

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 M. BUSH
GENERAL MANAGER

OSAMA YOUNAN, P.E.
EXECUTIVE OFFICER

February 2, 2017

Council District: # 2

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

JOB ADDRESS: **5653 NORTH VANTAGE AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2340-025-007**

On July 24, 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: **5653 North Vantage Avenue, 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 July 24, 2015, 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

ATTEST: HOLLY L. WOLCOTT, CITY CLERK

Lien confirmed by
City Council on:

BY: _____
DEPUTY



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

Property Title Report

Work Order No. T13883
Dated as of: 12/19/2016

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 2340-025-007

Property Address: 5653 N VANTAGE AVE ✓ **City: Los Angeles** **County: Los Angeles**

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : SHALOM AMAR AS TRUSTEE OF THE SHALOM AMAR REVOCABLE 2000 TRUST

Grantor : RICHARD PELLEGRINI AND ROGER PELLEGRINI TRUSTEE OF THE PELLEGRINI TRUST

Deed Date : 10/15/2003

Recorded : 11/14/2003

Instr No. : 03-3435188

MAILING ADDRESS: SHALOM AMAR AS TRUSTEE OF THE SHALOM AMAR REVOCABLE 2000 TRUST
5653 VANTAGE AVE VALLEY VILLAGE CA 91607

SCHEDULE B

LEGAL DESCRIPTION

Lot: 2 Tract No: 12080 Abbreviated Description: LOT:2 CITY:REGION/CLUSTER:

03/03154 TR#:12080 TRACT # 12080 W 135.52 FT OF E 165.52 FT OF LOT 2 City/Muni/Twp:

REGION/CLUSTER: 03/03154

MORTGAGES/LIENS

Type of Document: SHORT FORM DEED OF TRUST

Recording Date: 07/16/2004

Document #: 04-1818609

Loan Amount: \$305,000

Lender Name: BANK OF AMERICA NA

Borrowers Name: SHALOM AMAR AS TRUSTEE OF THE SHALOM AMAR REVOCABLE 2000 TRUST

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

11/14/03

03 3435188

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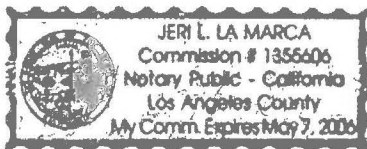
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California }
County of LOS ANGELES } ss.

On NOVEMBER 12, 2003 before me, Jeri L. LAMARCA
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")
personally appeared Roger Pellegrini
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.

Jeri L. LaMarca
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 Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

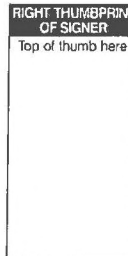
Signer(s) Other Than Named Above: _____

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: _____



03 3435188

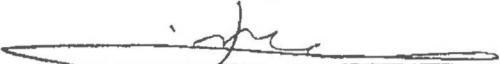
7/16/04

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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.

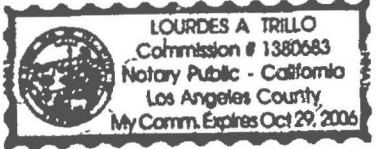
Signature  <hr/> SHALOM AMAR, AS TRUSTEE OF THE SHALOM AMAR TRUST DATED 5/18/2000	Mailing Address for Notices: Street _____ City and State _____ 20944 BANDERA ST WOODLAND HILLS, CA 91364
_____	_____
_____	_____
_____	_____
_____	_____

GENERAL ACKNOWLEDGMENT

State of California
County of Los Angeles
On June 14, 2004 before me, Louderes A. Trillo, personally appeared Shalom Amar

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 Louderes A. Trillo (SEAL)



04 1818609

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ILLEGIBLE NOTARY SEAL DECLARATION

GOVERNMENT CODE 27362.7

I certify under penalty of perjury that the notary seal on the document to which this statement is attached reads as follows:

Name of Notary Lourdes A. Trillo

Date Commission Exp Oct 29, 2006

Notary Identification Number 1380683
(For Notaries commissioned after 1/01/1992)

NNAF

Manufacturer/Vender Identification Number _____

Place of Execution of this Declaration Norwalk

Date 7/16 / 1 / 04

[Signature]
Signature

04 1818609

EXHIBIT B

ASSIGNED INSPECTOR: **FELIPE PENICHE**

Date: **February 2, 2017**

JOB ADDRESS: **5653 NORTH VANTAGE AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2340-025-007**

Last Full Title: **12/19/2016**

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1). SHALOM AMAR TRUSTEE OF
SHALOM AMAR REVOCABLE 2000 TRUST
5653 VANTAGE AVE
VALLEY VILLAGE, CA 91607-1726
CAPACITY: OWNER

- 2). BANK OF AMERICA NA
9000 SOUTHSIDE BLVD BLGD 700
JACKSONVILLE, FL 32256
CAPACITY: INTERESTED PARTY

Property Detail Report

For Property Located At :
5653 VANTAGE AVE, VALLEY VILLAGE, CA 91607-1726



CoreLogic
 RealQuest Professional

Owner Information

Owner Name: **AMAR SHALOM**
 Mailing Address: **5653 VANTAGE AVE, VALLEY VILLAGE CA 91607-1726 C025**
 Vesting Codes: **// TR**

Location Information

Legal Description: **TRACT # 12080 W 135.52 FT OF E 165.52 FT OF LOT 2**
 County: **LOS ANGELES, CA** APN: **2340-025-007**
 Census Tract / Block: **1238.00 / 2** Alternate APN:
 Township-Range-Sect: Subdivision: **12080**
 Legal Book/Page: **286-34** Map Reference: **23-C1 /**
 Legal Lot: **2** Tract #: **12080**
 Legal Block: School District: **LOS ANGELES**
 Market Area: **VG** 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: **11/14/2003 / 10/15/2003** 1st Mtg Amount/Type: **\$304,000 / CONV**
 Sale Price: **\$380,000** 1st Mtg Int. Rate/Type: **5.25 / ADJ**
 Sale Type: **FULL** 1st Mtg Document #: **3435189**
 Document #: **3435188** 2nd Mtg Amount/Type: **/**
 Deed Type: **GRANT DEED** 2nd Mtg Int. Rate/Type: **/**
 Transfer Document #: Price Per SqFt: **\$200.00**
 New Construction: Multi/Split Sale:
 Title Company: **FIDELITY TITLE**
 Lender: **BANK OF AMERICA**
 Seller Name: **PELLEGRINI TRUST**

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:	1,900	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:	2	Exterior wall:	
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:	3	Basement Area:		Patio Type:	COVERED PATIO
Bedrooms:	1	Finish Bsmnt Area:		Pool:	
Bath(F/H):	2 /	Basement Type:		Air Cond:	
Year Built / Eff:	1949 / 1951	Roof Type:		Style:	CONVENTIONAL
Fireplace:	Y / 1	Foundation:	SLAB	Quality:	
# of Stories:	1.00	Roof Material:	ROLL COMPOSITION	Condition:	
Other Improvements:	FENCE;ADDITION;FENCED YARD				

Site Information

Zoning:	LAR1	Acres:	0.16	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	6,787	Lot Width/Depth:	50 x 135	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$502,028	Assessed Year:	2016	Property Tax:	\$6,067.82
Land Value:	\$401,625	Improved %:	20%	Tax Area:	13
Improvement Value:	\$100,403	Tax Year:	2016	Tax Exemption:	HOMEOWNER
Total Taxable Value:	\$495,028				

Comparable Summary

For Property Located At

**5653 VANTAGE AVE, VALLEY VILLAGE, CA 91607-1726****17 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: 17

	Subject Property	Low	High	Average
Sale Price	\$380,000	\$435,000	\$1,391,000	\$808,824
Bldg/Living Area	1,900	1,619	2,162	1,827
Price/Sqft	\$200.00	\$247.44	\$643.39	\$439.73
Year Built	1949	1936	1960	1948
Lot Area	6,787	5,500	16,252	7,935
Bedrooms	1	2	4	3
Bathrooms/Restrooms	2	2	3	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$502,028	\$91,911	\$801,444	\$503,537
Distance From Subject	0.00	0.13	0.47	0.30

* = 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										
		5653 VANTAGE AVE	\$380,000	1949	1	2	11/14/2003	1,900	6,787	0.0
Comparables										
<input checked="" type="checkbox"/>	1	5637 AGNES AVE	\$734,500	1951	2	2	10/14/2016	1,754	5,500	0.13
<input checked="" type="checkbox"/>	2	5741 AGNES AVE	\$640,000	1960	3	2	07/22/2016	1,687	6,138	0.16
<input checked="" type="checkbox"/>	3	12256 HATTERAS ST	\$840,000	1948	3	3	12/27/2016	1,961	6,743	0.19
<input checked="" type="checkbox"/>	4	12305 MIRANDA ST	\$970,000	1948	3	2	09/28/2016	2,102	7,283	0.19
<input checked="" type="checkbox"/>	5	12037 EMELITA ST	\$695,000	1943	4	2	07/26/2016	1,656	10,990	0.24
<input checked="" type="checkbox"/>	6	12245 EMELITA ST	\$780,000	1941	3	2	09/09/2016	1,626	7,851	0.24
<input checked="" type="checkbox"/>	7	5663 CORTEEN PL	\$820,500	1954	4	2	05/09/2016	1,782	7,797	0.25
<input checked="" type="checkbox"/>	8	12327 HATTERAS ST	\$940,000	1947	3	3	07/08/2016	1,925	7,808	0.26
<input checked="" type="checkbox"/>	9	5507 HERMITAGE AVE	\$750,000	1955	3	2	05/19/2016	1,684	6,772	0.27
<input checked="" type="checkbox"/>	10	5666 RHODES AVE	\$725,000	1953	3	2	07/20/2016	1,619	7,922	0.28
<input checked="" type="checkbox"/>	11	5434 VANTAGE AVE	\$790,000	1950	3	3	10/07/2016	1,881	7,726	0.28
<input checked="" type="checkbox"/>	12	5425 GENTRY AVE	\$1,000,000	1936	3	2	11/01/2016	1,965	9,452	0.39
<input checked="" type="checkbox"/>	13	5543 CARPENTER AVE	\$862,000	1941	3	3	05/11/2016	1,929	7,432	0.4
<input checked="" type="checkbox"/>	14	5778 BUCKNELL AVE	\$735,000	1952	3	2	06/30/2016	1,656	6,050	0.4
<input checked="" type="checkbox"/>	15	5450 RADFORD AVE	\$1,391,000	1940	4	3	09/30/2016	2,162	16,252	0.43
<input checked="" type="checkbox"/>	16	11926 OXNARD ST	\$642,000	1952	3	3	11/14/2016	1,912	6,466	0.46
<input checked="" type="checkbox"/>	17	6015 LAURELGROVE AVE	\$435,000	1959	3	3	07/28/2016	1,758	6,710	0.47

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

5653 VANTAGE AVE, VALLEY VILLAGE, CA 91607-1726**17 Comparable(s) Selected.**

Report Date: 02/01/2017

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$380,000	\$435,000	\$1,391,000	\$808,824
Bldg/Living Area	1,900	1,619	2,162	1,827
Price/Sqft	\$200.00	\$247.44	\$643.39	\$439.73
Year Built	1949	1936	1960	1948
Lot Area	6,787	5,500	16,252	7,935
Bedrooms	1	2	4	3
Bathrooms/Restrooms	2	2	3	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$502,028	\$91,911	\$801,444	\$503,537
Distance From Subject	0.00	0.13	0.47	0.30

* = user supplied for search only

Comp #:1 Distance From Subject:0.13 (miles)
 Address: 5637 AGNES AVE, VALLEY VILLAGE, CA 91607-1816
 Owner Name: VLAHU KALLIOPI/KERRUTT PAULA
 Seller Name: DEVANEY BRIAN
 APN: 2340-028-030 Map Reference: 23-C1 / Living Area: 1,754
 County: LOS ANGELES, CA Census Tract: 1239.02 Total Rooms: 5
 Subdivision: 15075 Zoning: LAR1 Bedrooms: 2
 Rec Date: 10/14/2016 Prior Rec Date: 01/03/2011 Bath(F/H): 2 /
 Sale Date: 10/04/2016 Prior Sale Date: 11/30/2011 Yr Built/Eff: 1951 / 1955
 Sale Price: \$734,500 Prior Sale Price: \$422,500 Air Cond: CENTRAL
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 1264565 Acres: 0.13 Fireplace: Y / 1
 1st Mtg Amt: \$587,288 Lot Area: 5,500 Pool:
 Total Value: \$457,251 # of Stories: 1.00 Roof Mat: COMPOSITION
 Land Use: SFR Park Area/Cap#: / 2 Parking: SHINGLE
 PARKING AVAIL

Comp #:2 Distance From Subject:0.16 (miles)
 Address: 5741 AGNES AVE, VALLEY VILLAGE, CA 91607-1211
 Owner Name: FIJAL JARRETT D
 Seller Name: MASEDA JOHN F
 APN: 2340-027-028 Map Reference: 16-C6 / Living Area: 1,687
 County: LOS ANGELES, CA Census Tract: 1239.02 Total Rooms: 6
 Subdivision: 25441 Zoning: LAR1 Bedrooms: 3
 Rec Date: 07/22/2016 Prior Rec Date: 09/08/2008 Bath(F/H): 2 /
 Sale Date: 06/24/2016 Prior Sale Date: 07/17/2008 Yr Built/Eff: 1960 / 1960
 Sale Price: \$640,000 Prior Sale Price: \$489,000 Air Cond: EVAP COOLER
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 859554 Acres: 0.14 Fireplace: Y / 1
 1st Mtg Amt: \$592,592 Lot Area: 6,138 Pool: POOL
 Total Value: \$531,940 # of Stories: 1.00 Roof Mat: GRAVEL & ROCK
 Land Use: SFR Park Area/Cap#: / 2 Parking: PARKING AVAIL

Comp #:3 Distance From Subject:0.19 (miles)
 Address: 12256 HATTERAS ST, VALLEY VILLAGE, CA 91607-1762
 Owner Name: MILLS PARKER
 Seller Name: ADEEB-MARSHALL FAMILY TRUST
 APN: 2340-022-020 Map Reference: 16-C6 / Living Area: 1,961
 County: LOS ANGELES, CA Census Tract: 1238.00 Total Rooms: 7
 Subdivision: 13708 Zoning: LAR1 Bedrooms: 3
 Rec Date: 12/27/2016 Prior Rec Date: 09/08/1999 Bath(F/H): 3 /
 Sale Date: 11/30/2016 Prior Sale Date: 08/04/1999 Yr Built/Eff: 1948 / 1954
 Sale Price: \$840,000 Prior Sale Price: \$278,000 Air Cond: CENTRAL
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 1641550 Acres: 0.15 Fireplace: Y / 1
 1st Mtg Amt: Lot Area: 6,743 Pool:
 Total Value: \$390,942 # of Stories: 1.00 Roof Mat: COMPOSITION
 Land Use: SFR Park Area/Cap#: / 2 Parking: SHINGLE
 PARKING AVAIL

Comp #:4 Distance From Subject:0.19 (miles)
 Address: 12305 MIRANDA ST, VALLEY VILLAGE, CA 91607-1722
 Owner Name: OSTRO BRETT/LEVINE STACEY
 Seller Name: SHORKAYA GRANTOR TRUST
 APN: 2340-022-005 Map Reference: 16-C6 / Living Area: 2,102
 County: LOS ANGELES, CA Census Tract: 1238.00 Total Rooms: 6
 Subdivision: 14198 Zoning: LAR1 Bedrooms: 3
 Rec Date: 09/28/2016 Prior Rec Date: 02/18/2010 Bath(F/H): 2 /
 Sale Date: 08/30/2016 Prior Sale Date: 12/30/2009 Yr Built/Eff: 1948 / 1950
 Sale Price: \$970,000 Prior Sale Price: \$735,000 Air Cond: CENTRAL
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 1182279 Acres: 0.17 Fireplace: Y / 1
 1st Mtg Amt: \$776,000 Lot Area: 7,283 Pool:
 Total Value: \$801,444 # of Stories: 1.00 Roof Mat: WOOD SHAKE
 Land Use: SFR Park Area/Cap#: / 2 Parking: PARKING AVAIL

Comp #:**5** Distance From Subject:**0.24 (miles)**
 Address: **12037 EMELITA ST, VALLEY VILLAGE, CA 91607-1215**
 Owner Name: **YEGHIAZARYAN MIHRAN**
 Seller Name: **BIANCO VINCENZA LIVING TRUST**
 APN: **2340-010-015** Map Reference: **16-C6 /** Living Area: **1,656**
 County: **LOS ANGELES, CA** Census Tract: **1239.02** Total Rooms: **6**
 Subdivision: **11168** Zoning: **LAR1** Bedrooms: **4**
 Rec Date: **07/26/2016** Prior Rec Date: **09/30/1977** Bath(F/H): **2 /**
 Sale Date: **06/06/2016** Prior Sale Date: Yr Built/Eff: **1943 / 1946**
 Sale Price: **\$695,000** Prior Sale Price: **\$30,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **874698** Acres: **0.25** Fireplace: **/**
 1st Mtg Amt: **\$485,000** Lot Area: **10,990** Pool:
 Total Value: **\$199,249** # of Stories: **1.00** Roof Mat: **COMPOSITION**
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **SHINGLE**
ATTACHED
GARAGE

Comp #:**6** Distance From Subject:**0.24 (miles)**
 Address: **12245 EMELITA ST, VALLEY VILLAGE, CA 91607-1163**
 Owner Name: **GAL AVI**
 Seller Name: **BARANES VICTOR**
 APN: **2340-008-019** Map Reference: **16-B6 /** Living Area: **1,626**
 County: **LOS ANGELES, CA** Census Tract: **1238.00** Total Rooms: **5**
 Subdivision: **7175** Zoning: **LAR1** Bedrooms: **3**
 Rec Date: **09/09/2016** Prior Rec Date: **09/26/2003** Bath(F/H): **2 /**
 Sale Date: **08/10/2016** Prior Sale Date: **09/08/2003** Yr Built/Eff: **1941 / 1965**
 Sale Price: **\$780,000** Prior Sale Price: **\$325,000** Air Cond: **CENTRAL**
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **1086069** Acres: **0.18** Fireplace: **Y / 1**
 1st Mtg Amt: **\$624,000** Lot Area: **7,851** Pool:
 Total Value: **\$478,787** # of Stories: **1.00** Roof Mat: **WOOD SHAKE**
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **PARKING AVAIL**

Comp #:**7** Distance From Subject:**0.25 (miles)**
 Address: **5663 CORTEEN PL, VALLEY VILLAGE, CA 91607-1620**
 Owner Name: **BALVANZ STEVEN C & LISA M**
 Seller Name: **NOVALIS LESLIE A TRUST**
 APN: **2340-018-001** Map Reference: **16-B6 /** Living Area: **1,782**
 County: **LOS ANGELES, CA** Census Tract: **1238.00** Total Rooms: **7**
 Subdivision: **19427** Zoning: **LAR1** Bedrooms: **4**
 Rec Date: **05/09/2016** Prior Rec Date: **12/14/2001** Bath(F/H): **2 /**
 Sale Date: **03/29/2016** Prior Sale Date: **11/17/2001** Yr Built/Eff: **1954 / 1955**
 Sale Price: **\$820,500** Prior Sale Price: **\$397,500** Air Cond: **CENTRAL**
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **526380** Acres: **0.18** Fireplace: **Y / 1**
 1st Mtg Amt: **\$656,160** Lot Area: **7,797** Pool: **POOL**
 Total Value: **\$496,041** # of Stories: **1.00** Roof Mat: **WOOD SHAKE**
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **ATTACHED**
GARAGE

Comp #:**8** Distance From Subject:**0.26 (miles)**
 Address: **12327 HATTERAS ST, VALLEY VILLAGE, CA 91607-1765**
 Owner Name: **VELASCO ALONSO M III & ALEXANDRA B**
 Seller Name: **HAMI ABRAHAM & LEE**
 APN: **2340-013-016** Map Reference: **16-B6 /** Living Area: **1,925**
 County: **LOS ANGELES, CA** Census Tract: **1238.00** Total Rooms: **6**
 Subdivision: **13708** Zoning: **LAR1** Bedrooms: **3**
 Rec Date: **07/08/2016** Prior Rec Date: **01/23/2014** Bath(F/H): **3 /**
 Sale Date: **06/06/2016** Prior Sale Date: **12/23/2013** Yr Built/Eff: **1947 / 1985**
 Sale Price: **\$940,000** Prior Sale Price: **\$610,000** Air Cond: **CENTRAL**
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **798482** Acres: **0.18** Fireplace: **Y / 1**
 1st Mtg Amt: **\$799,000** Lot Area: **7,808** Pool:
 Total Value: **\$716,935** # of Stories: **1.00** Roof Mat: **COMPOSITION**
 Land Use: **SFR** Park Area/Cap#: **/** Parking: **SHINGLE**
PARKING AVAIL

Comp #:**9** Distance From Subject:**0.27 (miles)**
 Address: **5507 HERMITAGE AVE, VALLEY VILLAGE, CA 91607-2017**
 Owner Name: **MAYES ROBERT C**
 Seller Name: **ABRAHIM KAMAL**
 APN: **2347-008-033** Map Reference: **23-B1 /** Living Area: **1,684**
 County: **LOS ANGELES, CA** Census Tract: **1249.02** Total Rooms: **6**
 Subdivision: **20432** Zoning: **LAR1** Bedrooms: **3**
 Rec Date: **05/19/2016** Prior Rec Date: **12/31/2015** Bath(F/H): **2 /**
 Sale Date: **04/25/2016** Prior Sale Date: **12/15/2015** Yr Built/Eff: **1955 / 1957**
 Sale Price: **\$750,000** Prior Sale Price: **\$426,000** Air Cond: **EVAP COOLER**
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **572749** Acres: **0.16** Fireplace: **Y / 1**
 1st Mtg Amt: **\$600,000** Lot Area: **6,772** Pool: **POOL**
 Total Value: **\$516,000** # of Stories: **1.00** Roof Mat: **GRAVEL & ROCK**
 Land Use: **SFR** Park Area/Cap#: **1 / 2** Parking: **GARAGE**

Comp #:**10** Distance From Subject:**0.28 (miles)**
 Address: **5666 RHODES AVE, VALLEY VILLAGE, CA 91607-1626**
 Owner Name: **SG EQUITY LLC**
 Seller Name: **BAKER LEONARD R TRUST**
 APN: **2340-018-005** Map Reference: **16-B6 /** Living Area: **1,619**
 County: **LOS ANGELES, CA** Census Tract: **1238.00** Total Rooms: **6**
 Subdivision: **LANKERSHIM RANCH & WATER CO** Zoning: **LAR1** Bedrooms: **3**
 Rec Date: **07/20/2016** Prior Rec Date: **06/26/1986** Bath(F/H): **2 /**
 Sale Date: **07/07/2016** Prior Sale Date: Yr Built/Eff: **1953 / 1953**
 Sale Price: **\$725,000** Prior Sale Price: Air Cond:
 Sale Type: **FULL** Prior Sale Type: Style: **CONVENTIONAL**
 Document #: **849409** Acres: **0.18** Fireplace: **Y / 1**
 1st Mtg Amt: Lot Area: **7,922** Pool:
 Total Value: **\$91,911** # of Stories: **1.00** Roof Mat: **WOOD SHAKE**
 Land Use: **SFR** Park Area/Cap#: **1 / 2** Parking: **ATTACHED GARAGE**

Comp #:**11** Distance From Subject:**0.28 (miles)**
 Address: **5434 VANTAGE AVE, VALLEY VILLAGE, CA 91607-2008**
 Owner Name: **FREDERICKS DANIELLE**
 Seller Name: **BROWN KASI**
 APN: **2347-016-014** Map Reference: **23-C1 /** Living Area: **1,881**
 County: **LOS ANGELES, CA** Census Tract: **1249.02** Total Rooms: **6**
 Subdivision: **13319** Zoning: **LAR1** Bedrooms: **3**
 Rec Date: **10/07/2016** Prior Rec Date: **06/28/2011** Bath(F/H): **3 /**
 Sale Date: **08/24/2016** Prior Sale Date: **05/18/2011** Yr Built/Eff: **1950 / 1971**
 Sale Price: **\$790,000** Prior Sale Price: **\$462,000** Air Cond: **CENTRAL**
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **1235187** Acres: **0.18** Fireplace: **/**
 1st Mtg Amt: **\$625,500** Lot Area: **7,726** Pool:
 Total Value: **\$500,000** # of Stories: **1.00** Roof Mat: **COMPOSITION SHINGLE**
 Land Use: **SFR** Park Area/Cap#: **1 / 2** Parking: **PARKING AVAIL**

Comp #:**12** Distance From Subject:**0.39 (miles)**
 Address: **5425 GENTRY AVE, VALLEY VILLAGE, CA 91607-2112**
 Owner Name: **KLEINMAN AYAL/ROSENBERG JULIE**
 Seller Name: **FYBEL DANIEL R & GARLAND M T**
 APN: **2348-011-027** Map Reference: **23-C1 /** Living Area: **1,965**
 County: **LOS ANGELES, CA** Census Tract: **1251.00** Total Rooms: **7**
 Subdivision: **11034** Zoning: **LAR1** Bedrooms: **3**
 Rec Date: **11/01/2016** Prior Rec Date: **10/12/2012** Bath(F/H): **2 /**
 Sale Date: **09/30/2016** Prior Sale Date: **10/10/2012** Yr Built/Eff: **1936 / 1938**
 Sale Price: **\$1,000,000** Prior Sale Price: **\$575,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **1350108** Acres: **0.22** Fireplace: **Y / 1**
 1st Mtg Amt: **\$800,000** Lot Area: **9,452** Pool: **POOL**
 Total Value: **\$606,350** # of Stories: **1.00** Roof Mat: **COMPOSITION SHINGLE**
 Land Use: **SFR** Park Area/Cap#: **1 / 2** Parking: **PARKING AVAIL**

Comp #:13 Distance From Subject:0.4 (miles)
 Address: 5543 CARPENTER AVE, NORTH HOLLYWOOD, CA 91607-2205
 Owner Name: HARTMAN JOHN L JR & FARNAZ L
 Seller Name: PINKSTON AARON F & JENNIFER K
 APN: 2348-003-018 Map Reference: 23-C1 / Living Area: 1,929
 County: LOS ANGELES, CA Census Tract: 1251.00 Total Rooms: 6
 Subdivision: 12724 Zoning: LAR1 Bedrooms: 3
 Rec Date: 05/11/2016 Prior Rec Date: 10/13/2011 Bath(F/H): 3 /
 Sale Date: 04/26/2016 Prior Sale Date: 09/19/2011 Yr Built/Eff: 1941 / 1944
 Sale Price: \$862,000 Prior Sale Price: \$533,000 Air Cond: CENTRAL
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 540605 Acres: 0.17 Fireplace: Y / 1
 1st Mtg Amt: \$541,675 Lot Area: 7,432 Pool:
 Total Value: \$565,531 # of Stories: 1.00 Roof Mat: COMPOSITION
 Land Use: SFR Park Area/Cap#: / 2 Parking: SHINGLE
 DETACHED
 GARAGE

Comp #:14 Distance From Subject:0.4 (miles)
 Address: 5778 BUCKNELL AVE, VALLEY VILLAGE, CA 91607-1302
 Owner Name: ARNETT FAMILY TRUST 5778
 Seller Name: ARNETT FAMILY TRUST
 APN: 2339-006-034 Map Reference: 16-C6 / Living Area: 1,656
 County: LOS ANGELES, CA Census Tract: 1239.02 Total Rooms: 5
 Subdivision: 17243 Zoning: LAR1 Bedrooms: 3
 Rec Date: 06/30/2016 Prior Rec Date: 10/15/2007 Bath(F/H): 2 /
 Sale Date: 06/06/2016 Prior Sale Date: 08/22/2007 Yr Built/Eff: 1952 / 1953
 Sale Price: \$735,000 Prior Sale Price: \$700,000 Air Cond: EVAP COOLER
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 763482 Acres: 0.14 Fireplace: Y / 1
 1st Mtg Amt: \$624,750 Lot Area: 6,050 Pool: POOL
 Total Value: \$657,881 # of Stories: 1.00 Roof Mat: COMPOSITION
 Land Use: SFR Park Area/Cap#: / 2 Parking: SHINGLE
 DETACHED
 GARAGE

Comp #:15 Distance From Subject:0.43 (miles)
 Address: 5450 RADFORD AVE, VALLEY VILLAGE, CA 91607-2214
 Owner Name: DORE DAVID L
 Seller Name: TREGUB ELEONOR
 APN: 2348-010-010 Map Reference: 23-C1 / Living Area: 2,162
 County: LOS ANGELES, CA Census Tract: 1251.00 Total Rooms: 6
 Subdivision: 11816 Zoning: LAR1 Bedrooms: 4
 Rec Date: 09/30/2016 Prior Rec Date: 07/22/2014 Bath(F/H): 3 /
 Sale Date: 09/27/2016 Prior Sale Date: 07/14/2014 Yr Built/Eff: 1940 / 1943
 Sale Price: \$1,391,000 Prior Sale Price: \$760,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 1196429 Acres: 0.37 Fireplace: Y / 1
 1st Mtg Amt: \$1,112,800 Lot Area: 16,252 Pool: POOL
 Total Value: \$771,590 # of Stories: 1.00 Roof Mat: WOOD SHAKE
 Land Use: SFR Park Area/Cap#: / 2 Parking: PARKING AVAIL

Comp #:16 Distance From Subject:0.46 (miles)
 Address: 11926 OXNARD ST, NORTH HOLLYWOOD, CA 91606-3321
 Owner Name: UNGOS ELPIDIO B
 Seller Name: SHEPHERD INVESTMENT PROPS LLC
 APN: 2339-003-020 Map Reference: 16-C6 / Living Area: 1,912
 County: LOS ANGELES, CA Census Tract: 1239.02 Total Rooms: 6
 Subdivision: 17243 Zoning: LAR1 Bedrooms: 3
 Rec Date: 11/14/2016 Prior Rec Date: 11/17/2015 Bath(F/H): 3 /
 Sale Date: 10/17/2016 Prior Sale Date: 10/30/2015 Yr Built/Eff: 1952 / 1960
 Sale Price: \$642,000 Prior Sale Price: \$495,000 Air Cond: CENTRAL
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 1418285 Acres: 0.15 Fireplace: Y / 1
 1st Mtg Amt: \$637,875 Lot Area: 6,466 Pool:
 Total Value: \$495,000 # of Stories: 1.00 Roof Mat: WOOD SHAKE
 Land Use: SFR Park Area/Cap#: / 2 Parking: PARKING AVAIL

Comp #:17			Distance From Subject:0.47 (miles)
Address:	6015 LAURELGROVE AVE, NORTH HOLLYWOOD, CA 91606-4616		
Owner Name:	NOSU LLC		
Seller Name:	WEINSTEIN ALAN J & DORINA E		
APN:	2333-015-024	Map Reference:	16-B6 /
County:	LOS ANGELES, CA	Census Tract:	1238.00
Subdivision:	LANKERSHIM RANCH LAND & WATER CO	Zoning:	LAR1
Rec Date:	07/28/2016	Prior Rec Date:	08/31/2001
Sale Date:	07/18/2016	Prior Sale Date:	08/03/2001
Sale Price:	\$435,000	Prior Sale Price:	\$227,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	885854	Acres:	0.15
1st Mtg Amt:	\$435,000	Lot Area:	6,710
Total Value:	\$283,270	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	1 2
		Living Area:	1,758
		Total Rooms:	6
		Bedrooms:	3
		Bath(F/H):	3 /
		Yr Built/Eff:	1959 / 1969
		Air Cond:	CENTRAL
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	COMPOSITION SHINGLE
		Parking:	PARKING AVAIL

EXHIBIT D

ASSIGNED INSPECTOR: **FELIPE PENICHE**

Date: **February 2, 2017**

JOB ADDRESS: **5653 NORTH VANTAGE AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2340-025-007**

CASE#: **685279**

ORDER NO: **A-3817462**

EFFECTIVE DATE OF ORDER TO COMPLY: **July 24, 2015**

COMPLIANCE EXPECTED DATE: **August 23, 2015**

DATE COMPLIANCE OBTAINED: **February 8, 2016**

LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3817462

1060930201619090

BOARD OF BUILDING AND SAFETY COMMISSIONERS

VAN AMBATIELOS PRESIDENT
E. FELICIA BRANNON VICE-PRESIDENT
JOSELYN GEAGA-ROSENTHAL
GEORGE HOVAGUIMIAN
JAVIER NUNEZ

CITY OF LOS ANGELES CALIFORNIA



ERIC GARCETTI MAYOR

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

RAYMOND S. CHAN, C.E., S.E. GENERAL MANAGER

FRANK BUSH EXECUTIVE OFFICER

ORDER TO COMPLY AND NOTICE OF FEE

AMAR, SHALOM TR SHALOM AMAR TRUST
0 PO BOX 791762
PAIA, HI 96779

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

JUL 16 2015

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

CASE #: 685279
ORDER #: A-3817462
EFFECTIVE DATE: July 24, 2015
COMPLIANCE DATE: August 23, 2015

OWNER OF
SITE ADDRESS: 5653 N VANTAGE AVE
ASSESSORS PARCEL NO.: 2340-025-007
ZONE: R1; One-Family Zone

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. Unapproved occupancy or use of the single family dwelling as duplex.

You are therefore ordered to: Discontinue the unapproved occupancy or use of the single family dwelling as duplex and remove unapproved 2nd kitchen and plumbing

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.

2. Unapproved second kitchen in a Single Family Dwelling.

You are therefore ordered to: Immediately remove unapproved second kitchen including plumbing in the dwelling and restore the existing structure(s) to its originally approved condition.

Code Section(s) in Violation: 91.8105, 91.106.1.1, 91.106.1.2, 91.108.4, 91.106.3.2, 91.103.1, 91.5R106.1.1, 91.5R106.1.2, 91.5R108.4, 91.5R106.3.2, 91.5R103.1, 12.21A.1.(a), 93.0201, 94.103.1.1, 95.112.1. of the L.A.M.C.

Comments: Once work has been completed, you need to call and schedule a required inspection.

INSPECTOR COPY



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.

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 (818)374-9851. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector :



Date: July 15, 2015

FELIPE PENICHE
14410 SYLVAN STREET SUITE 105
VAN NUYS, CA 91401
(818)374-9851
Felipe.X.Peniche@lacity.org


REVIEWED BY