

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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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 BUSH
GENERAL MANAGER

September 20, 2017

Council District: # 4

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

JOB ADDRESS: **8312 WEST UTICA DRIVE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5567-021-036**
Re: Invoice # 678022-3

On May 16, 2012, pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code, the Department of Building and Safety (the "Department") investigated and identified code violations at: **8312 West Utica 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 Fee	\$ 550.00
Late Charge/Collection Fee (250%)	1,375.00
Accumulated Interest (1%/month)	326.55
Title Report Fee	42.00
Grand Total	\$ 2,293.55

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 **\$2,293.55** 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 **\$2,293.55** 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. T14587
Dated as of: 08/04/2017

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)

APN #: 5567-021-036

Property Address: 8312 W UTICA DR ✓ City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : [REDACTED]

Grantor : [REDACTED]

Deed Date : 06/18/1991

Recorded : 06/27/1991

Instr No. : [REDACTED]

MAILING ADDRESS: [REDACTED]
PO BOX 3824 HOLLYWOOD CA 90028

SCHEDULE B

LEGAL DESCRIPTION

Lot: 5,6 Block: 41 Tract No: 2021 Abbreviated Description: LOT:5,6 BLK:41 CITY:REGION/CLUSTER:
09/09158 TR#:2021 TRACT NO 2021 LOTS 5 AND LOT 6 BLK 41 City/Muni/Twp: REGION/CLUSTER:
09/09158

MORTGAGES/LIENS

Type of Document: DEED OF TRUST

Recording Date: 04/28/2004

Document #: 04-1041192

Loan Amount: \$533,000

Lender Name: [REDACTED]

Borrowers Name: [REDACTED]

MAILING ADDRESS: [REDACTED]
3465 E. FOOTHILL BLVD PASADENA, CA 91107

RECORDING REQUESTED BY

[Redacted Name]

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO

NAME [Redacted]
STREET ADDRESS P. O. Box 3828
CITY, STATE, ZIP Hollywood, Ca. 90028

RECORDED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
1 MIN. 4 P.M. JUN 27 1991
PAST.

FEF \$5

Title Order No. [Redacted] Ekrow No. [Redacted] This space for Recorder's use

INTERSPOUSAL TRANSFER **GRANT DEED** EXCLUDED FROM REAPPRAISAL under Proposition 13 (Cal. Const. Article 13A §1 et seq.)
[See Revenue & Taxation Code §63]

THE UNDERSIGNED GRANTOR(S) DECLARE(S)
DOCUMENTARY TRANSFER TAX is \$-0- *Gift*
 computed on full value of property conveyed, or
 computed on full value less value of liens or encumbrances remaining at time of sale, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
[Redacted], a married man,

hereby GRANT(S) to [Redacted] husband and wife, as joint tenants,

the following described real property in the City of Los Angeles
County of Los Angeles, State of California:

Lot 5 and 6 of Block 41 of Tract No. 2021, in the City of Los Angeles, County of Los Angeles, State of California, as per Map recorded in Book 21, Page 187 of Maps, in the Office of the County Recorder of said County.

Date, June 18, 1991

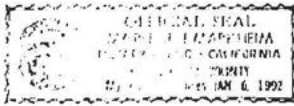


STATE OF CALIFORNIA
COUNTY OF LOS ANGELES } SS

On June 18, 1991 before me, the undersigned, a Notary Public in and for said State, personally appeared

[Redacted Name]

known to me to be the person(s) whose name(s) is(are) subscribed to the within instrument and acknowledged that he executed the same. Witness my hand and official seal.



(Space above for official notarial seal)

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SO SHOWN, MAIL AS DIRECTED ABOVE

Name Street Address City & State

This page is part of your document - DO NOT DISCARD

04 1041192

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
04/28/04 AT 08:00am

TITLE(S) :



FEE

FEE	\$59-00
DAF	\$7-
C-20	162F

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 NOT TO BE DUPLICATED

2

FIDELITY-VAN NUYS

Recording Requested By:

[Redacted]

[Company Name]

And When Recorded Mail To:

[Redacted]

[Company Name]

04 1041192

[Name of Natural Person]

3465 E Foothill Blvd.

[Street Address]

Pasadena, CA 91107

[City, State Zip Code]

19309414

[Space Above This Line For Recording Data]

APN-5567-021-036

DEED OF TRUST

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21 Certain rules regarding the usage of words used in this document are also provided in Section 16

(A) "Security Instrument" means this document, which is dated April 20, 2004 together with all Riders to this document

(B) "Borrower" is [Redacted], husband and wife as joint tenants

Borrower is the trustor under this Security Instrument

(C) "Lender" is [Redacted], a federally chartered savings bank

Lender is a Federal Savings Bank organized and existing under the laws of United States of America Lender's address is 155 North Lake Avenue, Pasadena, CA 91101

Lender is the beneficiary under this Security Instrument

(D) "Trustee" is Fidelity National Title Insurance Company

(E) "Note" means the promissory note signed by Borrower and dated April 20, 2004 The Note states that Borrower owes Lender five hundred thirty three thousand and NO/100ths Dollars (US \$ 533,000.00) plus interest Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than May 1, 2034

(F) "Property" means the property that is described below under the heading "Transfer of Rights in the Property" Loan No. 3540127



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

(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. §2601 et seq.) and its implementing regulation, Regulation X (24 C.F.R. Part 3500), as they might be amended from time to time, or any additional or successor legislation or regulation that governs the same subject matter. As used in this Security Instrument, "RESPA" refers to all requirements and restrictions that are imposed in regard to a "federally related mortgage loan" even if the Loan does not qualify as a "federally related mortgage loan" under RESPA

(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]

Loan No. 3540127

04 1041192



4/28/04

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Legal description attached hereto and made a part hereof.

SEE EXHIBIT "ONE"
ATTACHED

Assessor's Identification Number 5567021036

which currently has the address of 8312 Utica Drive
Los Angeles, California 90046 ("Property Address")
[City] [Street] [Zip Code]

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

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

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

UNIFORM COVENANTS Borrower and Lender covenant and agree as follows

1. **Payment of Principal, Interest, Escrow Items, Prepayment Charges, and Late Charges.** Borrower shall pay when due the principal of, and interest on, the debt evidenced by the Note and any prepayment charges and late charges due under the Note Borrower shall also pay funds for Escrow Items pursuant to Section 3 Payments due under the Note and this Security Instrument shall be made in U S currency However, if any check or other instrument received by Lender as payment under the Note or this Security Instrument is returned to Lender unpaid, Lender may require that any or all subsequent payments due under the Note and this Security Instrument be made in one or more of the following forms, as selected by Lender (a) cash, (b) money order, (c) certified check, bank check, treasurer's check or cashier's check, provided any such check is drawn upon an institution whose deposits are insured by a federal agency, instrumentality, or entity, or (d) Electronic Funds Transfer

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

2. **Application of Payments or Proceeds.** Except as otherwise described in this Section 2, all payments accepted and applied by Lender shall be applied in the following order of priority (a) interest due under the Note, (b) principal due under the Note, (c) amounts due under Section 3 Such payments shall be applied to each Periodic Payment in the order in which it became due Any remaining amounts shall be applied first to late charges, second to any other amounts due under this Security Instrument, and then to reduce the principal balance of the Note

If Lender receives a payment from Borrower for a delinquent Periodic Payment which includes a sufficient amount to pay any late charge due, the payment may be applied to the delinquent payment and the late charge If more than one Periodic Payment is outstanding, Lender may apply any payment received from Borrower to the repayment of the Periodic

Loan No. 3540127



04 1041192

4/28/04

Order No 19309414

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EXHIBIT "ONE"

Lots 5 and 6 in Block 41, of Tract No 2021, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 21 Page(s) 187 of maps, in the office of the County Recorder of said county.

Assessor's Parcel No 5567-021-036

04 1041192

EXHIBIT B

ASSIGNED INSPECTOR: **EDMOND DECKERT**
JOB ADDRESS: **8312 WEST UTICA DRIVE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5567-021-036**


Date: **September 20, 2017**

Last Full Title: **08/4/2017**

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1). 
PO BOX 3824
HOLLYWOOD, CA. 90028
CAPACITY: OWNERS

- 2). 
3465 EAST FOOTHILL BLVD
PASADENA, CA 91107
CAPACITY: INTERESTED PARTY

Property Detail Report

For Property Located At :
8312 UTICA DR, LOS ANGELES, CA 90046-7716



Owner Information

Owner Name: [REDACTED]
 Mailing Address: PO BOX 3824, HOLLYWOOD CA 90028
 Vesting Codes: HW //

Location Information

Legal Description: TRACT NO 2021 LOTS 5 AND LOT 6
 County: LOS ANGELES, CA APN: 5567-021-036
 Census Tract / Block: 1942.00 / 1 Alternate APN:
 Township-Range-Sect: Subdivision: 2021
 Legal Book/Page: 21-187 Map Reference: 33-E2 /
 Legal Lot: 6 Tract #: 2021
 Legal Block: 41 School District: LOS ANGELES
 Market Area: C03 School District Name:
 Neighbor Code: Munic/Township:

Owner Transfer Information

Recording/Sale Date: 06/27/1991 / 06/1991 Deed Type: GRANT DEED
 Sale Price: 1st Mtg Document #:
 Document #: 979495

Last Market Sale Information

Recording/Sale Date: 07/27/1990 / 07/1990 1st Mtg Amount/Type: /
 Sale Price: 1st Mtg Int. Rate/Type: /
 Sale Type: 1st Mtg Document #: /
 Document #: 1310277 2nd Mtg Amount/Type: /
 Deed Type: QUIT CLAIM DEED 2nd Mtg Int. Rate/Type: /
 Transfer Document #: Price Per SqFt:
 New Construction: Multi/Split Sale:
 Title Company: [REDACTED]
 Lender:
 Seller Name: KOHN ELAINE NEUSTETER

Prior Sale Information

Prior Rec/Sale Date: / Prior Lender:
 Prior Sale Price: Prior 1st Mtg Amt/Type: /
 Prior Doc Number: Prior 1st Mtg Rate/Type: /
 Prior Deed Type:

Property Characteristics

Gross Area:		Parking Type:	PARKING AVAIL	Construction:	
Living Area:	1,580	Garage Area:		Heat Type:	CENTRAL
Tot Adj Area:		Garage Capacity:	2	Exterior wall:	SHINGLE SIDING
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:	4	Basement Area:		Patio Type:	
Bedrooms:	2	Finish Bsmnt Area:		Pool:	POOL
Bath(F/H):	2 /	Basement Type:		Air Cond:	
Year Built / Eff:	1950 / 1958	Roof Type:		Style:	UNKNOWN
Fireplace:	/	Foundation:	PIER	Quality:	
# of Stories:	2.00	Roof Material:	COMPOSITION	Condition:	
Other Improvements:	FENCE;ADDITION;SHED		SHINGLE		

Site Information

Zoning:	LAR1	Acres:	0.18	County Use:	SINGLE FAMILY RESID (0101)
Lot Area:	8,002	Lot Width/Depth:	100 x 80	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	

Tax Information

Total Value:	\$117,618	Assessed Year:	2017	Property Tax:	\$1,604.94
Land Value:	\$55,324	Improved %:	53%	Tax Area:	67
Improvement Value:	\$62,294	Tax Year:	2016	Tax Exemption:	
Total Taxable Value:	\$117,618				

Comparable Summary

For Property Located At



8312 UTICA DR, LOS ANGELES, CA 90046-7716

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	\$0	\$500,000	\$2,838,000	\$1,473,000
Bldg/Living Area	1,580	1,344	1,743	1,528
Price/Sqft	\$0.00	\$286.86	\$1,850.07	\$980.30
Year Built	1950	1922	1981	1945
Lot Area	8,002	2,563	12,061	6,318
Bedrooms	2	1	3	2
Bathrooms/Restrooms	2	1	2	2
Stories	2.00	1.00	2.00	1.62
Total Value	\$117,618	\$92,906	\$1,188,273	\$841,514
Distance From Subject	0.00	0.15	0.47	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									
	8312 UTICA DR		1950	2	2	07/27/1990	1,580	8,002	0.0
Comparables									
<input checked="" type="checkbox"/>	1 8250 GOULD AVE	\$740,000	1962	2	2	08/09/2017	1,440	4,850	0.15
<input checked="" type="checkbox"/>	2 2123 BEECH KNOLL RD	\$1,350,000	1950	3	2	05/19/2017	1,647	5,850	0.2
<input checked="" type="checkbox"/>	3 1907 JEWETT DR	\$500,000	1928	3	2	07/28/2017	1,743	10,983	0.2
<input checked="" type="checkbox"/>	4 8160 MANNIX DR	\$1,300,000	1922	3	2	01/05/2017	1,418	3,715	0.21
<input checked="" type="checkbox"/>	5 2118 KEW DR	\$1,650,000	1938	2	2	05/10/2017	1,612	12,061	0.22
<input checked="" type="checkbox"/>	6 8300 GRAND VIEW DR	\$2,838,000	1981	2	1	04/20/2017	1,534	6,197	0.3
<input checked="" type="checkbox"/>	7 8560 RIDPATH DR	\$1,734,000	1952	1	2	05/05/2017	1,344	3,502	0.41
<input checked="" type="checkbox"/>	8 8616 APPIAN WAY	\$1,850,000	1954	2	2	03/09/2017	1,406	7,142	0.43
<input checked="" type="checkbox"/>	9 8028 HIGHLAND TRL	\$1,295,000	1925	2	1	07/31/2017	1,607	2,563	0.47

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

8312 UTICA DR, LOS ANGELES, CA 90046-7716

9 Comparable(s) Selected.

Report Date: 09/18/2017

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$0	\$500,000	\$2,838,000	\$1,473,000
Bldg/Living Area	1,580	1,344	1,743	1,528
Price/Sqft	\$0.00	\$286.86	\$1,850.07	\$980.30
Year Built	1950	1922	1981	1945
Lot Area	8,002	2,563	12,061	6,318
Bedrooms	2	1	3	2
Bathrooms/Restrooms	2	1	2	2
Stories	2.00	1.00	2.00	1.62
Total Value	\$117,618	\$92,906	\$1,188,273	\$841,514
Distance From Subject	0.00	0.15	0.47	0.29

*= user supplied for search only

Comp #:1		Distance From Subject:0.15 (miles)	
Address: 8250 GOULD AVE, LOS ANGELES, CA 90046-1962			
Owner Name: BACKER KEITH F TRUST			
Seller Name: DAVIDSON ELISABETH			
APN:	5556-003-047	Map Reference:	33-E2 /
County:	LOS ANGELES, CA	Census Tract:	1942.00
Subdivision:	2042	Zoning:	LAR1
Rec Date:	08/09/2017	Prior Rec Date:	
Sale Date:	07/27/2017	Prior Sale Date:	
Sale Price:	\$740,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	895473	Acres:	0.11
1st Mtg Amt:	\$500,000	Lot Area:	4,850
Total Value:	\$92,906	# of Stories:	2.00
Land Use:	SFR	Park Area/Cap#:	/ 2
Living Area:	1,440	Total Rooms:	4
Bedrooms:	2	Bath(F/H):	2 /
Yr Built/Eff:	1962 / 1963	Air Cond:	
Style:	MODERN	Fireplace:	Y / 1
Roof Mat:	GRAVEL & ROCK	Pool:	
Parking:	PARKING AVAIL		

Comp #:2		Distance From Subject:0.2 (miles)	
Address: 2123 BEECH KNOLL RD, LOS ANGELES, CA 90046-1517			
Owner Name: KIRCHNER ANDREW P			
Seller Name: DAY ERIC M & P M E TRUST			
APN:	5567-011-006	Map Reference:	33-E2 /
County:	LOS ANGELES, CA	Census Tract:	1942.00
Subdivision:	6840	Zoning:	LAR1
Rec Date:	05/19/2017	Prior Rec Date:	06/11/2014
Sale Date:	05/17/2017	Prior Sale Date:	05/12/2014
Sale Price:	\$1,350,000	Prior Sale Price:	\$1,125,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	556954	Acres:	0.13
1st Mtg Amt:		Lot Area:	5,850
Total Value:	\$1,188,273	# of Stories:	2.00
Land Use:	SFR	Park Area/Cap#:	/
Living Area:	1,647	Total Rooms:	7
Bedrooms:	3	Bath(F/H):	2 /
Yr Built/Eff:	1950 / 1953	Air Cond:	CENTRAL
Style:	CONTEMPORARY	Fireplace:	Y / 2
Roof Mat:	WOOD SHAKE	Pool:	
Parking:	CARPOR		

Comp #:**3** Distance From Subject:**0.2 (miles)**
 Address: **1907 JEWETT DR, LOS ANGELES, CA 90046-7703**
 Owner Name: **HONEYBIRD VIEW LLC**
 Seller Name: **ACCOMMODATOR GROUP INC**
 APN: **5567-018-047** Map Reference: **33-E2 /** Living Area: **1,743**
 County: **LOS ANGELES, CA** Census Tract: **1942.00** Total Rooms: **6**
 Subdivision: **2032** Zoning: **LAR1** Bedrooms: **3**
 Rec Date: **07/28/2017** Prior Rec Date: **03/30/2012** Bath(F/H): **2 /**
 Sale Date: **07/26/2017** Prior Sale Date: **03/02/2012** Yr Built/Eff: **1928 / 1950**
 Sale Price: **\$500,000** Prior Sale Price: **\$490,000** Air Cond: **CENTRAL**
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **MODERN**
 Document #: **850508** Acres: **0.25** Fireplace: **Y / 1**
 1st Mtg Amt: **\$400,000** Lot Area: **10,983** Pool:
 Total Value: **\$757,580** # of Stories: **2.00** Roof Mat: **GRAVEL & ROCK**
 Land Use: **SFR** Park Area/Cap#: **/** Parking:

Comp #:**4** Distance From Subject:**0.21 (miles)**
 Address: **8160 MANNIX DR, LOS ANGELES, CA 90046-1936**
 Owner Name: **RIEGLER ANDREAS**
 Seller Name: **PEJU LISA**
 APN: **5556-004-019** Map Reference: **33-E2 /** Living Area: **1,418**
 County: **LOS ANGELES, CA** Census Tract: **1942.00** Total Rooms: **4**
 Subdivision: **2019** Zoning: **LAR1** Bedrooms: **3**
 Rec Date: **01/05/2017** Prior Rec Date: **09/27/2006** Bath(F/H): **2 /**
 Sale Date: **01/03/2017** Prior Sale Date: **08/30/2006** Yr Built/Eff: **1922 / 1938**
 Sale Price: **\$1,300,000** Prior Sale Price: **\$1,240,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **12640** Acres: **0.09** Fireplace: **Y / 1**
 1st Mtg Amt: **\$845,000** Lot Area: **3,715** Pool:
 Total Value: **\$1,144,000** # of Stories: **1.00** Roof Mat: **COMPOSITION**
 Land Use: **SFR** Park Area/Cap#: **/** Parking: **SHINGLE**
CARPORT

Comp #:**5** Distance From Subject:**0.22 (miles)**
 Address: **2118 KEW DR, LOS ANGELES, CA 90046-1558**
 Owner Name: **HARVEY SCOTT/SALMEN CYNTHIA**
 Seller Name: **COLLINS RONALD R TRUST**
 APN: **5567-011-023** Map Reference: **33-E2 /** Living Area: **1,612**
 County: **LOS ANGELES, CA** Census Tract: **1942.00** Total Rooms: **5**
 Subdivision: **6840** Zoning: **LAR1** Bedrooms: **2**
 Rec Date: **05/10/2017** Prior Rec Date: **05/25/1995** Bath(F/H): **2 /**
 Sale Date: **02/09/2017** Prior Sale Date:
 Sale Price: **\$1,650,000** Prior Sale Price:
 Sale Type: **FULL** Prior Sale Type:
 Document #: **521070** Acres: **0.28** Fireplace: **Y / 1**
 1st Mtg Amt: **\$1,402,500** Lot Area: **12,061** Pool: **POOL**
 Total Value: **\$725,111** # of Stories: **1.00** Roof Mat: **COMPOSITION**
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **SHINGLE**
ATTACHED
GARAGE

Comp #:**6** Distance From Subject:**0.3 (miles)**
 Address: **8300 GRAND VIEW DR, LOS ANGELES, CA 90046-1918**
 Owner Name: **DESANCTIS BARRON S**
 Seller Name: **BAI JIANWEI**
 APN: **5556-008-027** Map Reference: **33-E3 /** Living Area: **1,534**
 County: **LOS ANGELES, CA** Census Tract: **1942.00** Total Rooms: **2**
 Subdivision: **865** Zoning: **LAR1** Bedrooms: **2**
 Rec Date: **04/20/2017** Prior Rec Date: **01/25/2013** Bath(F/H): **1 /**
 Sale Date: **03/23/2017** Prior Sale Date: **12/11/2012** Yr Built/Eff: **1981 / 1981**
 Sale Price: **\$2,838,000** Prior Sale Price: **\$1,860,000** Air Cond: **YES**
 Sale Type: **FULL** Prior Sale Type: **FULL** Style:
 Document #: **438691** Acres: **0.14** Fireplace: **/**
 1st Mtg Amt: **\$1,702,800** Lot Area: **6,197** Pool:
 Total Value: **\$706,649** # of Stories:
 Land Use: **SFR** Park Area/Cap#: **/** Parking: **Roof Mat:**

Comp #:**7** Distance From Subject:**0.41 (miles)**
 Address: **8560 RIDPATH DR, LOS ANGELES, CA 90046-7759**
 Owner Name: **SOFFER JESSE**

Seller Name:	BROOKS FAMILY TRUST	Map Reference:	33-D2 /	Living Area:	1,344
APN:	5567-016-020	Census Tract:	1942.00	Total Rooms:	3
County:	LOS ANGELES, CA	Zoning:	LAR1	Bedrooms:	1
Subdivision:	1975	Prior Rec Date:	11/27/2007	Bath(F/H):	2 /
Rec Date:	05/05/2017	Prior Sale Date:	11/13/2007	Yr Built/Eff:	1952 / 1952
Sale Date:	04/06/2017	Prior Sale Price:	\$1,060,000	Air Cond:	
Sale Price:	\$1,734,000	Prior Sale Type:	FULL	Style:	MODERN
Sale Type:	FULL	Acres:	0.08	Fireplace:	Y / 1
Document #:	502280	Lot Area:	3,502	Pool:	
1st Mtg Amt:	\$1,387,200	# of Stories:	2.00	Roof Mat:	ROLL COMPOSITION
Total Value:	\$1,062,000	Park Area/Cap#:	/	Parking:	
Land Use:	SFR				

Comp #:	8	Distance From Subject:	0.43 (miles)
Address:	8616 APPIAN WAY, LOS ANGELES, CA 90046-7731		
Owner Name:	FERDINANDI MATTEO/DIAMOND FRANCINE		
Seller Name:	GREENBERG MARINA		
APN:	5562-012-016	Map Reference:	33-D2 /
County:	LOS ANGELES, CA	Census Tract:	1942.00
Subdivision:	16792	Zoning:	LAR1
Rec Date:	03/09/2017	Prior Rec Date:	08/31/2015
Sale Date:	02/03/2017	Prior Sale Date:	06/23/2015
Sale Price:	\$1,850,000	Prior Sale Price:	\$1,013,500
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	271548	Acres:	0.16
1st Mtg Amt:	\$1,480,000	Lot Area:	7,142
Total Value:	\$1,033,464	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	1,406
		Total Rooms:	4
		Bedrooms:	2
		Bath(F/H):	2 /
		Yr Built/Eff:	1954 / 1955
		Air Cond:	
		Style:	MODERN
		Fireplace:	Y / 1
		Pool:	POOL
		Roof Mat:	GRAVEL & ROCK
		Parking:	PARKING AVAIL

Comp #:	9	Distance From Subject:	0.47 (miles)
Address:	8028 HIGHLAND TRL, LOS ANGELES, CA 90046-2023		
Owner Name:	HALLESKOV DITTE B		
Seller Name:	G & M HIGHLAND PROPERTIES LLC		
APN:	5569-011-041	Map Reference:	33-F2 /
County:	LOS ANGELES, CA	Census Tract:	1941.02
Subdivision:	4202	Zoning:	LAR1
Rec Date:	07/31/2017	Prior Rec Date:	12/22/2011
Sale Date:	07/25/2017	Prior Sale Date:	11/16/2011
Sale Price:	\$1,295,000	Prior Sale Price:	\$798,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	858393	Acres:	0.06
1st Mtg Amt:	\$636,150	Lot Area:	2,563
Total Value:	\$863,641	# of Stories:	2.00
Land Use:	SFR	Park Area/Cap#:	/ 1
		Living Area:	1,607
		Total Rooms:	5
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Built/Eff:	1925 / 1929
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	/
		Pool:	
		Roof Mat:	TILE
		Parking:	PARKING AVAIL

EXHIBIT D

ASSIGNED INSPECTOR: **EDMOND DECKERT**
JOB ADDRESS: **8312 WEST UTICA DRIVE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5567-021-036**

Date: **September 20, 2017**

CASE#: **465685**
ORDER NO: **A-3012565**

EFFECTIVE DATE OF ORDER TO COMPLY: **May 16, 2012**
COMPLIANCE EXPECTED DATE: **May 16, 2012**
DATE COMPLIANCE OBTAINED: **No Compliance To Date**

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # **A- 3012565**

3. An investigation fee is required for work performed without the required permits.

You are therefore ordered to: Pay the required investigation fee.

Code Section(s) in Violation: 91.107.5.1, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

NON-COMPLIANCE FEE WARNING:

In addition to the C.V.I.F. noted above, a proposed noncompliance fee in the amount of \$550.00 may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or request for slight modification is filed within 15 days of the compliance date.

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

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

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

PENALTY WARNING:

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

INVESTIGATION FEE REQUIRED:

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


APPEAL PROCEDURES:

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

If you have any questions or require any additional information please feel free to contact me at (213)252-3035.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: _____

Date: May 16, 2012


JOHN MATTILLO
3550 WILSHIRE BLVD. SUITE 1800
LOS ANGELES, CA 90010
(213)252-3035


REVIEWED BY