /	Living Area:	5,915
County:	LOS ANGELES, CA	Census Tract:	2640.00	Total Rooms:	7
Subdivision:	13017	Zoning:	LAR1	Bedrooms:	6
Rec Date:	04/17/2017	Prior Rec Date:	12/05/2014	Bath(F/H):	8 /
Sale Date:	12/21/2016	Prior Sale Date:	10/10/2014	Yr Built/Eff:	2015 / 2015
Sale Price:	\$5,250,000	Prior Sale Price:	\$1,895,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	420332	Acres:	0.16	Fireplace:	Y / 1
1st Mtg Amt:	\$1,100,000	Lot Area:	6,990	Pool:	POOL
Total Value:	\$5,125,795	# of Stories:	1.00	Roof Mat:	COMPOSITION
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	SHINGLE
					PARKING AVAIL

Comp #:14 Distance From Subject:6.67 (miles)

Address: 900 N BUNDY DR, LOS ANGELES, CA 90049-1509					
Owner Name: AHST 17 LLC/CRAIN ELISABETH A LIVING TRUST					
Seller Name: MOMTAZEE JOHN					
APN:	4429-007-038	Map Reference:	/	Living Area:	5,840
County:	LOS ANGELES, CA	Census Tract:	2623.02	Total Rooms:	
Subdivision:	WESTGATE GARDENS	Zoning:	LARS	Bedrooms:	4
Rec Date:	06/15/2017	Prior Rec Date:	04/25/2007	Bath(F/H):	5 /
Sale Date:	05/23/2017	Prior Sale Date:	04/05/2007	Yr Built/Eff:	1988 / 1995
Sale Price:	\$5,662,000	Prior Sale Price:	\$4,610,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	661449	Acres:	0.72	Fireplace:	/
1st Mtg Amt:		Lot Area:	31,519	Pool:	POOL
Total Value:	\$5,000,661	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:15 Distance From Subject:15.46 (miles)

Address: 20126 JUBILEE WAY, NORTHRIDGE, CA 91326-2412					
Owner Name: WALI SOMA/BRY TONY P					
Seller Name: PORTER RANCH DEV CO JV					
APN:	2701-088-003	Map Reference:	/	Living Area:	5,681
County:	LOS ANGELES, CA	Census Tract:	1112.06	Total Rooms:	
Subdivision:		Zoning:	LARE	Bedrooms:	5
Rec Date:	06/20/2017	Prior Rec Date:		Bath(F/H):	6 /
Sale Date:	05/25/2017	Prior Sale Date:		Yr Built/Eff:	/
Sale Price:	\$2,235,500	Prior Sale Price:		Air Cond:	
Sale Type:	FULL	Prior Sale Type:		Style:	
Document #:	677943	Acres:	0.30	Fireplace:	/
1st Mtg Amt:	\$1,675,646	Lot Area:	13,004	Pool:	
Total Value:	\$796,762	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:16

Distance From Subject:7.06 (miles)

Address: **315 N BOWLING GREEN WAY, LOS ANGELES, CA 90049-2817**
 Owner Name: **MATTHEWS TREVOR/MEADOWS STEPHANIE**
 Seller Name: **PACIFICO PARTNERS 3 LLC**
 APN: **4402-025-002** Map Reference: **41-B1 /** Living Area: **6,475**
 County: **LOS ANGELES, CA** Census Tract: **2623.02** Total Rooms:
 Subdivision: **7082** Zoning: **LAR1** Bedrooms: **6**
 Rec Date: **06/23/2017** Prior Rec Date: **05/07/2015** Bath(F/H): **7 /**
 Sale Date: **05/18/2017** Prior Sale Date: **03/30/2015** Yr Built/Eff: **2016 / 2016**
 Sale Price: **\$5,100,500** Prior Sale Price: **\$2,364,000** Air Cond: **CENTRAL**
 Sale Type: **FULL** Prior Sale Type: **FULL** Style:
 Document #: **698163** Acres: **0.16** Fireplace: **/**
 1st Mtg Amt: **\$2,300,000** Lot Area: **7,000** Pool:
 Total Value: **\$3,401,762** # of Stories: Roof Mat:
 Land Use: **SFR** Park Area/Cap#: **/** Parking:

Comp #:17

Distance From Subject:18.7 (miles)

Address: **630 W LEMON AVE, ARCADIA, CA 91007-7948**
 Owner Name: **LIU HUI/LIN YI**
 Seller Name: **630 LEMON HOME LLC**
 APN: **5785-014-035** Map Reference: **38-C1 /** Living Area: **6,766**
 County: **LOS ANGELES, CA** Census Tract: **4317.00** Total Rooms: **7**
 Subdivision: **4869** Zoning: **ARR1*** Bedrooms: **5**
 Rec Date: **03/07/2017** Prior Rec Date: **10/30/2015** Bath(F/H): **7 /**
 Sale Date: **02/22/2017** Prior Sale Date: **10/23/2015** Yr Built/Eff: **2016 / 2016**
 Sale Price: **\$3,750,000** Prior Sale Price: **\$1,730,000** Air Cond: **CENTRAL**
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **SPANISH**
 Document #: **263529** Acres: **0.33** Fireplace: **Y / 1**
 1st Mtg Amt: Lot Area: **14,211** Pool: **POOL**
 Total Value: **\$2,955,190** # of Stories: **2.00** Roof Mat: **TILE**
 Land Use: **SFR** Park Area/Cap#: **/ 3** Parking: **PARKING AVAIL**

Comp #:18

Distance From Subject:18.58 (miles)

Address: **23324 MALIBU COLONY RD, MALIBU, CA 90265-4642**
 Owner Name: **AXEL 23324 LLC**
 Seller Name: **WAWA LLC**
 APN: **4452-008-030** Map Reference: **114-B5 /** Living Area: **6,913**
 County: **LOS ANGELES, CA** Census Tract: **8005.04** Total Rooms: **11**
 Subdivision: **KELLER MATTHEW LAND OF IN THE RO** Zoning: **LCR106** Bedrooms: **5**
 Rec Date: **03/14/2017** Prior Rec Date: **10/03/2006** Bath(F/H): **7 /**
 Sale Date: **02/03/2017** Prior Sale Date: **07/12/2006** Yr Built/Eff: **1980 / 2000**
 Sale Price: **\$36,000,000** Prior Sale Price: **\$22,750,000** Air Cond: **CENTRAL**
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONTEMPORARY**
 Document #: **290274** Acres: **0.36** Fireplace: **Y / 2**
 1st Mtg Amt: Lot Area: **15,512** Pool: **POOL**
 Total Value: **\$25,888,875** # of Stories: **2.00** Roof Mat: **TILE**
 Land Use: **SFR** Park Area/Cap#: **/ 3** Parking: **PARKING AVAIL**

Comp #:19

Distance From Subject:14.43 (miles)

Address: **22850 COLLINS ST, WOODLAND HILLS, CA 91367-4217**
 Owner Name: **JIANG XIANGLIN/PAN YIJIA**
 Seller Name: **SHLOMOF YANIV J**
 APN: **2041-014-040** Map Reference: **/** Living Area: **5,794**
 County: **LOS ANGELES, CA** Census Tract: **9304.01** Total Rooms:
 Subdivision: Zoning: **LARE9** Bedrooms: **5**
 Rec Date: **03/17/2017** Prior Rec Date: **08/17/2005** Bath(F/H): **6 /**
 Sale Date: **01/24/2017** Prior Sale Date: **07/12/2005** Yr Built/Eff: **2007 / 2007**
 Sale Price: **\$1,855,000** Prior Sale Price: **\$882,500** Air Cond: **CENTRAL**
 Sale Type: **FULL** Prior Sale Type: **FULL** Style:
 Document #: **305335** Acres: **0.38** Fireplace: **/**
 1st Mtg Amt: **\$1,298,500** Lot Area: **16,687** Pool: **POOL**
 Total Value: **\$1,810,031** # of Stories: Roof Mat:
 Land Use: **SFR** Park Area/Cap#: **/** Parking:

Comp #:20

Distance From Subject:4.85 (miles)

Address: **851 DEVON AVE, LOS ANGELES, CA 90024-2507**
 Owner Name: **SEPARZADEH MAYER & ANNETTE D**
 Seller Name: **DEVONSHIRE DELAWARE INC**

APN:	4359-016-012	Map Reference:	41-F1 /	Living Area:	7,035
County:	LOS ANGELES, CA	Census Tract:	2651.00	Total Rooms:	
Subdivision:	8422	Zoning:	LAR1	Bedrooms:	5
Rec Date:	05/30/2017	Prior Rec Date:	04/01/1998	Bath(F/H):	6 /
Sale Date:	03/21/2017	Prior Sale Date:	03/30/1998	Yr Built/Eff:	1993 / 1995
Sale Price:	\$3,700,000	Prior Sale Price:	\$1,500,010	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:		Style:	
Document #:	593175	Acres:	0.30	Fireplace:	/
1st Mtg Amt:	\$2,775,000	Lot Area:	12,918	Pool:	
Total Value:	\$2,063,745	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

EXHIBIT D

ASSIGNED INSPECTOR: RUBEN REYES

Date: October 3, 2017

JOB ADDRESS: 11210 WEST BRIARCLIFF LANE, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 2381-020-021

CASE#: 735800

ORDER NO: A-4166989

EFFECTIVE DATE OF ORDER TO COMPLY: September 22, 2016

COMPLIANCE EXPECTED DATE: October 7, 2016

DATE COMPLIANCE OBTAINED: No Compliance to Date

.....

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-4166989

1050202201727091

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

FRANK M. BUSH
GENERAL MANAGER

ORDER TO COMPLY AND NOTICE OF FEE

CHRISTENSEN, TOVE
11210 BRIARCLIFF LN
STUDIO CITY, CA 91604

The undersigned mailed this notice
by regular mail, postage prepaid,
to the addressee on this day,

CASE #: 735800

ORDER #: A-4166989

EFFECTIVE DATE: September 22, 2016

COMPLIANCE DATE: October 07, 2016

SEP 16 2016

OWNER OF

SITE ADDRESS: 11210 W BRIARCLIFF LANE

To the address as shown on the
last equalized assessment roll.
Initialed by *LF*

ASSESSORS PARCEL NO.: 2381-020-021

ZONE: RE40; Min. Lot 40,000 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, 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. Open storage of inoperable vehicle(s) in the front yard.

You are therefore ordered to: Immediately remove the open storage of inoperable vehicle(s) in the front yard and keep the front yard clean and clear from the ground to the sky.

Code Section(s) in Violation: 12.21A.1.(a), and 12.21A.8.(b) of the L.A.M.C.

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.



CODE ENFORCEMENT BUREAU

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

www.ladbs.org

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.

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)374-9851.

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

Inspector :


RUBEN REYES
14410 SYLVAN STREET SUITE 105
VAN NUYS, CA 91401
(818)374-9851

Ruben.Reyes@lacity.org


REVIEWED BY

Date: September 15, 2016

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.



CODE ENFORCEMENT BUREAU

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

www.ladbs.org