

C.F. 18-1181

2278023004

pg. 13

3650 Stone Canyon Ave.
Package # 201717403
Assessors ID # 2278023004

Feb 8th 2019

FedExed to: 200 North Spring Street Rm#340
John Ferraro Council Chamber
City Hall, Los Angeles Calif. 90012
Feb 13th 2019 meeting at 3:00 pm.

Introduction and New Evidence	pages 1-2
Corrected notes from hearing report Notes for page 4	page 3
2017 Report decision Noncompliance Invoice # BC18006122	page 4 page 4A
2017 noncompliance inspection letter fees waived Invoice # BN18187765	pages 5, 5A
Notices of noncompliance sent to prior owners, not Wards.	pages 6A, 6B & 6C
Timeline leading up to July 17, 2018 hearing	page 7
House Purchase Closing Statement	pages 8, 9 & 10

Feb. 8, 2019

Dear Committee Members:

We, (Jamie and Jonathan Ward) have owned the home at 3660 Stone Canyon since 1987, WHICH IS ONE PROPERTY NORTH of the 3650 property brush clearance in dispute here. Needless to say, we are very aware of the severity of our area's brush clearing rules and have personally been adhering to these rules with great respect over the years.

OWNERSHIP HISTORY of 3650 Stone Canyon Ave. DATES OF OWNERSHIP

March 6, 1997: Ruth and Edward Bello

March 24, 1997: Ruth Bello (Edward passed)

May 12, 2011: Transferred to Ruth Bello Living Trust. (Linda Goldstein)

September 6, 2016: Notice of Default

February 6, 2017 Notice of Sale

March 20, 2017 CIT Bank NA

DECEMBER 22, 2017 The Ward Trust.

NEW EVIDENCE following JULY 17th 2018 HEARING:

July 18, 2018 → November 28, 2018: No letter or correspondence of any kind came from the LAFD, brush clearance department regarding their decision from July 17th hearing.

July 19, 2018: Wards received a letter from Chicago Title Co. That in fact the title was clear when we purchased the title insurance, there for claim was denied.

Wards receive their County 2018/19 tax bill with the Brush Removal charges of \$13,852.00 added to it.

November 27, 2018: Wards contacted Mr. Paul Terris (LAFD) asking if any decision was made or if we would be receiving any notice by mail due to the fact that the fees were placed on our County Tax bill. Mr. Terris then stated that the accounting department must have "jumped the gun". He said that in fact he had just received the letter with the decision and that it would be mailed out to us. He also informed me that we had been denied. He told me that we should disregard the amount on our tax bill because we would be receiving a new revised bill shortly.

December 5, 2018: I received an email notifying us that because of the pending appeal results, we would be receiving a letter letting us know what the next steps would be.

December 10, 2018: Wards received an email that we could present additional evidence at this Jan. 16th, Feb. 6th 2019. *Now Feb. 13th, Committee Meeting.

Wards received the attached notices/invoices: (see pgs 4, 4A, 5 & 5A)

*** These invoices are not equally applicable and are grossly incorrect!**

1) Report and Proposed Decision on Assessment Hearing for 2017 Brush Clearance: hearing date July 17, 2018. Attached Invoice: BN-#BC106122 for \$13,204.00.

***** Please read the hi-lit corrections attached, as much of this letter is inaccurate and is very important to our case!!!!!!**

2) 2017 Noncompliance Inspection Fees Written Appeals along with invoice BN18187765 for \$0.00.

****** Notice that in this letter we were cleared of said fees because the Ward Trust did not own the property at time of the second inspection. Also note that the second inspection date on the appeals letter is incorrect, it reads July 11, 2017, the second inspection on form F-1308 was performed on October 9, 2017 as the bill reads! PLEASE READ PROPOSED DECISION AND RECOMMENDATION This invoice recognized that we were not the owners when the 1st notice of noncompliance was mailed... therefore, fees were waived!!!!**

***There was NO DUE PROCESS given to the Ward Trust. The work was done prior to us becoming owners so we had NO opportunity or notice to object. Furthermore, we had NO legal standing to do so.**

***The Wards were NEVER mailed any notices from the LAFD, Brush Clearance prior to the purchase of this property, December 22, 2017.**

***There has never been, nor is there now, a lien posted against 3650 Stone Canyon.**

Below are our corrections notes from the "Report & Proposed Decision on Assessment Hearing for 2017 Brush Clearance" For page 4

It doesn't matter what we knew or saw. We did not own the property therefore we had no rights to it!

Listed date of Feb. 28, 2018 is incorrect. The property was cleared between November 2-4th of 2017 as per LAFD records, see statement (although there are many different dates recorded).

It is not our responsibility to contact the Fire Department of our ownership as we were not the owners in November of 2017. As we were not owners and had no standing to do so.

There was only a first notice of noncompliance sent to Miss Mills at CIT Bank (Owner on record at this time) There is no record of a second notice of noncompliance mailed to CIT Bank. (See attached pages 6a, 6B, 6C): F-1308. These records were sent to me from LAFD Brush Clearance Dept.

***Notice of noncompliance dated: 6/8/17 to Linda Goldstein (pg. 6A)**

***Notice of noncompliance dated: 10/10/17 to Miss Mills at CIT Bank (pg. 6B)**

***Second notice of noncompliance dated: 10/10/17 to Linda Goldstein (pg. 6C)**

This states that the Appellant was afforded due process, we never received any notices. Only Linda Goldstein and Miss Mills of CIT Bank were sent notices, not the Wards! We were never given due process nor any mailed notices, this again is because we were not the owners of this property.

WHO is the Appellant in this paragraph? The Ward's filed an appeal the first time we were sent an invoice in March of 2018 for said brush clearance. The appeal was denied, and we were given a hearing appt. at the Van Nuys Court house for July 17th 2018. So, who failed to appear for the hearing??? We not only attended this hearing, but we provided clear proof of NON ownership when clearing took place.

REPORT AND PROPOSED DECISION
ON ASSESSMENT HEARING FOR
2017 BRUSH CLEARANCE

HEARING DATE: July 17, 2018 15:15 PACKAGE NO: 2017174013
COUNCIL DISTRICT: FS 88

NAME: WARD TRUST
MAILING ADDRESS: 3660 STONE CYN
SHERMAN OAKS CA 91423

SITUS ADDRESS: 3650 STONE CANYON AVE
SHERMAN OAKS CA 91403

ASSESSOR'S ID NO: 2278023004 / INVOICE NO: BC18006122

Assessment: \$13,204.00

Cost of Clearance	Administrative Fee	Total Assessment
\$11,900.00	\$1,304.00	\$13,204.00

SUBSTANCE OF PROTEST

Owners of this property stated that they did not own the property until December 22, 2017. They lived next door to this property and knew of the hazard existing on this property since they took a photograph of the Red Tag posted on the property.

The property was cleaned by the City Contractor on February 28, 2018, the new owners did not contact the Fire Department to let them know of the ownership change.

DEPARTMENT INFORMATION

The Department issued an F-1308 Notice of Noncompliance on October 10, 2017. There was no record of an F-1307 Cleared-By-Owner Inspection Report on file. Therefore, a Second Notice of Noncompliance was issued on October 10, 2017.

WRONG — DATE 6/8/17 SEE PG 6A

A work order was prepared and the property was posted on October 19, 2017.

The property was subsequently contracted to a City Contractor and work was completed on November 2, 2017. Photographs are on file showing the condition of the property before, during and after clearance.

PROPOSED DECISION AND RECOMMENDATION

The proposed assessment against the property has been confirmed in the amount as set forth in the notice. The Fire Department records reflect that the Appellant was afforded due process and all of the notices were mailed, and the property posted with the Notice to Abate a Nuisance and Fire hazard as legally required. No return mail was received.

The Fire Inspector and City Contractor provided photographs that depicted the hazardous condition in existence at the time of clearing. The Appellant failed to appear for the hearing, and did not provide any evidence to waive the assessment.

Total assessment due is \$13,204.00



City of Los Angeles - Brush Clearance
 200 N. Main Street, Room 1620
 Los Angeles, CA 90012-4147

Statement

DATE: 12/05/2018

INVOICE NO.: BC18006122

INVOICE DATE: 03/14/2018

DUE DATE: 01/09/2019

WARD TRUST
 3660 STONE CYN
 SHERMAN OAKS CA 91423

Question Regarding

Brush Clearance Fee:

Call: (800)994-4444

Phone Hours: 8:00 a.m. - 11:00 a.m.

Billing Questions Call: (213)978-3424

Phone Hours: 8:00 a.m. - 4:00 p.m.

APN 2278023004
 3650 STONE CANYON AVE

Package ID: 2017174013

DESCRIPTION OF CHARGES	AMOUNT
Cost of clearance by a professional contractor (cleared/removed brush, weeds, and/or hazardous debris from your property)	\$11,900.00
Administrative Fee	\$1,304.00
Clearance Date 11/13/2017	
TOTAL DUE	\$13,204.00

Web payment available at: <https://epay.lafd.org>
 The ID and PIN information below are required to login and make payments on the website:
 ID: 2278023004 PIN: [REDACTED]

If payment is not received by the due date:

You will be assessed a penalty fee equal to 50% of the original NonCompliance Fee, if the total amount due is not paid within 10 days
 A Special Assessment against your property may be filed

Please detach at dotted line and return lower portion with your payment



TO USE YOUR CREDIT CARD FOR THE AMOUNT DUE, PLEASE COMPLETE INFORMATION BELOW.

CHECK ONE: DISC VER: **Check**

Payments made via an online banking service must include invoice number

CREDIT CARD #: [REDACTED]

EXP. DATE: [REDACTED]

CARD HOLDER'S NAME: _____

MAKE CHECK PAYABLE TO: CITY OF LOS ANGELES

SIGNATURE: _____

WRITE INVOICE NUMBER ON CHECK

TELEPHONE NO: _____

THANK YOU FOR YOUR PROMPT PAYMENT

INVOICE DATE	INVOICE NUMBER
03/14/2018	BC18006122
AMOUNT DUE	AMOUNT ENCLOSED
\$13,204.00	\$
APN	DUE DATE: 01/09/2019
2278023004-9	WARD TRUST

Mail payment to:

City of Los Angeles Fire Department
 Brush Clearance
 PO BOX 514268
 Los Angeles, CA 90051-4268

2017 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: July 17, 2018 15:15 COUNCIL DISTRICT: FS 88
NAME: WARD TRUST
MAILING ADDRESS: 3660 STONE CYN
SHERMAN OAKS CA 91423
SITUS ADDRESS: 3650 STONE CANYON AVE
SHERMAN OAKS CA 91403
ASSESSOR'S ID NO: 2278023004 / INVOICE NO: BN18187765

SUBSTANCE OF PROTEST

Appellants protested the Noncompliance fee for 2017. They purchased the property on December 22, 2017. CORRECT

DEPARTMENT INFORMATION

- First Inspection performed on: June 3, 2017
- Second inspection performed on: July 11, 2017 * NOT CORRECT
- Property was found to be in non-compliance upon second inspection. Therefore; a \$432.00 Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

The Appellant has been able to provide that at the time of the first inspection, he was not the owner of the property and thus would not have received the 1st Notice of Noncompliance in the mail.

Based on the aforementioned, the Hearing Officer recommends that the noncompliance fee be waived.

Total assessment value is \$0.00



City of Los Angeles - Brush Clearance
 200 N. Main Street, Room 1620
 Los Angeles, CA 90012-4147

Statement

DATE: 12/05/2018

INVOICE NO.: BN18187765

INVOICE DATE: 03/07/2018

DUE DATE: 01/09/2019

WARD TRUST
 3660 STONE CYN
 SHERMAN OAKS CA 91423

Question Regarding

Brush Non-Compliance Fee:

Call: (800)994-4444

Phone Hours: 8:00 a.m. - 11:00 a.m.

Billing Questions Call: (213)978-3424

Phone Hours: 8:00 a.m.- 4:00 p.m.

APN 2278023004
 3650 STONE CANYON AVE

DESCRIPTION OF CHARGES	AMOUNT
Non-compliance reinspection fee of properties not in compliance with the Los Angeles City Brush clearance Ordinance No. 170976 and L.A.M.C. Section 57.104.12.1 Inspection Dates: Initial Inspection 06/03/2017 Compliance Due Date 10/30/2017 Second Inspection 10/09/2017 * CORRECT	\$432.00
Adjustment	\$-432.00
Payment	\$50.00
Other Fee	\$50.00
TOTAL DUE	\$0.00

Web payment available at: <https://epay.lafd.org>
 The ID and PIN information below are required to login and make payments on the website:
 ID: 2278023004 PIN: [REDACTED]

If payment is not received by the due date:

- A \$35 Non Sufficient Fund fee will be assessed on all returned checks
- 1 An unpaid invoice will result in a penalty fee of \$216.00 and filing of a Special Assessment against your property with the Los Angeles County Assessor's Office, and possible legal action by the Los Angeles City Attorney's Office
- 2 The total amount due is \$648.00 if received after 01/09/2019

Please detach at dotted line and return lower portion with your payment

TO USE YOUR CREDIT CARD FOR THE AMOUNT DUE, PLEASE COMPLETE INFORMATION BELOW.

CHECK ONE: DISC VER Check

CREDIT CARD # [REDACTED]

CARD HOLDER'S NAME _____

SIGNATURE _____

TELEPHONE NO _____

Payments made via an online banking service must include invoice number

EXP DATE: [REDACTED] / [REDACTED]

MAKE CHECK PAYABLE TO: CITY OF LOS ANGELES
 WRITE INVOICE NUMBER ON CHECK
 THANK YOU FOR YOUR PROMPT PAYMENT

Mail payment to:

City of Los Angeles Fire Department
 Brush Clearance
 PO Box 514268
 Los Angeles, CA 90051-4268

INVOICE DATE	INVOICE NUMBER
03/07/2018	BN18187765
AMOUNT DUE	AMOUNT ENCLOSED
\$0.00	\$
APN	DUE DATE: 01/09/2019
2278023004-9	WARD TRUST



City of Los Angeles
FIRE DEPARTMENT



F-1308

NOTICE OF NONCOMPLIANCE

APN:

2278-023-004
(Map Book-Page-Parcel)

Compliance Due Date: **06/28/2017**

GOLDSTEIN LINDA
14560 CLARK ST 205
SHERMAN OAKS CA 91411

Inspection Date: **06/03/2017**
Notice Printed: **06/08/2017**
Inspector Name: **Puvadol Sangthongkum**
Fire Station District: **88**

Hazard Location:
3650 STONE CANYON AVE SHERMAN OAKS CA 91403

An inspection of the parcel indicated above has confirmed that brush clearance progress is not complete on your property as per the Fire Code (L.A.M.C. Section 57.322).

In accordance with the Fire Code, you are required to maintain, as described below, all **native brush, weeds, grass, trees and hazardous vegetation on your property within 200 feet of all structures**, whether those structures are on your property or adjoining properties, and **within 10 feet of any combustible fence or any roadway/driveway used for vehicular travel**. Please see the specific violations checked below:

- 1. **Maintain all weeds and grasses at a maximum height of 3 inches.**
- 2. Maintain the lower 1/3rd of trees and shrubs by removing all leafy foliage, twigs, and branches up to a maximum of six feet from the ground (i.e., any tree 18 feet or higher requires only 6 feet of clearance).
- 3. **Remove all dead trees, shrubs and vegetation.**
- 4. Maintain all weeds/grasses at a maximum height of 3 inches and all other vegetation located within 10 feet of any combustible fence or any roadway/driveway used for vehicular travel.
- 5. Maintain 5 feet of vertical clearance between roof surfaces and portions of overhanging trees and shrubs (i.e., any overhanging foliage must be at least 5 feet above the roof).
- 6. Remove any portion of a tree or shrub within 10-foot radius of a chimney outlet.
- 7. Maintain the roofs of all structures free of leaves, needles, twigs and other combustible matter.
- 8. Remove all dead/dry undergrowth and material within trees and shrubs. See comment section for further guidance to determine IF your landscape vegetation requires additional clearance. Comments will indicate additional items required.
- 9. **Once brush clearance is conducted, remove and safely dispose of all cut or bagged vegetation, all dead trees, and all debris (includes combustible rubbish and trash). In lieu of disposal, cut vegetation may be machine processed, chipped, and spread on site.**
- 10. Other (see comments).

Next Action:

A re-inspection of your property will occur on or after the Compliance Due Date. If found in compliance, a "CLEANED BY OWNER" inspection record will be made. **If your property is not in compliance at the time of re-inspection, a \$432.00 (subject to change) noncompliance re-inspection fee will be assessed.** The City may then complete the work on your behalf at an additional cost to you. The cost, including an administrative fee plus the noncompliance re-inspection fee, will become a special assessment. Upon City Council confirmation and recordation of that order, a lien may be attached to the above parcel to be collected on the next regular property tax bill.

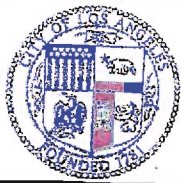
Comments and Instructions:

Dead tree in front of house.

To view the status of your parcel: vms3.lafd.org
To view brush clearance info visit: lafd.org/brush
To verify your property lines visit: zimas.lacity.org

Los Angeles Fire Department
Brush Clearance Unit 5262 Van Nuys, Blvd. #451 Van Nuys California 91401

Phone: 300 994 4444
Kristin M. Crowley, Fire Marshal



City of Los Angeles
FIRE DEPARTMENT



F-1308

NOTICE OF NONCOMPLIANCE

APN: **2278-023-004**
(Map Book-Page-Parcel)

Compliance Due Date: **10/30/2017**

MISS MILLS
2900 ESPERANZA CROSSING
AUSTIN TEXAS 78758

Inspection Date: **10/09/2017**
Notice Printed: **10/10/2017**
Inspector Name: **Charles Elzie**
Fire Station District: **88**
Hazard Location:
3650 STONE CANYON
AVE SHERMAN OAKS
CA 91403

An inspection of the parcel indicated above has confirmed that brush clearance progress is not complete on your property as per the Fire Code (L.A.M.C. Section 57.322).

In accordance with the Fire Code, you are required to maintain, as described below, all native brush, weeds, grass, trees and hazardous vegetation on your property within 200 feet of all structures, whether those structures are on your property or adjoining properties, and within 10 feet of any combustible fence or any roadway/driveway used for vehicular travel. Please see the specific violations checked below:

- 1. **Maintain all weeds and grasses at a maximum height of 3 inches.**
- 2. Maintain the lower 1/3rd of trees and shrubs by removing all leafy foliage, twigs, and branches up to a maximum of six feet from the ground (i.e., any tree 18 feet or higher requires only 6 feet of clearance).
- 3. **Remove all dead trees, shrubs and vegetation.**
- 4. Maintain all weeds/grasses at a maximum height of 3 inches and all other vegetation located within 10 feet of any combustible fence or any roadway/driveway used for vehicular travel.
- 5. Maintain 5 feet of vertical clearance between roof surfaces and portions of overhanging trees and shrubs (i.e., any overhanging foliage must be at least 5 feet above the roof).
- 6. Remove any portion of a tree or shrub within 10-foot radius of a chimney outlet.
- 7. Maintain the roofs of all structures free of leaves, needles, twigs and other combustible matter.
- 8. Remove all dead/dry undergrowth and material within trees and shrubs. See comment section for further guidance to determine IF your landscape vegetation requires additional clearance. Comments will indicate additional items required.
- 9. **Once brush clearance is conducted, remove and safely dispose of all cut or bagged vegetation, all dead trees, and all debris (includes combustible rubbish and trash). In lieu of disposal, cut vegetation may be machine processed, chipped, and spread on site.**
- 10. Other (see comments).

Next Action:

A re-inspection of your property will occur on or after the Compliance Due Date. If found in compliance, a "CLEANED BY OWNER" inspection record will be made. If your property is not in compliance at the time of re-inspection, a **\$432.00** (subject to change) **noncompliance re-inspection fee** will be assessed. The City may then complete the work on your behalf at an additional cost to you. The cost, including an administrative fee plus the noncompliance re-inspection fee, will become a special assessment. Upon City Council confirmation and recordation of that order, a lien may be attached to the above parcel to be collected on the next regular property tax bill.

Comments and Instructions:

Dead tree in front of house.
Tree has no leaves. Appears to be dead.

To view the status of your parcel: vms3.lafd.org
To view brush clearance info visit: lafd.org/brush
To verify your property lines visit: zimas.lacity.org

Los Angeles Fire Department
Brush Clearance Unit 5262 Van Nuys Blvd. #451 Van Nuys California 91401

Phone: 800 994 4444
Kristin M. Crowley, Fire Marshal



City of Los Angeles
FIRE DEPARTMENT



F-1308

SECOND NOTICE OF NONCOMPLIANCE

APN:

2278-023-004
(Map Book-Page-Parcel)

Compliance Due Date:

10/30/2017

GOLDSTEIN LINDA

14560 CLARK ST

SHERMAN OAKS CA 91411

1st Inspection Date: **06/03/2017**

2nd Inspection Date: **10/09/2017**

2nd Notice Printed: **10/10/2017**

Inspector: **Elzie**

Fire Station District: **88**

Hazard Location:

**3650 STONE CANYON
AVE SHERMAN OAKS CA
91403**

An inspection of the parcel indicated above has confirmed that brush clearance progress is not complete on your property as per the Fire Code (L.A.M.C. Section 57.322).

In accordance with the Fire Code, you are required to maintain, as described below, all native brush, weeds, grass, trees and hazardous vegetation on your property within **200 feet of all structures**, whether those structures are on your property or adjoining properties, and within **10 feet of any combustible fence or any roadway/driveway used for vehicular travel**. Please see the specific violations checked below:

1. **Maintain all weeds and grasses at a maximum height of 3 inches.**
2. Maintain the lower 1/3rd of trees and shrubs by removing all leafy foliage, twigs, and branches up to a maximum of six feet from the ground (i.e., any tree 18 feet or higher requires only 6 feet of clearance).
3. **Remove all dead trees, shrubs and vegetation.**
4. Maintain all weeds/grasses at a maximum height of 3 inches and all other vegetation located within 10 feet of any combustible fence or any roadway/driveway used for vehicular travel.
5. Maintain 5 feet of vertical clearance between roof surfaces and portions of overhanging trees and shrubs (i.e., any overhanging foliage must be at least 5 feet above the roof).
6. Remove any portion of a tree or shrub within 10-foot radius of a chimney outlet.
7. Maintain the roofs of all structures free of leaves, needles, twigs and other combustible matter.
8. Remove all dead/dry undergrowth and material within trees and shrubs. See comment section for further guidance to determine IF your landscape vegetation requires additional clearance. Comments will indicate additional items required.
9. **Once brush clearance is conducted, remove and safely dispose of all cut or bagged vegetation, all dead trees, and all debris (includes combustible rubbish and trash). In lieu of disposal, cut vegetation may be machine processed, chipped, and spread on site.**
10. Other (see comments).

Next Action:

Your property was found non-compliant at the time of this re-inspection and is now subject to a **Noncompliance Fee of \$432.00** (subject to change). The property has been posted with a Notice to Abate a Public Nuisance and Fire Hazard. The City may complete the work on your behalf and bill you for the cost of the work (TBD) plus an **Administrative Processing Fee of \$1,304.00** (subject to change). Upon City Council confirmation and recordation of that order, a lien may be attached to the above parcel to be collected on the next regular tax bill.

Comments and Instructions:

**Dead tree in front of house.
Tree has no leaves. Appears to be dead.**

To view the status of your parcel: vms3.lafd.org
To view brush clearance info visit: lafd.org/brush
To verify your property lines visit: zimas.lacity.org

Los Angeles Fire Department
Brush Clearance Unit 5262 Van Nuys Blvd. #451 Van Nuys California 91401

Phone: 800 994 4444
Kristin M. Crowley, Fire Marshal

Timeline up to July 2018 Hearing:

July 10, 2017: CIT Bank, accepts Wards offer to buy 3650 property.

July 12, 2017: Wards receive a letter from CIT Bank that the sale had to be placed on hold due to another party that felt they had rights to buy the property. A hearing was set for Oct. 12, 2017 and a hold was placed on our sale.

October 13, 2017: Ward took a picture of posted form F-355A at 3650 property. This was sent to our realtor to pass on to CIT Bank.

October 24, 2017: Jamie Ward contacts DWP about the danger of the dead tree in the front yard that was tangled in the power lines. DWP come to inspect it and confirmed. Wards were then informed that because they were not the legal owner of the house, they could do nothing about it. This information was passed on to the realtor who said that CIT Bank claimed that they were getting bids from their own vendors to remove the tree and other debris.

November 4, 2017: Wards noticed that someone was at the property removing the dead tree and debris.

December 5, 2017: CIT Bank informs Wards that the ruling was lifted and reengaged the process to close on the 3650 property.

December 22, 2017: The Ward Trust closed on said property, see pages 3-5 (Closing statement).

March 7, 2018: Wards received two bills via mail. This is the first time we received any mail from LAFD for 3650 property.

- 1) \$13,204.00 = 11,900.00 for the clearing and \$1,304.00 for administration fees.
- 2) \$432.00 for the 2nd inspection said to be performed on July 11, 2017.

March 15, 2018: Wards appeal bills by sending in appropriate forms. We explain that we had not owned the property when the notices were sent and that the cleanup was performed prior to us owning this property.

June 21, 2018: Wards received a letter from LAFD that our appeal was denied, and that we could protest these charges by attending a hearing. Date was set for July 17, 2018.

July 3, 2018: Wards open a claim with Chicago Title Insurance because title was known to be clear of liens when title insurance was purchased for December 22, 2017 closing. Claim was denied due to no lien on record at time of purchase.

July 17, 2018: Wards attended hearing at Van Nuys court house. Ms. Kelly O'Brian and Mr. Paul Terris . **We explained of having no rights to the property at the time of the clearance due to the fact that we did not own the property until Dec. 22nd of 2017! Kelly O'Brian sent us away with instructions that we had 48 hours to provide her with the 9a report and Prelim with the title report showing that there were no liens posted. This was done within 24 hours. 13 pages were faxed and confirmed received on July 18th.

ServiceLink Title Company
ALTA Universal ID:
1355 Cherrington Pkwy
Moon Township, PA 15108

File No./Escrow No. : 170173469
 Print Date & Time: December 22, 2017 12:33 pm
 Officer/Escrow Officer : Maria Curiel
 Settlement Location : 1355 Cherrington Pkwy
 Moon Township, PA 15108

 Property Address: 3660 Stone Canyon Avenue
 Sherman Oaks, CA 91403

 Buyer: THE WARD TRUST
 3660 Stone Canyon Ave.
 Sherman Oaks, CA 91403

 Seller: CIT Bank, N.A.

 Lender:
 Loan Type: None

 Settlement Date: December 22, 2017
 Disbursement Date: December 22, 2017

Certified To Be A True, Correct and
Complete Copy Of The Original
ServiceLink, Irvine

BY: _____

Seller		Description	Buyer	
Debit	Credit		Debit	Credit
		Financial		
	150,000.00	Sale Price of Property	150,000.00	
		Deposit or earnest money		25,000.00
		Buyers funds to close		25,000.00
		Prorations/Adjustments		
	6,226.00	2017-2018 County Taxes 12/22/17 - 01/01/18	6,226.00	
		Title Charges and Escrow/Settlement Charges		
7,830.00		Closing Fee to ServiceLink Title Company	7,830.00	
		Disbursement Service Fee to ServiceLink Title Company	2,000.00	
		Doc Prep Fee - Buyer to ServiceLink Title Company	400.00	
5.00		Doc Prep Fee - Seller to ServiceLink Title Company		

Seller		Description	Buyer	
Debit	Credit		Debit	Credit
		Title Charges and Escrow/Settlement Charges (continued)		
		Recording Service Fee to ServiceLink Title Company	25.00	
		Wire Fee - Seller to ServiceLink Title Company		
		Owner's Title Insurance to ServiceLink Title Company Coverage: 950,000.00 Premium: 2,153.00		
		Commissions		
		REAL ESTATE COMMISSION-BA to KELLER WILLIAMS		
		REAL ESTATE COMMISSION-LA to BERKSHIRE HATHAWAY HOMESERVICES CALIFORNIA PROPRT		
		Government Recording and Transfer Charges		
		GRANT DEED to ServiceLink Advance Recording Account	150.00	
		TRANSFER TAX- County to ServiceLink Advance Recording Account		
		Transfer Tax- City to ServiceLink Advance Recording Account		
		Miscellaneous		
		2017-2018 RE TAXES + LATE FEE to LOS ANGELES COUNTY TREASURER		
		Document Review fee to OneWest Bank N.A.	75.00	
		Management fee to OneWest Bank N.A.		
		NHD to FIRST AMERICAN NATURAL HAZARD DISCLOSURES		
		PAST DUE TAXES 16/17 to LOS ANGELES COUNTY TREASURER		

Seller			Buyer	
Debit	Credit		Debit	Credit
		Subtotals		
		Due to Seller/Buyer		
		Totals		

Certified To Be A True, Correct and Complete Copy Of The Original ServiceLink, Irvine

BY: _____

Acknowledgement

We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize ServiceLink Title Company to cause the funds to be disbursed in accordance with this statement.

Buyer

THE WARD TRUST

BY: _____

Seller

CIT Bank, N.A.

BY: _____

Maria Curiel
N.Coordinator.Closing

*Certified To Be A True, Correct and
Complete Copy Of The Original
ServiceLink Irvine*

BY: _____