

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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E. FELICIA BRANNON
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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

December 14, 2017

Council District: # 4

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

JOB ADDRESS: **2366 NORTH NICHOLS CANYON ROAD, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5571-005-011**
Re :Invoice # 709860-6

On November 27, 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 **2366 North Nichols Canyon Road, 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 December 23, 2016 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>
Code Violation Investigation Fee	\$ 336.00
System Development Surcharge Fee	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

ATTEST: HOLLY WOLCOTT, CITY CLERK

Lien confirmed by
City Council on:

BY: _____
DEPUTY



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

Property Title Report

Work Order No. T14911
Dated as of: 11/09/2017

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)

APN #: 5571-005-011

Property Address: 2366 N NICHOLS CANYON ROAD City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : TRINITY ESTATES LTD

Grantor : EMILIO FERRARI

Deed Date : 09/21/2006

Recorded : 10/24/2006

Instr No. : 06-2361947

MAILING ADDRESS: TRINITY ESTATES LTD
2366 NICHOLS CANYON RD LOS ANGELES CA 90046

SCHEDULE B

LEGAL DESCRIPTION

Lot: 32 Tract No: 11665 Abbreviated Description: LOT:32 CITY:REGION/CLUSTER: 09/09159
TR#:11665 TRACT NO 11665 LOT COM AT NE COR OF LOT 32 TH SE ON NE LINE OF SD LOT
62.01 FT TH S 62 31'52" W TO SW LINE OF SD LOT TH NW City/Muni/Twp: REGION/CLUSTER:
09/09159

MORTGAGES/LIENS

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

This page is part of your document - DO NOT DISCARD

06 2361947

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA

12:01PM OCT 24 2006

TITLE(S) : DEED



L E A D S H E E T

FEE

Code 01 - 13.00
Code 18 - 04.00

Code D003 - 001

D.T.T.

Code 0 - 00.00

CODE

20

CODE

19

CODE

9

Grand Total = \$17.00

Page Count = 3

Assessor's Identification Number (AIN)

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

Number of AIN's Shown

5 5 7 1 - 0 0 5 - 0 1 1

0 0 1

THIS FORM IS NOT TO BE DUPLICATED

WHEN RECORDED MAIL THIS DOCUMENT
AND TAX STATEMENTS TO:

Emilio Ferrari
2366 Nichols Canyon Road
Los Angeles, Ca. 90046

06 2361947

2

APN: 5571 005 011

Space above this line for Recorder's use

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX IS \$ 0.00, CITY TAX \$ 0.00

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

Emilio Ferrari, a single man

hereby GRANT(S) to

Trinity Estates, LTD.

the following described real property in the City of Los Angeles County of Los Angeles, State of California:
Legal description as per Exhibit "A" attached hereto and made a part hereof

This conveyance changes the manner in which title is held, Grantor(s) and grantee(s) remain the same and continue to hold the same proportionate interest R & T 11911

Commonly known as: 2366 Nichols Canyon Road, Los Angeles, Ca. 90046

Dated: September 21, 2006

By:

Emilio Ferrari

Emilio Ferrari

STATE OF CALIFORNIA

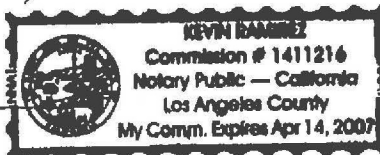
COUNTY OF Los Angeles } SS:

On October 24, 2006, before me, Kevin Ramirez, a Notary Public,
personally appeared Emilio Ferrari,
~~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]



FOR NOTARY SEAL OR STAMP

MAIL TAX STATEMENTS AS DIRECTED ABOVE

09/21/2006 15:32 FAX

3

3

EXHIBIT "A"

LOT 32 OF TRACT NO. 11665, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 23A, PAGE(S) 1 THROUGH 8, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THAT PORTION OF SAID LOT 32 LYING SOUTHEASTERLY OF THE FOLLOWING DESCRIBED LINE AND ITS PROLONGATION.

BEGINNING AT A POINT IN THE EASTERLY BOUNDARY LINE OF SAID LOT, DISTANT SOUTHERLY THEREON 82.01 FEET FROM THE NORTHEASTERLY CORNER OF SAID LOT; THENCE SOUTH 62° 31' 52" WEST 133.80 FEET TO A POINT IN THE WESTERLY BOUNDARY LINE OF SAID LOT, DISTANT SOUTHERLY THEREON 113.52 FEET FROM THE NORTHWESTERLY CORNER OF SAID LAND.

RECEIVED
SEP 25 2006
LOS ANGELES COUNTY RECORDER
OFFICE OF THE COUNTY RECORDER
LOS ANGELES, CALIFORNIA

05 0581829

06 2361947

4

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

SEP 22 2006

Greg A. M... .. REGISTRAR-RECORDER/COUNTY CLERK
LOS ANGELES COUNTY, CALIFORNIA



06 2361947

EXHIBIT B

ASSIGNED INSPECTOR: **GORDON ZUBER**

Date: **December 14, 2017**

JOB ADDRESS: **2366 NORTH NICHOLS CANYON ROAD, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5571-005-011**

Last Full Title: **10/3/2017**

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1). TRINITY ESTATES LTD
C/O EMILIO FERRARI
2366 NORTH NICHOLS CANYON ROAD
LOS ANGELES, CA. 90046
CAPACITY: OWNER

- 2). TRINITY ESTATES LTD
C/O LEGALZOOM.COM INC
2366 NORTH NICHOLS CANYON ROAD
LOS ANGELES, CA 90046
CAPACITY: OWNER

- 3). TRINITY ESTATES LTD
C/O LEGALZOOM. Com INC
4950 ALMOND CT
RANCHO CUCAMONGA, CA 91737
CAPACITY: OWNER

Property Detail Report

For Property Located At :

2366 NICHOLS CANYON RD, LOS ANGELES, CA 90046-1733

CoreLogic

RealQuest Professional

Owner Information

Owner Name: TRINITY ESTATES LTD
 Mailing Address: 2366 NICHOLS CANYON RD, LOS ANGELES CA 90046-1733 C080
 Vesting Codes: // CO

Location Information

Legal Description: TRACT NO 11665 LOT COM AT NE COR OF LOT 32 TH SE ON NE LINE OF SD LOT 62.01 FT TH S 6231'52" W TO SW LINE OF SD LOT TH NW THEREON AND FOLLOWING BDRY LINE OF SD LOT TO BEG PART OF LOT 32
 County: LOS ANGELES, CA
 Census Tract / Block: 1941.01 / 1
 Township-Range-Sect: 238-3
 Legal Book/Page: 32
 Legal Lot: 32
 Legal Block: C03
 Market Area: C03
 Neighbor Code: C03

APN: 5571-005-011
 Alternate APN:
 Subdivision: 11665
 Map Reference: 33-F1 /
 Tract #: 11665
 School District: LOS ANGELES
 School District Name:
 Munic/Township:

Owner Transfer Information

Recording/Sale Date: 10/24/2006 / 09/21/2006
 Sale Price:
 Document #: 2361947

Deed Type: GRANT DEED
 1st Mtg Document #:

Last Market Sale Information

Recording/Sale Date: 10/29/2002 / 10/11/2002
 Sale Price: \$1,075,000
 Sale Type: FULL
 Document #: 2570784
 Deed Type: GRANT DEED

1st Mtg Amount/Type: \$860,000 / CONV
 1st Mtg Int. Rate/Type: / FIXED
 1st Mtg Document #: 2570785
 2nd Mtg Amount/Type: \$107,500 / CONV
 2nd Mtg Int. Rate/Type: / FIXED
 Price Per SqFt: \$376.01
 Multi/Split Sale:

Transfer Document #:
 New Construction:
 Title Company:
 Lender:
 Seller Name: TLP FNDG
 BOYLE DANIEL K

Prior Sale Information

Prior Rec/Sale Date: 10/01/2001 / 09/14/2001
 Prior Sale Price: \$985,000
 Prior Doc Number: 1856494
 Prior Deed Type: GRANT DEED

Prior Lender: PACIFIC MERCANTILE BK
 Prior 1st Mtg Amt/Type: \$640,000 / CONV
 Prior 1st Mtg Rate/Type: /

Property Characteristics

Gross Area:
 Living Area: 2,859
 Tot Adj Area:
 Above Grade:
 Total Rooms: 7
 Bedrooms: 4
 Bath(F/H): 4 /
 Year Built / Eff: 1979 / 1979
 Fireplace: Y / 1
 # of Stories: 2.00
 Other Improvements: SHED

Parking Type:
 Garage Area:
 Garage Capacity:
 Parking Spaces:
 Basement Area:
 Finish Bsmnt Area:
 Basement Type:
 Roof Type:
 Foundation: SLAB
 Roof Material: GRAVEL & ROCK

Construction:
 Heat Type: CENTRAL
 Exterior wall: STUCCO
 Porch Type:
 Patio Type:
 Pool:
 Air Cond: CENTRAL
 Style: CONTEMPORARY
 Quality:
 Condition:

Site Information

Zoning: LARE11
 Lot Area: 10,271
 Land Use: SFR
 Site Influence:

Acres: 0.24
 Lot Width/Depth: 89 x 126
 Res/Comm Units: /

County Use: SINGLE FAMILY RESID (0100)
 State Use:
 Water Type:
 Sewer Type:

Tax Information

Total Value: \$1,350,652
 Land Value: \$1,038,965
 Improvement Value: \$311,687
 Total Taxable Value: \$1,350,652

Assessed Year: 2017
 Improved %: 23%
 Tax Year: 2017

Property Tax: \$16,503.81
 Tax Area: 67
 Tax Exemption:

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

2366 NICHOLS CANYON RD, LOS ANGELES, CA 90046-1733**14 Comparable(s) Selected.**

Report Date: 12/12/2017

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$1,075,000	\$1,300,000	\$3,243,000	\$2,085,071
Bldg/Living Area	2,859	2,512	3,277	2,849
Price/Sqft	\$376.01	\$492.05	\$1,126.43	\$730.58
Year Built	1979	1936	2016	1969
Lot Area	10,271	7,105	29,867	15,892
Bedrooms	4	2	6	3
Bathrooms/Restrooms	4	1	5	3
Stories	2.00	1.00	3.00	1.67
Total Value	\$1,350,652	\$300,133	\$2,759,762	\$1,462,445
Distance From Subject	0.00	0.14	0.50	0.32

*= user supplied for search only

Comp #:				Distance From Subject:0.14 (miles)	
Address:	7541 HERMES DR, LOS ANGELES, CA 90046-1713				
Owner Name:	INVESTNOTIC LLC				
Seller Name:	CHIARO PRESTON				
APN:	5569-015-060	Map Reference:	33-F1 /	Living Area:	2,642
County:	LOS ANGELES, CA	Census Tract:	1941.02	Total Rooms:	
Subdivision:	PARCEL MAP LA 304	Zoning:	LARE15	Bedrooms:	3
Rec Date:	10/27/2017	Prior Rec Date:	02/20/2004	Bath(F/H):	3 /
Sale Date:	10/03/2017	Prior Sale Date:	01/21/2004	Yr Built/Eff:	1974 / 1974
Sale Price:	\$1,300,000	Prior Sale Price:	\$1,100,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	1236268	Acres:	0.46	Fireplace:	/
1st Mtg Amt:	\$1,371,200	Lot Area:	19,906	Pool:	
Total Value:	\$1,347,564	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #2		Distance From Subject:0.19 (miles)	
Address:	7509 HERMES DR, LOS ANGELES, CA 90046-1713		
Owner Name:	KAHAN MITCHELL & FRANCESCA		
Seller Name:	SOLYMANIJAM ROBIN		
APN:	5569-015-045	Map Reference:	33-F2 /
County:	LOS ANGELES, CA	Census Tract:	1941.02
Subdivision:	28706	Zoning:	LARE15
Rec Date:	04/13/2017	Prior Rec Date:	12/21/2012
Sale Date:	03/23/2017	Prior Sale Date:	11/21/2012
Sale Price:	\$1,913,000	Prior Sale Price:	\$1,410,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	408857	Acres:	0.21
1st Mtg Amt:	\$1,500,000	Lot Area:	8,992
Total Value:	\$1,496,061	# of Stories:	2.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	3,007
		Total Rooms:	6
		Bedrooms:	3
		Bath(F/H):	3 /
		Yr Built/Eff:	1972 / 1972
		Air Cond:	EVAP COOLER
		Style:	CONTEMPORARY
		Fireplace:	Y / 1
		Pool:	POOL
		Roof Mat:	GRAVEL & ROCK
		Parking:	PARKING AVAIL

Comp #:				Distance From Subject:0.19 (miles)	
Address:	2419 ASTRAL DR, LOS ANGELES, CA 90046-1703				
Owner Name:	RADA EDWARD L TRUST				
Seller Name:	MACLAREN MICHELLE TRUST				
APN:	5571-019-002	Map Reference:	33-F1 /	Living Area:	2,543
County:	LOS ANGELES, CA	Census Tract:	1941.01	Total Rooms:	5
Subdivision:	14423	Zoning:	LARE15	Bedrooms:	2
Rec Date:	04/26/2017	Prior Rec Date:	06/04/1997	Bath(F/H):	1 /
Sale Date:	03/23/2017	Prior Sale Date:		Yr Built/Eff:	1955 / 1957
Sale Price:	\$2,850,000	Prior Sale Price:	\$730,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	UNKNOWN
Document #:	462082	Acres:	0.64	Fireplace:	Y / 1
1st Mtg Amt:	\$2,120,000	Lot Area:	27,840	Pool:	POOL
Total Value:	\$1,024,430	# of Stories:	2.00	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #4		Distance From Subject:0.24 (miles)	
Address: 2339 APOLLO DR, LOS ANGELES, CA 90046-2060			
Owner Name: 1228 FULTON MALL LLC			
Seller Name: HUNT LEONEL LIVING TRUST			
APN:	5569-024-035	Map Reference:	/
County:	LOS ANGELES, CA	Census Tract:	1941.02
Subdivision:	28712	Zoning:	LARE15
Rec Date:	08/28/2017	Prior Rec Date:	12/19/2006
Sale Date:	08/11/2017	Prior Sale Date:	12/07/2006
Sale Price:	\$1,900,000	Prior Sale Price:	\$1,560,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	973303	Acres:	0.27
1st Mtg Amt:		Lot Area:	11,691
Total Value:	\$1,800,872	# of Stories:	
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	2,794
		Total Rooms:	
		Bedrooms:	3
		Bath(F/H):	3 /
		Yr Built/Eff:	1974 / 1984
		Air Cond:	CENTRAL
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	
		Parking:	

Comp #5		Distance From Subject:0.24 (miles)	
Address: 2510 ASTRAL DR, LOS ANGELES, CA 90046-1706			
Owner Name: MATHESON HOLDINGS LLC			
Seller Name: MASKET JONI FAMILY TRUST			
APN:	5571-018-002	Map Reference:	33-F1 /
County:	LOS ANGELES, CA	Census Tract:	1941.01
Subdivision:	14423	Zoning:	LARE15
Rec Date:	03/30/2017	Prior Rec Date:	06/10/1986
Sale Date:	02/01/2017	Prior Sale Date:	05/1986
Sale Price:	\$2,300,000	Prior Sale Price:	\$395,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	354435	Acres:	0.44
1st Mtg Amt:	\$1,380,000	Lot Area:	19,240
Total Value:	\$770,427	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	3,138
		Total Rooms:	8
		Bedrooms:	6
		Bath(F/H):	4 /
		Yr Built/Eff:	1956 / 1965
		Air Cond:	CENTRAL
		Style:	MODERN
		Fireplace:	Y / 1
		Pool:	POOL
		Roof Mat:	WOOD SHAKE
		Parking:	DETACHED GARAGE

Comp #6		Distance From Subject:0.25 (miles)	
Address: 7560 DEVISTA DR, LOS ANGELES, CA 90046-1712			
Owner Name: LARNACH KEVIN D/SHARMAN KATRINA J			
Seller Name: LADT JOHN T & KATHERINE W			
APN:	5569-021-047	Map Reference:	33-F1 /
County:	LOS ANGELES, CA	Census Tract:	1941.02
Subdivision:	24373	Zoning:	LARE11
Rec Date:	06/15/2017	Prior Rec Date:	01/11/2013
Sale Date:	05/03/2017	Prior Sale Date:	11/28/2012
Sale Price:	\$1,721,500	Prior Sale Price:	\$970,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	663542	Acres:	0.25
1st Mtg Amt:	\$946,598	Lot Area:	10,794
Total Value:	\$1,029,206	# of Stories:	2.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	2,512
		Total Rooms:	7
		Bedrooms:	4
		Bath(F/H):	3 /
		Yr Built/Eff:	1969 / 1969
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	GRAVEL & ROCK
		Parking:	ATTACHED GARAGE

Comp #7		Distance From Subject:0.27 (miles)	
Address: 2721 JALMIA DR, LOS ANGELES, CA 90046-1719			
Owner Name: FERREIRA JAVIER/CISNEROS MARIA			
Seller Name: MATTHEWS TREVOR			
APN:	5571-001-024	Map Reference:	33-F1 /
County:	LOS ANGELES, CA	Census Tract:	1941.02
Subdivision:	12827	Zoning:	LARE11
Rec Date:	07/24/2017	Prior Rec Date:	06/03/2011
Sale Date:	06/26/2017	Prior Sale Date:	05/17/2011
Sale Price:	\$3,243,000	Prior Sale Price:	\$2,500,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	827485	Acres:	0.69
1st Mtg Amt:	\$2,269,000	Lot Area:	29,867
Total Value:	\$2,759,762	# of Stories:	
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	2,879
		Total Rooms:	
		Bedrooms:	4
		Bath(F/H):	4 /
		Yr Built/Eff:	1949 / 1960
		Air Cond:	CENTRAL
		Style:	
		Fireplace:	/
		Pool:	POOL
		Roof Mat:	
		Parking:	

Comp #8		Distance From Subject:0.33 (miles)	
Address: 7772 WILLOW GLEN RD, LOS ANGELES, CA 90046-1611			
Owner Name: CAGLE JESS D/WHITNEY MATTHEW C			
Seller Name: HUNTZINGER-HERSCHLAG TRUST			
APN:	5569-004-009	Map Reference:	33-E1 /
County:	LOS ANGELES, CA	Census Tract:	1941.02
Subdivision:	PARCEL MAP 5658	Zoning:	LARE11
Rec Date:	08/31/2017	Prior Rec Date:	08/21/1987
Sale Date:	08/02/2017	Prior Sale Date:	08/1987
Sale Price:	\$2,600,000	Prior Sale Price:	\$640,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	992679	Acres:	0.62
1st Mtg Amt:	\$1,690,000	Lot Area:	26,846
Total Value:	\$1,655,387	# of Stories:	
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	3,277
		Total Rooms:	
		Bedrooms:	3
		Bath(F/H):	4 /
		Yr Built/Eff:	1936 / 1954
		Air Cond:	
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	
		Parking:	

Comp #:9 Distance From Subject:0.35 (miles)
 Address: 2690 ZORADA DR, LOS ANGELES, CA 90046-1750
 Owner Name: PFISTER WALTER C
 Seller Name: GAMSON FAMILY TRUST
 APN: 5569-020-002 Map Reference: 33-F1 / Living Area: 3,120
 County: LOS ANGELES, CA Census Tract: 1941.02 Total Rooms: 5
 Subdivision: 24373 Zoning: LARE11 Bedrooms: 3
 Rec Date: 03/22/2017 Prior Rec Date: Bath(F/H): 3 /
 Sale Date: 03/10/2017 Prior Sale Date: Yr Built/Eff: 1977 / 1977
 Sale Price: \$2,196,000 Prior Sale Price: Air Cond: CENTRAL
 Sale Type: FULL Prior Sale Type: Style: CONTEMPORARY
 Document #: 321623 Acres: 0.44 Fireplace: Y / 1
 1st Mtg Amt: \$1,200,000 Lot Area: 19,289 Pool: POOL
 Total Value: \$300,133 # of Stories: 2.00 Roof Mat: GRAVEL & ROCK
 Land Use: SFR Park Area/Cap#: / 2 Parking: PARKING AVAIL

Comp #:10 Distance From Subject:0.41 (miles)
 Address: 7436 DEL ZURO DR, LOS ANGELES, CA 90046-1328
 Owner Name: 7436 DEL ZURO DRIVE LLC
 Seller Name: US BANK NA SERIES 2006-1
 APN: 5570-001-012 Map Reference: 34-A1 / Living Area: 2,642
 County: LOS ANGELES, CA Census Tract: 1941.01 Total Rooms: 5
 Subdivision: 8945 Zoning: LAR1 Bedrooms: 3
 Rec Date: 10/31/2017 Prior Rec Date: 12/12/2005 Bath(F/H): 3 /
 Sale Date: 09/28/2017 Prior Sale Date: 12/06/2005 Yr Built/Eff: 1980 / 1985
 Sale Price: \$1,306,000 Prior Sale Price: \$1,249,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: SPANISH
 Document #: 1249432 Acres: 0.20 Fireplace: Y / 1
 1st Mtg Amt: \$1,044,000 Lot Area: 8,719 Pool:
 Total Value: \$1,734,000 # of Stories: 1.00 Roof Mat: TILE
 Land Use: SFR Park Area/Cap#: / 4 Parking: PARKING AVAIL

Comp #:11 Distance From Subject:0.44 (miles)
 Address: 7865 WILLOW GLEN RD, LOS ANGELES, CA 90046-1612
 Owner Name: YASHAR SHAHIN S/FURTH OLIVER
 Seller Name: PELED YOAV
 APN: 5569-005-003 Map Reference: 33-E1 / Living Area: 2,714
 County: LOS ANGELES, CA Census Tract: 1941.02 Total Rooms: 5
 Subdivision: 10246 Zoning: LARE11 Bedrooms: 4
 Rec Date: 07/12/2017 Prior Rec Date: 09/29/2009 Bath(F/H): 4 /
 Sale Date: 06/06/2017 Prior Sale Date: 09/08/2009 Yr Built/Eff: 1959 / 1973
 Sale Price: \$1,361,500 Prior Sale Price: \$1,130,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: MODERN
 Document #: 776080 Acres: 0.34 Fireplace: /
 1st Mtg Amt: \$1,157,020 Lot Area: 14,792 Pool:
 Total Value: \$1,256,801 # of Stories: 1.00 Roof Mat: GRAVEL & ROCK
 Land Use: SFR Park Area/Cap#: / Parking: CARPORT

Comp #:12 Distance From Subject:0.45 (miles)
 Address: 7668 WOODROW WILSON DR, LOS ANGELES, CA 90046-1252
 Owner Name: NUTT MICHAEL TRUST
 Seller Name: PERELMUTTER DANIEL B & MARYLOU
 APN: 5570-031-025 Map Reference: 33-F1 / Living Area: 2,868
 County: LOS ANGELES, CA Census Tract: 1941.02 Total Rooms: 5
 Subdivision: CITY/ANGELES Zoning: LARE11 Bedrooms: 4
 Rec Date: 03/28/2017 Prior Rec Date: 02/04/2014 Bath(F/H): 5 /
 Sale Date: 03/15/2017 Prior Sale Date: 12/18/2013 Yr Built/Eff: 2016 / 2016
 Sale Price: \$2,330,000 Prior Sale Price: \$350,000 Air Cond: CENTRAL
 Sale Type: FULL Prior Sale Type: FULL Style:
 Document #: 343164 Acres: 0.16 Fireplace: /
 1st Mtg Amt: Lot Area: 7,105 Pool: POOL
 Total Value: \$1,067,456 # of Stories: Roof Mat:
 Land Use: SFR Park Area/Cap#: / Parking:

Comp #:13 Distance From Subject:0.48 (miles)
 Address: 2663 DESMOND ESTATES RD, LOS ANGELES, CA 90046-1329
 Owner Name: STANG CO LLC
 Seller Name: MUSIYENKO IRINA V
 APN: 5571-011-002 Map Reference: 34-A1 / Living Area: 2,851
 County: LOS ANGELES, CA Census Tract: 1941.01 Total Rooms: 6
 Subdivision: 10592 Zoning: LARE15 Bedrooms: 3
 Rec Date: 11/30/2017 Prior Rec Date: 10/13/2009 Bath(F/H): 3 /
 Sale Date: 11/15/2017 Prior Sale Date: 08/21/2009 Yr Built/Eff: 1979 / 1979
 Sale Price: \$1,520,000 Prior Sale Price: \$1,760,000 Air Cond: CENTRAL
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 1382119 Acres: 0.17 Fireplace: Y / 2
 1st Mtg Amt: Lot Area: 7,200 Pool: POOL
 Total Value: \$1,957,499 # of Stories: 3.00 Roof Mat: TILE
 Land Use: SFR Park Area/Cap#: / 2 Parking: PARKING AVAIL

Comp #:	14	Distance From Subject:0.5 (miles)	
Address:	2132 HERCULES DR, LOS ANGELES, CA 90046-2017		
Owner Name:	P MOLLY FAMILY TRUST		
Seller Name:	LEA KIRSTEN		
APN:	5569-013-054	Map Reference:	33-F2 /
County:	LOS ANGELES, CA	Census Tract:	1941.02
Subdivision:	PARCEL MAP LA 2715	Zoning:	LARE15
Rec Date:	10/05/2017	Prior Rec Date:	05/08/2009
Sale Date:	08/29/2017	Prior Sale Date:	04/08/2009
Sale Price:	\$2,650,000	Prior Sale Price:	\$2,050,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1144742	Acres:	0.23
1st Mtg Amt:	\$2,000,000	Lot Area:	10,208
Total Value:	\$2,274,637	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	2,894
		Total Rooms:	6
		Bedrooms:	2
		Bath(F/H):	4 /
		Yr Built/Eff:	1974 / 1979
		Air Cond:	CENTRAL
		Style:	CONTEMPORARY
		Fireplace:	Y / 1
		Pool:	POOL
		Roof Mat:	GRAVEL & ROCK
		Parking:	PARKING AVAIL

Foreclosure Activity Report

For Property Located At



CoreLogic

RealQuest Professional

2366 NICHOLS CANYON RD, LOS ANGELES, CA 90046-1733

The selected property does not contain active foreclosure information.

EXHIBIT D

ASSIGNED INSPECTOR: **GORDON ZUBER**

Date: **December 14, 2017**

JOB ADDRESS: **2366 NORTH NICHOLS CANYON ROAD, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5571-005-011**

CASE#: **746509**

ORDER NO: **A-4246354**

EFFECTIVE DATE OF ORDER TO COMPLY: **December 23, 2016**

COMPLIANCE EXPECTED DATE: **January 22, 2017**

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

LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # **A-4246354**

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

OSAMA YOUNAN, P.E.
EXECUTIVE OFFICER

ORDER TO COMPLY AND NOTICE OF FEE

TRINITY ESTATES LTD C/O LEGALZOOM.COM, INC
4950 ALMOND CT
RANCHO CUCAMONGA, CA 91737

CASE #: 746509
ORDER #: A-4246354
EFFECTIVE DATE: December 23, 2016
COMPLIANCE DATE: January 22, 2017

OWNER OF

SITE ADDRESS: 2366 N NICHOLS CANYON ROAD

ASSESSORS PARCEL NO.: 5571-005-011

ZONE: RE11; Min. Lot 11,000 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. 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: garage

2. Unapproved occupancy or use of the garage.

You are therefore ordered to: Obtain the required Certificate of Occupancy for the change of occupancy.

Code Section(s) in Violation: 91.8203, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Location: garage

Comments: Garage use is for covered parking of vehicles.

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



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.

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.

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.

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.

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.

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

Date: December 13, 2016

REVIEWED BY

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

LA DBS
 DEPARTMENT OF BUILDING AND SAFETY

Page 2 of 2

EXHIBIT D

ASSIGNED INSPECTOR: **GORDON ZUBER**

Date: **December 14, 2017**

JOB ADDRESS: **2366 NORTH NICHOLS CANYON ROAD, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5571-005-011**

CASE#: **519219**

ORDER NO: **A-3901757**

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

COMPLIANCE EXPECTED DATE: **November 27, 2015**

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

.....

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

VIOLATIONS:

SEE ATTACHED ORDER # **A-3901757**

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

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
PRESIDENT

E. FELICIA BRANNON
VICE-PRESIDENT

JOSELYN GEAGA-ROSENTHAL

GEORGE HOVAGUIMIAN

JAVIER NUNEZ

ORDER TO COMPLY AND NOTICE OF FEE

EMILIO FERRARI
2366 N NICHOLS CANYON RD
LOS ANGELES, CA 90046

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

OCT 26 2015

CASE #: 519219
ORDER #: A-3901757
EFFECTIVE DATE: October 28, 2015
COMPLIANCE DATE: November 27, 2015

OWNER OF

SITE ADDRESS: 2366 N NICHOLS CANYON ROAD
To the address as shown on the
last equalized assessment roll.
Initialed by NV

ASSESSORS PARCEL NO.: 5571-005-011

ZONE: RE11; Min. Lot 11,000 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. 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: Garage

2. Unapproved occupancy or use of the Garage.

You are therefore ordered to: Discontinue the unapproved occupancy or use of the Garage

Code Section(s) in Violation: 91.104.2.5, 91.103.1, 12.26E and 12.21A.1.(a) of the L.A.M.C.

Location: Garage.

Comments: Garage use is for covered parking for vehicles.



CODE ENFORCEMENT BUREAU

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

www.ladbs.org

Page 1 of 2

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 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)252-3033.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector :



Date: October 21, 2015

EDMOND DECKERT
3550 WILSHIRE BLVD. SUITE 1800
LOS ANGELES, CA 90010
(213)252-3033

Edmond.Deckert@lacity.org


REVIEWED BY