

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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PRESIDENT

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VICE PRESIDENT

JOSELYN GEAGA-ROSENTHAL
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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

July 22, 2015

Council District: # 4

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

JOB ADDRESS: **5447 NORTH BEVIS AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2249-025-003**

On October 18, 2011, 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: **5447 North Bevis 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 October 18, 2011, 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%)	483.84
Title Report fee	42.00
Grand Total	\$ 932.40

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed a lien for a total sum of **\$932.40** recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "City Council") designate the time and place protest can be heard concerning this matter, as set forth in Sections 7.35.3 and 7.35.5 of the Los Angeles Administrative Code.

It is further requested that the City Council instruct the Department to deposit to Dept. 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$932.40** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY


Steve Orgele
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

Property Title Report

Work Order No. T11564
Dated as of: 05/21/2015

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)

APN #: 2249-025-003

Property Address: 5447 N BEVIS AVE ✓ **City:** Los Angeles **County:** Los Angeles

VESTING INFORMATION

Type of Document: Grant Deed

Grantee : Alicia C. Carmen, Trustee for the Carmen Trust dated 3/9/04

Grantor : Alicia Carmen, an unmarried woman

Deed Date : 4/19/2013

Recorded : 4/25/2013

Instr No. : 20130624685

Mailing Address: Alicia C. Carmen, Trustee for the Carmen Trust
5457 BEVIS AVESHERMAN OAKS CA 91411

Mailing Address: Alicia C. Carmen, Trustee for the Carmen Trust
5447 Bevis Avenue Sherman Oaks, CA 91411

SCHEDULE B

LEGAL DESCRIPTION

The following described property:

Situated in the City of Sherman Oaks, County of Los Angeles, State of California: Lot 3, as shown on that certain map entitled Tract No 13967, which map was filed in the office of the recorder of the County of Los Angeles, State of California in Book 339 of maps Page(s) 12 and 13.

Assessor's Parcel No: 2249-025-003

MORTGAGES/LIENS

Type of Document: A deed of trust to secure an indebtedness in the amount shown below, and any other obligations secured thereby

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

Work Order No. T11564

SCHEDULE B (Continued)

Amount : \$267,400.00 **Dated :** 4/19/2013
Trustor : Alicia Carmen
Trustee : First American Title Company
Beneficiary : MERS, Inc., as nominee for Interbank Mortgage Company
Loan No. : MIN: 100511600001315818
Recorded : 4/25/2013 **Instr No. :** 20130624684
Maturity Date is: 5/1/2043

Mailing Address: Interbank Mortgage Company,
333 Knightsbridge Parkway, Suite 210, Lincolnshire, IL 60069

Mailing Address: First American Title Company – None Shown

Mailing Address: Mortgage Electronic Registration Systems, Inc., P.O. Box 2026, Flint, MI 48501-2026

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO:

ALICIA CARMEN
5447 BEVIS AVENUE
SHERMAN OAKS, CA 91411

Space Above This Line for Recorder's Use Only

A.P.N.: 2249-025-003

File No.: 7663775c (MP)

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS: COUNTY \$0.00 & CITY \$0.00

- 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 SHERMAN OAKS, and
- computed on the consideration or full value of property conveyed, OR
- computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,
- unincorporated area; City of SHERMAN OAKS, and
- Exempt from transfer tax; Reason: "This conveyance transfers an interest into or out of a Living Trust, R & T 11930."

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
ALICIA C. CARMEN, TRUSTEE FOR THE CARMEN TRUST DATED 3/9/04

hereby GRANT(s) to **ALICIA CARMEN, an unmarried woman**

the following described property in the City of **SHERMAN OAKS**, County of **Los Angeles** State of **California**;

FOR LEGAL DESCRIPTION, SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Document Date: April 19, 2013

Alicia C. Carmen

ALICIA C. CARMEN, Trustee

Mail Tax Statements to Return Address Above

STATE OF California)SS
COUNTY OF Los Angeles)

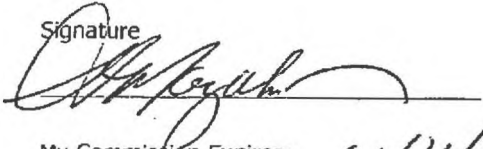
On April 19th 2013, before me, Alireza Mazahri, Notary Public, personally appeared Alicia C. Larmen

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



My Commission Expires: 01/21/2014

Notary Name: Alireza Mazahri
Notary Registration Number: 1876887



This area for official notarial seal

Notary Phone: 818-917-0598
County of Principal Place of Business: Los Angeles

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO:

ALICIA CARMEN
5447 BEVIS AVENUE
SHERMAN OAKS, CA 91411

Space Above This Line for Recorder's Use Only

A.P.N.: 2249-025-003

File No.: 7663775c (MP)

GRANT DEED

THE UNDERSIGNED GRANTOR(s) DECLARE(s) THAT DOCUMENTARY TRANSFER TAX IS: COUNTY \$0.00 & CITY \$0.00

- 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 SHERMAN OAKS, and
- computed on the consideration or full value of property conveyed, OR
- computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,
- unincorporated area; City of SHERMAN OAKS, and
- Exempt from transfer tax; Reason: "This conveyance transfers an interest into or out of a Living Trust, R & T 11930."

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
ALICIA CARMEN, an unmarried woman

hereby GRANT(s) to **ALICIA C. CARMEN, TRUSTEE FOR THE CARMEN TRUST DATED 3/9/04**

the following described property in the City of **SHERMAN OAKS**, County of **Los Angeles** State of **California**;

FOR LEGAL DESCRIPTION, SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Document Date: April 19, 2013



ALICIA CARMEN

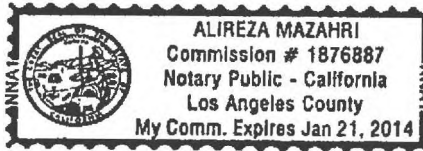
STATE OF California)SS
COUNTY OF Los Angeles

On April 19th, 2013, before me, Alireza Mazahri, Notary Public, personally appeared Alicia Carmen

Alicia Carmen, 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

Alireza Mazahri

My Commission Expires: 01/21/2014

Notary Name: Alireza Mazahri

Notary Registration Number: 1876887

This area for official notarial seal

Notary Phone: (818) 917-0598

County of Principal Place of Business: Los Angeles

Recording Requested By /

Return To:

INTERBANK MORTGAGE COMPANY
333 KNIGHTSBRIDGE PARKWAY,
SUITE 210
LINCOLNSHIRE, IL 60069
(847) 239-7272

Prepared By:

ANYA SEYFER
INTERBANK MORTGAGE COMPANY
333 KNIGHTSBRIDGE PARKWAY,
SUITE 210
LINCOLNSHIRE, IL 60069
(847) 239-7272

[Space Above This Line For Recording Data]

2249-025-003

DEED OF TRUST

CARMEN

Loan #: 88251818

PIN: 2249-025-003

MIN: 100511600001315818

MERS Phone: 1-888-679-6377

Trustor/Borrower:

ALICIA CARMEN
5457 BEVIS AVE, SHERMAN OAKS, CA 91411

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

- (A) "Security Instrument" means this document, which is dated **APRIL 19, 2013**, together with all Riders to this document.
- (B) "Borrower" is **ALICIA CARMEN, AN UNMARRIED WOMAN**. Borrower is the trustor under this Security Instrument.
- (C) "Lender" is **INTERBANK MORTGAGE COMPANY**. Lender is a **CORPORATION** organized and existing under the laws of **ILLINOIS**. Lender's address is **333 KNIGHTSBRIDGE PARKWAY SUITE 210, LINCOLNSHIRE, IL 60069**.
- (D) "Trustee" is **FIRST AMERICAN TITLE COMPANY**.
- (E) "MERS" is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as a nominee for Lender and Lender's successors and assigns. **MERS is the beneficiary under this Security Instrument**. MERS is organized and existing under the laws of Delaware, and has an address and telephone number of **P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS**.
- (F) "Note" means the promissory note signed by Borrower and dated **APRIL 19, 2013**. The Note states that Borrower owes Lender **TWO HUNDRED SIXTY-SEVEN THOUSAND FOUR HUNDRED AND 00/100 Dollars (U.S. \$267,400.00)** plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than **MAY 1, 2043**.
- (G) "Property" means the property that is described below under the heading "Transfer of Rights in the Property."
- (H) "Loan" means the debt evidenced by the Note, plus interest, any prepayment charges and late charges due under the Note, and all sums due under this Security Instrument, plus interest.



(I) "Riders" means all Riders to this Security Instrument that are executed by Borrower. The following Riders are to be executed by Borrower [check box as applicable]:

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

(J) "Applicable Law" means all controlling applicable federal, state and local statutes, regulations, ordinances and administrative rules and orders (that have the effect of law) as well as all applicable final, non-appealable judicial opinions.

(K) "Community Association Dues, Fees, and Assessments" means all dues, fees, assessments and other charges that are imposed on Borrower or the Property by a condominium association, homeowners association or similar organization.

(L) "Electronic Funds Transfer" means any transfer of funds, other than a transaction originated by check, draft, or similar paper instrument, which is initiated through an electronic terminal, telephonic instrument, computer, or magnetic tape so as to order, instruct, or authorize a financial institution to debit or credit an account. Such term includes, but is not limited to, point-of-sale transfers, automated teller machine transactions, transfers initiated by telephone, wire transfers, and automated clearinghouse transfers.

(M) "Escrow Items" means those items that are described in Section 3.

(N) "Miscellaneous Proceeds" means any compensation, settlement, award of damages, or proceeds paid by any third party (other than insurance proceeds paid under the coverages described in Section 5) for: (i) damage to, or destruction of, the Property; (ii) condemnation or other taking of all or any part of the Property; (iii) conveyance in lieu of condemnation; or (iv) misrepresentations of, or omissions as to, the value and/or condition of the Property.

(O) "Mortgage Insurance" means insurance protecting Lender against the nonpayment of, or default on, the Loan.

(P) "Periodic Payment" means the regularly scheduled amount due for (i) principal and interest under the Note, plus (ii) any amounts under Section 3 of this Security Instrument.

(Q) "RESPA" means the Real Estate Settlement Procedures Act (12 U.S.C. § 2601 et seq.) and its implementing regulation, Regulation X (12 C.F.R. Part 1024), as they might be amended from time to time, or any additional or successor legislation or regulation that governs the same subject matter.

As used in this Security Instrument, "RESPA" refers to all requirements and restrictions that are imposed in regard to a "federally related mortgage loan" even if the Loan does not qualify as a "federally related mortgage loan" under RESPA.

(R) "Successor in Interest of Borrower" means any party that has taken title to the Property, whether or not that party has assumed Borrower's obligations under the Note and/or this Security Instrument.

TRANSFER OF RIGHTS IN THE PROPERTY

The beneficiary of this Security Instrument is MERS (solely as nominee for Lender and Lender's successors and assigns) and the successors and assigns of MERS. This Security Instrument secures to Lender: (i) the repayment of the Loan, and all renewals, extensions and modifications of the Note; and (ii) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower irrevocably grants and conveys to Trustee, in trust, with power of sale, the following described property located in the COUNTY of LOS ANGELES: **LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF. Exhibit A** which currently has the address of 5447 BEVIS AVE, SHERMAN OAKS, CA 91411 ("Property Address"):

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property." Borrower understands and agrees that MERS holds only legal title to the interests granted by Borrower in this Security Instrument, but, if necessary to comply with law or custom, MERS (as nominee for Lender and Lender's successors and assigns) has the right: to exercise any or all of those interests, including, but not limited to, the right to foreclose and sell the Property; and to take any action required of Lender including, but not limited to, releasing and canceling this Security Instrument.

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

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any Rider executed by Borrower and recorded with it.

The undersigned Borrower requests that a copy of any Notice of Default and any Notice of Sale under this Security Instrument be mailed to the Borrower at the address set forth above.

Alicia Carmen
- BORROWER - ALICIA CARMEN

State of California

County of Los Angeles

On April 19th, 2013 before me, Alireza Mazahri, Notary Public
(here insert name and title of the officer)

personally appeared

Alicia Carmen

_____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is/are~~ subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in ~~his/her/their~~ authorized capacity(ies), and that by ~~his/her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature [Handwritten Signature] (Seal)

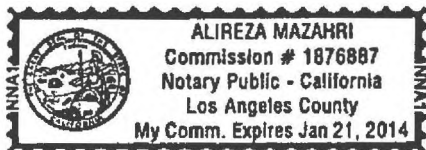


EXHIBIT B

ASSIGNED INSPECTOR: **EDMOND DECKERT**
JOB ADDRESS: **5447 NORTH BEVIS AVENUE LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2249-025-003**

Date: **July 22, 2015**

Last Full Title: **05/21/2015**

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1). ALICIA C. CARMEN, TRUSTEE
THE CARMEN TRUST
5457 BEVIS AVE.
SHERMAN OAKS, CA 91411

CAPACITY: OWNER

- 2). ALICIA C. CARMEN, TRUSTEE
THE CARMEN TRUST
5447 BEVIS AVE.
SHERMAN OAKS, CA 91411

CAPACITY: OWNER

- 3). INTERBANK MORTGAGE CO.
333 KNIGHTSBRIDGE PARKWAY, SUITE 210
LINCOLNSHIRE, IL 60069

CAPACITY: INTERESTED PARTY

Property Detail Report

For Property Located At :
5447 BEVIS AVE, SHERMAN OAKS, CA 91411-3743

**Owner Information**

Owner Name: **CARMEN ALICIA C/CARMEN TRUST**
 Mailing Address: **5457 BEVIS AVE, SHERMAN OAKS CA 91411-3743 C016**
 Vesting Codes: **//TR**

Location Information

Legal Description:	TRACT # 13967 LOT 3	APN:	2249-025-003
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	1288.02 / 1	Subdivision:	13967
Township-Range-Sect:		Map Reference:	22-D1 /
Legal Book/Page:	339-12	Tract #:	13967
Legal Lot:	3	School District:	LOS ANGELES
Legal Block:		School District Name:	
Market Area:	SO	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	04/25/2013 / 04/19/2013	Deed Type:	GRANT DEED
Sale Price:		1st Mtg Document #:	
Document #:	624685		

Last Market Sale Information

Recording/Sale Date:	02/02/2009 / 01/29/2009	1st Mtg Amount/Type:	\$284,925 / CONV
Sale Price:	\$380,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	134546
Document #:	134545	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$422.22
New Construction:		Multi/Split Sale:	

Title Company: **TICOR TITLE**
 Lender: **PMC BANCORP**
 Seller Name: **PINCHAS MOSHE & VALERIE**

Prior Sale Information

Prior Rec/Sale Date:	11/22/2006 / 11/01/2006	Prior Lender:	BEAR STEARNS RESID'L MTG CORP
Prior Sale Price:	\$580,000	Prior 1st Mtg Amt/Type:	\$464,000 / CONV
Prior Doc Number:	2595241	Prior 1st Mtg Rate/Type:	7.50 / ADJ
Prior Deed Type:	GRANT DEED		

Property Characteristics

Gross Area:		Parking Type:	DETACHED GARAGE	Construction:	FRAME
Living Area:	900	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:	2	Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:	4	Basement Area:		Patio Type:	
Bedrooms:	2	Finish Bsmnt Area:		Pool:	
Bath(F/H):	1 /	Basement Type:		Air Cond:	WALL
Year Built / Eff:	1950 / 1950	Roof Type:		Style:	CONVENTIONAL
Fireplace:	Y / 1	Foundation:	RAISED COMPOSITION SHINGLE	Quality:	AVERAGE
# of Stories:	1.00	Roof Material:		Condition:	AVERAGE

Other Improvements: **FENCE**

Site Information

Zoning:	LAR1	Acres:	0.14	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	5,911	Lot Width/Depth:	50 x 118	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	PUBLIC
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$399,077	Assessed Year:	2014	Property Tax:	\$4,907.08
Land Value:	\$319,243	Improved %:	20%	Tax Area:	13
Improvement Value:	\$79,834	Tax Year:	2014	Tax Exemption:	HOMEOWNER
Total Taxable Value:	\$392,077				

Comparable Sales Report

For Property Located At

5447 BEVIS AVE, SHERMAN OAKS, CA 91411-3743



4 Comparable(s) Selected.

Report Date: 07/21/2015

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$380,000	\$600,000	\$1,675,000	\$932,125
Bldg/Living Area	900	911	1,020	967
Price/Sqft	\$422.22	\$601.20	\$1,642.16	\$953.98
Year Built	1950	1941	1951	1947
Lot Area	5,911	5,906	7,287	6,686
Bedrooms	2	2	3	2
Bathrooms/Restrooms	1	1	1	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$399,077	\$65,355	\$550,000	\$320,793
Distance From Subject	0.00	0.25	0.45	0.37

* = user supplied for search only

Comp #:	1	Distance From Subject: 0.25 (miles)	
Address:	5421 NORWICH AVE, SHERMAN OAKS, CA 91411-3635		
Owner Name:	GITTELSON ARNOLD		
Seller Name:	MG INVESTMENT PROPERTIES INC		
APN:	2250-012-017	Map Reference:	22-C1 /
County:	LOS ANGELES, CA	Census Tract:	1288.02
Subdivision:	14108	Zoning:	LAR1
Rec Date:	01/27/2015	Prior Rec Date:	10/10/2013
Sale Date:	01/20/2015	Prior Sale Date:	09/10/2013
Sale Price:	\$1,675,000	Prior Sale Price:	\$550,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	91903	Acres:	0.16
1st Mtg Amt:		Lot Area:	6,802
Total Value:	\$550,000	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	1,020
		Total Rooms:	5
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Built/Eff:	1948 / 1948
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	WOOD SHAKE
		Parking:	ATTACHED GARAGE

Comp #:	2	Distance From Subject: 0.38 (miles)	
Address:	5714 SALOMA AVE, SHERMAN OAKS, CA 91411-3241		
Owner Name:	RANCHO DECABALLOS LAND TRUST		
Seller Name:	CEM INVESTMENTS LLC		
APN:	2243-014-009	Map Reference:	15-D6 /
County:	LOS ANGELES, CA	Census Tract:	1284.00
Subdivision:	16240	Zoning:	LAR1
Rec Date:	01/13/2015	Prior Rec Date:	06/17/2014
Sale Date:	12/23/2014	Prior Sale Date:	05/30/2014
Sale Price:	\$776,500	Prior Sale Price:	\$520,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	37296	Acres:	0.14
1st Mtg Amt:		Lot Area:	5,906
Total Value:	\$222,816	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 1
		Living Area:	911
		Total Rooms:	5
		Bedrooms:	3
		Bath(F/H):	1 /
		Yr Built/Eff:	1951 / 1951
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	/
		Pool:	
		Roof Mat:	COMPOSITION SHINGLE
		Parking:	PARKING AVAIL

Comp #:	3	Distance From Subject: 0.41 (miles)	
Address:	5212 NOBLE AVE, SHERMAN OAKS, CA 91411-3906		
Owner Name:	JAMSHEED ROYA		
Seller Name:	LPSC		
APN:	2250-019-003	Map Reference:	22-C2 /
County:	LOS ANGELES, CA	Census Tract:	1288.02
Subdivision:	MAGNOLIA WOODS	Zoning:	LAR1
Rec Date:	02/27/2015	Prior Rec Date:	02/28/2014
Sale Date:	01/30/2015	Prior Sale Date:	02/04/2014
Sale Price:	\$677,000	Prior Sale Price:	\$390,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	218540	Acres:	0.17
1st Mtg Amt:	\$541,600	Lot Area:	7,287
Total Value:	\$445,000	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	940
		Total Rooms:	5
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Built/Eff:	1941 / 1941
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	/
		Pool:	
		Roof Mat:	COMPOSITION SHINGLE
		Parking:	PARKING AVAIL

Comp #:	4	Distance From Subject:	0.45 (miles)
Address:	14806 OTSEGO ST, SHERMAN OAKS, CA 91403-1441		
Owner Name:	WASSERMAN KEITH & GELENA		
Seiler Name:	CHESNEY LENKE TRUST		
APN:	2263-030-014	Map Reference:	22-D2 /
County:	LOS ANGELES, CA	Census Tract:	1289.10
Subdivision:	7307	Zoning:	LAR1
Rec Date:	04/20/2015	Prior Rec Date:	
Sale Date:	03/25/2015	Prior Sale Date:	
Sale Price:	\$600,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	439275	Acres:	0.15
1st Mtg Amt:		Lot Area:	6,751
Total Value:	\$65,355	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	998
		Total Rooms:	4
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Built/Eff:	1948 / 1948
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	GRAVEL & ROCK
		Parking:	PARKING AVAIL

EXHIBIT D

ASSIGNED INSPECTOR: **EDMOND DECKERT**
JOB ADDRESS: **5447 NORTH BEVIS AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2249-025-003**

Date: **July 22, 2015**

CASE#: **428161**
ORDER NO: **A-2871506**

EFFECTIVE DATE OF ORDER TO COMPLY: **October 18, 2011**
COMPLIANCE EXPECTED DATE: **November 17, 2011**
DATE COMPLIANCE OBTAINED: **January 30, 2012**

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-2871506

1010221201244000

BOARD OF BUILDING AND SAFETY COMMISSIONERS

- MARSHA L. BROWN PRESIDENT
HELENA JUBANY VICE-PRESIDENT
VAN AMBATIELOS
VICTOR H. CUEVAS
ELENORE A. WILLIAMS

CITY OF LOS ANGELES CALIFORNIA



ANTONIO R. VILLARAIGOSA MAYOR

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

- ROBERT R. "Bud" OVRUM GENERAL MANAGER
RAYMOND S. CHAN, C.E., S.E. EXECUTIVE OFFICER

ORDER TO COMPLY AND NOTICE OF FEE

CARMEN, ALICIA C TR CARMEN TRUST
5457 BEVIS AVE
SHERMAN OAKS, CA 91411

OCT 14 2011

CASE #: 428161
ORDER #: A-2871506

On ... Date ... EFFECTIVE DATE: October 18, 2011
COMPLIANCE DATE: November 17, 2011
undersigned mailed this notice by regular mail, postage prepaid, to the addressee as shown on the last equalized assessment roll.

OWNER OF
SITE ADDRESS: 5447 N BEVIS AVE
ASSESSORS PARCEL NO.: 2249-025-003
ZONE: R1; One-Family 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, YOU ARE ORDERED TO PAY THE CODE VIOLATION INSPECTION FEE (C.V.I.F) OF \$ 356.16 (\$336 fee plus a six percent Systems Development Surcharge of \$20.16) WHICH WILL BE BILLED TO YOU SEPARATELY. 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. Maintenance and repair of existing building.

You are therefore ordered to: Maintain the existing building and/or premises in a safe and sanitary condition and good repair.

Code Section(s) in Violation: 91.8104, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

Comments: Support post at corner of front porch is missing.

2. Maintenance and repair of existing building and premises.

You are therefore ordered to: Repair and maintain all plumbing fixtures, shower enclosures, wastewater drain lines, water supply lines, counters, drainboards and adjoining wall and floor areas provided to protect against water damage in good repair and in a clean and sanitary condition.

Code Section(s) in Violation: 91.8104.7, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

Comments: Properly secure toilet to floor and garbage disposal was not working.



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

NON-COMPLIANCE FEE WARNING:

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 98.0411 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 \$1,925.00.

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

PENALTY WARNING:

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

APPEAL PROCEDURES:

There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine 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)374-9851.

Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector:



Date:

October 13, 2011

ART VALENZUELA
14410 SYLVAN STREET SUITE 105
VAN NUYS, CA 91401
(818)374-9851


REVIEWED BY