

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

JAVIER NUNEZ  
PRESIDENT

JACOB STEVENS  
VICE PRESIDENT

CORISSA HERNANDEZ  
MOISES ROSALES  
NANCY YAP

CITY OF LOS ANGELES  
CALIFORNIA



KAREN BASS  
MAYOR

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

OSAMA YOUNAN, P.E.  
GENERAL MANAGER  
SUPERINTENDENT OF BUILDING

JOHN WEIGHT  
EXECUTIVE OFFICER

March 22, 2024

Council District: #7

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

**JOB ADDRESS: 12977 NORTH NORRIS AVENUE, LOS ANGELES, CA**

**ASSESSORS PARCEL NO. (APN): 2506-013-007**

**Re: Invoice #795200-5, #801849-4, #809592-7, #816960-0**

Pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code, the Los Angeles Department of Building and Safety (LADBS) investigated and identified code violations at: **12977 North Norris Avenue, Los Angeles, CA**, ("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 on September 25, 2019 and February 18, 2020, to pay code violation inspection fees 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   | 1,320.00           |
| Late Charge/Collection fee (250%)     | 4,140.00           |
| Accumulated Interest (1%/month)       | 1,408.28           |
| Code Violation Investigation fee      | 672.00             |
| System Development Surcharge          | 40.32              |
| System Development Surcharge late fee | 50.40              |
| Title Report fee                      | 30.00              |
| <b>Grand Total</b>                    | <b>\$ 7,661.00</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 **\$7,661.00** be recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "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 Council instruct LADBS to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$7,661.00** 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

Ana Mae Yutan  
Chief, LADBS Resource Management Bureau

ATTEST: HOLLY WOLCOTT, CITY CLERK

Lien confirmed by  
City Council on:

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



1649 BUCKINGHAM RD.  
LOS ANGELES, CA 90019  
Phone 310-943-9235 [latitle@in2-res.com](mailto:latitle@in2-res.com)

---

## ***Property Title Report***

**Work Order No. T17874**  
**Dated as of: 03/19/2024**

**Prepared for: City of Los Angeles**

### ***SCHEDULE A***

*(Reported Property Information)*

**APN #: 2506-013-007**

**Property Address: 12977 N NORRIS AVE**

**City: Los Angeles**

**County: Los Angeles**

### **VESTING INFORMATION**

**Type of Document: AFFIDAVIT – DEATH OF JOINT TENANT**

**Grantee: EDWARD K. SKILLMAN**

**Grantor: EDWARD DEWY SKILLMAN**

**Deed Date : 03/27/2018**

**Recorded : 04/09/2018**

**Instr No. : 18-0336072**

**MAILING ADDRESS: EDWARD K. SKILLMAN**

**12977 NORRIS AVE, SYLMAR, CA 91342-3808**

### ***SCHEDULE B***

### **LEGAL DESCRIPTION**

**Lot Number: 128 Tract No: 17996 Brief Description: TRACT # 17996 LOT 128**

### **MORTGAGES/LIENS**

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

This page is part of your document - DO NOT DISCARD



20180336072



Pages:  
0004

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

04/09/18 AT 08:04AM

|        |        |
|--------|--------|
| FEES:  | 26.00  |
| TAXES: | 0.00   |
| OTHER: | 0.00   |
| SB2:   | 75.00  |
| PAID:  | 101.00 |



LEADSHEET



201804093260007

00015092597



009008640

SEQ:  
01

DAR - Courier (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

2



Recording requested by:  
We The People

And when recorded, mail to:  
Edward K. Skillman  
15951 Vincennes St.  
North Hills, CA 91343

APN: 2506013007

## AFFIDAVIT – DEATH OF JOINT TENANT

For recorder's use

State of California

)

) ss.

County of Los Angeles

)

I, Edward K. Skillman, of legal age, being first duly sworn, deposes and says:

1. Edward Dewy Skillman the decedent mentioned in the attached certified copy of Certificate of Death, is the same person as Edward D. Skillman, as named as one of the parties in that certain Joint Tenancy Grant Deed dated May 7, 1964 and executed by Wayne A. Winkler and Charlene L. Winkler, husband and wife to Edward D. Skillman and Fern E. Skillman, husband and wife, as Joint Tenants, recorded on 08-25-1964, as Instrument No. 2530, of Official Records of Los Angeles County, California, covering the following described property situated in the City of Sylmar, State of California and legally described as follows:

Lot 128 of Tract No. 17996, as per map recorded in book 517, pages 1 to 3 of Maps, in the office of the county recorder of said county.

Commonly known as: 12977 Norris Ave., Sylmar, CA 91342

APN# 2506013007

Dated: 3/27/18

Edward K. Skillman

Edward K. Skillman

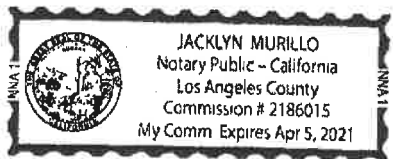
MAIL TAX STATEMENTS AS DIRECTED ABOVE

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

State of California  
County of Los Angeles

Subscribed and sworn to (or affirmed) before me on this 27<sup>th</sup> day of March, 2018, by Edward K. Skillman proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature Jacklyn Murillo



# STATE OF CALIFORNIA

## CERTIFICATION OF VITAL RECORD

# COUNTY OF LOS ANGELES

## REGISTRAR-RECORDER/COUNTY CLERK

### CERTIFICATE OF DEATH

3 200319036992

|   |  |   |  |   |  |
|---|--|---|--|---|--|
| STATE FILE NUMBER   |  | DATE OF DEATH   |  | LOCAL REGISTRATION NUMBER   |  |
| 1 NAME OF DECEDENT - FIRST (Please print)   |  | 2 MIDDLE  |  | 3 LAST (Please print)   |  |
| EDWARD  |  | DENY  |  | SKILLMAN  |  |
| 4 DATE OF BIRTH month/day/year  |  |   |  |   |  |
| 12/29/1930  |  |   |  |   |  |
| 5 AGE Yrs   |  |   |  |   |  |
| 72  |  |   |  |   |  |
| 6 SEX   |  |   |  |   |  |
| M   |  |   |  |   |  |
| 7 BIRTH STATE/FOREIGN COUNTRY   |  | 8 SOCIAL SECURITY NUMBER  |  | 9 EVER IN U.S. ARMED FORCES   |  |
| New York  |  | -9312   |  | <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> UNK                        |  |
| 10 EDUCATION - Highest Level (Please print)   |  | 11 WAS DECEDENT SPANISH-SPEAKING? (If yes, see worksheet on back)   |  | 12 MARRITAL STATUS at Time of Death   |  |
| Some College  |  | <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO   |  | Married   |  |
| 13 USUAL OCCUPATION - Type of work he does at the DO NOT USE RETIRED  |  | 14 KIND OF BUSINESS OR INDUSTRY (e.g., grocery store, road construction, employment agency, etc.)                   |  | 15 YEARS IN OCCUPATION  |  |
| Supervisor  |  | Aerospace   |  | 35  |  |
| 16 DECEDENT'S RESIDENCE (Street and number or branch)   |  |   |  |   |  |
| 2067 Orange St.   |  |   |  |   |  |
| 17 CITY   |  | 18 COUNTY/PROVINCE  |  | 19 ZIP CODE   |  |
| Rosamond  |  | Kern  |  | 93560   |  |
| 20 YEARS IN COUNTY  |  | 21 STATE/FOREIGN COUNTRY  |  |   |  |
| 20  |  | CA  |  |   |  |
| 22 INFORMANT'S NAME, RELATIONSHIP   |  |   |  |   |  |
| Nancy Meridian - Daughter   |  |   |  |   |  |
| 23 INFORMANT'S MAILING ADDRESS (Street and number or rural route number, city or town, state, ZIP)  |  |   |  |   |  |
| 577 Venice Bl. Apt. A Venice, CA 90291  |  |   |  |   |  |
| 24 NAME OF SURVIVING SPOUSE - FIRST   |  | 25 MIDDLE   |  | 26 LAST (Please print)  |  |
| Fern  |  | Elaine  |  | Schaffer  |  |
| 27 NAME OF FATHER - FIRST   |  | 28 MIDDLE   |  | 29 LAST   |  |
| Herman  |  | -   |  | Skillman  |  |
| 30 NAME OF MOTHER - FIRST   |  | 31 MIDDLE   |  | 32 LAST   |  |
| Mabel   |  | M.  |  | Rayward   |  |
| 33 BIRTH STATE  |  | 34 BIRTH STATE  |  | 35 BIRTH STATE  |  |
| KS  |  | NE  |  | NE  |  |
| 36 DISPOSITION DATE month/day/year  |  |   |  |   |  |
| 09/21/2003  |  |   |  |   |  |
| 37 PLACE OF FINAL DISPOSITION   |  |   |  |   |  |
| At Sea off the Coast of Los Angeles County  |  |   |  |   |  |
| 38 TYPE OF DISPOSITION  |  | 39 SIGNATURE OF EMBALMER  |  | 40 LICENSE NUMBER   |  |
| CR/SEA  |  | Not Embalmed  |  | -   |  |
| 41 NAME OF FUNERAL ESTABLISHMENT  |  | 42 LICENSE NUMBER   |  | 43 SIGNATURE OF LOCAL REGISTRAR   |  |
| Cremation Society So. Bay   |  | FD-1491   |  | Thomas J. [Signature]   |  |
| 44 PLACE OF DEATH   |  | 45 IF HOSPITAL, SPECIFY ONE   |  | 46 IF OTHER THAN HOSPITAL, SPECIFY ONE  |  |
| Chandler Convalescent Hospital  |  | <input type="checkbox"/> P <input type="checkbox"/> EROP <input type="checkbox"/> OOA <input type="checkbox"/> Home |  | <input checked="" type="checkbox"/> Nursing Home, etc. <input type="checkbox"/> Cemetery <input type="checkbox"/> Other |  |
| 47 COUNTY   |  | 48 FACILITY ADDRESS OR LOCATION WHERE FOUND (Street and number or location)   |  | 49 CITY   |  |
| Los Angeles   |  | 5335 Laurel Canyon Blvd.  |  | N. Hollywood  |  |
| 50 CAUSE OF DEATH   |  |   |  |   |  |
| Enter the chain of events - diseases, injuries, or complications - that directly caused death. DO NOT enter terminal events such as cardiac arrest, respiratory arrest, or multi-organ failure without showing the underlying cause. DO NOT abbreviate.   |  |   |  |   |  |
| IMMEDIATE CAUSE (Final disease or condition resulting in death)   |  |   |  |   |  |
| Acute Cardiopulmonary Arrest  |  |   |  |   |  |
| 100 DEATHS PERFORMED TO CORPSE  |  |   |  |   |  |
| <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO   |  |   |  |   |  |
| 101 BIOPSY PERFORMED  |  |   |  |   |  |
| <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO   |  |   |  |   |  |
| 102 AUTOPSY PERFORMED   |  |   |  |   |  |
| <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO   |  |   |  |   |  |
| 103 USED IN DETERMINING CAUSE   |  |   |  |   |  |
| <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO   |  |   |  |   |  |
| 104 OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH BUT NOT RESULTING IN THE UNDERLYING CAUSE GIVEN IN 101   |  |   |  |   |  |
| Chronic Obstructive Pulmonary Disease   |  |   |  |   |  |
| 105 TIME OPERATION PERFORMED FOR ANY CONDITION IN 101 OR 102 OR 103 (If yes, list type of operation and date)   |  |   |  |   |  |
| No  |  |   |  |   |  |
| 106 I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE DEATH OCCURRED AT THE HOUR, DATE, AND PLACE STATED FROM THE CRIMES STATED  |  | 107 SIGNATURE AND TITLE OF CERTIFIER  |  | 108 LICENSE NUMBER  |  |
| Deputy Registrar  |  | [Signature]   |  | A044753   |  |
| 109 DATE month/day/year   |  | 110 TYPE ATTENDING PHYSICIAN'S NAME, MAILING ADDRESS, ZIP CODE  |  | 111 DATE month/day/year   |  |
| 04/01/2000  |  | R. Murthy, M.D. 43839 15th Street West Lancaster, CA 93534  |  | 09/08/2003  |  |
| 112 I CERTIFY THAT IN MY OPINION DEATH OCCURRED AT THE HOUR, DATE, AND PLACE STATED FROM THE CRIMES STATED  |  |   |  |   |  |
| 113 MANNER OF DEATH <input type="checkbox"/> Natural <input type="checkbox"/> Accidental <input type="checkbox"/> Suicide <input type="checkbox"/> Pending Investigation <input type="checkbox"/> Could not be determined <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> UNK |  |   |  |   |  |
| 114 PLACE OF INJURY (e.g., home, construction site, wooded area, etc.)  |  |   |  |   |  |
| 115 DESCRIBE HOW INJURY OCCURRED (Events which resulted in injury)  |  |   |  |   |  |
| 116 LOCATION OF INJURY (Street and number, or box, lot, etc., city, and ZIP)  |  |   |  |   |  |
| 117 SIGNATURE OF DYING INTER/DEP. BY CORONER  |  |   |  |   |  |
| 118 DATE month/day/year   |  |   |  |   |  |
| 119 TYPE NAME, TITLE OF CORONER / DEPUTY CORONER  |  |   |  |   |  |
| 120 STATE REGISTRAR   |  |   |  |   |  |
| A B C D E   |  |   |  |   |  |
| PAGE MONTH 9  |  |   |  |   |  |
| 374-8389  |  |   |  |   |  |
| CENSUS TRACT  |  |   |  |   |  |

This is to certify that this document is a true copy of the official record filed with the Registrar-Recorder/County Clerk.

*Dean C. Logan*  
 DEAN C. LOGAN  
 Registrar-Recorder/County Clerk

This copy is not valid unless prepared on an engraved border displaying the seal and signature of the Registrar-Recorder/County Clerk.

MAR 09 2018

1000002023110



# EXHIBIT B

ASSIGNED INSPECTOR: MARK VAN SLOOTEN  
JOB ADDRESS: 12977 NORTH NORRIS AVENUE, LOS ANGELES, CA  
ASSESSORS PARCEL NO. (APN): 2506-013-007  
Last Full Title: 03/19/2024

Date: March 22, 2024

Last Update to Title:

.....

**LIST OF OWNERS AND INTERESTED PARTIES**

1) SKILLMAN FERN E  
C/O FRANCES JUAREZ  
12977 NORRIS AVE  
SYLMAR CA, 91342

CAPACITY: OWNER

2) EDWARD K SKILLMAN  
12977 NORRIS AVE  
SYLMAR, CA 91342

CAPACITY: OWNER

**Property Detail Report****For Property Located At :****12977 NORRIS AVE, SYLMAR, CA 91342-3808****Owner Information**

Owner Name: **SKILLMAN FERN E**  
 Mailing Address: **12977 NORRIS AVE, SYLMAR CA 91342-3808 C016 C/O FRANCES JUAREZ**  
 Vesting Codes: **DC // ES**

**Location Information**

|                       |                              |                       |                     |
|-----------------------|------------------------------|-----------------------|---------------------|
| Legal Description:    | <b>TRACT # 17996 LOT 128</b> |                       |                     |
| County:               | <b>LOS ANGELES, CA</b>       | APN:                  | <b>2506-013-007</b> |
| Census Tract / Block: | <b>1065.20 / 3</b>           | Alternate APN:        |                     |
| Township-Range-Sect:  |                              | Subdivision:          | <b>17996</b>        |
| Legal Book/Page:      | <b>517-1</b>                 | Map Reference:        | <b>2-D3 /</b>       |
| Legal Lot:            | <b>128</b>                   | Tract #:              | <b>17996</b>        |
| Legal Block:          |                              | School District:      | <b>LOS ANGELES</b>  |
| Market Area:          | <b>SYL</b>                   | School District Name: | <b>LOS ANGELES</b>  |
| Neighbor Code:        |                              | Munic/Township:       | <b>LOS ANGELES</b>  |

**Owner Transfer Information**

|                      |                                |                     |                  |
|----------------------|--------------------------------|---------------------|------------------|
| Recording/Sale Date: | <b>04/09/2018 / 03/27/2018</b> | Deed Type:          | <b>AFFIDAVIT</b> |
| Sale Price:          |                                | 1st Mtg Document #: |                  |
| Document #:          | <b>336072</b>                  |                     |                  |

**Last Market Sale Information**

|                      |                     |                         |               |
|----------------------|---------------------|-------------------------|---------------|
| Recording/Sale Date: | <b>08/25/1964 /</b> | 1st Mtg Amount/Type:    | <b>/</b>      |
| Sale Price:          | <b>\$3,000</b>      | 1st Mtg Int. Rate/Type: | <b>/</b>      |
| Sale Type:           | <b>FULL</b>         | 1st Mtg Document #:     |               |
| Document #:          |                     | 2nd Mtg Amount/Type:    | <b>/</b>      |
| Deed Type:           | <b>DEED (REG)</b>   | 2nd Mtg Int. Rate/Type: | <b>/</b>      |
| Transfer Document #: |                     | Price Per SqFt:         | <b>\$2.58</b> |
| New Construction:    |                     | Multi/Split Sale:       |               |
| Title Company:       |                     |                         |               |
| Lender:              |                     |                         |               |
| Seller Name:         |                     |                         |               |

**Prior Sale Information**

|                      |          |                          |          |
|----------------------|----------|--------------------------|----------|
| Prior Rec/Sale Date: | <b>/</b> | Prior Lender:            |          |
| Prior Sale Price:    |          | Prior 1st Mtg Amt/Type:  | <b>/</b> |
| Prior Doc Number:    |          | Prior 1st Mtg Rate/Type: | <b>/</b> |
| Prior Deed Type:     |          |                          |          |

**Property Characteristics**

|                     |                    |                    |                          |                |                       |
|---------------------|--------------------|--------------------|--------------------------|----------------|-----------------------|
| Gross Area:         |                    | Parking Type:      | <b>PARKING AVAIL</b>     | Construction:  |                       |
| Living Area:        | <b>1,161</b>       | Garage Area:       |                          | Heat Type:     | <b>HEATED</b>         |
| Tot Adj Area:       |                    | Garage Capacity:   |                          | Exterior wall: | <b>SHINGLE SIDING</b> |
| Above Grade:        |                    | Parking Spaces:    | <b>2</b>                 | Porch Type:    |                       |
| Total Rooms:        | <b>5</b>           | Basement Area:     |                          | Patio Type:    |                       |
| Bedrooms:           | <b>3</b>           | Finish Bsmnt Area: |                          | Pool:          | <b>POOL</b>           |
| Bath(F/H):          | <b>2 /</b>         | Basement Type:     |                          | Air Cond:      |                       |
| Year Built / Eff:   | <b>1955 / 1955</b> | Roof Type:         |                          | Style:         | <b>CONVENTIONAL</b>   |
| Fireplace:          | <b>/</b>           | Foundation:        | <b>SLAB</b>              | Quality:       |                       |
| # of Stories:       | <b>1</b>           | Roof Material:     | <b>GRAVEL &amp; ROCK</b> | Condition:     |                       |
| Other Improvements: | <b>FENCE</b>       |                    |                          |                |                       |

**Site Information**

|                 |               |                  |                 |             |                                   |
|-----------------|---------------|------------------|-----------------|-------------|-----------------------------------|
| Zoning:         | <b>LAR1</b>   | Acres:           | <b>0.27</b>     | County Use: | <b>SINGLE FAMILY RESID (0101)</b> |
| Lot Area:       | <b>11,756</b> | Lot Width/Depth: | <b>65 x 182</b> | State Use:  |                                   |
| Land Use:       | <b>SFR</b>    | Res/Comm Units:  | <b>1 /</b>      | Water Type: |                                   |
| Site Influence: |               |                  |                 | Sewer Type: | <b>TYPE UNKNOWN</b>               |



**Tax Information**

|                      |           |                |      |                |            |
|----------------------|-----------|----------------|------|----------------|------------|
| Total Value:         | \$416,620 | Assessed Year: | 2023 | Property Tax:  | \$5,282.37 |
| Land Value:          | \$213,045 | Improved %:    | 49%  | Tax Area:      | 16         |
| Improvement Value:   | \$203,575 | Tax Year:      | 2023 | Tax Exemption: |            |
| Total Taxable Value: | \$416,620 |                |      |                |            |

**Comparable Sales Report**

For Property Located At

**12977 NORRIS AVE, SYLMAR, CA 91342-3808****1 Comparable(s) Selected.**

Report Date: 03/22/2024

**Summary Statistics:**

|                       | Subject   | Low         | High        | Average     |
|-----------------------|-----------|-------------|-------------|-------------|
| Sale Price            | \$3,000   | \$4,950,000 | \$4,950,000 | \$4,950,000 |
| Bldg/Living Area      | 1,161     | 1,271       | 1,271       | 1,271       |
| Price/Sqft            | \$2.58    | \$3,894.57  | \$3,894.57  | \$3,894.57  |
| Year Built            | 1955      | 1947        | 1947        | 1947        |
| Lot Area              | 11,756    | 22,228      | 22,228      | 22,228      |
| Bedrooms              | 3         | 3           | 3           | 3           |
| Bathrooms/Restrooms   | 2         | 1           | 1           | 1           |
| Stories               | 1.00      | 1.00        | 1.00        | 1.00        |
| Total Value           | \$416,620 | \$1,198,500 | \$1,198,500 | \$1,198,500 |
| Distance From Subject | 0.00      | 0.45        | 0.45        | 0.45        |

\*= user supplied for search only

|              |   |                   |                          |
|--------------|---|-------------------|--------------------------|
| Comp #:1     | Distance From Subject:0.45 (miles)              |                   |                          |
| Address:     | <b>12647 BRADLEY AVE, SYLMAR, CA 91342-4604</b> |                   |                          |
| Owner Name:  | <b>KUMQUAT INVESTMENTS LLC</b>                  |                   |                          |
| Seller Name: | <b>BRADLEY 11 LLC</b>                           |                   |                          |
| APN:         | <b>2506-033-039</b>                             | Map Reference:    | <b>2-D4 /</b>            |
| County:      | <b>LOS ANGELES, CA</b>                          | Census Tract:     | <b>1070.20</b>           |
| Subdivision: | <b>5909</b>                                     | Zoning:           | <b>LAR1</b>              |
| Rec Date:    | <b>08/31/2023</b>                               | Prior Rec Date:   | <b>08/16/2021</b>        |
| Sale Date:   | <b>07/31/2023</b>                               | Prior Sale Date:  | <b>07/26/2021</b>        |
| Sale Price:  | <b>\$4,950,000</b>                              | Prior Sale Price: | <b>\$1,175,000</b>       |
| Sale Type:   | <b>FULL</b>                                     | Prior Sale Type:  | <b>FULL</b>              |
| Document #:  | <b>581830</b>                                   | Acres:            | <b>0.51</b>              |
| 1st Mtg Amt: |   | Lot Area:         | <b>22,228</b>            |
| Total Value: | <b>\$1,198,500</b>                              | # of Stories:     | <b>1</b>                 |
| Land Use:    | <b>SFR</b>                                      | Park Area/Cap#:   | <b>/</b>                 |
|              |   | Living Area:      | <b>1,271</b>             |
|              |   | Total Rooms:      | <b>5</b>                 |
|              |   | Bedrooms:         | <b>3</b>                 |
|              |   | Bath(F/H):        | <b>1 /</b>               |
|              |   | Yr Built/Eff:     | <b>1947 / 1949</b>       |
|              |   | Air Cond:         | <b>EVAP COOLER</b>       |
|              |   | Style:            | <b>CONVENTIONAL</b>      |
|              |   | Fireplace:        | <b>Y / 1</b>             |
|              |   | Pool:             |                          |
|              |   | Roof Mat:         | <b>GRAVEL &amp; ROCK</b> |
|              |   | Parking:          | <b>PARKING AVAIL</b>     |

# EXHIBIT D

ASSIGNED INSPECTOR: **MARK VAN SLOOTEN**  
JOB ADDRESS: **12977 NORTH NORRIS AVENUE, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **2506-013-007**

**Date: March 22, 2024**

**CASE NO.: 880447**  
**ORDER NO.: A-5137922**

EFFECTIVE DATE OF ORDER TO COMPLY: **September 25, 2019**  
COMPLIANCE EXPECTED DATE: **October 20, 2019**  
DATE COMPLIANCE OBTAINED: **February 6, 2020**

.....

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

### **VIOLATIONS:**

SEE ATTACHED ORDER # A-5137922

1060407202097661

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

VAN AMBATELOS  
PRESIDENT

E. FELICIA BRANNON  
VICE-PRESIDENT

JOSELYN GEAGA-ROSENTHAL

GEORGE HOVAGUIMIAN

JAVIER NUNEZ

CITY OF LOS ANGELES  
CALIFORNIA



ERIC GARCETTI  
MAYOR

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

FRANK M. BUSH  
GENERAL MANAGER

OSAMA YOUNAN, P.E.  
EXECUTIVE OFFICER

ORDER TO COMPLY AND NOTICE OF FEE

SKILLMAN, FERN E DECD EST OF C/O FRANCES JUAREZ  
12977 NORRIS AVE  
SYLMAR, CA 91342

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

CASE #: 880447

ORDER #: A-5137922

EFFECTIVE DATE: September 25, 2019

COMPLIANCE DATE: October 20, 2019

OWNER OF

SITE ADDRESS: 12977 N NORRIS AVE

SEP 18 2019

ASSESSORS PARCEL NO.: 2506-013-007

ZONE: R1; One-Family Zone

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

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 \$156.16 (\$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 98.042 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. Flexible cord for permanent wiring.**

You are therefore ordered to: 1) Discontinue the use of flexible cords for permanent electrical wiring.

Code Section(s) in Violation: 93.400.8, 93.0104, 12.21A.1.(a) of the L.A.M.C.

**2. Unapproved occupancy or use of the recreational vehicles as dwellings.**

You are therefore ordered to: Discontinue the unapproved occupancy or use of the recreational vehicles as dwellings.

Code Section(s) in Violation: 91.104.2.5, 91.103.1, 12.26E and 12.21A.1.(a) of the L.A.M.C.

Comments: Remove all hook ups and do not occupy as dwellings.

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

You are therefore ordered to: Discontinue the open storage of materials and recreational vehicles not belonging to the owner in the required yard(s).

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

INSPECTOR COPY

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

**4. Rubbish, garbage, trash and debris on the premises.**

You are therefore ordered to: 1) Remove the rubbish, garbage, trash and debris from the premises.  
2) Maintain the premises in a clean and sanitary condition.

Code Section(s) in Violation: 91.8104, 91.8104.2, 91.103.1, 12.21A.1.(a) 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 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.

**APPEAL PROCEDURES:**

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

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

1060407202097661

Any questions regarding invoices or how to pay fees should be directed to financial services at (213) 482-6890.  
Any questions regarding the order to comply and compliance matters contact the inspector noted below at (818)374-9856.  
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector:

John Hamilton

Date: September 18, 2019

JOHN HAMILTON  
14410 SYLVAN STREET SUITE 105  
VAN NUYS, CA 91401  
(818)374-9856

John.Hamilton@lacity.org

MR91019

REVIEWED BY

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

# EXHIBIT D

ASSIGNED INSPECTOR: **MARK VAN SLOOTEN**  
JOB ADDRESS: **12977 NORTH NORRIS AVENUE, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **2506-013-007**

Date: **March 22, 2024**

CASE NO.: **893112**  
ORDER NO.: **A-5253675**

EFFECTIVE DATE OF ORDER TO COMPLY: **February 18, 2020**  
COMPLIANCE EXPECTED DATE: **March 19, 2020**  
DATE COMPLIANCE OBTAINED: **March 21, 2024**

.....

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

**VIOLATIONS:**

SEE ATTACHED ORDER # A-5253675

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

VAN AMBATIELOS  
PRESIDENT

JAVIER NUNEZ  
VICE-PRESIDENT

JOSELYN GEAGA-ROSENTHAL

GEORGE HOVAGUIMIAN

ELVIN W MOON

CITY OF LOS ANGELES  
CALIFORNIA



ERIC GARCETTI

MAYOR

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

OSAMA YOUNAN, P.E.  
GENERAL MANAGER  
SUPERINTENDENT OF BUILDING

ORDER TO COMPLY AND NOTICE OF FEE

ESTATE OF FERN E SKILLMAN C/O EDWARD K SKILLMAN  
ADMINISTRATOR  
15951 VINCENNES ST  
NORTH HILLS, CA 91343

CASE #: 893112

ORDER #: A-5253675

EFFECTIVE DATE: February 18, 2020  
COMPLIANCE DATE: March 19, 2020

OF  
SITE ADDRESS: 12977 N NORRIS AVE

ASSESSORS PARCEL NO.: 2506-013-007

ZONE: R1; One-Family Zone

JUL 01 2020

to the address as shown on the  
last equalized assessment roll.  
Initialed by

REMAILED

JUL 01 2020

EB

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. Unapproved occupancy or use of the recreational vehicles for dwellings.**

You are therefore ordered to: Discontinue the unapproved occupancy or use of the recreational vehicles for dwellings.

Code Section(s) in Violation: 91.104.2.5, 91.103.1, 12.26E and 12.21A.1.(a), 12.08A of the L.A.M.C.

Location: Lot

Comments: The R-1 zone lot does not allow for occupancy of motor homes for dwelling units

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

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

Code Section(s) in Violation: 12.03, 12.21A.1.(a), 12.08A, and 12.21C.1.(g) of the L.A.M.C.

Location: Lot

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: Property has many items in open storage which must be removed or put into approved storage buildings.

**3. Rubbish, garbage, trash and debris on the premises.**

You are therefore ordered to: 1) Remove the rubbish, garbage, trash and debris from the premises.  
2) Maintain the premises in a clean and sanitary condition.

Code Section(s) in Violation: 91.8104, 91.8104.2, 91.103.1, 12.21A.1.(a), 12.08A of the L.A.M.C.

Location: Lot

Comments: Property is not being maintained in a sanitary condition.

**4. Flexible cord for permanent wiring.**

You are therefore ordered to: 1) Discontinue the use of flexible cords for permanent electrical wiring.

Code Section(s) in Violation: 93.400.8, 93.0104, 12.21A.1.(a) of the L.A.M.C.

Location: Lot

Comments: Remove the extension cords supplying power to motor homes.

**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.L.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.

**APPEAL PROCEDURES:**

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

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



Any questions regarding invoices or how to pay fees should be directed to financial services at (213) 482-6890.  
Any questions regarding the order to comply and compliance matters contact the inspector noted below at (818)374-9856.  
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector:

*Mr. Fon*

Date: February 07, 2020

JOHN HAMILTON  
14410 SYLVAN STREET SUITE 105  
VAN NUYS, CA 91401  
(818)374-9856

John.Hamilton@lacity.org

*MR 7-1-2020*  
REVIEWED BY

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