

BOARD OF  
BUILDING AND SAFETY  
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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

October 18, 2018

Council District: # 6

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

JOB ADDRESS: 17128 WEST LORNE STREET, LOS ANGELES, CA  
ASSESSORS PARCEL NO. (APN): 2204-007-006  
Re: Invoice #713117-8, #724473-5

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: 17128 West Lorne Street, Los Angeles California, (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

Following the Department's investigation an order or orders to comply were issued to the property owner and all interested parties. Pursuant to Section 98.0411(a) the order warned that "a proposed noncompliance fee may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or slight modification is filed within 15 days after the compliance date." The owners failed to comply within the time prescribed by ordinance.

In addition, pursuant to Section 98.0421, the property owner was issued an order February 8, 2017 to pay a code violation inspection fee after violations were identified and verified upon inspection. The non-compliance and code violation inspection fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance Code Enforcement fee	660.00
Late Charge/Collection fee (250%)	2,490.00
System Development Surcharge late fee	50.40
Accumulated Interest (1%/month)	316.12
Title Report fee	38.00
<b>Grand Total</b>	<b>\$ 3,554.52</b>

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed that a lien for a total sum of \$3,554.52 be recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "City Council") designate the time and place protest can be heard concerning this matter, as set forth in Sections 7.35.3 and 7.35.5 of the Los Angeles Administrative Code.

It is further requested that the City Council instruct the Department to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of \$3,554.52 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



P.O. BOX 5152  
CULVER CITY, CA 90231  
Phone 310-943-9235 [latitle@in2-res.com](mailto:latitle@in2-res.com)

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**Property Title Report**

**Work Order No. T15578**  
**Dated as of: 09/27/2018**

**Prepared for: City of Los Angeles**

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**SCHEDULE A**  
*(Reported Property Information)*

**APN #: 2204-007-006**

**Property Address: 17128 W LORNE ST      City: Los Angeles      County: Los Angeles**

**VESTING INFORMATION**

**Type of Document: GRANT DEED**

**Grantee : WILLIAM C WESTLAND; WESTLAND FAMILY TRUST**

**Grantor : THE WESTLAND FAMILY TRUST**

**Deed Date : 03/11/2011**

**Recorded : 03/22/2011**

**Instr No. : 11-0425672**

**MAILING ADDRESS: WILLIAM C WESTLAND; WESTLAND FAMILY TRUST**  
**17128 LORNE ST VAN NUYS CA 91406**

**SCHEDULE B**

**LEGAL DESCRIPTION**

**Lot: 91 Tract No: 16595 Abbreviated Description: LOT:91 TR#:16595 TRACT # 16595 LOT 91**

**MORTGAGES/LIENS**

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

This page is part of your document - DO NOT DISCARD



20110425672



Recorded/Filed in Official Records  
Recorder's Office, Los Angeles County,  
California

03/22/11 AT 08:00AM

Pages:  
0003

FEES:	22.00
TAXES:	0.00
OTHER:	0.00
PAID:	22.00



LEADSHEET



201103220190003

00003922364



003223631

SEQ:  
21

DAR - Title Company (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

t79

Mail to:

William C. Westland  
17128 LORNE STREET  
VAN NUYS, CA 91406

J



GRANT DEED

20



# EXHIBIT B

ASSIGNED INSPECTOR: **EMIL OPFFER**  
JOB ADDRESS: **17128 WEST LORNE STREET, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **2204-007-006**

Date: **October 18, 2018**

Last Full Title: **09/27/2018**

Last Update to Title:

.....

**LIST OF OWNERS AND INTERESTED PARTIES**

- 1). WILLIAM C. WESTLAND  
WESTLAND FAMILY TRUST  
17128 LORNE ST  
VAN NUYS, CA 91406  
CAPACITY: OWNER
  
- 2). WILLIAM C. WESTLAND TR  
WESTLAND FAMILY TRUST  
PO BOX 5787  
SUGARLOAF, CA 92386  
CAPACITY: OWNER

# Property Detail Report

For Property Located At :

17128 LORNE ST, VAN NUYS, CA 91406-1047



**Owner Information**

Owner Name: WESTLAND WILLIAM C  
 Mailing Address: PO BOX 5787, SUGARLOAF CA 92386-5787 B013  
 Vesting Codes: // TR

**Location Information**

Legal Description: TRACT # 16595 LOT 91  
 County: LOS ANGELES, CA APN: 2204-007-006  
 Census Tract / Block: 1311.00 / 1 Alternate APN:  
 Township-Range-Sect: Subdivision: 16595  
 Legal Book/Page: 434-6 Map Reference: 14-E2 /  
 Legal Lot: 91 Tract #: 16595  
 Legal Block: School District: LOS ANGELES  
 Market Area: LKBL School District Name: LOS ANGELES  
 Neighbor Code: Munic/Township:

**Owner Transfer Information**

Recording/Sale Date: 03/22/2011 / 03/11/2011 Deed Type: GRANT DEED  
 Sale Price: 1st Mtg Document #:  
 Document #: 425672

**Last Market Sale Information**

Recording/Sale Date: / 1st Mtg Amount/Type: /  
 Sale Price: 1st Mtg Int. Rate/Type: /  
 Sale Type: 1st Mtg Document #:  
 Document #: 2nd Mtg Amount/Type: /  
 Deed Type: 2nd Mtg Int. Rate/Type: /  
 Transfer Document #: Price Per SqFt:  
 New Construction: Multi/Split Sale:  
 Title Company:  
 Lender:  
 Seller Name:

**Prior Sale Information**

Prior Rec/Sale Date: / Prior Lender:  
 Prior Sale Price: Prior 1st Mtg Amt/Type: /  
 Prior Doc Number: Prior 1st Mtg Rate/Type: /  
 Prior Deed Type:

**Property Characteristics**

Gross Area: 1,246 Parking Type: PARKING AVAIL Construction:  
 Living Area: 1,246 Garage Area: Heat Type: CENTRAL  
 Tot Adj Area: Garage Capacity: 2 Exterior wall: STUCCO  
 Above Grade: Parking Spaces: 2 Porch Type:  
 Total Rooms: 5 Basement Area: Patio Type:  
 Bedrooms: 2 Finish Bsmnt Area: Pool:  
 Bath(F/H): 2 / Basement Type: Air Cond: CONVENTIONAL  
 Year Built / Eff: 1952 / 1952 Roof Type: Style:  
 Fireplace: / Foundation: RAISED Quality:  
 # of Stories: 1 Roof Material: COMPOSITION SHINGLE Condition:

Other Improvements: FENCE;ADDITION  
 Building Permit

**Site Information**

Zoning: LAR1 Acres: 0.14 County Use: SINGLE FAMILY RESID  
 Lot Area: 6,002 Lot Width/Depth: 53 x 113 (0100)  
 Land Use: SFR Res/Comm Units: 1 / State Use:  
 Site Influence: Sewer Type: TYPE UNKNOWN

**Tax Information**

Total Value: \$61,134 Assessed Year: 2018 Property Tax: \$867.02  
 Land Value: \$23,674 Improved %: 61% Tax Area: 16  
 Improvement Value: \$37,460 Tax Year: 2017 Tax Exemption:  
 Total Taxable Value: \$61,134

# Comparable Sales Report

For Property Located At



**17128 LORNE ST, VAN NUYS, CA 91406-1047**

19 Comparable(s) Selected.

Report Date: 10/17/2018

### Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$0	\$202,000	\$685,000	\$572,553
Bldg/Living Area	1,246	1,064	1,421	1,269
Price/Sqft	\$0.00	\$189.85	\$574.12	\$451.14
Year Built	1952	1949	1955	1952
Lot Area	6,002	5,999	11,968	6,856
Bedrooms	2	2	4	3
Bathrooms/Restrooms	2	1	3	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$61,134	\$61,778	\$587,825	\$328,870
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: **17139 STRATHERN ST, LAKE BALBOA, CA 91406-1019**

Owner Name: **TORIAN GABRIELA/TORIAN KEASON M**

Seller Name: **COREY ALEXIS H**

APN: **2204-008-028**      Map Reference: **14-E2 /**      Living Area: **1,184**

County: **LOS ANGELES, CA**      Census Tract: **1311.00**      Total Rooms: **5**

Subdivision: **16595**      Zoning: **LAR1**      Bedrooms: **2**

Rec Date: **05/04/2018**      Prior Rec Date: **07/18/2008**      Bath(F/H): **2 /**

Sale Date: **04/06/2018**      Prior Sale Date: **06/03/2008**      Yr Built/Eff: **1952 / 1952**

Sale Price: **\$635,000**      Prior Sale Price: **\$350,500**      Air Cond:

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

Document #: **441983**      Acres: **0.14**      Fireplace: **/**

1st Mtg Amt: **\$648,652**      Lot Area: **5,999**      Pool:

Total Value: **\$396,677**      # of Stories: **1**      Roof Mat: **COMPOSITION SHINGLE**

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

Comp #:2 Distance From Subject:0.13 (miles)

Address: **17206 STRATHERN ST, LAKE BALBOA, CA 91406-1057**

Owner Name: **DAVTYAN MADLENA/GASPARYAN ARTHUR**

Seller Name: **RENO STEVEN S**

APN: **2204-015-012**      Map Reference: **14-E2 /**      Living Area: **1,246**

County: **LOS ANGELES, CA**      Census Tract: **1311.00**      Total Rooms: **5**

Subdivision: **15923**      Zoning: **LAR1**      Bedrooms: **3**

Rec Date: **05/04/2018**      Prior Rec Date:      Bath(F/H): **2 /**

Sale Date: **04/27/2018**      Prior Sale Date:      Yr Built/Eff: **1954 / 1955**

Sale Price: **\$535,000**      Prior Sale Price:      Air Cond:

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

Document #: **439987**      Acres: **0.14**      Fireplace: **/**

1st Mtg Amt: **\$428,000**      Lot Area: **6,000**      Pool: **POOL**

Total Value: **\$69,326**      # of Stories: **1**      Roof Mat: **COMPOSITION SHINGLE**

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

Comp #:3 Distance From Subject:0.14 (miles)

Address: **17125 WILLARD ST, LAKE BALBOA, CA 91406-1052**

Owner Name: **PALMISANO CONRAD E**

Seller Name: **OLAYA MOISES**

APN: **2204-004-018**      Map Reference: **14-E1 /**      Living Area: **1,246**

County: **LOS ANGELES, CA**      Census Tract: **1311.00**      Total Rooms: **5**

Subdivision: **18484**      Zoning: **LAR1**      Bedrooms: **3**

Rec Date:	<b>03/28/2018</b>	Prior Rec Date:	<b>03/03/2006</b>	Bath(F/H):	<b>2 /</b>
Sale Date:	<b>03/02/2018</b>	Prior Sale Date:	<b>01/20/2006</b>	Yr Built/Eff:	<b>1953 / 1954</b>
Sale Price:	<b>\$616,500</b>	Prior Sale Price:	<b>\$536,000</b>	Air Cond:	<b>WALL</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Style:	<b>CONVENTIONAL</b>
Document #:	<b>294774</b>	Acres:	<b>0.14</b>	Fireplace:	<b>Y / 1</b>
1st Mtg Amt:	<b>\$450,000</b>	Lot Area:	<b>6,000</b>	Pool:	
Total Value:	<b>\$484,000</b>	# of Stories:	<b>1</b>	Roof Mat:	<b>COMPOSITION SHINGLE</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/ 2</b>	Parking:	<b>PARKING AVAIL</b>

Comp #:4 Distance From Subject:0.16 (miles)

Address: **17224 STRATHERN ST, VAN NUYS, CA 91406-1057**

Owner Name: **BRILL ROBERT A/BRILL NICOLE N**

Seller Name: **NVS DEV LLC**

APN: **2204-015-015**      Map Reference: **14-E2 /**      Living Area: **1,244**

County: **LOS ANGELES, CA**      Census Tract: **1311.00**      Total Rooms: **5**

Subdivision: **15923**      Zoning: **LAR1**      Bedrooms: **3**

Rec Date: **03/21/2018**      Prior Rec Date: **01/05/2018**      Bath(F/H): **2 /**

Sale Date: **02/22/2018**      Prior Sale Date: **12/19/2017**      Yr Built/Eff: **1954 / 1955**

Sale Price: **\$660,000**      Prior Sale Price: **\$1,707,955**      Air Cond: **EVAP COOLER**

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

Document #: **270636**      Acres: **0.14**      Fireplace: **/**

1st Mtg Amt: **\$594,000**      Lot Area: **6,065**      Pool:

Total Value: **\$66,096**      # of Stories: **1**      Roof Mat: **COMPOSITION SHINGLE**

Land Use: **SFR**      Park Area/Cap#:

Parking: **ATTACHED GARAGE**

Comp #:5 Distance From Subject:0.17 (miles)

Address: **7943 DRISCOLL AVE, LAKE BALBOA, CA 91406-1015**

Owner Name: **KHALEDY MAHMOOD/KHALEDY PALITA**

Seller Name: **HARRIS RYEN**

APN: **2204-015-008**      Map Reference: **14-E2 /**      Living Area: **1,235**

County: **LOS ANGELES, CA**      Census Tract: **1311.00**      Total Rooms: **5**

Subdivision: **15923**      Zoning: **LAR1**      Bedrooms: **3**

Rec Date: **07/17/2018**      Prior Rec Date: **10/16/2015**      Bath(F/H): **2 /**

Sale Date: **06/26/2018**      Prior Sale Date: **10/02/2015**      Yr Built/Eff: **1954 / 1954**

Sale Price: **\$685,000**      Prior Sale Price: **\$460,500**      Air Cond:

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

Document #: **711300**      Acres: **0.17**      Fireplace: **/**

1st Mtg Amt: **\$616,431**      Lot Area: **7,212**      Pool:

Total Value: **\$478,791**      # of Stories: **1**      Roof Mat: **GRAVEL & ROCK**

Land Use: **SFR**      Park Area/Cap#:

Parking: **PARKING AVAIL**

Comp #:6 Distance From Subject:0.21 (miles)

Address: **17130 BURTON ST, VAN NUYS, CA 91406-1033**

Owner Name: **ALDANA GEORGE K Q/QUINONEZ ERIKA H**

Seller Name: **THOMEN DAN**

APN: **2204-003-005**      Map Reference: **14-E1 /**      Living Area: **1,310**

County: **LOS ANGELES, CA**      Census Tract: **1311.00**      Total Rooms: **6**

Subdivision: **16978**      Zoning: **LAR1**      Bedrooms: **4**

Rec Date: **01/23/2018**      Prior Rec Date: **06/28/1991**      Bath(F/H): **2 /**

Sale Date: **12/15/2017**      Prior Sale Date: **05/1991**      Yr Built/Eff: **1955 / 1955**

Sale Price: **\$535,000**      Prior Sale Price: **\$210,000**      Air Cond:

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

Document #: **71075**      Acres: **0.14**      Fireplace: **Y / 1**

1st Mtg Amt: **\$508,250**      Lot Area: **6,192**      Pool: **POOL**

Total Value: **\$332,874**      # of Stories: **1**      Roof Mat: **ROLL**

Land Use: **SFR**      Park Area/Cap#:

Parking: **COMPOSITION ATTACHED GARAGE**

Comp #:7 Distance From Subject:0.21 (miles)

Address: **17124 BURTON ST, VAN NUYS, CA 91406-1033**

Owner Name: **ALMENDAREZ ARNOLD H/PINKUS-CUELLAR VICTORIA M**

Seller Name: **RADER RACHAEL J**

APN: **2204-003-017**      Map Reference: **14-E1 /**      Living Area: **1,246**

County: **LOS ANGELES, CA**      Census Tract: **1311.00**      Total Rooms: **5**

Subdivision: **18484**      Zoning: **LAR1**      Bedrooms: **3**

Rec Date: **07/26/2018**      Prior Rec Date: **08/16/2011**      Bath(F/H): **2 /**

Sale Date: **07/12/2018**      Prior Sale Date: **06/16/2011**      Yr Built/Eff: **1953 / 1953**

Sale Price: **\$580,000**      Prior Sale Price: **\$313,000**      Air Cond:

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

Document #: **748161**      Acres: **0.15**      Fireplace: **Y / 1**

1st Mtg Amt: **\$580,000**      Lot Area: **6,322**      Pool: **POOL**

Total Value:	<b>\$345,517</b>	# of Stories:	<b>1</b>	Roof Mat:	<b>COMPOSITION SHINGLE</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/ 2</b>	Parking:	<b>PARKING AVAIL</b>

<b>Comp #:8</b>		Distance From Subject: <b>0.21 (miles)</b>			
<b>Address: 8026 LESNER AVE, VAN NUYS, CA 91406-1119</b>					
<b>Owner Name: SUN YU</b>					
<b>Seller Name: SPENCHIAN ALEXIS</b>					
<b>APN: 2204-029-011</b>					
County:	<b>LOS ANGELES, CA</b>	Map Reference:	<b>14-F2 /</b>	Living Area:	<b>1,235</b>
Subdivision:	<b>16774</b>	Census Tract:	<b>1311.00</b>	Total Rooms:	<b>5</b>
Rec Date:	<b>05/31/2018</b>	Zoning:	<b>LAR1</b>	Bedrooms:	<b>2</b>
Sale Date:	<b>05/04/2018</b>	Prior Rec Date:	<b>10/09/2009</b>	Bath(F/H):	<b>2 /</b>
Sale Price:	<b>\$580,000</b>	Prior Sale Date:	<b>09/23/2009</b>	Yr Built/Eff:	<b>1952 / 1952</b>
Sale Type:	<b>FULL</b>	Prior Sale Price:	<b>\$350,000</b>	Air Cond:	
Document #:	<b>536694</b>	Prior Sale Type:	<b>FULL</b>	Style:	<b>CONVENTIONAL</b>
1st Mtg Amt:		Acres:	<b>0.14</b>	Fireplace:	<b>/</b>
Total Value:	<b>\$397,056</b>	Lot Area:	<b>6,003</b>	Pool:	
Land Use:	<b>SFR</b>	# of Stories:	<b>1</b>	Roof Mat:	<b>COMPOSITION SHINGLE</b>
		Park Area/Cap#:	<b>/ 2</b>	Parking:	<b>ATTACHED GARAGE</b>

<b>Comp #:9</b>		Distance From Subject: <b>0.21 (miles)</b>			
<b>Address: 17156 BURTON ST, VAN NUYS, CA 91406-1033</b>					
<b>Owner Name: LAU SEAN</b>					
<b>Seller Name: YANDELL FAMILY TRUST</b>					
<b>APN: 2204-003-001</b>					
County:	<b>LOS ANGELES, CA</b>	Map Reference:	<b>14-E1 /</b>	Living Area:	<b>1,310</b>
Subdivision:	<b>16978</b>	Census Tract:	<b>1311.00</b>	Total Rooms:	<b>6</b>
Rec Date:	<b>07/20/2018</b>	Zoning:	<b>LAR1</b>	Bedrooms:	<b>4</b>
Sale Date:	<b>07/18/2018</b>	Prior Rec Date:	<b>02/22/1977</b>	Bath(F/H):	<b>2 /</b>
Sale Price:	<b>\$540,000</b>	Prior Sale Date:		Yr Built/Eff:	<b>1955 / 1955</b>
Sale Type:	<b>FULL</b>	Prior Sale Price:	<b>\$48,200</b>	Air Cond:	
Document #:	<b>727513</b>	Prior Sale Type:	<b>FULL</b>	Style:	<b>CONVENTIONAL</b>
1st Mtg Amt:	<b>\$431,960</b>	Acres:	<b>0.14</b>	Fireplace:	<b>Y / 1</b>
Total Value:	<b>\$100,398</b>	Lot Area:	<b>6,307</b>	Pool:	
Land Use:	<b>SFR</b>	# of Stories:	<b>1</b>	Roof Mat:	<b>ROLL COMPOSITION</b>
		Park Area/Cap#:	<b>/ 2</b>	Parking:	<b>ATTACHED GARAGE</b>

<b>Comp #:10</b>		Distance From Subject: <b>0.22 (miles)</b>			
<b>Address: 8127 LOUISE AVE, NORTHRIDGE, CA 91325-4447</b>					
<b>Owner Name: STRAHL SHERI</b>					
<b>Seller Name: CISNEROS ROCIO</b>					
<b>APN: 2201-019-002</b>					
County:	<b>LOS ANGELES, CA</b>	Map Reference:	<b>14-E2 /</b>	Living Area:	<b>1,421</b>
Subdivision:	<b>16454</b>	Census Tract:	<b>1312.00</b>	Total Rooms:	<b>4</b>
Rec Date:	<b>08/02/2018</b>	Zoning:	<b>LAR1</b>	Bedrooms:	<b>4</b>
Sale Date:	<b>07/10/2018</b>	Prior Rec Date:	<b>01/27/2012</b>	Bath(F/H):	<b>2 /</b>
Sale Price:	<b>\$600,000</b>	Prior Sale Date:	<b>12/19/2011</b>	Yr Built/Eff:	<b>1951 / 1973</b>
Sale Type:	<b>FULL</b>	Prior Sale Price:	<b>\$365,000</b>	Air Cond:	
Document #:	<b>778487</b>	Prior Sale Type:	<b>FULL</b>	Style:	<b>CONVENTIONAL</b>
1st Mtg Amt:	<b>\$566,000</b>	Acres:	<b>0.14</b>	Fireplace:	<b>Y / 1</b>
Total Value:	<b>\$402,922</b>	Lot Area:	<b>5,999</b>	Pool:	
Land Use:	<b>SFR</b>	# of Stories:	<b>1</b>	Roof Mat:	<b>COMPOSITION SHINGLE</b>
		Park Area/Cap#:	<b>/ 1</b>	Parking:	<b>PARKING AVAIL</b>

<b>Comp #:11</b>		Distance From Subject: <b>0.23 (miles)</b>			
<b>Address: 17056 BURTON ST, VAN NUYS, CA 91406-1109</b>					
<b>Owner Name: PALAFOX RALPH/PALAFOX JENICE</b>					
<b>Seller Name: FENTON STEPHEN</b>					
<b>APN: 2204-032-019</b>					
County:	<b>LOS ANGELES, CA</b>	Map Reference:	<b>14-E1 /</b>	Living Area:	<b>1,246</b>
Subdivision:	<b>16774</b>	Census Tract:	<b>1311.00</b>	Total Rooms:	<b>5</b>
Rec Date:	<b>08/17/2018</b>	Zoning:	<b>LAR1</b>	Bedrooms:	<b>2</b>
Sale Date:	<b>07/01/2018</b>	Prior Rec Date:	<b>11/17/1997</b>	Bath(F/H):	<b>2 /</b>
Sale Price:	<b>\$565,000</b>	Prior Sale Date:	<b>10/24/1997</b>	Yr Built/Eff:	<b>1952 / 1952</b>
Sale Type:	<b>FULL</b>	Prior Sale Price:		Air Cond:	
Document #:	<b>833218</b>	Prior Sale Type:	<b>FULL</b>	Style:	<b>CONVENTIONAL</b>
1st Mtg Amt:	<b>\$517,398</b>	Acres:	<b>0.14</b>	Fireplace:	<b>/</b>
Total Value:	<b>\$61,778</b>	Lot Area:	<b>6,000</b>	Pool:	
Land Use:	<b>SFR</b>	# of Stories:	<b>1</b>	Roof Mat:	<b>COMPOSITION SHINGLE</b>
		Park Area/Cap#:	<b>/ 2</b>	Parking:	<b>PARKING AVAIL</b>

Comp #:12 Distance From Subject:0.26 (miles)

Address: 8046 PASO ROBLES AVE, LAKE BALBOA, CA 91406-1126

Owner Name: TORRES MILTON A

Seller Name: GUENTHER GWILI A

APN: 2204-030-009

County: LOS ANGELES, CA

Subdivision: 16774

Rec Date: 01/30/2018

Sale Date: 10/16/2017

Sale Price: \$550,000

Sale Type: FULL

Document #: 95625

1st Mtg Amt: \$150,000

Total Value: \$93,711

Map Reference: 14-E1 /

Census Tract: 1311.00

Zoning: LAR1

Prior Rec Date:

Prior Sale Date:

Prior Sale Price:

Prior Sale Type:

Acres: 0.14

Lot Area: 6,146

# of Stories: 1

Living Area: 1,409

Total Rooms: 5

Bedrooms: 2

Bath(F/H): 2 /

Yr Built/Eff: 1952 / 1953

Air Cond:

Style: CONVENTIONAL

Fireplace: /

Pool:

Roof Mat: COMPOSITION SHINGLE

Parking: PARKING AVAIL

Land Use: SFR

Park Area/Cap#: / 2

Comp #:13 Distance From Subject:0.33 (miles)

Address: 7817 GENESTA AVE, VAN NUYS, CA 91406-1623

Owner Name: TOVMASYAN FAMILY TRUST

Seller Name: KEARNS GREGORY M & JENNIFER L

APN: 2204-019-014

County: LOS ANGELES, CA

Subdivision: 16303

Rec Date: 04/03/2018

Sale Date: 03/12/2018

Sale Price: \$550,000

Sale Type: FULL

Document #: 318119

1st Mtg Amt: \$440,000

Total Value: \$456,220

Map Reference: 14-E2 /

Census Tract: 1311.00

Zoning: LAR1

Prior Rec Date: 08/28/2008

Prior Sale Date: 08/08/2008

Prior Sale Price: \$375,000

Prior Sale Type: FULL

Acres: 0.27

Lot Area: 11,968

# of Stories: 1

Living Area: 1,321

Total Rooms: 5

Bedrooms: 3

Bath(F/H): 2 /

Yr Built/Eff: 1951 / 1951

Air Cond:

Style: CONVENTIONAL

Fireplace: /

Pool:

Roof Mat: COMPOSITION SHINGLE

Parking: PARKING AVAIL

Land Use: SFR

Park Area/Cap#: / 2

Comp #:14 Distance From Subject:0.38 (miles)

Address: 7827 LASAINE AVE, NORTHRIDGE, CA 91325-4435

Owner Name: HALADJIAN ISABEL B

Seller Name: LUCAS GEORGE M JR TRUST

APN: 2201-022-002

County: LOS ANGELES, CA

Subdivision: 16378

Rec Date: 09/06/2018

Sale Date: 08/10/2018

Sale Price: \$570,000

Sale Type: FULL

Document #: 903624

1st Mtg Amt: \$446,000

Total Value: \$204,618

Map Reference: 14-E2 /

Census Tract: 1312.00

Zoning: LAR1

Prior Rec Date: 02/25/1994

Prior Sale Date:

Prior Sale Price: \$137,000

Prior Sale Type: FULL

Acres: 0.15

Lot Area: 6,365

# of Stories: 1

Living Area: 1,330

Total Rooms: 5

Bedrooms: 3

Bath(F/H): 1 /

Yr Built/Eff: 1951 / 1952

Air Cond: WALL

Style: CONVENTIONAL

Fireplace: Y / 1

Pool:

Roof Mat: WOOD SHAKE

Parking: ATTACHED GARAGE

Land Use: SFR

Park Area/Cap#: / 1

Comp #:15 Distance From Subject:0.40 (miles)

Address: 7737 OAK PARK AVE, LAKE BALBOA, CA 91406-2122

Owner Name: IBRAHIM NADIR F/KOLTA RANIA

Seller Name: FITCH VALERIE

APN: 2203-007-008

County: LOS ANGELES, CA

Subdivision: 12813

Rec Date: 06/21/2018

Sale Date: 05/21/2018

Sale Price: \$575,000

Sale Type: FULL

Document #: 622242

1st Mtg Amt: \$453,100

Total Value: \$397,400

Map Reference: 14-E2 /

Census Tract: 1311.00

Zoning: LAR1

Prior Rec Date: 05/25/2012

Prior Sale Date: 04/10/2012

Prior Sale Price: \$360,000

Prior Sale Type: FULL

Acres: 0.18

Lot Area: 8,041

# of Stories: 1

Living Area: 1,160

Total Rooms: 5

Bedrooms: 3

Bath(F/H): 1 /

Yr Built/Eff: 1949 / 1951

Air Cond:

Style: CONVENTIONAL

Fireplace: Y / 1

Pool: POOL

Roof Mat: COMPOSITION SHINGLE

Parking: PARKING AVAIL

Land Use: SFR

Park Area/Cap#: / 2

Comp #:16 Distance From Subject:0.41 (miles)

Address: 7737 ALDEA AVE, VAN NUYS, CA 91406-2108

Owner Name: ALCARAZ OSCAR I/ALCARAZ VICTORIA D

Seller Name: HERRERA CRAIG A & SYLVIA

APN: 2203-001-011

County: LOS ANGELES, CA

Map Reference: 14-E2 /

Census Tract: 1311.00

Living Area: 1,167

Total Rooms: 5

Subdivision:	<b>16480</b>	Zoning:	<b>LAR1</b>	Bedrooms:	<b>3</b>
Rec Date:	<b>09/12/2018</b>	Prior Rec Date:	<b>06/13/2016</b>	Bath(F/H):	<b>1 /</b>
Sale Date:	<b>08/17/2018</b>	Prior Sale Date:	<b>06/07/2016</b>	Yr Built/Eff:	<b>1951 / 1951</b>
Sale Price:	<b>\$670,000</b>	Prior Sale Price:	<b>\$565,000</b>	Air Cond:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Style:	<b>CONVENTIONAL</b>
Document #:	<b>929103</b>	Acres:	<b>0.18</b>	Fireplace:	<b>Y / 1</b>
1st Mtg Amt:	<b>\$657,864</b>	Lot Area:	<b>7,867</b>	Pool:	
Total Value:	<b>\$587,825</b>	# of Stories:	<b>1</b>	Roof Mat:	<b>WOOD SHAKE</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/ 2</b>	Parking:	<b>PARKING AVAIL</b>

Comp #:17 Distance From Subject:0.42 (miles)

Address: **17350 ELKWOOD ST, NORTHRIDGE, CA 91325-4431**

Owner Name: **MCMABELL PATRICK/MCMABELL CAITLIN**

Seller Name: **LOEWENSTEIN SHERRY L & MICHAEL A**

APN:	<b>2201-021-020</b>	Map Reference:	<b>14-E2 /</b>	Living Area:	<b>1,349</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1312.00</b>	Total Rooms:	<b>6</b>
Subdivision:	<b>16378</b>	Zoning:	<b>LAR1</b>	Bedrooms:	<b>3</b>
Rec Date:	<b>09/25/2018</b>	Prior Rec Date:	<b>11/07/2008</b>	Bath(F/H):	<b>1 /</b>
Sale Date:	<b>08/07/2018</b>	Prior Sale Date:	<b>10/24/2008</b>	Yr Built/Eff:	<b>1951 / 1952</b>
Sale Price:	<b>\$600,000</b>	Prior Sale Price:	<b>\$355,000</b>	Air Cond:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Style:	<b>CONVENTIONAL</b>
Document #:	<b>978304</b>	Acres:	<b>0.15</b>	Fireplace:	<b>Y / 1</b>
1st Mtg Amt:	<b>\$569,905</b>	Lot Area:	<b>6,483</b>	Pool:	
Total Value:	<b>\$401,770</b>	# of Stories:	<b>1</b>	Roof Mat:	<b>WOOD SHAKE</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/ 1</b>	Parking:	<b>PARKING AVAIL</b>

Comp #:18 Distance From Subject:0.45 (miles)

Address: **7730 GENESTA AVE, LAKE BALBOA, CA 91406-2137**

Owner Name: **MKRTCHYAN HARUTYUN**

Seller Name: **HOVSEPYAN VARTAN**

APN:	<b>2203-011-018</b>	Map Reference:	<b>14-E2 /</b>	Living Area:	<b>1,385</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1311.00</b>	Total Rooms:	<b>4</b>
Subdivision:	<b>12813</b>	Zoning:	<b>LAR1</b>	Bedrooms:	<b>3</b>
Rec Date:	<b>05/03/2018</b>	Prior Rec Date:	<b>11/19/2015</b>	Bath(F/H):	<b>3 /</b>
Sale Date:	<b>04/26/2018</b>	Prior Sale Date:	<b>11/12/2015</b>	Yr Built/Eff:	<b>1949 / 1973</b>
Sale Price:	<b>\$630,000</b>	Prior Sale Price:	<b>\$560,000</b>	Air Cond:	<b>CENTRAL</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Style:	<b>CONVENTIONAL</b>
Document #:	<b>434036</b>	Acres:	<b>0.17</b>	Fireplace:	<b>/</b>
1st Mtg Amt:	<b>\$560,700</b>	Lot Area:	<b>7,200</b>	Pool:	
Total Value:	<b>\$582,623</b>	# of Stories:	<b>1</b>	Roof Mat:	<b>COMPOSITION SHINGLE</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/ 2</b>	Parking:	<b>PARKING AVAIL</b>

Comp #:19 Distance From Subject:0.49 (miles)

Address: **7662 OAK PARK AVE, VAN NUYS, CA 91406-2119**

Owner Name: **COCHRAN FAMILY TRUST**

Seller Name: **ROUNTREE CHRISTIAN G**

APN:	<b>2203-009-022</b>	Map Reference:	<b>14-E2 /</b>	Living Area:	<b>1,064</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1311.00</b>	Total Rooms:	<b>5</b>
Subdivision:	<b>12813</b>	Zoning:	<b>LAR1</b>	Bedrooms:	<b>3</b>
Rec Date:	<b>05/25/2018</b>	Prior Rec Date:		Bath(F/H):	<b>1 /</b>
Sale Date:	<b>05/21/2018</b>	Prior Sale Date:		Yr Built/Eff:	<b>1949 / 1949</b>
Sale Price:	<b>\$202,000</b>	Prior Sale Price:		Air Cond:	
Sale Type:	<b>FULL</b>	Prior Sale Type:		Style:	<b>CONVENTIONAL</b>
Document #:	<b>526795</b>	Acres:	<b>0.19</b>	Fireplace:	<b>Y / 1</b>
1st Mtg Amt:	<b>\$17,000</b>	Lot Area:	<b>8,096</b>	Pool:	
Total Value:	<b>\$388,925</b>	# of Stories:	<b>1</b>	Roof Mat:	<b>WOOD SHAKE</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/ 2</b>	Parking:	<b>PARKING AVAIL</b>

# EXHIBIT D

ASSIGNED INSPECTOR: **EMIL OPFFER**  
JOB ADDRESS: **17128 WEST LORNE STREET, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **2204-007-006**

**Date: October 18, 2018**

**CASE#: 750851**  
**ORDER NO: A-4286516**

EFFECTIVE DATE OF ORDER TO COMPLY: **February 8, 2017**  
COMPLIANCE EXPECTED DATE: **March 10, 2017**  
DATE COMPLIANCE OBTAINED: **No Compliance to Date**

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## LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

### **VIOLATIONS:**

SEE ATTACHED ORDER # A-4286516

1050103201848394

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

VAN AMBATIELOS  
PRESIDENT

E. FELICIA BRANNON  
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DEPARTMENT OF  
BUILDING AND SAFETY  
201 NORTH FIGUEROA STREET  
LOS ANGELES, CA 90012

FRANK M. BUSH  
GENERAL MANAGER

OSAMA YOUNAN, P.E.  
EXECUTIVE OFFICER

ORDER TO COMPLY AND NOTICE OF FEE

WESTLAND, WILLIAM C TR WESTLAND FAMILY TRUST  
17128 LORNE ST  
VAN NUYS, CA 91406

CASE #: 750851

ORDER #: A-4286516

EFFECTIVE DATE: February 08, 2017  
COMPLIANCE DATE: March 10, 2017

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

OWNER OF

SITE ADDRESS: 17128 W LORNE ST

FEB 03 2017

ASSESSORS PARCEL NO.: 2204-007-006

ZONE: R1; One-Family Zone

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

An inspection has revealed that the property (Site Address) listed above is in violation of the Los Angeles Municipal Code (L.A.M.C.) sections listed below. You are hereby ordered to correct the violation(s) and contact the inspector listed in the signature block at the end of this document for a compliance inspection by the compliance date listed above.

FURTHER, THE CODE VIOLATION INSPECTION FEE (C.V.I.F) OF \$ 356.16 (\$336 fee plus a six percent Systems Development Surcharge of \$20.16) **WILL BE BILLED TO THE PROPERTY OWNER.** The invoice/notice will be sent to the owner as it appears on the last equalized assessment roll. Section 98.0421 L.A.M.C.

NOTE: FAILURE TO PAY THE C.V.I.F. WITHIN 30 DAYS OF THE INVOICE DATE OF THE BILL NOTED ABOVE WILL RESULT IN A LATE CHARGE OF TWO (2) TIMES THE C.V.I.F. PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$1,176.00. Any person who fails to pay the fee, late charge and collection fee, shall also pay interest. Interest shall be calculated at the rate of one percent per month.

The inspection has revealed that the property is in violation of the Los Angeles Municipal Code as follows:

VIOLATION(S):

1. The cargo container is a condition which violates the R1-1 Specific Plan.

You are therefore ordered to: Remove the cargo container which violates the Specific Plan.

Code Section(s) in Violation: 12.04.01, 12.21A.1.(a) of the L.A.M.C.

Comments: Remove the cargo container from the required yards, including but not limited to yards, access drive or other portions of the property. Or obtain permits and approvals.

2. (V #12.) Cargo container.

You are therefore ordered to: 1) Submit plans, obtain a use of land permit, inspections, approvals and clearances and a Certificate of Occupancy, for storage purposes only, for the 9' ft x 20' ft cargo container on the site. 2) Discontinue the use of the cargo container.

Code Section(s) in Violation: 91.0106.3.2.1, 91.0108.1, 91.0109.1, 12.21A.1.(a), and 12.26E.2. of the L.A.M.C.

Location: Entire property

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.



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

Comments: Remove the cargo container from the required yards, including but limited to the access drive. Or obtain permits and approvals as required.

**3. This use is prohibited as a home occupation.**

You are therefore ordered to: Discontinue the home occupation which is prohibited.

Code Section(s) in Violation: 12.05A.16.(b), 12.21A.1.(a) of the L.A.M.C.

Comments: Discontinue the use of the dwelling as a business, including but not limited to storage, repair, or construction of materials.

**4. Open incidental storage in conjunction with a home occupation.**

You are therefore ordered to: Discontinue the open incidental storage in conjunction with a home occupation.

Code Section(s) in Violation: 12.05A.16.(a)(12), 12.21A.1.(a) of the L.A.M.C.

Comments: Remove all open storage of items, including but not limited to construction materials, appliances, furniture or other items.

**5. Open storage within the required yards.**

You are therefore ordered to: Discontinue the open storage of various items in the required yard(s).

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

Comments: Discontinue and remove any open storage of items in the required yards.

**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.

**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.

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**CODE ENFORCEMENT BUREAU**  
For routine City business and non-emergency services: Call 3-1-1

[www.ladbs.org](http://www.ladbs.org)

1050103201848394

**APPEAL PROCEDURES:**

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

If you have any questions or require any additional information please feel free to contact me at (818)374-9845.  
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector : 

Date: January 31, 2017

JEFFREY DIFIORE  
14410 SYLVAN STREET SUITE 105  
VAN NUYS, CA 91401  
(818)374-9845

Jeffrey.Difiore@lacity.org

  
REVIEWED BY

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