

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

RAYMOND S. CHAN, C.E., S.E.  
GENERAL MANAGER

FRANK BUSH  
EXECUTIVE OFFICER

April 20, 2015

Council District: # 2

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

JOB ADDRESS: 4414 NORTH LEMP AVENUE, LOS ANGELES, CA  
ASSESSORS PARCEL NO. (APN): 2365-006-004

On November 07, 2013, 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: **4414 North Lemp 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 November 07, 2013, to pay a code violation inspection fee after violations were identified and verified upon inspection. The code violation inspection fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
Code Violation Investigation fee	336.00
System Development Surcharge	20.16
System Development Surcharge late fee	50.40
Late Charge/Collection fee (250%)	618.55
Title Report fee	42.00
<b>Grand Total</b>	<b>\$ 1,067.11</b>

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed a lien for a total sum of **\$1,067.11** recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "City Council") designate the time and place protest can be heard concerning this matter, as set forth in Sections 7.35.3 and 7.35.5 of the Los Angeles Administrative Code.

It is further requested that the City Council instruct the Department to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$1,067.11** 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 L. WOLCOTT, CITY CLERK

Lien confirmed by  
City Council on:

BY: \_\_\_\_\_  
DEPUTY



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

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**Property Title Report**

Work Order No. T11054  
Dated as of: 03/07/2015

Prepared for: City of Los Angeles

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**SCHEDULE A**  
(Reported Property Information)

APN #: 2365-006-004

Property Address: 4414 N LEMP AVE ✓ City: Los Angeles County: Los Angeles

**VESTING INFORMATION**

Type of Instrument: GRANT DEED

Grantee : Valley Springs Lane, LLC, a California Limited Partnership

Grantor : Dennis Smeal, an unmarried man

Deed Date : 6/3/2008

Recorded : 6/18/2008

Instr No. : 20081082977

MAILING ADDRESS: Valley Springs, Lane, LLC, a California Limited Partnership  
13907 VENTURA BLVD #102 SHERMAN OAKS CA 91423

**SCHEDULE B**

**LEGAL DESCRIPTION**

The following described property:

The North 80 feet of the West 45 feet of Lot 2, and the North 80 feet Lot 3, of Tract No. 11048, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 197 Page(s) 48 and 49 of Maps, in the office of the County Recorder of said county.

Assessor's Parcel No: 2365-006-004

**MORTGAGES/LIENS**

We find no Open Mortgages/Deeds of Trust of Record

2

RECORDING REQUESTED BY:  
Fidelity National Title Company



20081082977

AND WHEN RECORDED MAIL TO:

Don Zilbermintz  
Sherman Oaks Homebuilders  
13907 Ventura Blvd. #102  
Sherman Oaks, CA 91423

THIS SPACE FOR RECORDER'S USE ONLY

Title Order No.: 19566306  
Escrow No.: 068-013067-MK


### GRANT DEED


THE UNDERSIGNED GRANTOR(S) DECLARE(S) (80) (44)  
**DOCUMENTARY TRANSFER TAX is \$933.90 CITY TRANSFER TAX \$3,820.50**  
 computed on full value of property conveyed, or  
 computed on full value less value of liens or encumbrances remaining at time of sale.  
 Unincorporated area  City of Los Angeles

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
**Dennis Smeal, an Unmarried Man**  
 hereby GRANT(s) to:  
**Valley Springs Lane, LLC, a California Limited Partnership**

the real property in the City of Los Angeles, County of Los Angeles, State of California, described as.  
**LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF**  
 Also Known as: 4414 Lemp Street (Studio City Area), Los Angeles, CA 91604  
 AP#. 2365-006-004

DATED June 3, 2008  
 STATE OF CALIFORNIA  
 COUNTY OF Los Angeles  
 On June 10, 2008  
 Before me, Julie D. Thewlis  
 a Notary Public in and for said State personally appeared  
Dennis Smeal

  
 Dennis Smeal



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 Julie D. Thewlis (This area for official notarial seal)

MAIL TAX STATEMENTS TO PARTY SHOWN BELOW, IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE

# EXHIBIT B

ASSIGNED INSPECTOR: FELIPE PENICHE

Date: April 20, 2015

JOB ADDRESS: 4414 NORTH LEMP AVENUE, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 2365-006-004

Last Full Title: 03/07/2015

Last Update to Title:

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## LIST OF OWNERS AND INTERESTED PARTIES

- 1). VALLEY SPRINGS LANE, LLC  
A CALIFORNIA LIMITED PARTNERSHIP  
13907 VENTURA BLVD #102  
SHERMAN OAKS, CA 91423  
CAPACITY: OWNER

**Property Detail Report**

For Property Located At :  
**4414 LEMP AVE, NORTH HOLLYWOOD, CA 91602-1920**



**Owner Information**

Owner Name: VALLEY SPRINGS LANE LLC/DON ZILBERMINTZ  
 Mailing Address: 13907 VENTURA BLVD #102, SHERMAN OAKS CA 91423-3543 C/O DON ZILBERMINTZ  
 Vesting Codes: // CO

**Location Information**

Legal Description: TRACT # 11048 LOT COM AT NW COR OF LOT 3 TH S 003'40" E 80 FT WITH A UNIFORM DEPTH OF 135 FT S 8959'20" E PART OF LOTS 2 AND LOT 3  
 County: LOS ANGELES, CA APN: 2365-006-004  
 Census Tract / Block: 1433.00 / 5 Alternate APN:  
 Township-Range-Sect: Subdivision: 11048  
 Legal Book/Page: 197-48 Map Reference: 23-D3 /  
 Legal Lot: 3 Tract #: 11048  
 Legal Block: School District: LOS ANGELES  
 Market Area: STUD School District Name:  
 Neighbor Code: Munic/Township:

**Owner Transfer Information**

Recording/Sale Date: / Deed Type:  
 Sale Price: 1st Mtg Document #:  
 Document #:

**Last Market Sale Information**

Recording/Sale Date: 06/18/2008 / 06/03/2008 1st Mtg Amount/Type: /  
 Sale Price: \$849,000 1st Mtg Int. Rate/Type: /  
 Sale Type: FULL 1st Mtg Document #: /  
 Document #: 1082977 2nd Mtg Amount/Type: /  
 Deed Type: GRANT DEED 2nd Mtg Int. Rate/Type: /  
 Transfer Document #: Price Per SqFt: \$414.35  
 New Construction: Multi/Split Sale:  
 Title Company: FIDELITY NATIONAL TITLE CO  
 Lender:  
 Seller Name: SMEAL DENNIS

**Prior Sale Information**

Prior Rec/Sale Date: 03/14/2000 / Prior Lender: LB MTG  
 Prior Sale Price: \$498,182 Prior 1st Mtg Amt/Type: \$349,000 / CONV  
 Prior Doc Number: 376621 Prior 1st Mtg Rate/Type: / ADJ  
 Prior Deed Type: GRANT DEED

**Property Characteristics**

Gross Area:		Parking Type:	PARKING AVAIL	Construction:	
Living Area:	2,049	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:	2	Exterior wall:	SHINGLE SIDING
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:	6	Basement Area:		Patio Type:	
Bedrooms:	3	Finish Bsmnt Area:		Pool:	
Bath(F/H):	3 /	Basement Type:		Air Cond:	
Year Built / Eff:	1938 / 1950	Roof Type:		Style:	CONVENTIONAL
Fireplace:	Y / 1	Foundation:	RAISED	Quality:	
# of Stories:	1.00	Roof Material:	WOOD SHAKE	Condition:	
Other Improvements:	FENCE;ADDITION				

**Site Information**

Zoning:	LAR3	Acres:	0.25	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	10,799	Lot Width/Depth:	80 x 135	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

**Tax Information**

Total Value:	\$909,706	Assessed Year:	2014	Property Tax:	\$11,309.35
Land Value:	\$727,766	Improved %:	20%	Tax Area:	13
Improvement Value:	\$181,940	Tax Year:	2014	Tax Exemption:	
Total Taxable Value:	\$909,706				

## Comparable Summary

For Property Located At



CoreLogic

RealQuest Professional

**4414 LEMP AVE, NORTH HOLLYWOOD, CA 91602-1920**

**20 Comparable(s) found.** (Click on the address to view more property information)

▶ View Report

▶ Configure Display Fields

▶ Modify Comparable Search Criteria

### Summary Statistics For Selected Properties: 20

	Subject Property	Low	High	Average
Sale Price	\$849,000	\$252,000	\$4,265,000	\$848,250
Bldg/Living Area	2,049	1,753	2,338	2,030
Price/Sqft	\$414.35	\$132.77	\$2,037.74	\$419.43
Year Built	1938	1907	2008	1959
Lot Area	10,799	3,270	43,095	11,600
Bedrooms	3	2	5	4
Bathrooms/Restrooms	3	1	3	2
Stories	1.00	1.00	2.00	1.27
Total Value	\$909,706	\$76,752	\$1,288,350	\$399,340
Distance From Subject	0.00	1.75	39.16	18.74

\*= 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
<b>Subject Property</b>										
		4414 LEMP AVE	\$849,000	1938	3	3	06/18/2008	2,049	10,799	0.0
<b>Comparables</b>										
<input checked="" type="checkbox"/>	1	824 HASTING CIR	\$500,000	1977	4	3	04/02/2015	2,338	13,624	39.16
<input checked="" type="checkbox"/>	2	616 GARNET ST	\$910,000	1964	4	3	04/02/2015	1,774	3,270	21.45
<input checked="" type="checkbox"/>	3	10224 FALUN DR	\$790,000	1964	4	3	04/01/2015	2,235	22,300	5.45
<input checked="" type="checkbox"/>	4	2114 5TH AVE	\$627,500	1907	3	2	04/01/2015	2,176	7,000	8.58
<input checked="" type="checkbox"/>	5	4332 SERENE AVE	\$252,000	1998	4	2	04/02/2015	1,898	7,723	36.02
<input checked="" type="checkbox"/>	6	1706 S HOLT AVE	\$750,000	1939	3	2	04/03/2015	1,968	7,003	7.15
<input checked="" type="checkbox"/>	7	2037 250TH ST	\$504,500	1958	2	2	04/03/2015	1,753	6,283	24.66
<input checked="" type="checkbox"/>	8	30 SEA COVE DR	\$4,265,000	1953	4	3	04/03/2015	2,093	43,095	28.17
<input checked="" type="checkbox"/>	9	7509 MULLER ST	\$599,000	1950	4	3	07/31/2014	2,095	7,573	19.45
<input checked="" type="checkbox"/>	10	5670 SHEMIRAN ST	\$775,000	1988	4	3	04/03/2015	2,300	28,907	36.33
<input checked="" type="checkbox"/>	11	8331 WOODLAKE AVE	\$602,000	1968	4	3	04/01/2015	2,138	11,673	14.96
<input checked="" type="checkbox"/>	12	202 N PLYMOUTH BLVD	\$1,518,500	1920	3	1	04/01/2015	2,090	7,287	6.39
<input checked="" type="checkbox"/>	13	5815 IRVINE AVE	\$580,000	1952	3	2	01/05/2015	1,903	6,797	1.75
<input checked="" type="checkbox"/>	14	40337 GILES LN	\$332,500	1999	4	3	04/01/2015	2,254	10,664	33.65
<input checked="" type="checkbox"/>	15	3144 FRANCES AVE	\$820,000	1962	3	2	04/01/2015	1,827	7,076	9.98
<input checked="" type="checkbox"/>	16	2070 VINE ST	\$800,000	1922	5	2	04/02/2015	1,847	6,000	4.43
<input checked="" type="checkbox"/>	17	7819 WOODLAKE AVE	\$585,000	1967	3	3	03/12/2015	1,925	11,283	14.8
<input checked="" type="checkbox"/>	18	3755 MYRTLE AVE	\$750,000	1925	4	2	01/02/2015	1,784	6,737	25.26
<input checked="" type="checkbox"/>	19	29132 COTTAGE GROVE DR	\$369,000	2008	3	3	03/11/2015	2,270	5,091	25.95
<input checked="" type="checkbox"/>	20	20529 HATTERAS ST	\$635,000	1960	3	2	12/10/2014	1,934	12,622	11.31

**Comparable Sales Report**

For Property Located At



CoreLogic®

RealQuest Professional

**4414 LEMP AVE, NORTH HOLLYWOOD, CA 91602-1920****20 Comparable(s) Selected.**

Report Date: 04/15/2015

**Summary Statistics:**

	<b>Subject</b>	<b>Low</b>	<b>High</b>	<b>Average</b>
Sale Price	\$849,000	\$252,000	\$4,265,000	\$848,250
Bldg/Living Area	2,049	1,753	2,338	2,030
Price/Sqft	\$414.35	\$132.77	\$2,037.74	\$419.43
Year Built	1938	1907	2008	1959
Lot Area	10,799	3,270	43,095	11,600
Bedrooms	3	2	5	4
Bathrooms/Restrooms	3	1	3	2
Stories	1.00	1.00	2.00	1.27
Total Value	\$909,706	\$76,752	\$1,288,350	\$399,340
Distance From Subject	0.00	1.75	39.16	18.74

\* = user supplied for search only

Comp #:1		Distance From Subject:39.16 (miles)	
Address:	824 HASTING CIR, CLAREMONT, CA 91711-2214		
Owner Name:	LAY JEREMY D		
Seller Name:	LAY FAMILY TRUST		
APN:	8671-041-010	Map Reference:	91-D1 /
County:	LOS ANGELES, CA	Census Tract:	4002.06
Subdivision:	32805	Zoning:	CLRS13000*
Rec Date:	04/02/2015	Prior Rec Date:	02/27/1998
Sale Date:	03/04/2015	Prior Sale Date:	01/20/1998
Sale Price:	\$500,000	Prior Sale Price:	\$246,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	363315	Acres:	0.31
1st Mtg Amt:	\$250,000	Lot Area:	13,624
Total Value:	\$320,419	# of Stories:	2.00
Land Use:	SFR	Park Area/Cap#:	1/3
		Living Area:	2,338
		Total Rooms:	8
		Bedrooms:	4
		Bath(F/H):	3 /
		Yr Built/Eff:	1977 / 1977
		Air Cond:	CENTRAL
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	POOL
		Roof Mat:	WOOD SHAKE
		Parking:	PARKING AVAIL

Comp #:2		Distance From Subject:21.45 (miles)	
Address:	616 GARNET ST, REDONDO BEACH, CA 90277-3455		
Owner Name:	CARDENAS MOISES		
Seller Name:	ADDUCI ALBERT R		
APN:	7506-011-012	Map Reference:	67-D3 /
County:	LOS ANGELES, CA	Census Tract:	6213.01
Subdivision:	REDONDO BEACH	Zoning:	RBR-3
Rec Date:	04/02/2015	Prior Rec Date:	12/20/1978
Sale Date:	03/24/2015	Prior Sale Date:	
Sale Price:	\$910,000	Prior Sale Price:	\$115,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	360036	Acres:	0.08
1st Mtg Amt:		Lot Area:	3,270
Total Value:	\$227,767	# of Stories:	2.00
Land Use:	SFR	Park Area/Cap#:	1/2
		Living Area:	1,774
		Total Rooms:	7
		Bedrooms:	4
		Bath(F/H):	3 /
		Yr Built/Eff:	1964 / 1964
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	COMPOSITION SHINGLE
		Parking:	BUILT-IN

Comp #:3		Distance From Subject:5.45 (miles)	
Address:	10224 FALUN DR, SUN VALLEY, CA 91352-3613		
Owner Name:	KAZARYAN ARMEN & SONA		
Seller Name:	TASHJIAN CHRISTINE		
APN:	2404-031-037	Map Reference:	17-A1 /
County:	LOS ANGELES, CA	Census Tract:	1021.03
Subdivision:	25529	Zoning:	LAA1
Rec Date:	04/01/2015	Prior Rec Date:	04/17/2002
Sale Date:	03/11/2015	Prior Sale Date:	02/20/2002
Sale Price:	\$790,000	Prior Sale Price:	\$370,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	357090	Acres:	0.51
1st Mtg Amt:	\$592,000	Lot Area:	22,300
Total Value:	\$445,878	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	1/2
		Living Area:	2,235
		Total Rooms:	8
		Bedrooms:	4
		Bath(F/H):	3 /
		Yr Built/Eff:	1964 / 1967
		Air Cond:	CENTRAL
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	POOL
		Roof Mat:	GRAVEL & ROCK
		Parking:	ATTACHED GARAGE

Comp #:4		Distance From Subject:8.58 (miles)	
Address:	2114 5TH AVE, LOS ANGELES, CA 90018-1118		
Owner Name:	POAG ZACHARY/SCARGALL SARA J		
Seller Name:	HAMLIN DAVID		
APN:	5060-025-017	Map Reference:	43-D4 /
County:	LOS ANGELES, CA	Census Tract:	2188.00
Subdivision:	WEST ARLINGTON HEIGHTS TR	Zoning:	LARD2
Rec Date:	04/01/2015	Prior Rec Date:	08/28/2000
Sale Date:	02/27/2015	Prior Sale Date:	08/16/2000
Sale Price:	\$627,500	Prior Sale Price:	\$295,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	357103	Acres:	0.16
1st Mtg Amt:	\$596,125	Lot Area:	7,000
Total Value:	\$362,608	# of Stories:	2.00
Land Use:	SFR	Park Area/Cap#:	1/2
		Living Area:	2,176
		Total Rooms:	8
		Bedrooms:	3
		Bath(F/H):	2 /
		Yr Built/Eff:	1907 / 1917
		Air Cond:	YES
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	
		Parking:	DETACHED GARAGE



Comp #:	<b>5</b>			Distance From Subject:	<b>36.02 (miles)</b>
Address:	<b>4332 SERENE AVE, LANCASTER, CA 93536-3406</b>				
Owner Name:	<b>CALICA ALEJANDRO III</b>				
Seller Name:	<b>PHAN WINSTON &amp; MICHELLE D</b>				
APN:	<b>3103-029-034</b>	Map Reference:	<b>/</b>	Living Area:	<b>1,898</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>9011.02</b>	Total Rooms:	
Subdivision:	<b>46068</b>	Zoning:	<b>LCC4-R17500*</b>	Bedrooms:	<b>4</b>
Rec Date:	<b>04/02/2015</b>	Prior Rec Date:	<b>07/09/2013</b>	Bath(F/H):	<b>2 /</b>
Sale Date:	<b>03/19/2015</b>	Prior Sale Date:	<b>05/29/2013</b>	Yr Built/Eff:	<b>1998 / 1998</b>
Sale Price:	<b>\$252,000</b>	Prior Sale Price:	<b>\$196,000</b>	Air Cond:	<b>CENTRAL</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Style:	
Document #:	<b>361012</b>	Acres:	<b>0.18</b>	Fireplace:	<b>/</b>
1st Mtg Amt:	<b>\$247,435</b>	Lot Area:	<b>7,723</b>	Pool:	
Total Value:	<b>\$196,000</b>	# of Stories:		Roof Mat:	
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>	Parking:	

Comp #:	<b>6</b>			Distance From Subject:	<b>7.15 (miles)</b>
Address:	<b>1706 S HOLT AVE, LOS ANGELES, CA 90035-4306</b>				
Owner Name:	<b>KALNEL GARDENS LLC</b>				
Seller Name:	<b>HAFT RICHARD &amp; TERRI A</b>				
APN:	<b>4303-025-036</b>	Map Reference:	<b>42-D3 /</b>	Living Area:	<b>1,968</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2170.02</b>	Total Rooms:	<b>6</b>
Subdivision:	<b>17116</b>	Zoning:	<b>LAR1</b>	Bedrooms:	<b>3</b>
Rec Date:	<b>04/03/2015</b>	Prior Rec Date:	<b>07/01/1980</b>	Bath(F/H):	<b>2 /</b>
Sale Date:	<b>02/24/2015</b>	Prior Sale Date:		Yr Built/Eff:	<b>1939 / 1944</b>
Sale Price:	<b>\$750,000</b>	Prior Sale Price:	<b>\$74,000</b>	Air Cond:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Style:	<b>CONVENTIONAL</b>
Document #:	<b>365654</b>	Acres:	<b>0.16</b>	Fireplace:	<b>Y / 1</b>
1st Mtg Amt:	<b>\$904,000</b>	Lot Area:	<b>7,003</b>	Pool:	
Total Value:	<b>\$234,026</b>	# of Stories:	<b>1.00</b>	Roof Mat:	<b>WOOD SHAKE</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/ 2</b>	Parking:	<b>PARKING AVAIL</b>

Comp #:	<b>7</b>			Distance From Subject:	<b>24.66 (miles)</b>
Address:	<b>2037 250TH ST, LOMITA, CA 90717-1705</b>				
Owner Name:	<b>LU STEPHEN C/TING ICHIEN</b>				
Seller Name:	<b>MENDOZA TRUST</b>				
APN:	<b>7376-021-022</b>	Map Reference:	<b>73-D2 /</b>	Living Area:	<b>1,753</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>6700.02</b>	Total Rooms:	<b>5</b>
Subdivision:	<b>480</b>	Zoning:	<b>LOR1*</b>	Bedrooms:	<b>2</b>
Rec Date:	<b>04/03/2015</b>	Prior Rec Date:	<b>01/21/1987</b>	Bath(F/H):	<b>2 /</b>
Sale Date:	<b>03/11/2015</b>	Prior Sale Date:	<b>12/1986</b>	Yr Built/Eff:	<b>1958 / 1961</b>
Sale Price:	<b>\$504,500</b>	Prior Sale Price:		Air Cond:	
Sale Type:	<b>FULL</b>	Prior Sale Type:		Style:	<b>CONVENTIONAL</b>
Document #:	<b>365658</b>	Acres:	<b>0.14</b>	Fireplace:	<b>Y / 1</b>
1st Mtg Amt:		Lot Area:	<b>6,283</b>	Pool:	<b>POOL</b>
Total Value:	<b>\$76,752</b>	# of Stories:	<b>1.00</b>	Roof Mat:	<b>WOOD SHAKE</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/ 2</b>	Parking:	<b>PARKING AVAIL</b>

Comp #:	<b>8</b>			Distance From Subject:	<b>28.17 (miles)</b>
Address:	<b>30 SEA COVE DR, RANCHO PALOS VERDES, CA 90275-5830</b>				
Owner Name:	<b>LEWIN FAMILY TRUST</b>				
Seller Name:	<b>CLARK PATRICIA M TRUST</b>				
APN:	<b>7573-008-038</b>	Map Reference:	<b>77-D3 /</b>	Living Area:	<b>2,093</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>6706.02</b>	Total Rooms:	
Subdivision:	<b>14649</b>	Zoning:	<b>RPRS10000SP-OH</b>	Bedrooms:	<b>4</b>
Rec Date:	<b>04/03/2015</b>	Prior Rec Date:	<b>10/21/1997</b>	Bath(F/H):	<b>3 /</b>
Sale Date:	<b>03/16/2015</b>	Prior Sale Date:		Yr Built/Eff:	<b>1953 / 1953</b>
Sale Price:	<b>\$4,265,000</b>	Prior Sale Price:	<b>\$940,000</b>	Air Cond:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Style:	
Document #:	<b>365659</b>	Acres:	<b>0.99</b>	Fireplace:	<b>/</b>
1st Mtg Amt:	<b>\$2,985,500</b>	Lot Area:	<b>43,095</b>	Pool:	
Total Value:	<b>\$1,288,350</b>	# of Stories:		Roof Mat:	
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>	Parking:	

<b>Comp #:</b> 9		Distance From Subject: <b>19.45 (miles)</b>	
<b>Address:</b> 7509 MULLER ST, DOWNEY, CA 90241-2137			
<b>Owner Name:</b> CABRERA-ALDAY NAOMI M/ALDAY MARCOS			
<b>Seller Name:</b> RENEAU ROBERT W & KAREN S			
<b>APN:</b> 6249-012-010	<b>Map Reference:</b> 60-A2 /	<b>Living Area:</b> 2,095	
<b>County:</b> LOS ANGELES, CA	<b>Census Tract:</b> 5508.00	<b>Total Rooms:</b> 7	
<b>Subdivision:</b> 16445	<b>Zoning:</b> DOR171/2	<b>Bedrooms:</b> 4	
<b>Rec Date:</b> 07/31/2014	<b>Prior Rec Date:</b> 10/25/1977	<b>Bath(F/H):</b> 3 /	
<b>Sale Date:</b> 07/07/2014	<b>Prior Sale Date:</b>	<b>Yr Built/Eff:</b> 1950 / 1950	
<b>Sale Price:</b> \$599,000	<b>Prior Sale Price:</b> \$46,000	<b>Air Cond:</b>	
<b>Sale Type:</b> FULL	<b>Prior Sale Type:</b> FULL	<b>Style:</b> CONVENTIONAL	
<b>Document #:</b> 795789	<b>Acres:</b> 0.17	<b>Fireplace:</b> Y / 1	
<b>1st Mtg Amt:</b> \$588,150	<b>Lot Area:</b> 7,573	<b>Pool:</b> POOL	
<b>Total Value:</b> \$222,431	<b># of Stories:</b> 1.00	<b>Roof Mat:</b> WOOD SHAKE	
<b>Land Use:</b> SFR	<b>Park Area/Cap#:</b> / 2	<b>Parking:</b> ATTACHED GARAGE	

<b>Comp #:</b> 10		Distance From Subject: <b>36.33 (miles)</b>	
<b>Address:</b> 5670 SHEMIRAN ST, LA VERNE, CA 91750-2380			
<b>Owner Name:</b> ZHANG QIQUAN/PENG YING			
<b>Seller Name:</b> MASON J & E FAMILY TRUST			
<b>APN:</b> 8666-057-064	<b>Map Reference:</b> 95A-E5 /	<b>Living Area:</b> 2,300	
<b>County:</b> LOS ANGELES, CA	<b>Census Tract:</b> 4002.04	<b>Total Rooms:</b>	
<b>Subdivision:</b> 45228	<b>Zoning:</b> LCA12*	<b>Bedrooms:</b> 4	
<b>Rec Date:</b> 04/03/2015	<b>Prior Rec Date:</b> 09/16/1998	<b>Bath(F/H):</b> 3 /	
<b>Sale Date:</b> 03/30/2015	<b>Prior Sale Date:</b> 08/05/1998	<b>Yr Built/Eff:</b> 1988 / 1988	
<b>Sale Price:</b> \$775,000	<b>Prior Sale Price:</b> \$365,000	<b>Air Cond:</b> CENTRAL	
<b>Sale Type:</b> FULL	<b>Prior Sale Type:</b> FULL	<b>Style:</b>	
<b>Document #:</b> 368880	<b>Acres:</b> 0.66	<b>Fireplace:</b> /	
<b>1st Mtg Amt:</b> \$465,000	<b>Lot Area:</b> 28,907	<b>Pool:</b>	
<b>Total Value:</b> \$485,775	<b># of Stories:</b>	<b>Roof Mat:</b>	
<b>Land Use:</b> SFR	<b>Park Area/Cap#:</b> /	<b>Parking:</b>	

<b>Comp #:</b> 11		Distance From Subject: <b>14.96 (miles)</b>	
<b>Address:</b> 8331 WOODLAKE AVE, WEST HILLS, CA 91304-3136			
<b>Owner Name:</b> MITCHELL FAMILY TRUST			
<b>Seller Name:</b> BURTON JASMIN S			
<b>APN:</b> 2005-010-001	<b>Map Reference:</b> 5-F1 /	<b>Living Area:</b> 2,138	
<b>County:</b> LOS ANGELES, CA	<b>Census Tract:</b> 1132.31	<b>Total Rooms:</b> 7	
<b>Subdivision:</b> 25670	<b>Zoning:</b> LARE11	<b>Bedrooms:</b> 4	
<b>Rec Date:</b> 04/01/2015	<b>Prior Rec Date:</b> 05/29/2012	<b>Bath(F/H):</b> 3 /	
<b>Sale Date:</b> 03/20/2015	<b>Prior Sale Date:</b> 05/21/2012	<b>Yr Built/Eff:</b> 1968 / 1968	
<b>Sale Price:</b> \$602,000	<b>Prior Sale Price:</b> \$445,000	<b>Air Cond:</b>	
<b>Sale Type:</b> FULL	<b>Prior Sale Type:</b> FULL	<b>Style:</b> CONVENTIONAL	
<b>Document #:</b> 356744	<b>Acres:</b> 0.27	<b>Fireplace:</b> Y / 1	
<b>1st Mtg Amt:</b>	<b>Lot Area:</b> 11,673	<b>Pool:</b>	
<b>Total Value:</b> \$455,960	<b># of Stories:</b> 1.00	<b>Roof Mat:</b> GRAVEL & ROCK	
<b>Land Use:</b> SFR	<b>Park Area/Cap#:</b> / 2	<b>Parking:</b> PARKING AVAIL	

<b>Comp #:</b> 12		Distance From Subject: <b>6.39 (miles)</b>	
<b>Address:</b> 202 N PLYMOUTH BLVD, LOS ANGELES, CA 90004-3834			
<b>Owner Name:</b> GILBERT-KIRSHNER FAMILY TRUST			
<b>Seller Name:</b> SAZER MARC & SUSAN R			
<b>APN:</b> 5515-032-027	<b>Map Reference:</b> 34-D6 /	<b>Living Area:</b> 2,090	
<b>County:</b> LOS ANGELES, CA	<b>Census Tract:</b> 2115.00	<b>Total Rooms:</b> 7	
<b>Subdivision:</b> 3743	<b>Zoning:</b> LAR1	<b>Bedrooms:</b> 3	
<b>Rec Date:</b> 04/01/2015	<b>Prior Rec Date:</b> 05/19/1992	<b>Bath(F/H):</b> 1 /	
<b>Sale Date:</b> 03/03/2015	<b>Prior Sale Date:</b> 04/1992	<b>Yr Built/Eff:</b> 1920 / 1924	
<b>Sale Price:</b> \$1,518,500	<b>Prior Sale Price:</b> \$370,000	<b>Air Cond:</b>	
<b>Sale Type:</b> FULL	<b>Prior Sale Type:</b> FULL	<b>Style:</b> SPANISH	
<b>Document #:</b> 356746	<b>Acres:</b> 0.17	<b>Fireplace:</b> Y / 1	
<b>1st Mtg Amt:</b> \$737,500	<b>Lot Area:</b> 7,287	<b>Pool:</b>	
<b>Total Value:</b> \$533,728	<b># of Stories:</b> 1.00	<b>Roof Mat:</b> TILE	
<b>Land Use:</b> SFR	<b>Park Area/Cap#:</b> / 1	<b>Parking:</b> PARKING AVAIL	

Comp #:**13** Distance From Subject:**1.75 (miles)**  
 Address: **5815 IRVINE AVE, NORTH HOLLYWOOD, CA 91601-1020**  
 Owner Name: **WEST EAST COAST ACQUISITIONS**  
 Seller Name: **GUDLOW MICHAEL W TRUST**  
 APN: **2339-011-055** Map Reference: **16-D6 /** Living Area: **1,903**  
 County: **LOS ANGELES, CA** Census Tract: **1241.02** Total Rooms: **6**  
 Subdivision: **8101** Zoning: **LAR1** Bedrooms: **3**  
 Rec Date: **01/05/2015** Prior Rec Date: **06/20/1995** Bath(F/H): **2 /**  
 Sale Date: **12/22/2014** Prior Sale Date: Yr Built/Eff: **1952 / 1952**  
 Sale Price: **\$580,000** Prior Sale Price: Air Cond:  
 Sale Type: **FULL** Prior Sale Type: Style: **CONVENTIONAL**  
 Document #: **7143** Acres: **0.16** Fireplace: **Y / 1**  
 1st Mtg Amt: **\$435,000** Lot Area: **6,797** Pool:  
 Total Value: **\$480,169** # of Stories: **1.00** Roof Mat: **WOOD SHAKE**  
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **PARKING AVAIL**

Comp #:**14** Distance From Subject:**33.65 (miles)**  
 Address: **40337 GILES LN, PALMDALE, CA 93551-7540**  
 Owner Name: **SOSA NATALIE M**  
 Seller Name: **YUEH RONALD**  
 APN: **3001-104-042** Map Reference: **/** Living Area: **2,254**  
 County: **LOS ANGELES, CA** Census Tract: **9102.09** Total Rooms: **7**  
 Subdivision: **47932** Zoning: **PDR17500-C1\*** Bedrooms: **4**  
 Rec Date: **04/01/2015** Prior Rec Date: **05/25/2005** Bath(F/H): **3 /**  
 Sale Date: **02/26/2015** Prior Sale Date: **04/29/2005** Yr Built/Eff: **1999 / 1999**  
 Sale Price: **\$332,500** Prior Sale Price: **\$432,000** Air Cond: **CENTRAL**  
 Sale Type: **FULL** Prior Sale Type: **FULL** Style:  
 Document #: **351595** Acres: **0.24** Fireplace: **/**  
 1st Mtg Amt: **\$266,000** Lot Area: **10,664** Pool: **POOL**  
 Total Value: **\$296,000** # of Stories: Roof Mat:  
 Land Use: **SFR** Park Area/Cap#: **/** Parking:

Comp #:**15** Distance From Subject:**9.98 (miles)**  
 Address: **3144 FRANCES AVE, LA CRESCENTA, CA 91214-1310**  
 Owner Name: **HARMANDAYAN GARO/TOROSYAN ASMIK**  
 Seller Name: **LEWIS FAMILY TRUST**  
 APN: **5866-003-045** Map Reference: **11-D5 /** Living Area: **1,827**  
 County: **LOS ANGELES, CA** Census Tract: **3001.00** Total Rooms: **7**  
 Subdivision: **24604** Zoning: **LCR171/2** Bedrooms: **3**  
 Rec Date: **04/01/2015** Prior Rec Date: **12/09/2004** Bath(F/H): **2 /**  
 Sale Date: **03/05/2015** Prior Sale Date: **11/15/2004** Yr Built/Eff: **1962 / 1969**  
 Sale Price: **\$820,000** Prior Sale Price: **\$680,000** Air Cond: **CENTRAL**  
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **MODERN**  
 Document #: **357014** Acres: **0.16** Fireplace: **Y / 1**  
 1st Mtg Amt: **\$615,000** Lot Area: **7,076** Pool: **POOL**  
 Total Value: **\$773,214** # of Stories: **1.00** Roof Mat: **WOOD SHAKE**  
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **PARKING AVAIL**

Comp #:**16** Distance From Subject:**4.43 (miles)**  
 Address: **2070 VINE ST, LOS ANGELES, CA 90068-3915**  
 Owner Name: **GOROSTIETA ROBERT J/GOROSTIETA KAREN M**  
 Seller Name: **STORACE MARIO**  
 APN: **5586-005-024** Map Reference: **34-C2 /** Living Area: **1,847**  
 County: **LOS ANGELES, CA** Census Tract: **1895.00** Total Rooms: **7**  
 Subdivision: **J M ROBERT** Zoning: **LAR2** Bedrooms: **5**  
 Rec Date: **04/02/2015** Prior Rec Date: Bath(F/H): **2 /**  
 Sale Date: **03/03/2015** Prior Sale Date: Yr Built/Eff: **1922 / 1923**  
 Sale Price: **\$800,000** Prior Sale Price: Air Cond: **CENTRAL**  
 Sale Type: **FULL** Prior Sale Type: Style: **SPANISH**  
 Document #: **360042** Acres: **0.14** Fireplace: **Y / 1**  
 1st Mtg Amt: **\$400,000** Lot Area: **6,000** Pool:  
 Total Value: **\$194,339** # of Stories: **2.00** Roof Mat: **ROLL**  
 Land Use: **SFR** Park Area/Cap#: **/ 1** Parking: **COMPOSITION**  
**PARKING AVAIL**

<b>Comp #:</b> 17		Distance From Subject: 14.8 (miles)	
<b>Address:</b> 7819 WOODLAKE AVE, WEST HILLS, CA 91304-4462			
<b>Owner Name:</b> BROWN NEVILLE M/BRANCHE BRENNIS			
<b>Seller Name:</b> PIVNIK JENICA			
<b>APN:</b> 2020-022-027	<b>Map Reference:</b> 5-F2 /	<b>Living Area:</b> 1,925	
<b>County:</b> LOS ANGELES, CA	<b>Census Tract:</b> 1344.23	<b>Total Rooms:</b> 6	
<b>Subdivision:</b> 22191	<b>Zoning:</b> LARE11	<b>Bedrooms:</b> 3	
<b>Rec Date:</b> 03/12/2015	<b>Prior Rec Date:</b> 11/21/2011	<b>Bath(F/H):</b> 3 /	
<b>Sale Date:</b> 01/29/2015	<b>Prior Sale Date:</b> 10/24/2011	<b>Yr Built/Eff:</b> 1967 / 1967	
<b>Sale Price:</b> \$585,000	<b>Prior Sale Price:</b> \$427,000	<b>Air Cond:</b> CENTRAL	
<b>Sale Type:</b> FULL	<b>Prior Sale Type:</b> FULL	<b>Style:</b> CONVENTIONAL	
<b>Document #:</b> 269532	<b>Acres:</b> 0.26	<b>Fireplace:</b> Y / 1	
<b>1st Mtg Amt:</b> \$438,750	<b>Lot Area:</b> 11,283	<b>Pool:</b> POOL	
<b>Total Value:</b> \$437,516	<b># of Stories:</b> 1.00	<b>Roof Mat:</b> GRAVEL & ROCK	
<b>Land Use:</b> SFR	<b>Park Area/Cap#:</b> / 2	<b>Parking:</b> ATTACHED GARAGE	

<b>Comp #:</b> 18		Distance From Subject: 25.26 (miles)	
<b>Address:</b> 3755 MYRTLE AVE, LONG BEACH, CA 90807-4121			
<b>Owner Name:</b> GIUMETTI A J LIVING TRUST			
<b>Seller Name:</b> SONNOCCO INVESTMENT FUND 1 LLC			
<b>APN:</b> 7145-024-032	<b>Map Reference:</b> 70-D5 /	<b>Living Area:</b> 1,784	
<b>County:</b> LOS ANGELES, CA	<b>Census Tract:</b> 5720.01	<b>Total Rooms:</b> 8	
<b>Subdivision:</b> 3725	<b>Zoning:</b> LBR1N	<b>Bedrooms:</b> 4	
<b>Rec Date:</b> 01/02/2015	<b>Prior Rec Date:</b> 10/15/1975	<b>Bath(F/H):</b> 2 /	
<b>Sale Date:</b> 12/02/2014	<b>Prior Sale Date:</b>	<b>Yr Built/Eff:</b> 1925 / 1935	
<b>Sale Price:</b> \$750,000	<b>Prior Sale Price:</b> \$58,500	<b>Air Cond:</b> WALL	
<b>Sale Type:</b> FULL	<b>Prior Sale Type:</b> FULL	<b>Style:</b> SPANISH	
<b>Document #:</b> 253	<b>Acres:</b> 0.15	<b>Fireplace:</b> Y / 1	
<b>1st Mtg Amt:</b> \$417,000	<b>Lot Area:</b> 6,737	<b>Pool:</b>	
<b>Total Value:</b> \$114,664	<b># of Stories:</b> 1.00	<b>Roof Mat:</b> ROLL COMPOSITION	
<b>Land Use:</b> SFR	<b>Park Area/Cap#:</b> / 2	<b>Parking:</b> ATTACHED GARAGE	

<b>Comp #:</b> 19		Distance From Subject: 25.95 (miles)	
<b>Address:</b> 29132 COTTAGE GROVE DR, VAL VERDE, CA 91384-2409			
<b>Owner Name:</b> BANTING JEFFREY & CHRISTINE			
<b>Seller Name:</b> OCEAN RIDGE EQUITIES LLC			
<b>APN:</b> 3270-003-017	<b>Map Reference:</b> 123-A5 /	<b>Living Area:</b> 2,270	
<b>County:</b> LOS ANGELES, CA	<b>Census Tract:</b> 9201.06	<b>Total Rooms:</b>	
<b>Subdivision:</b> 5317	<b>Zoning:</b> LCR1*	<b>Bedrooms:</b> 3	
<b>Rec Date:</b> 03/11/2015	<b>Prior Rec Date:</b> 08/20/2008	<b>Bath(F/H):</b> 3 /	
<b>Sale Date:</b> 03/05/2015	<b>Prior Sale Date:</b> 04/07/2008	<b>Yr Built/Eff:</b> 2008 / 2008	
<b>Sale Price:</b> \$369,000	<b>Prior Sale Price:</b> \$340,000	<b>Air Cond:</b> CENTRAL	
<b>Sale Type:</b> FULL	<b>Prior Sale Type:</b> FULL	<b>Style:</b>	
<b>Document #:</b> 265937	<b>Acres:</b> 0.12	<b>Fireplace:</b> /	
<b>1st Mtg Amt:</b> \$350,550	<b>Lot Area:</b> 5,091	<b>Pool:</b>	
<b>Total Value:</b> \$320,200	<b># of Stories:</b>	<b>Roof Mat:</b>	
<b>Land Use:</b> SFR	<b>Park Area/Cap#:</b> /	<b>Parking:</b>	

<b>Comp #:</b> 20		Distance From Subject: 11.31 (miles)	
<b>Address:</b> 20529 HATTERAS ST, WOODLAND HILLS, CA 91367-5312			
<b>Owner Name:</b> SADIGHPOUR AFSHIN/GOLRIZ AREZOU			
<b>Seller Name:</b> OLOOMI MAHTAB			
<b>APN:</b> 2151-016-038	<b>Map Reference:</b> 12-E6 /	<b>Living Area:</b> 1,934	
<b>County:</b> LOS ANGELES, CA	<b>Census Tract:</b> 1371.04	<b>Total Rooms:</b> 6	
<b>Subdivision:</b> 25020	<b>Zoning:</b> LARS	<b>Bedrooms:</b> 3	
<b>Rec Date:</b> 12/10/2014	<b>Prior Rec Date:</b> 12/03/2003	<b>Bath(F/H):</b> 2 /	
<b>Sale Date:</b> 11/05/2014	<b>Prior Sale Date:</b> 11/03/2003	<b>Yr Built/Eff:</b> 1960 / 1960	
<b>Sale Price:</b> \$635,000	<b>Prior Sale Price:</b> \$567,000	<b>Air Cond:</b> CENTRAL	
<b>Sale Type:</b> FULL	<b>Prior Sale Type:</b> FULL	<b>Style:</b> CONVENTIONAL	
<b>Document #:</b> 1338708	<b>Acres:</b> 0.29	<b>Fireplace:</b> Y / 1	
<b>1st Mtg Amt:</b> \$508,000	<b>Lot Area:</b> 12,622	<b>Pool:</b> POOL	
<b>Total Value:</b> \$521,000	<b># of Stories:</b> 1.00	<b>Roof Mat:</b> GRAVEL & ROCK	
<b>Land Use:</b> SFR	<b>Park Area/Cap#:</b> / 1	<b>Parking:</b> ATTACHED GARAGE	

# EXHIBIT D

ASSIGNED INSPECTOR: FELIPE PENICHE  
JOB ADDRESS: 4414 NORTH LEMP AVENUE, LOS ANGELES, CA  
ASSESSORS PARCEL NO. (APN): 2365-006-004

Date: April 20, 2015

CASE#: 519863  
ORDER NO: A-3371246

EFFECTIVE DATE OF ORDER TO COMPLY: November 07, 2013  
COMPLIANCE EXPECTED DATE: December 07, 2013  
DATE COMPLIANCE OBTAINED: December 05, 2013

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

### VIOLATIONS:

SEE ATTACHED ORDER # A-3371246

CITY OF LOS ANGELES  
CALIFORNIA



ERIC GARCETTI  
MAYOR

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

HELENA JUBANY  
PRESIDENT

VAN AMBATIELOS  
VICE-PRESIDENT

E. FELICIA BRANNON  
VICTOR H. CUEVAS  
SEPAND SAMZADEH

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

RAYMOND S. CHAN, C.E., S.E.  
SUPERINTENDENT OF BUILDING  
INTERIM GENERAL MANAGER

ORDER TO COMPLY AND NOTICE OF FEE

VALLEY SPRINGS LANE LLC  
13907 VENTURA BLVD 102  
SHERMAN OAKS, CA 91423

On NOV 04 2013 the  
Date PC  
undersigned mailed this notice by  
regular mail, postage prepaid, to  
the addressee as shown on the last  
equalized assessment roll.

CASE #: 519863  
ORDER #: A-3371246  
EFFECTIVE DATE: November 07, 2013  
COMPLIANCE DATE: December 07, 2013

OWNER OF  
SITE ADDRESS: 4414 N LEMP AVE  
ASSESSORS PARCEL NO.: 2365-006-004  
ZONE: R3; Multiple Dwelling Zone

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 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. 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.

2. Open storage within the required yards.

You are therefore ordered to: Discontinue the open storage of construction materials 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.

**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 day 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 **\$550.00** 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 98.04 ll 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 **\$1,925.00**.**

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

**PENALTY WARNING:**

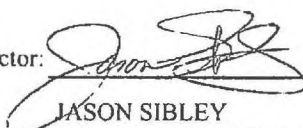
Any person who violates or causes or permits another person to violate any provision of the LosAngeles Municipal Code (L.A.M.C.) is guilty of a misdemeanor which is punishable by a fine of not more than \$1000.00 and/or six (6) months imprisonment for each violation. Section 11.00 (m) L.A.M.C.

**APPEAL PROCEDURES:**

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

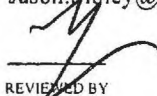
If you have any questions or require any additional information please feel free to contact me at (818)374-9827. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: \_\_\_\_\_



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REVIEWED BY

Date: November 04, 2013