

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

June 18, 2018

Council District: # 2

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

JOB ADDRESS: **14360 WEST KITTRIDGE STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2237-012-001**
Re: Invoice #681223-8, #742047-6

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: **14360 West Kittridge Street, 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 February 26, 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>
Non-Compliance Code Enforcement Fee	\$ 660.00
Late Charge/Collection Fee (250%)	2,490.00
Code Violation Investigation Fee	336.00
System Development Surcharge	20.16
System Development Surcharge late Fee	50.40
Accumulated Interest (1%/month)	83.56
Title Report Fee	42.00
Grand Total	\$ 3,682.12

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 **\$3,682.12** 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 **\$3,682.12** 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 Orgele
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. T15377
Dated as of: 05/24/2018

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 2237-012-001

Property Address: 14360 W KITTRIDGE ST City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : ANA VIRGINIA GARCIA

Grantor : MARK T WEBB; REBECCA WEBB; THE MARK T & REBECCA WEBB LIVING TRUST

Deed Date : 04/06/2005

Recorded : 08/01/2005

Instr No. : 05-1817742

MAILING ADDRESS: ANA VIRGINIA GARCIA
14360 KITTRIDGE ST VAN NUYS CA 91405

SCHEDULE B

LEGAL DESCRIPTION

Lot: 1 Block: 21 Tract No: 1200 Abbreviated Description: LOT:1 BLK:21 TR#:1200 TRACT # 1200 LOT 1 BLK 21

MORTGAGES/LIENS

Type of Document: DEED OF TRUST

Recording Date: 09/20/2006

Document #: 06-2090420

Loan Amount: \$456,000

Lender Name: RESIDENTIAL MORTGAGE CAPITAL

Borrowers Name: ANA VIRGINIA GARCIA

MAILING ADDRESS: RESIDENTIAL MORTGAGE CAPITAL
781 LINCOLN AVE STE 200 SAN RAFAEL, CA 94901

Type of Document: NOTICE OF DEFAULT

Recording Date: 12/29/2017

Document #: 17-1521912

MAILING ADDRESS: WESTERN PROGRESSIVE LLC
1000 ABERNATHY RD NE# 400-200, ATLANTA, GA 30328

This page is part of your document - DO NOT DISCARD

05 1817742

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
AUG 01 2005 AT 8 A.M.

TITLE(S) : Deed



FEE

FEE \$ 42 B 6

A. F. N. F. CODE 94

D.T.T.
149.00
1840.50

NOTIFICATION SENT \$4

CODE
20

CODE
19

CODE
9

Assessor's Identification Number (AIN)

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

Number of AIN's Shown

2237 - 012 - 001

001

THIS FORM IS NOT TO BE DUPLICATED

8/1/05

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05 1817742

RECORDING REQUESTED BY:
SOUTHLAND TITLE COMPANY

AND WHEN RECORDED MAIL TO:

MISS ANA VIRGINIA GARCIA
14360 KITTRIDGE STREET
VAN NUYS, CA 91405

Title Order No.: 15072195

Escrow No.: 019460-SP

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)
DOCUMENTARY TRANSFER TAX is \$449.90 - CITY TRANSFER TAX \$1,840.50
[X] computed on full value of property conveyed, or
[] computed on full value less value of liens or encumbrances remaining at time of sale.
[] Unincorporated area [X] City of Los Angeles AND

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

Mark T. Webb and Rebecca Webb, as Trustees of THE MARK T. WEBB AND REBECCA WEBB LIVING TRUST DATED JUNE 13, 1992, and pursuant to the United States Bankruptcy Court Central District of California, Chapter 13 Case No. SV05-1657 MT hereby GRANT(s) to:

ANA VIRGINIA GARCIA, a Single Woman

the real property in the City of Los Angeles, County of Los Angeles, State of California, described as: Lot 1 of Block 21 of Tract No. 1200, in the City of Los Angeles, County of Los Angeles, State of California, as per Map recorded in Book 19, Page 35 of Maps, in the Office of the County Recorder of said County.

Also Known as: 14360 KITTRIDGE STREET, VAN NUYS, CA 91405

AP#: 2237-012-001

** see attached Debtors motion for authority **

DATED April 6, 2005

STATE OF ~~CALIFORNIA~~ Tennessee
COUNTY OF ~~Bedford~~

On 4-13-05

Before me, Renee Yoes

A Notary Public in and for said State, personally appeared
Mark T. Webb
Rebecca Webb

Mark T. Webb and Rebecca Webb, as Trustees of THE MARK T. WEBB AND REBECCA WEBB LIVING TRUST DATED JUNE 13, 1992

BY: *Mark T. Webb, Trustee*
Mark T. Webb, Trustee

BY: *Rebecca Webb, Trustee*
Rebecca Webb, Trustee

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.

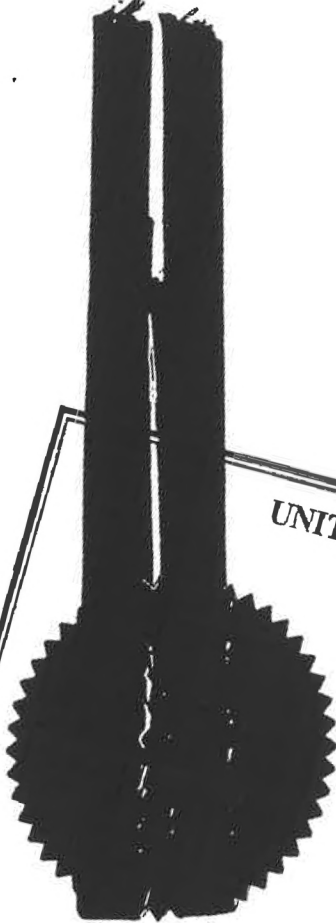


Signature *Renee Yoes*

MAIL TAX STATEMENTS TO PARTY SHOWN BELOW; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE:
My commission expires: 2/14/09

8/1/05

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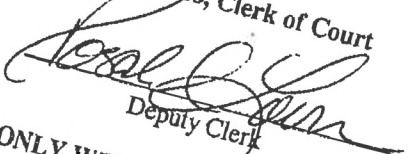
UNITED STATES BANKRUPTCY COURT
Central District of California

I hereby attest and certify that on 7-18-05 the
attached reproduction(s), containing 4 pages, is a
full true and correct copy of the complete document entitled:
Debtor's motion for authority...
5/05-1065 MT
Chapter 13

which includes: Exhibits Attachments

- on file in my office and in my legal custody at the marked location:
- 300 North Los Angeles Street
Los Angeles, CA 90012
 - 411 West 4th Street, Suite 2074
Santa Ana, CA 92701-4593
 - 21041 Burbank Boulevard
Woodland Hills, CA 91367
 - 3420 Twelfth Street, Suite 125
Riverside, CA 92501-3819
 - 1415 State Street
Santa Barbara, CA 93101-2511

Jon D. Ceretto, Clerk of Court

By: 
Deputy Clerk

**THIS CERTIFICATION IS VALID ONLY WITH THE
UNITED STATES BANKRUPTCY COURT SEAL.**

05 1817742

Revised 11/98

Name, Address and Telephone Number of Attorney or Debtor In Pro Per

ROBERTS & KOCH, APC.
16601 VENTURA BLVD.
FOURTH FLOOR
ENCINO, CA 91436
818-906-8000 Fax 818.906.8099

ENTERED
JUL 15 2005
CLERK OF DISTRICT COURT
CENTRAL DISTRICT OF CALIFORNIA

FILED
JUL 15 2005
CLERK OF DISTRICT COURT
CENTRAL DISTRICT OF CALIFORNIA

Attorney for Debtor(s) (If applicable) Attorney's State Bar I.D. No. 181945
 Debtor In Pro Per

UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA

List all names including trade names, used by Debtor(s) within last 6 years:

MARK & REBECCA WEBB

Chapter 13
Case No. SV05-10657 MT

NO NOTICE REQUIRED PER LOCAL
RULE 3015-1(V)--100% PLAN.
CONFIRMATION HEARING SET FOR
JULY 5, 2005--DEBTOR RESPECTFULLY
REQUESTS THAT THIS MOTION BE
CONSIDERED ON EVEN DATE.
DEBTOR'S MOTION FOR AUTHORITY TO
SELL REAL PROPERTY, TRUSTEE'S
COMMENTS AND ORDER THEREON
(No Hearing Required)

LOGGED

JUL 14 PM 3:14
REPLY

Social Security No: xxx-xx-4769 Debtor
Social Security No: xxx-xx-5725 Joint Debtor
Debtor(s) EIN No: 0

Debtor's Chapter 13 Plan was confirmed on Hearing on July 5, 2005 @ 9:30 AM

Debtor desires to sell the real property located at 14360 Kittridge Street Van Nuys, CA 91405

and more particularly described in Exhibit "A" annexed hereto.

The sale price of the property is \$ 409,000. The following are all of the encumbrances of record against the property:

- (1) GMAC Mortgage (1st TD)\$58,522.02
- (2) ABN AMRO Mortgage Co. (2nd TD)\$80,297.00
- (3) Winn & Simms (Judgment Creditor-Household Bank)\$4,537.86


Estimated Closing Statement and Escrow Instructions attached hereto.

After payment of the foregoing encumbrances and all costs of sale, there will remain the sum of approximately \$232,320.

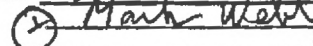
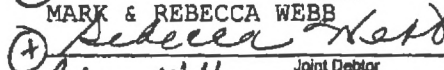
The standing Chapter 13 Trustee is hereby authorized to make demand upon escrow for sufficient funds to pay off the debtor's Chapter 13 Plan. All funds remaining after payment of the above by escrow shall be paid directly to debtor.

The escrow is being processed by Capitol Hill Escrow, Co. Escrow Company,
22020 Clarendon Street, Suite 203, Woodland Hills, California,
telephone 818.347.3100, the escrow officer is Sue Pringle
the escrow number is 019460-SP

Wherefore, debtor prays for an Order authorizing the debtor to sell the above-described real property upon the terms and conditions set forth above. Debtor authorizes Trustee to make demand on escrow for sum up to \$75,000.00 which exceeds unsecured claims by \$23,000 per claims
I declare under penalty of perjury that the foregoing is true and correct. register; bar deadline 6/14/05.



Attorney for Debtor
Todd J. Roberts, Esq.
Rev. 7-00


Debtor
MARK & REBECCA WEBB

Joint Debtor


Page 1 of 2
BK-008

05 1817742

8/1/05

CASE NO. SV05-10657 MT

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TRUSTEE'S COMMENTS

Having reviewed the foregoing Motion for Authority to Sell Real Property, the undersigned Chapter 13 Trustee recommends that the court

APPROVE the sale of property as proposed. * on conditions below *

There will be sufficient funds from the sale of this property to pay all allowed claims and this escrow can close without any further delay.

Sale will pay less than 100% on allowed claims, but is for fair market value of property based on debtor's statement of affairs.

DISAPPROVE the sale as proposed for the following reasons:

Set for Hearing on Shortened Notice.

Dated: 7/14/05

Elizabeth F. Rojas
Chapter 13 Trustee
Elizabeth F. Rojas, Chapter 13 Trustee

ORDER

Based upon foregoing motion and recommendation of the Chapter 13 Trustee, it is

ORDERED that debtor's Motion for Authority to Sale Real Property is:

APPROVED on the terms and conditions set forth above; or

DISAPPROVED; or

Set for hearing on shortened notice for

Dated: 7/15/05

Maureen Tighe
United States Bankruptcy Judge
HONORABLE MAUREEN TIGHE

* On the condition that Chapter 13 Trustee's statutory fees on balance of claims paid thru escrow that would otherwise be paid through the plan. The trustee will demand \$75,000, therefore, will remain liable on all claims balances, the Chapter 13 Trustee will no longer pay the amount(s) of

And the plan percent to unsecured is increased to 100% pursuant to the confirmation order.

no attorneys fees are to be paid through escrow.

8/1/05

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NOTE TO USERS OF THIS FORM:

Physically attach this form as the last page of the proposed Order or Judgment.
Do not file this form as a separate document.

In re MARK & REBECCA WEBB	CHAPTER <u>13</u> Debtor: CASE NUMBER: SV05-10657 MT
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**NOTICE OF ENTRY OF JUDGMENT OR ORDER
AND CERTIFICATE OF MAILING**

TO ALL PARTIES IN INTEREST ON THE ATTACHED SERVICE LIST:

1. You are hereby notified, pursuant to Local Bankruptcy Rule 9021-1(a)(1)(E), that a judgment or order entitled (specify):
ORDER GRANTING MOTION TO SELL REAL PROPERTY.

was entered on (specify date):

JUL 15 2005

2. I hereby certify that I mailed a copy of this notice and a true copy of the order or judgment to the persons and entities on the attached service list on (specify date):

JUL 15 2005

Dated:

JUL 15 2005

JON D. CERETTO
Clerk of the Bankruptcy Court

By: 
Deputy Clerk

8/1/05

Mark & Rebecca Webb
P.O. BOX 38
Wartrace, TN 37183

Todd J. Roberts, Esq.
ROBERTS & KOCH, APC
16601 Ventura Boulevard, Fourth Floor
Encino, CA 91436

Elizabeth F. Rojas
Chapter 13 Trustee
15301 Ventura Boulevard, Bldg. B
Suite 400
Sherman Oaks, CA 91403

05 1817742

EXHIBIT B

ASSIGNED INSPECTOR: RUBEN REYES

Date: June 18, 2018

JOB ADDRESS: 14360 WEST KITTRIDGE STREET, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 2237-012-001

Last Full Title: 05/24/2018

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- 1). ANA VIRGINIA GARCIA
14360 KITTRIDGE ST
VAN NUYS, CA 91405
CAPACITY: OWNER

- 2). WESTERN PROGRESSIVE LLC
1000 ABERNATHY RD NE# 400-200
ATLANTA, GA 30328
CAPACITY: INTERESTED PARTY

Property Detail Report

For Property Located At :
14360 KITTRIDGE ST, VAN NUYS, CA 91405-4709

**Owner Information**

Owner Name: **GARCIA ANA V**
 Mailing Address: **14360 KITTRIDGE ST, VAN NUYS CA 91405-4709 C010**
 Vesting Codes: **SW / /**

Location Information

Legal Description:	TRACT # 1200 LOT 1	APN:	2237-012-001
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	1281.02 / 1	Subdivision:	1200
Township-Range-Sect:		Map Reference:	15-E4 /
Legal Book/Page:	19-35	Tract #:	1200
Legal Lot:	1	School District:	LOS ANGELES
Legal Block:	21	School District Name:	
Market Area:	VN	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

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

Last Market Sale Information

Recording/Sale Date:	08/01/2005 / 04/06/2005	1st Mtg Amount/Type:	\$368,100 / CONV
Sale Price:	\$409,000	1st Mtg Int. Rate/Type:	5.29 / ADJ
Sale Type:	FULL	1st Mtg Document #:	1817743
Document #:	1817742	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$425.16
New Construction:		Multi/Split Sale:	
Title Company:	SOUTHLAND TITLE CO.		
Lender:	DOWNEY S&L ASSN FA		
Seller Name:	WEBB MARK T & R TRUST		

Prior Sale Information

Prior Rec/Sale Date:	09/29/1992 /	Prior Lender:	
Prior Sale Price:		Prior 1st Mtg Amt/Type:	/
Prior Doc Number:	1822411	Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	DEED (REG)		

Property Characteristics

Gross Area:		Parking Type:	DETACHED GARAGE	Construction:	FRAME
Living Area:	962	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:	3	Exterior wall:	SHINGLE SIDING
Above Grade:		Parking Spaces:	3	Porch Type:	
Total Rooms:	5	Basement Area:		Patio Type:	COVERED PATIO
Bedrooms:	2	Finish Bsmnt Area:		Pool:	
Bath(F/H):	2 /	Basement Type:		Air Cond:	WINDOW
Year Built / Eff:	1920 / 1920	Roof Type:		Style:	CONVENTIONAL
Fireplace:	/	Foundation:	RAISED	Quality:	AVERAGE
# of Stories:	1.00	Roof Material:	COMPOSITION	Condition:	AVERAGE
			SHINGLE		

Other Improvements: **FENCED YARD**

Site Information

Zoning:	LAR1	Acres:	0.17	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	7,500	Lot Width/Depth:	50 x 150	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	PUBLIC
Site Influence:	CORNER			Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$451,000	Assessed Year:	2017	Property Tax:	\$5,529.38
Land Value:	\$360,800	Improved %:	20%	Tax Area:	13
Improvement Value:	\$90,200	Tax Year:	2017	Tax Exemption:	
Total Taxable Value:	\$451,000				

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

14360 KITTRIDGE ST, VAN NUYS, CA 91405-4709**6 Comparable(s) Selected.**

Report Date: 06/14/2018

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$409,000	\$310,000	\$576,000	\$459,167
Bldg/Living Area	962	875	1,076	970
Price/Sqft	\$425.16	\$354.29	\$619.37	\$473.42
Year Built	1920	1911	1955	1931
Lot Area	7,500	6,255	9,912	7,751
Bedrooms	2	2	3	2
Bathrooms/Restrooms	2	1	1	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$451,000	\$44,728	\$388,333	\$175,444
Distance From Subject	0.00	0.28	0.49	0.39

* = user supplied for search only

Comp #:	1	Distance From Subject:	0.28 (miles)
Address:	14243 VICTORY BLVD, VAN NUYS, CA 91401-1943		
Owner Name:	LOST OAKS HOLDING INC		
Seller Name:	ESTRADA BLANCA P		
APN:	2237-020-021	Map Reference:	15-E5 /
County:	LOS ANGELES, CA	Census Tract:	1281.02
Subdivision:	1200	Zoning:	LARD1.5
Rec Date:	11/30/2017	Prior Rec Date:	05/19/1993
Sale Date:	06/13/2017	Prior Sale Date:	
Sale Price:	\$310,000	Prior Sale Price:	\$130,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1379861	Acres:	0.15
1st Mtg Amt:		Lot Area:	6,498
Total Value:	\$194,173	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	875
		Total Rooms:	4
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Built/Eff:	1923 / 1928
		Air Cond:	WINDOW
		Style:	CONVENTIONAL
		Fireplace:	/
		Pool:	
		Roof Mat:	COMPOSITION SHINGLE
		Parking:	PARKING AVAIL

Comp #:	2	Distance From Subject:	0.33 (miles)
Address:	14129 HAMLIN ST, VAN NUYS, CA 91401-1402		
Owner Name:	PARISER MARC		
Seller Name:	PERRELLA BLAINE		
APN:	2237-017-011	Map Reference:	15-E5 /
County:	LOS ANGELES, CA	Census Tract:	1281.02
Subdivision:	1200	Zoning:	LAR1
Rec Date:	09/14/2017	Prior Rec Date:	10/21/1996
Sale Date:	08/15/2017	Prior Sale Date:	
Sale Price:	\$550,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	1045859	Acres:	0.23
1st Mtg Amt:	\$325,000	Lot Area:	9,912
Total Value:	\$249,573	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 1
		Living Area:	888
		Total Rooms:	4
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Built/Eff:	1919 / 1919
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	/
		Pool:	
		Roof Mat:	ROLL COMPOSITION
		Parking:	PARKING AVAIL

Comp #:	3	Distance From Subject:	0.34 (miles)
Address:	14115 HAMLIN ST, VAN NUYS, CA 91401-1402		
Owner Name:	AMH REALTY INC		
Seller Name:	GONZALEZ MARTHA E		
APN:	2237-017-010	Map Reference:	15-E5 /
County:	LOS ANGELES, CA	Census Tract:	1281.02
Subdivision:	1200	Zoning:	LAR1
Rec Date:	01/26/2018	Prior Rec Date:	04/23/2004
Sale Date:	01/03/2018	Prior Sale Date:	02/27/2004
Sale Price:	\$500,000	Prior Sale Price:	\$245,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	88050	Acres:	0.19
1st Mtg Amt:		Lot Area:	8,344
		Living Area:	992
		Total Rooms:	4
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Built/Eff:	1911 / 1911
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	

Total Value:	\$388,333	# of Stories:	1.00	Roof Mat:	ROLL COMPOSITION ATTACHED GARAGE
Land Use:	SFR	Park Area/Cap#:	/ 1	Parking:	

Comp #:	4				Distance From Subject:	0.43 (miles)
Address:	6717 CEDROS AVE, VAN NUYS, CA 91405-3864					
Owner Name:	STAMBULYAN TRUST					
Seller Name:	MANNOLINI WILLIAM E J TRUST					
APN:	2236-003-005	Map Reference:	15-D4 /	Living Area:	922	
County:	LOS ANGELES, CA	Census Tract:	1278.05	Total Rooms:	5	
Subdivision:	1393	Zoning:	LAR1	Bedrooms:	3	
Rec Date:	10/03/2017	Prior Rec Date:	07/21/1994	Bath(F/H):	1 /	
Sale Date:	08/24/2017	Prior Sale Date:		Yr Built/Eff:	1955 / 1955	
Sale Price:	\$399,000	Prior Sale Price:		Air Cond:	EVAP COOLER	
Sale Type:	FULL	Prior Sale Type:		Style:	CONVENTIONAL	
Document #:	1128599	Acres:	0.17	Fireplace:	/	
1st Mtg Amt:		Lot Area:	7,249	Pool:		
Total Value:	\$62,687	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE	
Land Use:	SFR	Park Area/Cap#:	/ 1	Parking:	PARKING AVAIL	

Comp #:	5				Distance From Subject:	0.47 (miles)
Address:	6944 TYRONE AVE, VAN NUYS, CA 91405-4010					
Owner Name:	AVETISYAN NAZARET					
Seller Name:	BALBUENA FAMILY TRUST					
APN:	2217-011-069	Map Reference:	/	Living Area:	1,076	
County:	LOS ANGELES, CA	Census Tract:	1279.10	Total Rooms:	3	
Subdivision:	6544	Zoning:	LAR1	Bedrooms:	3	
Rec Date:	10/20/2017	Prior Rec Date:		Bath(F/H):	1 /	
Sale Date:	08/04/2017	Prior Sale Date:		Yr Built/Eff:	1954 / 1954	
Sale Price:	\$576,000	Prior Sale Price:		Air Cond:		
Sale Type:	FULL	Prior Sale Type:		Style:		
Document #:	1204339	Acres:	0.19	Fireplace:	/	
1st Mtg Amt:	\$424,100	Lot Area:	8,250	Pool:		
Total Value:	\$113,172	# of Stories:		Roof Mat:		
Land Use:	SFR	Park Area/Cap#:	/	Parking:		

Comp #:	6				Distance From Subject:	0.49 (miles)
Address:	14223 ERWIN ST, VAN NUYS, CA 91401-2840					
Owner Name:	I.OPEZ JAIME P & GARCIA ELVA					
Seller Name:	RITTER-POWELL TRUST					
APN:	2240-017-015	Map Reference:	15-E5 /	Living Area:	1,064	
County:	LOS ANGELES, CA	Census Tract:	1282.10	Total Rooms:	6	
Subdivision:	1200	Zoning:	LARD1.5	Bedrooms:	3	
Rec Date:	12/12/2017	Prior Rec Date:	10/08/1997	Bath(F/H):	1 /	
Sale Date:	11/29/2017	Prior Sale Date:		Yr Built/Eff:	1927 / 1928	
Sale Price:	\$420,000	Prior Sale Price:		Air Cond:		
Sale Type:	FULL	Prior Sale Type:		Style:	CONVENTIONAL	
Document #:	1438637	Acres:	0.14	Fireplace:	/	
1st Mtg Amt:	\$412,392	Lot Area:	6,255	Pool:		
Total Value:	\$44,728	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE	
Land Use:	SFR	Park Area/Cap#:	/ 1	Parking:	PARKING AVAIL	

EXHIBIT D

ASSIGNED INSPECTOR: **RUBEN REYES**

Date: **June 18, 2018**

JOB ADDRESS: **14360 WEST KITTRIDGE STREET, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2237-012-001**

CASE#: **711840**

ORDER NO: **A-3996638**

EFFECTIVE DATE OF ORDER TO COMPLY: **February 26, 2016**

COMPLIANCE EXPECTED DATE: **March 27, 2016**

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

.....

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3996638

1060930201619062

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATELOS
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

GARCIA, ANA V
14360 KITTRIDGE ST
VAN NUYS, CA 91405

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

FEB 17 2016

CASE #: 711840
ORDER #: A-3996638
EFFECTIVE DATE: February 26, 2016
COMPLIANCE DATE: March 27, 2016

OWNER OF
SITE ADDRESS: 14360 W KITTRIDGE ST
ASSESSORS PARCEL NO.: 2237-012-001
ZONE: R1; One-Family Zone

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

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. Maintenance of existing premises.

You are therefore ordered to: Maintain the premises clean and free from accumulation of debris, rubbish, garbage, trash, overgrown vegetation and other similar material.

Code Section(s) in Violation: 91.8104.2, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

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.



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

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

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

PENALTY WARNING :

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

APPEAL PROCEDURES:

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

If you have any questions or require any additional information please feel free to contact me at (818)374-9851. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday. -

Inspector : 

Date: February 17, 2016

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



REVIEWED BY