

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

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

FRANK BUSH
GENERAL MANAGER

May 26, 2017

Council District: # 6

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

JOB ADDRESS: **14103 WEST TERRA BELLA STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2644-012-026**

On February 7, 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: **14103 West Terra Bella 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. The Department imposed non-compliance fee as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance Fee	\$ 660.00
Late Charge/Collection Fee (250%)	1,650.00
Accumulated Interest (1%/month)	243.93
Title Report Fee	42.00
Grand Total	\$ 2,595.93

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed a lien for a total sum of **\$2,595.93** recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "City Council") designate the time and place protest can be heard concerning this matter, as set forth in Sections 7.35.3 and 7.35.5 of the Los Angeles Administrative Code.

It is further requested that the City Council instruct the Department to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$2,595.93** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY


Steve Ongele
Chief, Resource Management Bureau

ATTEST: HOLLY WOLCOTT, CITY CLERK

Lien confirmed by
City Council on:

BY: _____
DEPUTY



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

Property Title Report

Work Order No. T14132
Dated as of: 04/13/2017

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)

APN #: 2644-012-026

Property Address: 14103 W TERRA BELLA ST ✓ **City:** Los Angeles **County:** Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : CHELSEA REAL ESTATE GROUP INC

Grantor : THE YUSHER GROUP INC

Deed Date : 12/09/2014

Recorded : 12/11/2014

Instr No. : 14-1344087

MAILING ADDRESS: CHELSEA REAL ESTATE GROUP INC
20121 VENTURA BLVD STE 211 WOODLAND HILLS CA 91364

SCHEDULE B

LEGAL DESCRIPTION

Block: 357 **Abbreviated Description:** BLK:357 **CITY:REGION/CLUSTER:** 03/03124
SUBD: MACLAY RANCHO EX MISSION OF SAN FERNANDO THE MACLAY RANCHO SW
100 FT OF NE 467 FTOF SE 281 FT OF LOT BLK 357 City/Muni/Twp:
REGION/CLUSTER: 03/03124

MORTGAGES/LIENS

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

RECORDING REQUESTED BY:

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

Name: The Yusher Group Inc
21700 Oxnard Street #1750
Street
Address: Woodland Hills CA 91367

City
State
& Zip

Title Order No.:

Escrow No.:

SPACE ABOVE THIS LINE FOR RECORDER'S USE



Grant Deed

The undersigned Grantor(s) declare(s)

DOCUMENTARY TRANSFER TAX IS \$0.00 R & T 11911

- Computed on Full Value of the interest or property conveyed, or
- Computed on full value less value of liens or encumbrances remaining at time of sale,
- Unincorporated Area City of Los Angeles

Parcel No.: 2644-012-026

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
The Yusher Group Inc, A California Corporation

Hereby GRANT(s) to:
Chelsea Real Estate Group Inc, A California Corporation

The following described real property in the County of Los Angeles, State of California
The Southwesterly 100 feet of that portion of Block 357 of Maday Rancho Ex-Mision of San Fernando in The city of Los Angeles, County of Los Angeles, State of California, as more particularly described in Exhibit "A" attached hereto and made a part hereof.

"This is bonafide gift and grantor received nothing in return" R & T 11911

Dated: 12/9/2014

STATE OF CALIFORNIA
COUNTY OF Los Angeles

On December 9, 2014 before me, Sarah
Rosa Goldman, A Notary Public, personally
appeared Tomer Tzadok

Tomer Tzadok
The Yusher Group, Inc. by Tomer Tzadok, President

who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature *Sarah Rosa Goldman*



(This area for official notarial seal)

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

Limor Carey 20121 Ventura Blvd Suite 211 Woodland Hills CA 91364

Name

Street Address

City & State

ILLEGIBLE NOTARY SEAL DECLARATION

GOVERNMENT CODE 27361.7

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 SARAH ROSA GOLDMAN

Date Commission Expires AUG 26, 2018

Notary Identification Number 2079533

(For Notaries commissioned after 1-1-1992)

County where bond is filed LOS ANGELES CO.

Manufacturer/Vendor Identification Number MSC1

(For Notaries commissioned after 1-1-1992)

Place of Execution of this Declaration BREA

Date 12/14 2014

[Signature]
DPS - Agent

EXHIBIT B

ASSIGNED INSPECTOR: **RUSSELL SCHOONOVER**

Date: **May 26, 2017**

JOB ADDRESS: **14103 WEST TERRA BELLA STREET, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2644-012-026**

Last Full Title: **04/13/2017**

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- 1). CHELSEA REAL ESTATE GROUP INC
20121 VENTURA BLVD STE 211
WOODLAND HILLS, CA 91364 CAPACITY: OWNER

Property Detail Report

For Property Located At :
14103 TERRA BELLA ST, ARLETA, CA 91331-5942



CoreLogic

RealQuest Professional

Owner Information

Owner Name: **CHELSEA REAL ESTATE GROUP INC**
 Mailing Address: **20121 VENTURA BLVD #211, WOODLAND HILLS CA 91364-2558 C012 C/O LIMOR CAREY**
 Vesting Codes: **//**

Location Information

Legal Description: **THE MACLAY RANCHO SW 100 FT OF NE 467 FT OF SE 281 FT OF**
 County: **LOS ANGELES, CA** APN: **2644-012-026**
 Census Tract / Block: **1192.01 / 1** Alternate APN:
 Township-Range-Sect: **1-605** Subdivision: **MACLAY**
 Legal Book/Page: **1-605** Map Reference: **8-E4 /**
 Legal Lot: Tract #: **LOS ANGELES**
 Legal Block: **357** School District:
 Market Area: **ARL** School District Name:
 Neighbor Code: Munic/Township:

Owner Transfer Information

Recording/Sale Date: **12/11/2014 / 12/09/2014** Deed Type: **GRANT DEED**
 Sale Price: 1st Mtg Document #:
 Document #: **1344087**

Last Market Sale Information

Recording/Sale Date: **03/14/2014 / 03/05/2014** 1st Mtg Amount/Type: **\$425,500 /**
 Sale Price: **\$425,500** 1st Mtg Int. Rate/Type: **/**
 Sale Type: **FULL** 1st Mtg Document #: **260762**
 Document #: **260761** 2nd Mtg Amount/Type: **/**
 Deed Type: **GRANT DEED** 2nd Mtg Int. Rate/Type: **/**
 Transfer Document #: Price Per SqFt: **\$83.73**
 New Construction: Multi/Split Sale:

Title Company: **ORANGE COAST TITLE CO/STHRN CA**

Lender:
 Seller Name: **CASTANO MARY TRUST**

Prior Sale Information

Prior Rec/Sale Date: **11/07/1973 /** Prior Lender:
 Prior Sale Price: **\$5,000** Prior 1st Mtg Amt/Type: **/**
 Prior Doc Number: Prior 1st Mtg Rate/Type: **/**
 Prior Deed Type: **DEED (REG)**

Property Characteristics

Gross Area:		Parking Type:		Construction:	
Living Area:	5,082	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:		Exterior wall:	STUCCO
Above Grade:		Parking Spaces:		Porch Type:	
Total Rooms:	6	Basement Area:		Patio Type:	
Bedrooms:	2	Finish Bsmnt Area:		Pool:	
Bath(F/H):	3 /	Basement Type:		Air Cond:	
Year Built / Eff:	1946 / 1957	Roof Type:		Style:	CONVENTIONAL
Fireplace:	Y / 1	Foundation:	SLAB	Quality:	
# of Stories:	2.00	Roof Material:	COMPOSITION SHINGLE	Condition:	
Other Improvements:	FENCE;ADDITION;LAUNDRY ROOM				

Site Information

Zoning:	LAR1	Acres:	0.65	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	28,103	Lot Width/Depth:	100 x 281	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$431,988	Assessed Year:	2016	Property Tax:	\$5,572.08
Land Value:	\$431,988	Improved %:		Tax Area:	13
Improvement Value:		Tax Year:	2016	Tax Exemption:	
Total Taxable Value:	\$431,988				

Comparable Summary

For Property Located At



14103 TERRA BELLA ST, ARLETA, CA 91331-5942

20 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: 20

	Subject Property	Low	High	Average
Sale Price	\$425,500	\$764,000	\$8,600,000	\$3,778,075
Bldg/Living Area	5,082	4,326	5,735	4,815
Price/Sqft	\$83.73	\$176.61	\$1,626.02	\$771.63
Year Built	1946	1925	2015	1970
Lot Area	28,103	6,535	59,002	20,828
Bedrooms	2	4	6	5
Bathrooms/Restrooms	3	3	6	5
Stories	2.00	1.00	2.00	1.38
Total Value	\$431,988	\$10,873	\$8,488,323	\$2,498,452
Distance From Subject	0.00	6.95	34.49	16.45

*= 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										
		14103 TERRA BELLA ST	\$425,500	1946	2	3	03/14/2014	5,082	28,103	0.0
Comparables										
<input checked="" type="checkbox"/>	1	807 NAPOLI DR	\$5,850,000	2000	5	5	12/13/2016	5,330	18,788	14.33
<input checked="" type="checkbox"/>	2	24508 WINGFIELD RD	\$3,400,000	1954	5	4	12/01/2016	4,388	47,378	13.58
<input checked="" type="checkbox"/>	3	11 VIA LA ROCCA	\$1,928,000	1990	5	5	08/25/2016	4,632	10,110	32.78
<input checked="" type="checkbox"/>	4	615 24TH ST	\$4,155,000	1931	5	4	08/25/2016	4,596	8,684	14.13
<input checked="" type="checkbox"/>	5	888 TOULON DR	\$6,200,000	1994	4	6	08/31/2016	5,735	13,873	14.25
<input checked="" type="checkbox"/>	6	1212 INSPIRATION PT	\$2,699,500	2015	5	6	12/20/2016	4,380	19,995	34.49
<input checked="" type="checkbox"/>	7	27669 SKYLARK LN	\$764,000		5	5	12/29/2016	4,326	6,659	13.45
<input checked="" type="checkbox"/>	8	29220 WAGON RD	\$2,635,000	1987	5	5	12/22/2016	5,328	40,005	19.88
<input checked="" type="checkbox"/>	9	608 N LINDEN DR	\$4,890,000	1925	4	3	12/28/2016	4,428	12,148	12.01
<input checked="" type="checkbox"/>	10	7145 GRASSWOOD AVE	\$8,500,000	2006	4	6	12/23/2016	5,618	59,002	26.37
<input checked="" type="checkbox"/>	11	10367 CHEVIOT DR	\$2,160,000	1936	6	4	12/21/2016	4,647	6,535	14.2
<input checked="" type="checkbox"/>	12	4704 BALBOA AVE	\$1,995,000	1980	4	4	12/20/2016	4,349	49,376	6.95
<input checked="" type="checkbox"/>	13	1601 CAPISTRANO AVE	\$1,480,000	1937	5	3	12/29/2016	4,350	14,495	12.62
<input checked="" type="checkbox"/>	14	24712 MALIBU RD	\$8,600,000	1969	4	5	12/21/2016	5,289	6,983	21.39
<input checked="" type="checkbox"/>	15	1110 S 2ND AVE	\$2,488,000	1989	5	5	12/20/2016	5,139	15,796	25.06
<input checked="" type="checkbox"/>	16	9453 GIERSON AVE	\$1,099,000	1991	5	4	01/18/2017	4,876	17,624	9.79
<input checked="" type="checkbox"/>	17	508 N REXFORD DR	\$6,298,000	1971	6	5	12/15/2016	4,366	12,658	11.81
<input checked="" type="checkbox"/>	18	601 FOOTHILL RD	\$7,300,000	1925	5	4	12/23/2016	4,603	19,763	11.61
<input checked="" type="checkbox"/>	19	3001 CANADA BLVD	\$1,220,000	1991	5	5	12/13/2016	4,854	23,840	12.62
<input checked="" type="checkbox"/>	20	4007 HAYVENHURST AVE	\$1,900,000	1956	5	6	12/16/2016	5,069	12,848	7.62

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

14103 TERRA BELLA ST, ARLETA, CA 91331-5942**20 Comparable(s) Selected.**

Report Date: 05/24/2017

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$425,500	\$764,000	\$8,600,000	\$3,778,075
Bldg/Living Area	5,082	4,326	5,735	4,815
Price/Sqft	\$83.73	\$176.61	\$1,626.02	\$771.63
Year Built	1946	1925	2015	1970
Lot Area	28,103	6,535	59,002	20,828
Bedrooms	2	4	6	5
Bathrooms/Restrooms	3	3	6	5
Stories	2.00	1.00	2.00	1.38
Total Value	\$431,988	\$10,873	\$8,488,323	\$2,498,452
Distance From Subject	0.00	6.95	34.49	16.45

* = user supplied for search only

Comp #:1 Distance From Subject:14.33 (miles)

Address: **807 NAPOLI DR, PACIFIC PALISADES, CA 90272-4515**

Owner Name: **YAMAMOTO OF ORIENT INC**

Seller Name: **SHORE ANDREW & EILEEN C**

APN: **4408-014-019** Map Reference: **40-E4 /** Living Area: **5,330**

County: **LOS ANGELES, CA** Census Tract: **2628.02** Total Rooms: **9**

Subdivision: **8978** Zoning: **LARE11** Bedrooms: **5**

Rec Date: **12/13/2016** Prior Rec Date: **10/15/1997** Bath(F/H): **5 /**

Sale Date: **11/02/2016** Prior Sale Date: **08/27/1997** Yr Built/Eff: **2000 / 2000**

Sale Price: **\$5,850,000** Prior Sale Price: **\$1,082,510** Air Cond: **CENTRAL**

Sale Type: **FULL** Prior Sale Type: Fireplace: **CONTEMPORARY**

Document #: **1577959** Acres: **0.43** Y / 1

1st Mtg Amt: Lot Area: **18,788** Pool: **POOL**

Total Value: **\$2,158,119** # of Stories: **1.00** Roof Mat: **GRAVEL & ROCK**

Land Use: **SFR** Park Area/Cap#: **1 / 2** Parking: **PARKING AVAIL**

Comp #:2 Distance From Subject:13.58 (miles)

Address: **24508 WINGFIELD RD, HIDDEN HILLS, CA 91302-1293**

Owner Name: **GOTTLIEB ALAN & KEDRA**

Seller Name: **HARRIS JEFFREY S TRUST**

APN: **2049-010-015** Map Reference: **100-D1 /** Living Area: **4,388**

County: **LOS ANGELES, CA** Census Tract: **8002.03** Total Rooms: **8**

Subdivision: **L A CO ASSESSOR MAP 65** Zoning: **HHRAS1*** Bedrooms: **5**

Rec Date: **12/01/2016** Prior Rec Date: **10/21/2016** Bath(F/H): **4 /**

Sale Date: **11/15/2016** Prior Sale Date: **10/19/2016** Yr Built/Eff: **1954 / 1971**

Sale Price: **\$3,400,000** Prior Sale Price: **\$3,800,000** Air Cond: **CENTRAL**

Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**

Document #: **1513919** Acres: **1.09** Fireplace: **Y / 1**

1st Mtg Amt: **\$2,500,000** Lot Area: **47,378** Pool: **POOL**

Total Value: **\$2,312,000** # of Stories: **1.00** Roof Mat: **WOOD SHAKE**

Land Use: **SFR** Park Area/Cap#: **1 / 2** Parking: **ATTACHED GARAGE**

Comp #:3 Distance From Subject:32.78 (miles)

Address: **11 VIA LA ROCCA, RANCHO PALOS VERDES, CA 90275-4881**

Owner Name: **BLOOMING IRIS LIVING TRUST**

Seller Name: **CHUNG TAE S FAMILY TRUST**

APN: **7585-033-042** Map Reference: **72-D5 /** Living Area: **4,632**

County: **LOS ANGELES, CA** Census Tract: **6704.07** Total Rooms: **5**

Subdivision: **44514** Zoning: **RPRS10000*** Bedrooms: **5**

Rec Date: **08/25/2016** Prior Rec Date: **11/04/1991** Bath(F/H): **5 /**

Sale Date: **08/16/2016** Prior Sale Date: **10/1991** Yr Built/Eff: **1990 / 1990**

Sale Price: **\$1,928,000** Prior Sale Price: **\$1,042,500** Air Cond: **CENTRAL**

Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONTEMPORARY**

Document #: **1015957** Acres: **0.23** Fireplace: **/**

1st Mtg Amt: Lot Area: **10,110** Pool: **POOL**

Total Value: **\$1,557,291** # of Stories: **2.00** Roof Mat: **TILE**

Land Use: **SFR** Park Area/Cap#: **1 / 3** Parking: **ATTACHED GARAGE**

Comp #:4 Distance From Subject:14.13 (miles)

Address: **615 24TH ST, SANTA MONICA, CA 90402-3135**

Owner Name: **BORDEN ROBERT J 2006 TRUST**

Seller Name: **BEIMAN TRUST**

APN: **4278-009-021** Map Reference: **41-A4 /** Living Area: **4,596**

County: **LOS ANGELES, CA** Census Tract: **7012.01** Total Rooms: **6**

Subdivision: **1676** Zoning: **SMR1*** Bedrooms: **5**

Rec Date: **08/25/2016** Prior Rec Date: **09/20/2012** Bath(F/H): **4 /**

Sale Date: **07/27/2016** Prior Sale Date: **07/26/2012** Yr Built/Eff: **1931 / 1980**

Sale Price: **\$4,155,000** Prior Sale Price: **\$2,689,000** Air Cond: **CENTRAL**

Sale Type: **FULL** Prior Sale Type: **FULL** Style: **SPANISH**

Document #: **1018555** Acres: **0.20** Fireplace: **Y / 1**

1st Mtg Amt: **\$1,500,000** Lot Area: **8,684** Pool: **POOL**

Total Value: **\$2,797,193** # of Stories: **1.00** Roof Mat: **COMPOSITION SHINGLE**

Land Use: **SFR** Park Area/Cap#: **1 / 2** Parking: **PARKING AVAIL**

Comp #:**5** Distance From Subject:**14.25 (miles)**
 Address: **888 TOULON DR, PACIFIC PALISADES, CA 90272-4048**
 Owner Name: **GEORGI MARY L LIVING TRUST**
 Seller Name: **WASHBURN MARGARET P**
 APN: **4408-014-009** Map Reference: **40-E3 /** Living Area: **5,735**
 County: **LOS ANGELES, CA** Census Tract: **2628.02** Total Rooms: **8**
 Subdivision: **8978** Zoning: **LARE11** Bedrooms: **4**
 Rec Date: **08/31/2016** Prior Rec Date: **10/23/2013** Bath(F/H): **6 /**
 Sale Date: **07/07/2016** Prior Sale Date: **10/10/2013** Yr Built/Eff: **1994 / 2002**
 Sale Price: **\$6,200,000** Prior Sale Price: **\$5,750,000** Air Cond: **CENTRAL**
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONTEMPORARY**
 Document #: **1047244** Acres: **0.32** Fireplace: **Y / 1**
 1st Mtg Amt: Lot Area: **13,873** Pool: **POOL**
 Total Value: **\$5,954,322** # of Stories: **1.00** Roof Mat: **WOOD SHAKE**
 Land Use: **SFR** Park Area/Cap#: **1 / 3** Parking: **ATTACHED GARAGE**

Comp #:**6** Distance From Subject:**34.49 (miles)**
 Address: **1212 INSPIRATION PT, WEST COVINA, CA 91791-3782**
 Owner Name: **TONG NANCY Y P**
 Seller Name: **TAYLOR MORRISON OF CALIFORNIA LLC**
 APN: **8493-056-001** Map Reference: **92-F4 /** Living Area: **4,380**
 County: **LOS ANGELES, CA** Census Tract: **4080.05** Total Rooms: **5**
 Subdivision: **32324** Zoning: **WCR140000&H*** Bedrooms: **5**
 Rec Date: **12/20/2016** Prior Rec Date: **04/01/2014** Bath(F/H): **6 /**
 Sale Date: **11/21/2016** Prior Sale Date: **03/28/2014** Yr Built/Eff: **2015 / 2015**
 Sale Price: **\$2,699,500** Prior Sale Price: **\$37,179,000** Air Cond: **CENTRAL**
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **/**
 Document #: **1615562** Acres: **0.46** Fireplace: **/**
 1st Mtg Amt: Lot Area: **19,995** Pool: **/**
 Total Value: **\$953,893** # of Stories: **/** Roof Mat: **/**
 Land Use: **SFR** Park Area/Cap#: **/** Parking: **/**

Comp #:**7** Distance From Subject:**13.45 (miles)**
 Address: **27669 SKYLARK LN, SANTA CLARITA, CA 91350-5776**
 Owner Name: **LANE LILIA I/YOUNG JASON M**
 Seller Name: **BROOKFIELD HIGHGLEN LLC**
 APN: **2801-032-004** Map Reference: **/** Living Area: **4,326**
 County: **LOS ANGELES, CA** Census Tract: **9200.13** Total Rooms: **5**
 Subdivision: Zoning: **SCRS** Bedrooms: **5**
 Rec Date: **12/29/2016** Prior Rec Date: Bath(F/H): **5 /**
 Sale Date: **11/04/2016** Prior Sale Date: Yr Built/Eff: **/**
 Sale Price: **\$764,000** Prior Sale Price: Air Cond: **/**
 Sale Type: **FULL** Prior Sale Type: Style: **/**
 Document #: **1655286** Acres: **0.15** Fireplace: **/**
 1st Mtg Amt: Lot Area: **6,659** Pool: **/**
 Total Value: **\$10,873** # of Stories: **/** Roof Mat: **/**
 Land Use: **SFR** Park Area/Cap#: **/** Parking: **/**

Comp #:**8** Distance From Subject:**19.88 (miles)**
 Address: **29220 WAGON RD, AGOURA HILLS, CA 91301-2742**
 Owner Name: **GOLDBERG MICHAEL J & JANE K TRUST**
 Seller Name: **GOLDBERG-HERZBERG TRUST**
 APN: **2063-017-062** Map Reference: **100A-A6 /** Living Area: **5,328**
 County: **LOS ANGELES, CA** Census Tract: **8003.29** Total Rooms: **5**
 Subdivision: **PARCEL MAP 6992** Zoning: **LCA11-R110000*** Bedrooms: **5**
 Rec Date: **12/22/2016** Prior Rec Date: **06/24/1998** Bath(F/H): **5 /**
 Sale Date: **11/01/2016** Prior Sale Date: **04/28/1998** Yr Built/Eff: **1987 / 1987**
 Sale Price: **\$2,635,000** Prior Sale Price: **\$1,530,000** Air Cond: **CENTRAL**
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **/**
 Document #: **1629585** Acres: **0.92** Fireplace: **/**
 1st Mtg Amt: Lot Area: **40,005** Pool: **POOL**
 Total Value: **\$1,618,623** # of Stories: **/** Roof Mat: **/**
 Land Use: **SFR** Park Area/Cap#: **/** Parking: **/**

Comp #:9 Distance From Subject:12.01 (miles)
 Address: 608 N LINDEN DR, BEVERLY HILLS, CA 90210-3224
 Owner Name: KOUMETZ GERARD
 Seller Name: NORTH LINDEN TRUST
 APN: 4345-021-020 Map Reference: 42-B1 / Living Area: 4,428
 County: LOS ANGELES, CA Census Tract: 7007.00 Total Rooms: 8
 Subdivision: BEVERLY HILLS Zoning: BHR1* Bedrooms: 4
 Rec Date: 12/28/2016 Prior Rec Date: 10/02/2007 Bath(F/H): 3 /
 Sale Date: 12/06/2016 Prior Sale Date: 09/17/2007 Yr Built/Eff: 1925 / 1947
 Sale Price: \$4,890,000 Prior Sale Price: \$4,465,000 Air Cond: CENTRAL
 Sale Type: FULL Prior Sale Type: FULL Style: TUDOR
 Document #: 1650291 Acres: 0.28 Fireplace: Y / 1
 1st Mtg Amt: Lot Area: 12,148 Pool: POOL
 Total Value: \$5,065,240 # of Stories: 2.00 Roof Mat: WOOD SHAKE
 Land Use: SFR Park Area/Cap#: / 1 Parking: PARKING AVAIL

Comp #:10 Distance From Subject:26.37 (miles)
 Address: 7145 GRASSWOOD AVE, MALIBU, CA 90265-4248
 Owner Name: TJ CLIFFSIDE LLC
 Seller Name: BARRINGTON TRUST
 APN: 4466-014-005 Map Reference: 110-C5 / Living Area: 5,618
 County: LOS ANGELES, CA Census Tract: 8004.08 Total Rooms: 6
 Subdivision: TOPANGA MALIBU SEQUIT Zoning: LCRA1* Bedrooms: 4
 RHO Prior Rec Date: 02/02/2012 Bath(F/H): 6 /
 Rec Date: 12/23/2016 Prior Sale Date: 01/27/2012 Yr Built/Eff: 2006 / 2006
 Sale Date: 12/19/2016 Prior Sale Price: \$8,000,000 Air Cond: CENTRAL
 Sale Price: \$8,500,000 Prior Sale Type: FULL Style: /
 Sale Type: FULL Acres: 1.35 Fireplace: /
 Document #: 1633917 Lot Area: 59,002 Pool: POOL
 1st Mtg Amt: # of Stories: Roof Mat:
 Total Value: \$8,488,323 Park Area/Cap#: / Parking:
 Land Use: SFR

Comp #:11 Distance From Subject:14.2 (miles)
 Address: 10367 CHEVIOT DR, LOS ANGELES, CA 90064-4533
 Owner Name: CHEVIOT HAWK PARTNERS LLC
 Seller Name: FORSYTH CHARLES S & BERNADINE L
 APN: 4318-028-015 Map Reference: 42-B4 / Living Area: 4,647
 County: LOS ANGELES, CA Census Tract: 2693.00 Total Rooms: 6
 Subdivision: 7264 Zoning: LAR1 Bedrooms: 6
 Rec Date: 12/21/2016 Prior Rec Date: 05/23/1969 Bath(F/H): 4 /
 Sale Date: 08/19/2016 Prior Sale Date: Yr Built/Eff: 1936 / 1973
 Sale Price: \$2,160,000 Prior Sale Price: \$41,000 Air Cond: CENTRAL
 Sale Type: FULL Prior Sale Type: FULL Style: SPANISH
 Document #: 1624166 Acres: 0.15 Fireplace: Y / 1
 1st Mtg Amt: Lot Area: 6,535 Pool:
 Total Value: \$560,457 # of Stories: 1.00 Roof Mat: TILE
 Land Use: SFR Park Area/Cap#: / 2 Parking: PARKING AVAIL

Comp #:12 Distance From Subject:6.95 (miles)
 Address: 4704 BALBOA AVE, ENCINO, CA 91316-4107
 Owner Name: LICHTENSTEIN DEMIAN & BROOKE C
 Seller Name: HATTENBACH GINA
 APN: 2289-018-019 Map Reference: 21-F3 / Living Area: 4,349
 County: LOS ANGELES, CA Census Tract: 1397.01 Total Rooms: 4
 Subdivision: PARCEL MAP 3484 Zoning: LARA Bedrooms: 4
 Rec Date: 12/20/2016 Prior Rec Date: 10/07/2010 Bath(F/H): 4 /
 Sale Date: 11/29/2016 Prior Sale Date: 09/13/2010 Yr Built/Eff: 1980 / 1980
 Sale Price: \$1,995,000 Prior Sale Price: \$1,517,000 Air Cond: CENTRAL
 Sale Type: FULL Prior Sale Type: FULL Style:
 Document #: 1616481 Acres: 1.13 Fireplace: /
 1st Mtg Amt: Lot Area: 49,376 Pool: POOL
 Total Value: \$1,641,787 # of Stories: Roof Mat:
 Land Use: SFR Park Area/Cap#: / Parking: GARAGE

Comp #:13 Distance From Subject:12.62 (miles)
 Address: 1601 CAPISTRANO AVE, GLENDALE, CA 91208-1924
 Owner Name: BOYAMIAN MICHAEL H & TALINE K
 Seller Name: HUGHES PAUL J
 APN: 5614-009-031 Map Reference: 18-E5 / Living Area: 4,350
 County: LOS ANGELES, CA Census Tract: 3007.01 Total Rooms: 8
 Subdivision: 10543 Zoning: GLR1YY Bedrooms: 5
 Rec Date: 12/29/2016 Prior Rec Date: 11/03/2014 Bath(F/H): 3 /
 Sale Date: 11/30/2016 Prior Sale Date: 10/20/2014 Yr Built/Eff: 1937 / 1980
 Sale Price: \$1,480,000 Prior Sale Price: \$1,445,000 Air Cond: CENTRAL
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 1654918 Acres: 0.33 Fireplace: Y / 2
 1st Mtg Amt: \$1,110,000 Lot Area: 14,495 Pool: POOL
 Total Value: \$1,467,035 # of Stories: 1.00 Roof Mat: COMPOSITION
 Land Use: SFR Park Area/Cap#: / 3 Parking: SHINGLE
 GARAGE

Comp #:14 Distance From Subject:21.39 (miles)
 Address: 24712 MALIBU RD, MALIBU, CA 90265-4616
 Owner Name: 24712 MR TRUST
 Seller Name: MAGID ROBERT M & R A TRUST
 APN: 4458-012-032 Map Reference: 113-E5 / Living Area: 5,289
 County: LOS ANGELES, CA Census Tract: 8005.04 Total Rooms: 10
 Subdivision: 13157 Zoning: LCR16000* Bedrooms: 4
 Rec Date: 12/21/2016 Prior Rec Date: 01/05/1999 Bath(F/H): 5 /
 Sale Date: 10/13/2016 Prior Sale Date: 12/17/1998 Yr Built/Eff: 1969 / 1969
 Sale Price: \$8,600,000 Prior Sale Price: Air Cond:
 Sale Type: FULL Prior Sale Type: Style:
 Document #: 1619531 Acres: 0.16 Fireplace: Y / 3
 1st Mtg Amt: \$7,600,000 Lot Area: 6,983 Pool:
 Total Value: \$4,204,718 # of Stories: Roof Mat:
 Land Use: SFR Park Area/Cap#: / 3 Parking: ATTACHED
 GARAGE

Comp #:15 Distance From Subject:25.06 (miles)
 Address: 1110 S 2ND AVE, ARCADIA, CA 91006-4105
 Owner Name: SHAO ZHENXUAN/NIAN XIAOPING
 Seller Name: JJ66 TRUST
 APN: 5781-018-020 Map Reference: 28-E6 / Living Area: 5,139
 County: LOS ANGELES, CA Census Tract: 4308.02 Total Rooms: 5
 Subdivision: 808 Zoning: ARR1YY Bedrooms: 5
 Rec Date: 12/20/2016 Prior Rec Date: 07/25/2012 Bath(F/H): 5 /
 Sale Date: 11/10/2016 Prior Sale Date: 07/13/2012 Yr Built/Eff: 1989 / 1989
 Sale Price: \$2,488,000 Prior Sale Price: \$1,870,000 Air Cond: CENTRAL
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 1614654 Acres: 0.36 Fireplace: Y / 1
 1st Mtg Amt: Total Value: \$1,945,237 # of Stories: 1.00 Pool: POOL
 Land Use: SFR Park Area/Cap#: / Roof Mat: COMPOSITION
 GARAGE

Comp #:16 Distance From Subject:9.79 (miles)
 Address: 9453 GIERSON AVE, CHATSWORTH, CA 91311-4705
 Owner Name: MUNOZ DANNY & NORMA
 Seller Name: RUDOLPH DAVID
 APN: 2727-020-020 Map Reference: 6-B4 / Living Area: 4,876
 County: LOS ANGELES, CA Census Tract: 1132.37 Total Rooms: 9
 Subdivision: CHATSWORTH PARK Zoning: LARA Bedrooms: 5
 Rec Date: 01/18/2017 Prior Rec Date: 03/15/2004 Bath(F/H): 4 /
 Sale Date: 10/18/2016 Prior Sale Date: 02/13/2004 Yr Built/Eff: 1991 / 1991
 Sale Price: \$1,099,000 Prior Sale Price: \$860,000 Air Cond: CENTRAL
 Sale Type: FULL Prior Sale Type: Style: CONVENTIONAL
 Document #: 67757 Acres: 0.40 Fireplace: Y / 2
 1st Mtg Amt: \$625,500 Lot Area: 17,624 Pool:
 Total Value: \$1,032,889 # of Stories: 2.00 Roof Mat: WOOD SHAKE
 Land Use: SFR Park Area/Cap#: / Parking: GARAGE

Comp #:17 Distance From Subject:11.81 (miles)
 Address: 508 N REXFORD DR, BEVERLY HILLS, CA 90210-3310
 Owner Name: YS BEHROOZAN FAMILY TRUST
 Seller Name: D INVESTMENT LLC
 APN: 4341-030-006 Map Reference: 33-C6 / Living Area: 4,366
 County: LOS ANGELES, CA Census Tract: 7006.00 Total Rooms: 9
 Subdivision: BEVERLY HILLS Zoning: BHR1* Bedrooms: 6
 Rec Date: 12/15/2016 Prior Rec Date: 02/08/2013 Bath(F/H): 5 /
 Sale Date: 12/05/2016 Prior Sale Date: 01/14/2013 Yr Built/Eff: 1971 / 1973
 Sale Price: \$6,298,000 Prior Sale Price: \$4,000,000 Air Cond: CENTRAL
 Sale Type: FULL Prior Sale Type: FULL Style: COLONIAL
 Document #: 1593824 Acres: 0.29 Fireplace: Y / 1
 1st Mtg Amt: \$3,487,800 Lot Area: 12,658 Pool: POOL
 Total Value: \$4,160,942 # of Stories: 2.00 Roof Mat: ROLL
 Land Use: SFR Park Area/Cap#: / 2 Parking: COMPOSITION
 ATTACHED GARAGE

Comp #:18 Distance From Subject:11.61 (miles)
 Address: 601 FOOTHILL RD, BEVERLY HILLS, CA 90210-3403
 Owner Name: JIVRAJKA RENU V TRUST
 Seller Name: PORTANOVA GAIL 1990 TRUST
 APN: 4341-024-034 Map Reference: 33-C5 / Living Area: 4,603
 County: LOS ANGELES, CA Census Tract: 7006.00 Total Rooms: 10
 Subdivision: 1907 Zoning: BHR1* Bedrooms: 5
 Rec Date: 12/23/2016 Prior Rec Date: 04/01/1997 Bath(F/H): 4 /
 Sale Date: 12/07/2016 Prior Sale Date: Yr Built/Eff: 1925 / 1938
 Sale Price: \$7,300,000 Prior Sale Price: \$190,627 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: TUDOR
 Document #: 1634255 Acres: 0.45 Fireplace: Y / 1
 1st Mtg Amt: \$1,298,453 Lot Area: 19,763 Pool: POOL
 Total Value: SFR # of Stories: 2.00 Roof Mat: WOOD SHAKE
 Land Use: SFR Park Area/Cap#: / 2 Parking: PARKING AVAIL

Comp #:19 Distance From Subject:12.62 (miles)
 Address: 3001 CANADA BLVD, GLENDALE, CA 91208-2000
 Owner Name: CHUNG JEFF/CHEN ANNIE Z
 Seller Name: BANK OF NEW YORK M 2007-OH2
 APN: 5616-003-001 Map Reference: 18-F4 / Living Area: 4,854
 County: LOS ANGELES, CA Census Tract: 3007.01 Total Rooms:
 Subdivision: SELVAS DE VERDUGO Zoning: GLR1YY Bedrooms: 5
 Rec Date: 12/13/2016 Prior Rec Date: 04/30/1996 Bath(F/H): 5 /
 Sale Date: 11/14/2016 Prior Sale Date: Yr Built/Eff: 1991 / 1991
 Sale Price: \$1,220,000 Prior Sale Price: \$460,000 Air Cond: CENTRAL
 Sale Type: FULL Prior Sale Type: FULL Style:
 Document #: 1579072 Acres: 0.55 Fireplace: /
 1st Mtg Amt: \$976,000 Lot Area: 23,840 Pool: POOL
 Total Value: \$825,897 # of Stories: Roof Mat:
 Land Use: SFR Park Area/Cap#: / Parking:

Comp #:20 Distance From Subject:7.62 (miles)
 Address: 4007 HAYVENHURST AVE, ENCINO, CA 91436-3849
 Owner Name: CHAHANIAN HOVIG/KESEIAN JIZELL
 Seller Name: FRIENDLY INVESTMENT LLC
 APN: 2287-001-017 Map Reference: 21-F4 / Living Area: 5,069
 County: LOS ANGELES, CA Census Tract: 1397.02 Total Rooms: 5
 Subdivision: 18531 Zoning: LARE15 Bedrooms: 5
 Rec Date: 12/16/2016 Prior Rec Date: 08/31/2012 Bath(F/H): 6 /
 Sale Date: 12/05/2016 Prior Sale Date: 08/23/2012 Yr Built/Eff: 1956 / 2007
 Sale Price: \$1,900,000 Prior Sale Price: \$978,000 Air Cond: CENTRAL
 Sale Type: FULL Prior Sale Type: FULL Style: UNKNOWN
 Document #: 1600763 Acres: 0.29 Fireplace: Y / 1
 1st Mtg Amt: \$1,500,000 Lot Area: 12,848 Pool: POOL
 Total Value: \$1,915,738 # of Stories: 1.00 Roof Mat: WOOD SHAKE
 Land Use: SFR Park Area/Cap#: / 3 Parking: DETACHED
 GARAGE

EXHIBIT D

ASSIGNED INSPECTOR: **RUSSELL SCHOONOVER**

Date: **May 26, 2017**

JOB ADDRESS: **14103 WEST TERRA BELLA STREET, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2644-012-026**

CASE#: **698542**

ORDER NO: **A-3957392**

EFFECTIVE DATE OF ORDER TO COMPLY: **January 8, 2016**

COMPLIANCE EXPECTED DATE: **February 7, 2016**

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

LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3957392

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

SUBSTANDARD ORDER AND NOTICE OF FEE

CHELSEA REAL ESTATE GROUP INC
20121 VENTURA BLVD STE 211
WOODLAND HILLS, CA 91364

CASE #: 698542


ORDER #: A-3957392

EFFECTIVE DATE: January 08, 2016

COMPLIANCE DATE: February 07, 2016

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

DEC 29 2015

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

OWNER OF
SITE ADDRESS: 14103 W TERRA BELLA ST

ASSESSORS PARCEL NO.: 2644-012-026
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:

As a result of an inspection of the property (Site Address) listed above, this office has determined the building(s) to be SUBSTANDARD as pursuant to the provisions of Division 89 of Article 1 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.). You are therefore ordered to secure all required permits and begin the necessary work to eliminate the following code violations within 30 days from the effective date of this order. All necessary work shall be completed within 90 days from the effective date of this order. If the necessary permits are not obtained or the required work is not physically commenced within 45 days from the effective date of this order, the Department of Building and Safety may order the owner to cause the building(s) to be vacated.

VIOLATION(S):

1. The buildings and premises are Substandard due to illegal use and occupancy.

You are therefore ordered to: 1) Discontinue the use and occupancy of all buildings or portions thereof occupied for living, sleeping, cooking or dining purposes which were not designed or intended to be used for such occupancies. 2) Demolish and remove all construction work performed and return the property to its permitted and approved state.

Code Section(s) in Violation: 91.8902.14, 91.8902, 91.103.1, 12.21A.1.(a), 12.08A of the L.A.M.C.

Location: Dwelling and garage.



CODE ENFORCEMENT BUREAU

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

www.ladbs.org

Page 1 of 4

Comments: The second and third story additions to the dwelling and the conversion of the garage to a habitable use were done without the required permits, inspections and approvals. No Certificate of Occupancy has been issued for said construction work done.

2. The second and third story additions to the dwelling and the garage converted to habitable area have been occupied without first obtaining the required Certificate of Occupancy.

You are therefore ordered to: Discontinue the use or occupancy of the unapproved buildings, or portions thereof, until the required Certificate of Occupancy has been obtained.

Code Section(s) in Violation: 91.109.1, 91.103.1, 91.106.1.1, 91.104.2.5, 12.21A.1.(a), 12.08A and 12.26.E.1 of the L.A.M.C.

Location: Dwelling and converted garage

3. Permits are required for all construction and mechanical work performed on the site, including but not limited to the second and third story additions to the dwelling and the conversion of the garage to a habitable area.

You are therefore ordered to: Obtain all required building, electrical, plumbing and mechanical permits for work done. Expose all work that was concealed without inspections and approvals. Or, demolish all unapproved work and restore the buildings and site to the approved state.

Code Section(s) in Violation: 91.106.1.1, 91.103.1, 93.0201, 94.103.1.1, 95.112.1, 12.21A.1(a), 12.08A of the L.A.M.C.

Location: Additions to the dwelling and conversion of the garage.

4. The garage has been converted to habitable space without the required permits, inspections and approvals.

You are therefore ordered to: Discontinue the use as a dwelling and restore the garage to its originally permitted use as a garage.

Code Section(s) in Violation: 12.21A.1.(a), 12.08A, 12.21A4(a), 12.21A4(m), 91.8902.14, 91.8105, 91.103.1. of the L.A.M.C.

Location: Garage

5. The occupancy or use has changed from a garage to a habitable area without obtaining the required Certificate of Occupancy.

You are therefore ordered to: Discontinue the unapproved occupancy or use as habitable area and restore the garage to its approved use as covered parking.

Code Section(s) in Violation: 91.8203, 91.103.1, 12.21A.1.(a), 12.08A, 12.26.E.1 of the L.A.M.C.

Location: Converted garage

6. Inspections and approvals are required for all of the construction, electrical, mechanical and plumbing work that was done.

You are therefore ordered to: Obtain all required inspections and approvals including a final inspection approval. Exposure of work that was concealed without inspection and approval will be required.

Code Section(s) in Violation: 91.108.1, 91.108.4, 91.103.1, 91.104.2.2, 91.106.1.1, 93.0304, 94.103.5.1, 95.116.1, 12.21A.1(a) 12.08A of the L.A.M.C.

Location: Dwelling and the converted garage.

7. Open storage of inoperable vehicles, auto parts, machinery, junk, construction materials, household items, motor, appliance or other similar devices in a residential zone.

You are therefore ordered to: Discontinue the open storage of all inoperable vehicles, parts and other stored materials on the site.

Code Section(s) in Violation: 12.03, 12.21A.1.(a), 12.08A, 12.21A.8.(a), 12.21A.8.(b) and 12.21C.1(g) of the L.A.M.C.

1050810201614774

Location: Yards

8. Open storage of a commercial storage container within the required yards in a residential zone.

You are therefore ordered to: Discontinue the storage of a storage container in the residential zone.

Code Section(s) in Violation: 12.03, 12.21A.1.(a), 12.08A, and 12.21C.1.(g). of the L.A.M.C.

Location: Front yard.

9. Rubbish, garbage, trash and debris on the premises.

You are therefore ordered to: 1) Remove the rubbish, garbage, trash and debris from the premises.
2) Maintain the premises in a clean and sanitary condition.

Code Section(s) in Violation: 91.8104, 91.8104.2, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Location: Yards

10. Permit numbers 99010-20000-03110, 99010-20001-03110, 99010-20003-03110, 99014-20000-05371, 99016-20000-18757, 01014-20000-02713, 01014-20000-02869, 03016-20000-00903, 03016-20000-00905 and 06041-20000-19389 have expired.

You are therefore ordered to: File plans with the Department, obtain Plan Check Approval and obtain Permits for all of the unapproved construction work done on the site. OR 2) Demolish and remove all unapproved construction work on the site and restore the buildings and site to the approved condition.

Code Section(s) in Violation: 91.106.4.4.3, 91.106.1.1, 98.0602.(a) and 98.0602.(b) of the L.A.M.C.

Comments: The construction and mechanical work has not been inspected and approved.

NOTE: A certificate has been filed with the County Recorder noting the above substandard condition.

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.



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

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 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.

NOTICE:

Relocation assistance may be required if a tenant is evicted in order to comply with an order from a governmental agency. (LAMC 151.09.A.11 & 163.00 to 163.07) For information, call the Los Angeles Housing Department (LAHD) at (213) 808-8888 or go to: <http://lahd.lacity.org>

If you have any questions or require any additional information please feel free to contact me at (818)374-9847. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector:  _____ Date: December 28, 2015

RUSSELL SCHOONOVER
14410 SYLVAN STREET SUITE 105
VAN NUYS, CA 91401
(818)374-9847
Russell.Schoonover@lacity.org


REVIEWED BY

