

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

April 21, 2017

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**

On February 26, 2016, pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code, the Department of Building and Safety (the "Department") investigated and identified code violations at: **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.

Pursuant to Section 98.0421, the property owner was issued an order on February 26, 2016, to pay a code violation inspection fee after violations were identified and verified upon inspection. The code violation inspection fees imposed by the Department are as follows:

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

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

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

DEPARTMENT OF BUILDING AND SAFETY


Steve Ongele
Chief, Resource Management Bureau

Lien confirmed by
City Council on:

ATTEST: HOLLY L. WOLCOTT, CITY CLERK

BY: _____
DEPUTY



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

Property Title Report

Work Order No. T14097
Dated as of: 03/30/2017

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 : 04/13/2005

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

CITY:REGION/CLUSTER: 03/03139 TR#:1200 TRACT # 1200 LOT 1 BLK 21 City/Muni/Twp:

REGION/CLUSTER: 03/03139

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

8/1/05


2

05 1817742

RECORDING REQUESTED BY:
SOUTHLAND TITLE COMPANY

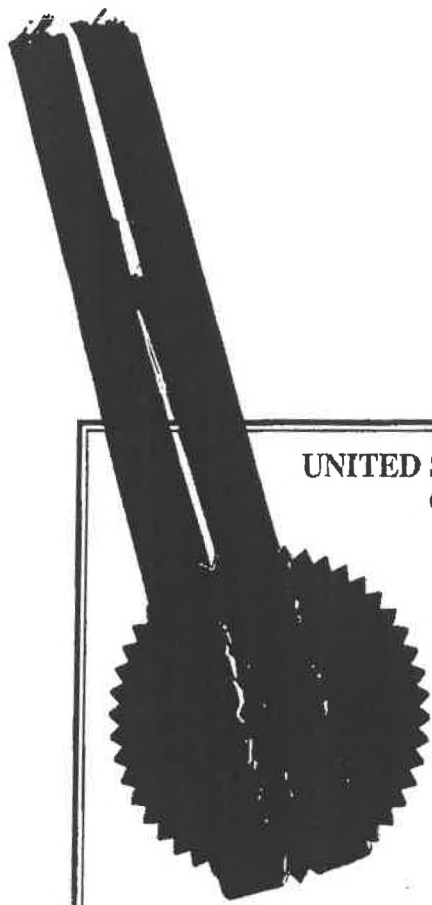
AND WHEN RECORDED MAIL TO:

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

Title Order No.: 15072195	GRANT DEED	Escrow No.: 019460-SP
<p>THE UNDERSIGNED GRANTOR(S) DECLARE(S) (W) (JU) DOCUMENTARY TRANSFER TAX is \$449.90 - CITY TRANSFER TAX \$1,840.50 <input checked="" type="checkbox"/> computed on full value of property conveyed, or <input type="checkbox"/> computed on full value less value of liens or encumbrances remaining at time of sale. <input type="checkbox"/> Unincorporated area <input checked="" type="checkbox"/> City of Los Angeles AND</p> <p>FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,</p> <p>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:</p> <p>ANA VIRGINIA GARCIA, a Single Woman</p> <p>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.</p> <p>Also Known as: 14360 KITTRIDGE STREET, VAN NUYS, CA 91405</p> <p>AP#: 2237-012-001 <i>* see attached Debtors motion for authority*</i></p>		
<p>DATED April 6, 2005 STATE OF CALIFORNIA Tennessee COUNTY OF <u>Bedford</u> On <u>4-13-05</u> Before me, <u>Renee Yoers</u> A Notary Public in and for said State, personally appeared <u>Mark T. Webb</u> <u>Rebecca Webb</u></p>	<p>Mark T. Webb and Rebecca Webb, as Trustees of THE MARK T. WEBB AND REBECCA WEBB LIVING TRUST DATED JUNE 13, 1992</p> <p>BY: <u>Mark T. Webb, Trustee</u> Mark T. Webb, Trustee</p> <p>BY: <u>Rebecca Webb, Trustee</u> Rebecca Webb, Trustee</p>	
<p>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.</p> <p>WITNESS my hand and official seal.</p>		
<p>Signature <u>Renee Yoers</u></p>	<p style="text-align: center;">  <small>(This is not an official notarial seal)</small> </p> <p>MAIL TAX STATEMENTS TO PARTY SHOWN BELOW, IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE: My commission expires: 2/14/09</p>	

8/11/05

3



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...
SV05-1065 MT1
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

3420 Twelfth Street, Suite 125
Riverside, CA 92501-3819

411 West 4th Street, Suite 2074
Santa Ana, CA 92701-4593

1415 State Street
Santa Barbara, CA 93101-2511

21041 Burbank Boulevard
Woodland Hills, CA 91367

Jon D. Ceretto, Clerk of Court

By:

[Handwritten Signature]
Deputy Clerk

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

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)

LODGED

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.

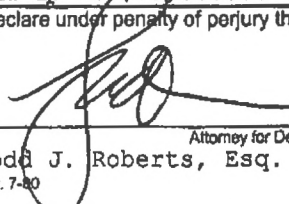
After payment of the foregoing encumbrances and all costs of sale, there will remain the sum of approximately \$ 232,320

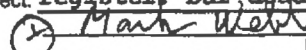
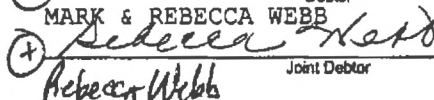
The standing Chapter 13 Trustee is hereby authorized to make demand upon escrow for sufficient funds to pay off the debtor's Chapter 13 Plan. All funds remaining after payment of the above by escrow shall be paid directly to debtor.

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. 7-80


Debtor
MARK & REBECCA WEBB

Joint Debtor

05 1817742

8/1/05

CASE NO. SV05-10657 MT

5

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 conditionis setain *

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
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 the chapt 13 trustee take statutory fees and balance of claims paid thru escrow that would be paid through the plan. The ch 13 trustee will demand \$75,000, the debtors will remain liable on all claims and balances, the chapter 13 trustee will no longer pay mechanism(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

6

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 13
Debtor.	CASE NUMBER: SV05-10657 MT

**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

7

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

TICOR TITLE CO
GLENDALE

2

4101976-76

Recording Requested By:
RESIDENTIAL MORTGAGE CAPITAL

06 2090420

And After Recording Return To:
RESIDENTIAL MORTGAGE CAPITAL
781 LINCOLN AVENUE, STE. 200
SAN RAFAEL, CALIFORNIA 94901
Loan Number: 9632311

[Space Above This Line For Recording Data]

DEED OF TRUST

MIN: 1000956-0009632311-9

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 SEPTEMBER 11, 2006, together with all Riders to this document.
- (B) "Borrower" is ANA VIRGINIA GARCIA, A SINGLE WOMAN

Borrower is the trustor under this Security Instrument.

- (C) "Lender" is RESIDENTIAL MORTGAGE CAPITAL

Lender is a CALIFORNIA CORPORATION organized and existing under the laws of CALIFORNIA
Lender's address is 781 LINCOLN AVENUE, STE. 200, SAN RAFAEL, CALIFORNIA 94901

- (D) "Trustee" is TICOR TITLE COMPANY
500 NORTH CENTRAL AVENUE #500, GLENDALE, CALIFORNIA 91203

(E) "MERS" is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as a nominee for Lender and Lender's successors and assigns. MERS is the beneficiary under this Security Instrument. MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS.

- (F) "Note" means the promissory note signed by Borrower and dated SEPTEMBER 11, 2006
The Note states that Borrower owes Lender FOUR HUNDRED FIFTY-SIX THOUSAND AND 00/100 Dollars (U.S. \$ 456,000.00) plus interest.

Borrower Initials: AVG

2237-12-1

09/28/06

Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than OCTOBER 1, 2046

(G) "Property" means the property that is described below under the heading "Transfer of Rights in the Property."

(H) "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.

(I) "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
- Condominium Rider
- Planned Unit Development Rider
- Biweekly Payment Rider
- Second Home Rider
- Other(s) [specify]

(J) "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.

(K) "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.

(L) "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.

(M) "Escrow Items" means those items that are described in Section 3.

(N) "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.

(O) "Mortgage Insurance" means insurance protecting Lender against the nonpayment of, or default on, the Loan.

(P) "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.

(Q) "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.

(R) "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

The beneficiary of this Security Instrument is MERS (solely as nominee for Lender and Lender's successors and assigns) and the successors and assigns of MERS. 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

Borrower Initials: AKG

06 2090420

09/28/06

4

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]

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A". A.P.N. : 2237-012-001

which currently has the address of 14360 KITTRIDGE AVENUE [Street]

VAN NUYS, California 91405 ("Property Address"); [City] [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 understands and agrees that MERS holds only legal title to the interests granted by Borrower in this Security Instrument, but, if necessary to comply with law or custom, MERS (as nominee for Lender and Lender's successors and assigns) has the right: to exercise any or all of those interests, including, but not limited to, the right to foreclose and sell the Property; and to take any action required of Lender including, but not limited to, releasing and canceling this Security Instrument.

BORROWER COVENANTS that Borrower is lawfully seised 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

Borrower Initials: AWG.

09/28/06

06 2090420

14

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any Rider executed by Borrower and recorded with it.

Ana Virginia Garcia (Seal)
ANA VIRGINIA GARCIA -Borrower

_____ (Seal)
-Borrower

_____ (Seal)
-Borrower

_____ (Seal)
-Borrower

_____ (Seal)
-Borrower

_____ (Seal)
-Borrower

Witness:

Witness:

09/20/06

06 2090420

15

State of California)
) ss.
County of LOS ANGELES)

On 9-12-2006 before me, SOFIA ALCARAZ, NOTARY PUBLIC

personally appeared ANA VIRGINIA GARCIA

~~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.



NOTARY SEAL

Sofia Alcaraz
NOTARY SIGNATURE
SOFIA ALCARAZ

(Typed Name of Notary)

09/20/06

06 2090420

EXHIBIT B

ASSIGNED INSPECTOR: RUBEN REYES

Date: April 21, 2017

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

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

Last Full Title: 03/30/2017

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1). ANA VIRGINIA GARCIA
14360 KITTRIDGE ST
VAN NUYS, CA 91405-4709
CAPACITY: OWNER

- 2). RESIDENTIAL MORTGAGE CAPITAL
781 LINCOLN AVE STE 200
SAN RAFAEL, CA 94901
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 COMPOSITION SHINGLE	Quality:	AVERAGE
# of Stories:	1.00	Roof Material:		Condition:	AVERAGE

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:	2016	Property Tax:	\$5,509.64
Land Value:	\$360,800	Improved %:	20%	Tax Area:	13
Improvement Value:	\$90,200	Tax Year:	2016	Tax Exemption:	
Total Taxable Value:	\$451,000				

Comparable Summary

For Property Located At



14360 KITTRIDGE ST, VAN NUYS, CA 91405-4709

3 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: 3

	Subject Property	Low	High	Average
Sale Price	\$409,000	\$417,000	\$465,000	\$435,667
Bldg/Living Area	962	878	1,088	986
Price/Sqft	\$425.16	\$420.36	\$484.05	\$443.93
Year Built	1920	1923	1928	1925
Lot Area	7,500	6,259	12,335	8,699
Bedrooms	2	2	2	2
Bathrooms/Restrooms	2	1	1	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$451,000	\$212,205	\$429,775	\$304,858
Distance From Subject	0.00	0.26	0.50	0.41

*= 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										
		14360 KITTRIDGE ST	\$409,000	1920	2	2	08/01/2005	962	7,500	0.0
Comparables										
<input checked="" type="checkbox"/>	1	14148 KITTRIDGE ST	\$425,000	1928	2	1	09/09/2016	878	7,504	0.26
<input checked="" type="checkbox"/>	2	14108 FRIAR ST	\$465,000	1925	2	1	03/14/2017	1,088	6,259	0.48
<input checked="" type="checkbox"/>	3	14755 KITTRIDGE ST	\$417,000	1923	2	1	03/31/2017	992	12,335	0.5

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

14360 KITTRIDGE ST, VAN NUYS, CA 91405-4709**3 Comparable(s) Selected.**

Report Date: 04/10/2017

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$409,000	\$417,000	\$465,000	\$435,667
Bldg/Living Area	962	878	1,088	986
Price/Sqft	\$425.16	\$420.36	\$484.05	\$443.93
Year Built	1920	1923	1928	1925
Lot Area	7,500	6,259	12,335	8,699
Bedrooms	2	2	2	2
Bathrooms/Restrooms	2	1	1	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$451,000	\$212,205	\$429,775	\$304,858
Distance From Subject	0.00	0.26	0.50	0.41

* = user supplied for search only

Comp #:**1** Distance From Subject:**0.26 (miles)**
 Address: **14148 KITTRIDGE ST, VAN NUYS, CA 91405-4705**
 Owner Name: **FINN DANIEL & LISA**
 Seller Name: **ORTEGA ARNOLD**
 APN: **2237-010-009** Map Reference: **15-E4 /** Living Area: **878**
 County: **LOS ANGELES, CA** Census Tract: **1281.02** Total Rooms: **5**
 Subdivision: **1200** Zoning: **LAR1** Bedrooms: **2**
 Rec Date: **09/09/2016** Prior Rec Date: **06/06/2016** Bath(F/H): **1 /**
 Sale Date: **09/08/2016** Prior Sale Date: **05/18/2016** Yr Built/Eff: **1928 / 1928**
 Sale Price: **\$425,000** Prior Sale Price: **\$375,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **1087256** Acres: **0.17** Fireplace: **Y / 1**
 1st Mtg Amt: **\$340,000** Lot Area: **7,504** Pool:
 Total Value: **\$429,775** # of Stories: **1.00** Roof Mat: **ROLL**
 Land Use: **SFR** Park Area/Cap#: **/ 1** Parking: **COMPOSITION**
PARKING AVAIL

Comp #:**2** Distance From Subject:**0.48 (miles)**
 Address: **14108 FRIAR ST, VAN NUYS, CA 91401-2105**
 Owner Name: **UNITED HOME BUYERS OF AMERICA INC**
 Seller Name: **ZALTSMAN MARK**
 APN: **2240-015-012** Map Reference: **15-E5 /** Living Area: **1,088**
 County: **LOS ANGELES, CA** Census Tract: **1282.10** Total Rooms: **5**
 Subdivision: **1200** Zoning: **LARD1.5** Bedrooms: **2**
 Rec Date: **03/14/2017** Prior Rec Date: **02/18/2010** Bath(F/H): **1 /**
 Sale Date: **02/21/2017** Prior Sale Date: **12/08/2009** Yr Built/Eff: **1925 / 1925**
 Sale Price: **\$465,000** Prior Sale Price: **\$250,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **288547** Acres: **0.14** Fireplace: **/**
 1st Mtg Amt: **\$114,000** Lot Area: **6,259** Pool:
 Total Value: **\$272,595** # of Stories: **1.00** Roof Mat: **COMPOSITION**
 Land Use: **SFR** Park Area/Cap#: **/ 1** Parking: **SHINGLE**
PARKING AVAIL

Comp #:**3** Distance From Subject:**0.5 (miles)**
 Address: **14755 KITTRIDGE ST, VAN NUYS, CA 91405-3887**
 Owner Name: **TERMENDZHIAN ELIZA**
 Seller Name: **DAVIS FRED S & SUSAN L**
 APN: **2236-006-031** Map Reference: **15-D4 /** Living Area: **992**
 County: **LOS ANGELES, CA** Census Tract: **1278.05** Total Rooms: **2**
 Subdivision: **9140** Zoning: **LAR1** Bedrooms: **2**
 Rec Date: **03/31/2017** Prior Rec Date: **05/24/1985** Bath(F/H): **1 /**
 Sale Date: **02/28/2017** Prior Sale Date: Yr Built/Eff: **1923 / 1927**
 Sale Price: **\$417,000** Prior Sale Price: **\$32,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style:
 Document #: **359038** Acres: **0.28** Fireplace: **/**
 1st Mtg Amt: **\$291,000** Lot Area: **12,335** Pool:
 Total Value: **\$212,205** # of Stories: Roof Mat:
 Land Use: **SFR** Park Area/Cap#: **/** Parking:

EXHIBIT D

ASSIGNED INSPECTOR: RUBEN REYES

Date: April 21, 2017

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

1066930201619062

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

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 *g*

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 err 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



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