

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

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

FRANK M. BUSH
GENERAL MANAGER

OSAMA YOUNAN, P.E.
EXECUTIVE OFFICER

May 26, 2017

Council District: # 5

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

JOB ADDRESS: **6217 WEST LINDENHURST AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5510-018-012**

On April 27, 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: **6217 West Lindenhurst Avenue, Los Angeles, California**, (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

Pursuant to Section 98.0421, the property owner was issued an order on April 27, 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>
System Development Surcharge late Fee	\$ 50.40
Late Charge/Collection Fee (250%)	840.00
Title Report Fee	42.00
Grand Total	\$ 932.40

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 **\$932.40** 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 **\$932.40** 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. T14137
Dated as of: 04/13/2017

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)

APN #: 5510-018-012

Property Address: 6217 W LINDENHURST AVE ✓ **City:** Los Angeles **County:** Los Angeles

VESTING INFORMATION

Type of Document: TRUST TRANSFER DEED

Grantee : ARON B BICK AS TRUSTEE OF THE BAR KOCHBA TRUST

Grantor : ARON B BICK

Deed Date : 01/10/2011

Recorded : 01/24/2011

Instr No. : 11-0124367

MAILING ADDRESS: ARON B BICK AS TRUSTEE OF THE BAR KOCHBA TRUST
6217 LINDENHURST AVE LOS ANGELES CA 90048

SCHEDULE B

LEGAL DESCRIPTION

Lot: 12 **Block:** 13 **Tract No:** 7555 **Abbreviated Description:** LOT:12 BLK:13
CITY:REGION/CLUSTER: 09/09166 **TR#:7555 TRACT # 7555 LOT 12 BLK 13**
City/Muni/Twp: REGION/CLUSTER: 09/09166

MORTGAGES/LIENS

Type of Document: DEED OF TRUST

Recording Date: 02/03/2016

Document #: 16-0121131

Loan Amount: \$852,407

Lender Name: BANK OF AMERICA NA

Borrowers Name: ARON BICK; THE BARKOCHBA TRUST

MAILING ADDRESS: BANK OF AMERICA NA
4500 AMON CARTER BLVD FT. WORTH, TX 76155

Recording Requested By:
D. ORONA

After Recording Return To:
BANK OF AMERICA, N.A.

Doc Processing TX2-979-01-19
4500 Amon Carter Blvd.
Ft. Worth, TX 76155
Prepared By:
ANITA PETROFF

APN#: 5510-018-012

[Space Above This Line For Recording Data]

600102
[Escrow/Closing #]

*****824501016
[Doc ID #]

DEED OF TRUST

MIN 1000157-0009174453-8

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 JANUARY 25, 2016 , together with all Riders to this document.

(B) "Borrower" is

ARON BICK, TRUSTEE OF THE BARKOCHBA TRUST DATED JANUARY 10, 2011.

Borrower's address is

6217 LINDENHURST AVE, LOS ANGELES, CA 90048-4810

Borrower is the trustor under this Security Instrument.

(C) "Lender" is
BANK OF AMERICA, N.A.

Lender is a NATIONAL ASSOCIATION
organized and existing under the laws of THE UNITED STATES
Lender's address is

101 South Tryon Street, Charlotte, NC 28255

(D) "Trustee" is
ReconTrust Company, N.A.
1800 TAPO CANYON RD, SIMI VALLEY, CA 93603

(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 JANUARY 25, 2016 . The Note states that Borrower owes Lender
EIGHT HUNDRED FIFTY TWO THOUSAND FOUR HUNDRED SEVEN and 00/100

Dollars (U.S. \$ 852,407.00) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than FEBRUARY 01, 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]:

- | | | |
|--|---|--|
| <input type="checkbox"/> Adjustable Rate Rider | <input type="checkbox"/> Condominium Rider | <input type="checkbox"/> Second Home Rider |
| <input type="checkbox"/> Balloon Rider | <input type="checkbox"/> Planned Unit Development Rider | <input type="checkbox"/> 1-4 Family Rider |
| <input type="checkbox"/> VA Rider | <input type="checkbox"/> Biweekly Payment Rider | <input checked="" type="checkbox"/> Other(s) [specify] |

Revocable Trust Rider
Inter Vivos Revocable Trust as Borrower Acknowledgment

(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. Section 2601 et seq.) and its implementing regulation, Regulation X (12 C.F.R. Part 1024), 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 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 EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Parcel ID Number: 5510018012 which currently has the address of

6217 LINDENHURST AVE, LOS ANGELES
[Street/City]

California 90048-4810 ("Property Address"):
[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.

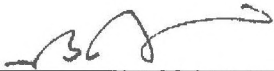
BORROWER COVENANTS that Borrower is lawfully seised of the estate hereby conveyed and has the right to grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands,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

25. Statement of Obligation Fee. Lender may collect a fee not to exceed the maximum amount permitted by Applicable Law for furnishing the statement of obligation as provided by Section 2943 of the Civil Code of California.

The undersigned Borrower requests that a copy of any Notice of Default and any Notice of Sale under this Security Instrument be mailed to the Borrower at the address set forth above. A copy of any Notice of Default and any Notice of Sale will be sent only to the address contained in this recorded request. If the Borrower's address changes, a new request must be recorded.

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.



ARON BICK (Seal)
- Borrower

as trustee of The Bar-Kochba Trust under trust instrument dated
January 10, 2011

(Seal)
- Borrower

(Seal)
- Borrower

(Seal)
- Borrower

FARZAD ABRISHAMI
Home Loan Consultant -External

NMLS#
628971

Bank of America, N.A.

NMLS#
399802

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of LOS ANGELES

On 1-25-2014 before me, JESSIE GONZALEZ, Notary Public,
personally appeared Aron Bick

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 [Handwritten Signature] (Seal)
JESSIE GONZALEZ



EXHIBIT B

ASSIGNED INSPECTOR: JOHN MATTILLO

Date: May 26, 2017

JOB ADDRESS: 6217 WEST LINDENHURST AVENUE, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 5510-018-012

Last Full Title: 04/13/2017

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1). ARON B BICK
TRUSTEE BAR KOCHBA TRUST
6217 LINDENHURST AVE
LOS ANGELES, CA 90048-4810
CAPACITY: OWNER

- 2). BANK OF AMERICA NA
4500 AMON CARTER BLVD
FT. WORTH, TX 76155
CAPACITY: INTERESTED PARTY

Property Detail Report

For Property Located At :
6217 LINDENHURST AVE, LOS ANGELES, CA 90048-4810



Owner Information

Owner Name: **BICK ARON B/BAR KOCHBA**
 Mailing Address: **6217 LINDENHURST AVE, LOS ANGELES CA 90048-4810 C013**
 Vesting Codes: **// TR**

Location Information

Legal Description:	TRACT # 7555 LOT 12	APN:	5510-018-012
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	2147.00 / 1	Subdivision:	7555
Township-Range-Sect:		Map Reference:	42-F1 /
Legal Book/Page:	80-53	Tract #:	7555
Legal Lot:	12	School District:	LOS ANGELES
Legal Block:	13	School District Name:	
Market Area:	C19	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	01/24/2011 / 01/10/2011	Deed Type:	TRUSTEE'S DEED(TRANSFER)
Sale Price:		1st Mtg Document #:	
Document #:	124367		

Last Market Sale Information

Recording/Sale Date:	01/10/1990 / 01/1990	1st Mtg Amount/Type:	\$452,000 / PRIVATE PARTY
Sale Price:	\$565,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	
Document #:	48894	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$300.37
New Construction:		Multi/Split Sale:	

Title Company: **CHICAGO TITLE INSURANCE COMPAN**

Lender:
 Seller Name: **TALIL URI A**

Prior Sale Information

Prior Rec/Sale Date:	03/17/1989 / 03/1989	Prior Lender:	
Prior Sale Price:	\$183,500	Prior 1st Mtg Amt/Type:	/
Prior Doc Number:	422301	Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	CORPORATION GRANT DEED		

Property Characteristics

Gross Area:	2,035	Parking Type:	DETACHED GARAGE	Construction:	
Living Area:	1,881	Garage Area:		Heat Type:	FORCED AIR
Tot Adj Area:		Garage Capacity:	2	Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:		Basement Area:		Patio Type:	PATIO
Bedrooms:		Finish Bsmnt Area:		Pool:	
Bath(F/H):	/	Basement Type:		Air Cond:	YES
Year Built / Eff:	/	Roof Type:		Style:	
Fireplace:	/	Foundation:	CRAWL SPACE	Quality:	GOOD
# of Stories:	1.00	Roof Material:	COMPOSITION SHINGLE	Condition:	GOOD

Other Improvements: **LAUNDRY ROOM;PATIO**

Site Information

Zoning:	LAR1	Acres:	0.14	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	6,198	Lot Width/Depth:	x	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	PUBLIC
Site Influence:				Sewer Type:	PUBLIC SERVICE

Tax Information

Total Value:	\$762,455	Assessed Year:	2016	Property Tax:	\$9,303.82
Land Value:	\$509,154	Improved %:	33%	Tax Area:	67
Improvement Value:	\$253,301	Tax Year:	2016	Tax Exemption:	
Total Taxable Value:	\$762,455				

Comparable Summary

For Property Located At



6217 LINDENHURST AVE, LOS ANGELES, CA 90048-4810

16 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: 16

	Subject Property	Low	High	Average
Sale Price	\$565,000	\$775,000	\$2,135,000	\$1,540,469
Bldg/Living Area	1,881	1,605	2,108	1,871
Price/Sqft	\$300.37	\$456.96	\$1,066.43	\$822.85
Year Built	0	1924	1933	1927
Lot Area	6,198	5,608	8,201	6,412
Bedrooms	0	3	4	3
Bathrooms/Restrooms	0	2	3	2
Stories	1.00	1.00	2.00	1.07
Total Value	\$762,455	\$92,522	\$2,140,000	\$663,741
Distance From Subject	0.00	0.08	0.49	0.27

*= 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											
			6217 LINDENHURST AVE	\$565,000				01/10/1990	1,881	6,198	0.0
Comparables											
<input checked="" type="checkbox"/>	1		6307 LINDENHURST AVE	\$1,450,000	1927	3	2	11/10/2016	2,020	6,201	0.08
<input checked="" type="checkbox"/>	2		6126 W 5TH ST	\$1,765,000	1926	3	2	12/21/2016	1,835	6,099	0.1
<input checked="" type="checkbox"/>	3		6241 W 5TH ST	\$1,575,000	1927	3	3	10/07/2016	1,987	6,025	0.12
<input checked="" type="checkbox"/>	4		6330 MARYLAND DR	\$1,485,000	1926	3	2	03/31/2017	1,605	6,200	0.13
<input checked="" type="checkbox"/>	5		6347 MARYLAND DR	\$1,485,000	1926	3	2	03/09/2017	1,685	6,099	0.17
<input checked="" type="checkbox"/>	6		6307 DREXEL AVE	\$1,650,000	1928	3	2	03/29/2017	1,788	6,049	0.19
<input checked="" type="checkbox"/>	7		6366 LINDENHURST AVE	\$2,097,500	1933	3	2	04/17/2017	2,041	6,179	0.2
<input checked="" type="checkbox"/>	8		6377 LINDENHURST AVE	\$1,100,000	1928	3	2	11/15/2016	1,900	6,201	0.21
<input checked="" type="checkbox"/>	9		6230 WARNER DR	\$1,474,500	1933	3	2	04/11/2017	2,108	7,499	0.3
<input checked="" type="checkbox"/>	10		6438 DREXEL AVE	\$1,612,500	1926	3	2	01/27/2017	1,801	6,048	0.34
<input checked="" type="checkbox"/>	11		6517 COLGATE AVE	\$1,385,000	1931	3	2	12/14/2016	1,901	6,252	0.36
<input checked="" type="checkbox"/>	12		8147 W 4TH ST	\$1,520,000	1926	3	2	01/27/2017	1,840	6,250	0.36
<input checked="" type="checkbox"/>	13		6354 WARNER DR	\$1,600,000	1924	3	2	05/10/2017	1,975	8,201	0.37
<input checked="" type="checkbox"/>	14		6415 COMMODORE SLOAT DR	\$775,000	1924	4	2	03/09/2017	1,696	7,500	0.46
<input checked="" type="checkbox"/>	15		812 S GENESEE AVE	\$1,538,000	1924	3	2	10/12/2016	1,759	5,608	0.48
<input checked="" type="checkbox"/>	16		6636 LINDENHURST AVE	\$2,135,000	1928	3	3	09/09/2016	2,002	6,181	0.49

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

6217 LINDENHURST AVE, LOS ANGELES, CA 90048-4810**16 Comparable(s) Selected.**

Report Date: 05/24/2017

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$565,000	\$775,000	\$2,135,000	\$1,540,469
Bldg/Living Area	1,881	1,605	2,108	1,871
Price/Sqft	\$300.37	\$456.96	\$1,066.43	\$822.85
Year Built	0	1924	1933	1927
Lot Area	6,198	5,608	8,201	6,412
Bedrooms	0	3	4	3
Bathrooms/Restrooms	0	2	3	2
Stories	1.00	1.00	2.00	1.07
Total Value	\$762,455	\$92,522	\$2,140,000	\$663,741
Distance From Subject	0.00	0.08	0.49	0.27

* = user supplied for search only

Comp #:1 Distance From Subject:0.08 (miles)
 Address: 6307 LINDENHURST AVE, LOS ANGELES, CA 90048-4729
 Owner Name: FOROUTAN MANUCHEHR & VIDA TRUST
 Seller Name: ERSO SELMA R TRUST
 APN: 5510-017-002 Map Reference: 42-F1 / Living Area: 2,020
 County: LOS ANGELES, CA Census Tract: 2147.00 Total Rooms: 6
 Subdivision: 7555 Zoning: LAR1 Bedrooms: 3
 Rec Date: 11/10/2016 Prior Rec Date: 10/10/1985 Bath(F/H): 2 /
 Sale Date: 11/04/2016 Prior Sale Date: Yr Built/Eff: 1927 / 1927
 Sale Price: \$1,450,000 Prior Sale Price: Air Cond:
 Sale Type: FULL Prior Sale Type: Style: SPANISH
 Document #: 1406001 Acres: 0.14 Fireplace: Y / 1
 1st Mtg Amt: Lot Area: 6,201 Pool:
 Total Value: \$96,875 # of Stories: 1.00 Roof Mat: TILE
 Land Use: SFR Park Area/Cap#: / 2 Parking: PARKING AVAIL

Comp #:2 Distance From Subject:0.1 (miles)
 Address: 6126 W 5TH ST, LOS ANGELES, CA 90048-4724
 Owner Name: MCCORMACK JESSIE A
 Seller Name: THATCHER MARY J
 APN: 5510-011-029 Map Reference: 42-F1 / Living Area: 1,835
 County: LOS ANGELES, CA Census Tract: 2147.00 Total Rooms: 6
 Subdivision: 7555 Zoning: LAR1 Bedrooms: 3
 Rec Date: 12/21/2016 Prior Rec Date: 08/22/2000 Bath(F/H): 2 /
 Sale Date: 12/06/2016 Prior Sale Date: Yr Built/Eff: 1926 / 1938
 Sale Price: \$1,765,000 Prior Sale Price: Air Cond:
 Sale Type: FULL Prior Sale Type: Style: CONVENTIONAL
 Document #: 1622411 Acres: 0.14 Fireplace: Y / 1
 1st Mtg Amt: \$300,000 Lot Area: 6,099 Pool: POOL
 Total Value: \$500,523 # of Stories: 1.00 Roof Mat: COMPOSITION
 Land Use: SFR Park Area/Cap#: / 2 Parking: SHINGLE
 PARKING AVAIL

Comp #:3 Distance From Subject:0.12 (miles)
 Address: 6241 W 5TH ST, LOS ANGELES, CA 90048-4725
 Owner Name: CHACHRA VISHESH
 Seller Name: JAYASINHA ADRIAN
 APN: 5510-010-015 Map Reference: 42-F1 / Living Area: 1,987
 County: LOS ANGELES, CA Census Tract: 2147.00 Total Rooms: 6
 Subdivision: 7555 Zoning: LAR1 Bedrooms: 3
 Rec Date: 10/07/2016 Prior Rec Date: 08/04/2005 Bath(F/H): 3 /
 Sale Date: 10/04/2016 Prior Sale Date: 07/27/2005 Yr Built/Eff: 1927 / 1928
 Sale Price: \$1,575,000 Prior Sale Price: \$1,192,500 Air Cond:
 Sale Type: FULL Prior Sale Type: Style: SPANISH
 Document #: 1230573 Acres: 0.14 Fireplace: Y / 1
 1st Mtg Amt: Lot Area: 6,025 Pool:
 Total Value: \$1,376,626 # of Stories: 1.00 Roof Mat: TILE
 Land Use: SFR Park Area/Cap#: / 2 Parking: PARKING AVAIL

Comp #:4 Distance From Subject:0.13 (miles)
 Address: 6330 MARYLAND DR, LOS ANGELES, CA 90048-4740
 Owner Name: 6330 MARYLAND LLC
 Seller Name: TEAGUE EUNICE J
 APN: 5510-017-029 Map Reference: 42-F1 / Living Area: 1,605
 County: LOS ANGELES, CA Census Tract: 2147.00 Total Rooms: 6
 Subdivision: 7555 Zoning: LAR1 Bedrooms: 3
 Rec Date: 03/31/2017 Prior Rec Date: 07/14/1972 Bath(F/H): 2 /
 Sale Date: 03/17/2017 Prior Sale Date: Yr Built/Eff: 1926 / 1926
 Sale Price: \$1,485,000 Prior Sale Price: \$38,500 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: SPANISH
 Document #: 360488 Acres: 0.14 Fireplace: Y / 1
 1st Mtg Amt: Lot Area: 6,200 Pool:
 Total Value: \$102,053 # of Stories: 1.00 Roof Mat: ROLL
 Land Use: SFR Park Area/Cap#: / 2 Parking: COMPOSITION
 PARKING AVAIL

Comp #:**5** Distance From Subject:**0.17 (miles)**
 Address: **6347 MARYLAND DR, LOS ANGELES, CA 90048-4739**
 Owner Name: **YZ HOMES LLC**
 Seller Name: **WEISS FAMILY TRUST**
 APN: **5510-012-010** Map Reference: **42-E1 /** Living Area: **1,685**
 County: **LOS ANGELES, CA** Census Tract: **2147.00** Total Rooms: **6**
 Subdivision: **7555** Zoning: **LAR1** Bedrooms: **3**
 Rec Date: **03/09/2017** Prior Rec Date: Bath(F/H): **2 /**
 Sale Date: **02/14/2017** Prior Sale Date: Yr Built/Eff: **1926 / 1928**
 Sale Price: **\$1,485,000** Prior Sale Price: Air Cond:
 Sale Type: **FULL** Prior Sale Type: Style: **CONVENTIONAL**
 Document #: **274351** Acres: **0.14** Fireplace: **Y / 1**
 1st Mtg Amt: Lot Area: **6,099** Pool:
 Total Value: **\$112,410** # of Stories: **1.00** Roof Mat: **COMPOSITION SHINGLE**
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **PARKING AVAIL**

Comp #:**6** Distance From Subject:**0.19 (miles)**
 Address: **6307 DREXEL AVE, LOS ANGELES, CA 90048-4703**
 Owner Name: **ZEVIN GABRIELLE**
 Seller Name: **SHAW JAMES K**
 APN: **5510-002-002** Map Reference: **42-F1 /** Living Area: **1,788**
 County: **LOS ANGELES, CA** Census Tract: **2147.00** Total Rooms: **6**
 Subdivision: **7555** Zoning: **LAR1** Bedrooms: **3**
 Rec Date: **03/29/2017** Prior Rec Date: **11/14/1986** Bath(F/H): **2 /**
 Sale Date: **02/15/2017** Prior Sale Date: **10/1986** Yr Built/Eff: **1928 / 1928**
 Sale Price: **\$1,650,000** Prior Sale Price: **\$245,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **MEDITERRANEAN**
 Document #: **346092** Acres: **0.14** Fireplace: **Y / 1**
 1st Mtg Amt: **\$1,237,500** Lot Area: **6,049** Pool:
 Total Value: **\$427,854** # of Stories: **1.00** Roof Mat: **TILE**
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **PARKING AVAIL**

Comp #:**7** Distance From Subject:**0.2 (miles)**
 Address: **6366 LINDENHURST AVE, LOS ANGELES, CA 90048-4730**
 Owner Name: **WAY CECILY A/SANTOS ANDRES**
 Seller Name: **SARTIANO SCOTT**
 APN: **5510-020-021** Map Reference: **42-E1 /** Living Area: **2,041**
 County: **LOS ANGELES, CA** Census Tract: **2147.00** Total Rooms: **6**
 Subdivision: **7555** Zoning: **LAR1** Bedrooms: **3**
 Rec Date: **04/17/2017** Prior Rec Date: **05/22/2014** Bath(F/H): **2 /**
 Sale Date: **03/07/2017** Prior Sale Date: **04/03/2014** Yr Built/Eff: **1933 / 1938**
 Sale Price: **\$2,097,500** Prior Sale Price: **\$1,900,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **SPANISH**
 Document #: **421136** Acres: **0.14** Fireplace: **Y / 1**
 1st Mtg Amt: **\$1,575,000** Lot Area: **6,179** Pool: **POOL**
 Total Value: **\$1,967,515** # of Stories: **1.00** Roof Mat: **TILE**
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **PARKING AVAIL**

Comp #:**8** Distance From Subject:**0.21 (miles)**
 Address: **6377 LINDENHURST AVE, LOS ANGELES, CA 90048-4729**
 Owner Name: **GRUENBAUM CAREY & NATHAN**
 Seller Name: **SCHWAGER FAMILY TRUST**
 APN: **5510-017-017** Map Reference: **42-E1 /** Living Area: **1,900**
 County: **LOS ANGELES, CA** Census Tract: **2147.00** Total Rooms: **6**
 Subdivision: **7555** Zoning: **LAR1** Bedrooms: **3**
 Rec Date: **11/15/2016** Prior Rec Date: Bath(F/H): **2 /**
 Sale Date: **09/23/2016** Prior Sale Date: Yr Built/Eff: **1928 / 1929**
 Sale Price: **\$1,100,000** Prior Sale Price: Air Cond:
 Sale Type: **FULL** Prior Sale Type: Style: **TUDOR**
 Document #: **1426617** Acres: **0.14** Fireplace: **Y / 1**
 1st Mtg Amt: **\$825,000** Lot Area: **6,201** Pool: **POOL**
 Total Value: **\$103,507** # of Stories: **1.00** Roof Mat: **WOOD SHAKE**
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **PARKING AVAIL**

Comp #:9 Distance From Subject:0.3 (miles)
 Address: 6230 WARNER DR, LOS ANGELES, CA 90048-5310
 Owner Name: PLOTKIN KEN & DOROTHY
 Seller Name: REJTO GABOR & ALICE TRUST
 APN: 5088-016-007 Map Reference: 42-F2 / Living Area: 2,108
 County: LOS ANGELES, CA Census Tract: 2163.00 Total Rooms: 6
 Subdivision: 5542 Zoning: LAR1 Bedrooms: 3
 Rec Date: 04/11/2017 Prior Rec Date: Bath(F/H): 2 /
 Sale Date: 03/24/2017 Prior Sale Date: Yr Built/Eff: 1933 / 1933
 Sale Price: \$1,474,500 Prior Sale Price: Air Cond:
 Sale Type: FULL Prior Sale Type: Style: SPANISH
 Document #: 396761 Acres: 0.17 Fireplace: Y / 1
 1st Mtg Amt: Total Value: \$126,696 Lot Area: 7,499 Pool: POOL
 Land Use: SFR # of Stories: 2.00 Roof Mat: TILE
 Park Area/Cap#: / 2 Parking: PARKING AVAIL

Comp #:10 Distance From Subject:0.34 (miles)
 Address: 6438 DREXEL AVE, LOS ANGELES, CA 90048-4706
 Owner Name: JONES BOB TRUST
 Seller Name: GERNSBACHER DAVID
 APN: 5510-008-029 Map Reference: 42-E1 / Living Area: 1,801
 County: LOS ANGELES, CA Census Tract: 2147.00 Total Rooms: 6
 Subdivision: 7555 Zoning: LAR1 Bedrooms: 3
 Rec Date: 01/27/2017 Prior Rec Date: 12/30/2004 Bath(F/H): 2 /
 Sale Date: 01/23/2017 Prior Sale Date: 11/24/2004 Yr Built/Eff: 1926 / 1928
 Sale Price: \$1,612,500 Prior Sale Price: \$850,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: SPANISH
 Document #: 112692 Acres: 0.14 Fireplace: Y / 1
 1st Mtg Amt: \$1,290,000 Lot Area: 6,048 Pool:
 Total Value: \$666,913 # of Stories: 1.00 Roof Mat: TILE
 Land Use: SFR Park Area/Cap#: / 2 Parking: DETACHED GARAGE

Comp #:11 Distance From Subject:0.36 (miles)
 Address: 6517 COLGATE AVE, LOS ANGELES, CA 90048-4410
 Owner Name: 6517 COLGATE LLC
 Seller Name: CUTLER TAMAR R TRUST
 APN: 5511-042-005 Map Reference: 42-E1 / Living Area: 1,901
 County: LOS ANGELES, CA Census Tract: 2146.00 Total Rooms: 6
 Subdivision: 7555 Zoning: LAR1 Bedrooms: 3
 Rec Date: 12/14/2016 Prior Rec Date: 12/29/1992 Bath(F/H): 2 /
 Sale Date: 12/02/2016 Prior Sale Date: Yr Built/Eff: 1931 / 1931
 Sale Price: \$1,385,000 Prior Sale Price: Air Cond:
 Sale Type: FULL Prior Sale Type: Style: CONVENTIONAL
 Document #: 1587380 Acres: 0.14 Fireplace: Y / 1
 1st Mtg Amt: \$1,100,000 Lot Area: 6,252 Pool:
 Total Value: \$121,108 # of Stories: 1.00 Roof Mat: COMPOSITION
 Land Use: SFR Park Area/Cap#: / 2 Parking: SHINGLE
 PARKING AVAIL

Comp #:12 Distance From Subject:0.36 (miles)
 Address: 8147 W 4TH ST, LOS ANGELES, CA 90048-4415
 Owner Name: VAN NOORD LLC
 Seller Name: DIAMOND J & E FAMILY TRUST
 APN: 5511-036-012 Map Reference: 33-E6 / Living Area: 1,840
 County: LOS ANGELES, CA Census Tract: 2146.00 Total Rooms: 7
 Subdivision: 7555 Zoning: LAR2 Bedrooms: 3
 Rec Date: 01/27/2017 Prior Rec Date: Bath(F/H): 2 /
 Sale Date: 12/14/2016 Prior Sale Date: Yr Built/Eff: 1926 / 1928
 Sale Price: \$1,520,000 Prior Sale Price: Air Cond:
 Sale Type: FULL Prior Sale Type: Style: TUDOR
 Document #: 115083 Acres: 0.14 Fireplace: Y / 1
 1st Mtg Amt: \$988,000 Lot Area: 6,250 Pool:
 Total Value: \$92,522 # of Stories: 1.00 Roof Mat: WOOD SHAKE
 Land Use: SFR Park Area/Cap#: / 2 Parking: PARKING AVAIL

Comp #:13 Distance From Subject:0.37 (miles)
 Address: 6354 WARNER DR, LOS ANGELES, CA 90048-5349
 Owner Name: ROGATKO FAMILY TRUST 2015
 Seller Name: DLI PROPERTIES LLC
 APN: 5088-012-009 Map Reference: 42-E2 / Living Area: 1,975
 County: LOS ANGELES, CA Census Tract: 2163.00 Total Rooms: 8
 Subdivision: 5542 Zoning: LAR1 Bedrooms: 3
 Rec Date: 05/10/2017 Prior Rec Date: 11/17/2003 Bath(F/H): 2 /
 Sale Date: 05/08/2017 Prior Sale Date: 11/03/2003 Yr Built/Eff: 1924 / 1926
 Sale Price: \$1,600,000 Prior Sale Price: \$1,070,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: SPANISH
 Document #: 520236 Acres: 0.19 Fireplace: Y / 1
 1st Mtg Amt: \$710,000 Lot Area: 8,201 Pool:
 Total Value: \$1,349,909 # of Stories: 1.00 Roof Mat: TILE
 Land Use: SFR Park Area/Cap#: / 2 Parking: DETACHED GARAGE

Comp #:14 Distance From Subject:0.46 (miles)
 Address: 6415 COMMODORE SLOAT DR, LOS ANGELES, CA 90048-5311
 Owner Name: ALESSI RAQUEL
 Seller Name: ALESSI JUDITH 2010 TRUST
 APN: 5088-011-016 Map Reference: 42-E2 / Living Area: 1,696
 County: LOS ANGELES, CA Census Tract: 2163.00 Total Rooms: 8
 Subdivision: 5542 Zoning: LAR2 Bedrooms: 4
 Rec Date: 03/09/2017 Prior Rec Date: Bath(F/H): 2 /
 Sale Date: 12/30/2016 Prior Sale Date: Yr Built/Eff: 1924 / 1930
 Sale Price: \$775,000 Prior Sale Price: Air Cond: YES
 Sale Type: FULL Prior Sale Type: Style:
 Document #: 274497 Acres: 0.17 Fireplace: /
 1st Mtg Amt: \$625,500 Lot Area: 7,500 Pool:
 Total Value: \$367,600 # of Stories: Roof Mat:
 Land Use: SFR Park Area/Cap#: / Parking: DETACHED GARAGE

Comp #:15 Distance From Subject:0.48 (miles)
 Address: 812 S GENESEE AVE, LOS ANGELES, CA 90036-4617
 Owner Name: FISHER FAMILY LIVING TRUST
 Seller Name: CHEN DIENA
 APN: 5086-023-015 Map Reference: 42-F2 / Living Area: 1,759
 County: LOS ANGELES, CA Census Tract: 2163.00 Total Rooms: 5
 Subdivision: 6421 Zoning: LAR1 Bedrooms: 3
 Rec Date: 10/12/2016 Prior Rec Date: 12/23/2004 Bath(F/H): 2 /
 Sale Date: 09/14/2016 Prior Sale Date: 12/13/2004 Yr Built/Eff: 1924 / 1962
 Sale Price: \$1,538,000 Prior Sale Price: \$899,000 Air Cond: CENTRAL
 Sale Type: FULL Prior Sale Type: FULL Style: SPANISH
 Document #: 1249947 Acres: 0.13 Fireplace: Y / 1
 1st Mtg Amt: \$1,153,500 Lot Area: 5,608 Pool:
 Total Value: \$1,067,739 # of Stories: 1.00 Roof Mat: TILE
 Land Use: SFR Park Area/Cap#: / 1 Parking: PARKING AVAIL

Comp #:16 Distance From Subject:0.49 (miles)
 Address: 6636 LINDENHURST AVE, LOS ANGELES, CA 90048-4612
 Owner Name: SHOLS LLC
 Seller Name: DEE ENRICO & ELIZABETH
 APN: 5510-022-019 Map Reference: 42-E1 / Living Area: 2,002
 County: LOS ANGELES, CA Census Tract: 2148.00 Total Rooms: 6
 Subdivision: 7555 Zoning: LAR1 Bedrooms: 3
 Rec Date: 09/09/2016 Prior Rec Date: 07/17/2015 Bath(F/H): 3 /
 Sale Date: 08/19/2016 Prior Sale Date: 07/07/2015 Yr Built/Eff: 1928 / 1940
 Sale Price: \$2,135,000 Prior Sale Price: \$2,140,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: SPANISH
 Document #: 1085303 Acres: 0.14 Fireplace: Y / 1
 1st Mtg Amt: Total Value: \$2,140,000 Lot Area: 6,181 Pool: POOL
 Land Use: SFR # of Stories: 1.00 Roof Mat: TILE
 Park Area/Cap#: / 2 Parking: PARKING AVAIL

EXHIBIT D

ASSIGNED INSPECTOR: **JOHN MATTILLO**

Date: **May 26, 2017**

JOB ADDRESS: **6217 WEST LINDENHURST AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5510-018-012**

CASE#: **717061**

ORDER NO: **A-4045453**

EFFECTIVE DATE OF ORDER TO COMPLY: **April 27, 2016**

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

DATE COMPLIANCE OBTAINED: **June 13, 2016**

LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-4045453

17641614971

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

BICK, ARON B TR BAR KOCHBA TRUST
6217 LINDENHURST AVE
LOS ANGELES, CA 90048

OWNER OF
SITE ADDRESS: 6217 W LINDENHURST AVE

ASSESSORS PARCEL NO.: 5510-018-012

ZONE: R1; One-Family Zone

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

APR 21 2016

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

CASE #: 717061
ORDER #: A-4045453
EFFECTIVE DATE: April 27, 2016
COMPLIANCE DATE: May 27, 2016

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. Excessive or overgrown vegetation on the premises.

You are therefore ordered to: Cut and remove the excessive or overgrown vegetation and weeds from the premises.

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

Location: Front yard



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

NON-COMPLIANCE FEE WARNING:

YOU ARE IN VIOLATION OF THE L.A.M.C. IT IS YOUR RESPONSIBILITY TO CORRECT THE VIOLATION(S) AND CONTACT THE INSPECTOR LISTED BELOW TO ARRANGE FOR A COMPLIANCE INSPECTION BEFORE THE NON-COMPLIANCE FEE IS IMPOSED. Failure to correct the violations and arrange for the compliance inspection within 15 days from the Compliance Date, will result in imposition of the fee noted below.

In addition to the C.V.I.F. noted above, a proposed noncompliance fee in the amount of \$660.00 may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or request for slight modification is filed within 15 days of the compliance date.

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

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

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

PENALTY WARNING :

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

APPEAL PROCEDURES:

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

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

Inspector : 

Date: April 20, 2016

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

John.Mattillo@lacity.org



REVIEWED BY



CODE ENFORCEMENT BUREAU

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

www.ladbs.org