

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 11, 2016

Council District: # 4

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

JOB ADDRESS: **3655 NORTH FREDONIA DRIVE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2425-007-009**

On March 31, 2012, 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: **3655 North Fredonia Drive, Los Angeles California**, (the "Property"). A copy of the title report, which includes a full legal description of the property, is attached as Exhibit A.

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

In addition, pursuant to Section 98.0421, the property owner was issued an order on March 01, 2012, to pay a code violation inspection fee after violations were identified and verified upon inspection. The non-compliance and code violation inspection fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance Code Enforcement Fee	\$ 550.00
Late Charge/Collection Fee (250%)	2,215.00
Code Violation Investigation Fee	336.00
System Development Surcharge	20.16
System Development Surcharge Late Fee	50.40
Accumulated Interest (1%/month)	765.12
Title Report Fee	42.00
Grand Total	\$ 3,978.68

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed that a lien for a total sum of **\$3,978.68**, be recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "City Council"), designate the time and place protest can be heard concerning this matter, as set forth in Sections 7.35.3 and 7.35.5 of the Los Angeles Administrative Code.

It is further requested that the City Council instruct the Department to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$3,978.68** 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

Lien confirmed by
City Council on:

ATTEST: HOLLY WOLCOTT, CITY CLERK

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. T12503
Dated as of: 09/02/2015

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)

APN #: 2425-007-009

Property Address: 3655 N FREDONIA DR ✓ ***City: Los Angeles*** ***County: Los Angeles***

VESTING INFORMATION

Type of Document: QUITCLAIM DEED

Grantee : ROBERT N A READ,

Grantor : NORMA A READ,

Deed Date : 07/22/2008

Recorded : 08/04/2008

Instr No. : 08-1394030

MAILING ADDRESS: ROBERT N A READ,
3655 FREDONIA DR LOS ANGELES CA 90068

SCHEDULE B

LEGAL DESCRIPTION

Lot: 20 Tract No: 5593 Abbreviated Description: LOT:20 CITY:REGION/CLUSTER:
09/09160 TR#:5593 TRACT NO 5593 LOT 20 City/Muni/Twp: REGION/CLUSTER: 09/09160

MORTGAGES/LIENS

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

2

Recording Requested by:

When recorded, return to:
ROBERT N.A. READ
3655 Fredonia Dr.
Los Angeles, CA 90068

08/04/08



20081394030

Mail tax statements to:
Same as above

A.P.N.# 2425-007-009

QUITCLAIM DEED

The undersigned quitclaimor declares: Documentary transfer tax is NONE. No consideration given - This is a gift - See Note #1 below.

FOR NO CONSIDERATION, NORMA A. READ, does hereby REMISE, RELEASE AND FOREVER QUITCLAIM to ROBERT N.A. READ as his sole and separate property, all of her right, title and interest in and to the following described real property in the City of Chatsworth, County of Los Angeles, State of California:

Lot 19 of Tract 5593 as per map recorded in Book 63, Pages 62-63 of maps, in the office of the County Recorder of said County.

Lot Twenty (20) of Tract Number 5593 as per map recorded in Book 63, Pages 62-63 of Maps in the office of the County Recorder of said County.

That triangular portion of Lot 21 of Tract 5593, as per Map recorded in Book 63, pages 62-63 of Maps, in the office of the County Recorder of said County, bounded as follows:

Beginning at the most northerly corner of said Lot 21, thence South 66° 54' East along the boundary of said Lot a distance of 153.57 feet to the most easterly corner of said Lot, then South 23° 06' West along the boundary of said Lot a distance of 35.00 feet, thence N 54° 03' 40" West a distance of 157.51 feet, more or less, to a point of beginning.

NOTE #1: This is a bona fide gift and grantor received nothing in return. R & T 11911

Dated: July 22, 2008

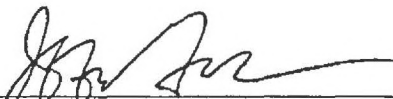
Norma A. Read
NORMA A. READ

State of California)
)
County of Los Angeles)

On July 22, 2008, before me, JEFFREY T. SCHOENHERR, Notary Public, personally appeared NORMA A. READ, 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 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

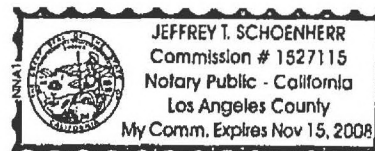


EXHIBIT B

ASSIGNED INSPECTOR: **GORDON ZUBER**

Date: April 11, 2016

JOB ADDRESS: **3655 NORTH FREDONIA DRIVE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2425-007-009**

Last Full Title: **09/02/2015**

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

1). ROBERT N. A. READ
3655 FREDONIA DR.
LOS ANGELES, CA. 90068

CAPACITY: OWNER

Property Detail Report

For Property Located At :

3655 FREDONIA DR, LOS ANGELES, CA 90068-1207

CoreLogic

RealQuest Professional

Owner Information

Owner Name: **READ ROBERT N A**
 Mailing Address: **3655 FREDONIA DR, LOS ANGELES CA 90068-1207 C050**
 Vesting Codes: **//SE**

Location Information

Legal Description:	TRACT NO 5593 LOT 20	APN:	2425-007-009
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	1437.00 / 1	Subdivision:	5593
Township-Range-Sect:		Map Reference:	23-F5 /
Legal Book/Page:	63-62	Tract #:	5593
Legal Lot:	20	School District:	LOS ANGELES
Legal Block:		School District Name:	
Market Area:	C03	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	08/04/2008 / 07/22/2008	Deed Type:	QUIT CLAIM DEED
Sale Price:		1st Mtg Document #:	
Document #:	1394030		

Last Market Sale Information

Recording/Sale Date:	08/24/1993 /	1st Mtg Amount/Type:	/
Sale Price:		1st Mtg Int. Rate/Type:	/
Sale Type:		1st Mtg Document #:	
Document #:	1648458	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	
New Construction:		Multi/Split Sale:	MULTIPLE
Title Company:			
Lender:			

Seller Name:

ALLEN HELENE B & READ NORMA A**Prior Sale Information**

Prior Rec/Sale Date:	04/30/1993 /	Prior Lender:	
Prior Sale Price:		Prior 1st Mtg Amt/Type:	/
Prior Doc Number:	821063	Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	GRANT DEED		

Property Characteristics

Gross Area:		Parking Type:	PARKING AVAIL	Construction:	
Living Area:	2,186	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:	2	Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:	8	Basement Area:		Patio Type:	
Bedrooms:	4	Finish Bsmnt Area:		Pool:	
Bath(F/H):	2 /	Basement Type:		Air Cond:	
Year Built / Eff:	1926 / 1933	Roof Type:		Style:	CONVENTIONAL
Fireplace:	Y / 1	Foundation:	RAISED	Quality:	
# of Stories:	2.00	Roof Material:	COMPOSITION SHINGLE	Condition:	

Other Improvements: **ADDITION****Site Information**

Zoning:	LARD1.5	Acres:	0.33	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	14,234	Lot Width/Depth:	85 x 167	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	

Tax Information

Total Value:	\$76,856	Assessed Year:	2015	Property Tax:	\$1,225.41
Land Value:	\$36,693	Improved %:	52%	Tax Area:	13
Improvement Value:	\$40,163	Tax Year:	2015	Tax Exemption:	
Total Taxable Value:	\$76,856				

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

3655 FREDONIA DR, LOS ANGELES, CA 90068-1207

11 Comparable(s) Selected.

Report Date: 04/07/2016

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$0	\$1,030,000	\$2,975,000	\$1,714,682
Bldg/Living Area	2,186	2,016	2,461	2,212
Price/Sqft	\$0.00	\$499.33	\$1,475.69	\$777.37
Year Built	1926	1926	1965	1950
Lot Area	14,234	7,150	30,881	15,300
Bedrooms	4	2	4	3
Bathrooms/Restrooms	2	1	3	2
Stories	2.00	1.00	2.00	1.30
Total Value	\$76,856	\$136,018	\$1,198,476	\$812,127
Distance From Subject	0.00	0.24	0.45	0.35

* = user supplied for search only

Comp #:	1	Distance From Subject:	0.24 (miles)
Address:	3708 BROADLAWN DR, LOS ANGELES, CA 90068-1202		
Owner Name:	FAST TRACK ASSETS LLC		
Seller Name:	BUZI JASON		
APN:	2425-022-012	Map Reference:	23-F5 /
County:	LOS ANGELES, CA	Census Tract:	1437.00
Subdivision:	14766	Zoning:	LAR1
Rec Date:	12/16/2015	Prior Rec Date:	09/02/2015
Sale Date:	10/26/2015	Prior Sale Date:	08/24/2015
Sale Price:	\$1,030,000	Prior Sale Price:	\$1,000,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1584040	Acres:	0.28
1st Mtg Amt:		Lot Area:	12,381
Total Value:	\$136,018	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	2,034
		Total Rooms:	5
		Bedrooms:	2
		Bath(F/H):	2 /
		Yr Built/Eff:	1951 / 1955
		Air Cond:	
		Style:	CONTEMPORARY
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	GRAVEL & ROCK
		Parking:	PARKING AVAIL

Comp #:	2	Distance From Subject:	0.27 (miles)
Address:	3795 FREDONIA DR, LOS ANGELES, CA 90068-1209		
Owner Name:	MORSE NEAL A TRUST/MORSE BEVERLY K TRUST		
Seller Name:	HABBESHAW JOEL		
APN:	2380-004-003	Map Reference:	23-E5 /
County:	LOS ANGELES, CA	Census Tract:	1437.00
Subdivision:	12958	Zoning:	LAR1
Rec Date:	03/01/2016	Prior Rec Date:	07/31/1996
Sale Date:	02/26/2016	Prior Sale Date:	
Sale Price:	\$1,115,000	Prior Sale Price:	\$248,500
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	223970	Acres:	0.29
1st Mtg Amt:		Lot Area:	12,669
Total Value:	\$417,937	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 3
		Living Area:	2,233
		Total Rooms:	6
		Bedrooms:	2
		Bath(F/H):	2 /
		Yr Built/Eff:	1956 / 1960
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	GRAVEL & ROCK
		Parking:	PARKING AVAIL

Comp #:	3	Distance From Subject:	0.29 (miles)
Address:	3946 FREDONIA DR, LOS ANGELES, CA 90068-1214		
Owner Name:	LET ME LIVE LLC		
Seller Name:	TRIPLE 5 PROPERTIES LLC		
APN:	2380-001-021	Map Reference:	23-E5 /
County:	LOS ANGELES, CA	Census Tract:	1437.00
Subdivision:	5593	Zoning:	LAR1
Rec Date:	09/11/2015	Prior Rec Date:	05/10/2013
Sale Date:	07/27/2015	Prior Sale Date:	04/11/2013
Sale Price:	\$2,975,000	Prior Sale Price:	\$750,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1125174	Acres:	0.27
1st Mtg Amt:	\$2,380,000	Lot Area:	11,834
Total Value:	\$1,002,457	# of Stories:	2.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	2,016
		Total Rooms:	7
		Bedrooms:	3
		Bath(F/H):	2 /
		Yr Built/Eff:	1942 / 1943
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	COMPOSITION
		Parking:	SHINGLE PARKING AVAIL

Comp #:

Distance From Subject:0.29 (miles)

Address:	3526 MULTIVIEW DR, LOS ANGELES, CA 90068-1222		
Owner Name:	COFFEY JOHN M & COLLEEN T		
Seller Name:	ALOHA INVESTMENTS LLC		
APN:	2425-015-005	Map Reference:	23-F6 /
County:	LOS ANGELES, CA	Census Tract:	1437.00
Subdivision:	LANKERSHIM RANCH LAND & WATER CO	Zoning:	LARE15
Rec Date:	08/18/2015	Prior Rec Date:	
Sale Date:	08/11/2015	Prior Sale Date:	
Sale Price:	\$2,800,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	1014134	Acres:	0.68
1st Mtg Amt:	\$1,625,000	Lot Area:	29,452
Total Value:	\$1,198,476	# of Stories:	2.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	2,220
		Total Rooms:	7
		Bedrooms:	2
		Bath(F/H):	3 /
		Yr Built/Eff:	1957 / 1958
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	Y / 2
		Pool:	POOL
		Roof Mat:	GRAVEL & ROCK
		Parking:	PARKING AVAIL

Comp #:5	Distance From Subject:0.32 (miles)		
Address:	10735 WRIGHTWOOD LN, STUDIO CITY, CA 91604-3951		
Owner Name:	KRASNOV SERGUEI		
Seller Name:	JENKIS ROBERT E & LAURA A		
APN:	2380-044-050	Map Reference:	23-E5 /
County:	LOS ANGELES, CA	Census Tract:	1437.00
Subdivision:	26748	Zoning:	LARE40
Rec Date:	07/10/2015	Prior Rec Date:	04/30/1996
Sale Date:	04/28/2015	Prior Sale Date:	
Sale Price:	\$1,510,000	Prior Sale Price:	\$590,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	834619	Acres:	0.62
1st Mtg Amt:	\$1,057,000	Lot Area:	26,993
Total Value:	\$815,526	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	2,280
		Total Rooms:	8
		Bedrooms:	4
		Bath(F/H):	3 /
		Yr Built/Eff:	1964 / 1964
		Air Cond:	CENTRAL
		Style:	CONTEMPORARY
		Fireplace:	Y / 1
		Pool:	POOL
		Roof Mat:	TILE
		Parking:	DETACHED GARAGE

Comp #:6	Distance From Subject:0.33 (miles)		
Address:	3718 LANKERSHIM BLVD, LOS ANGELES, CA 90068-1220		
Owner Name:	FUSCELLARO DAVID		
Seller Name:	BOWEN-SMITH BRIAN & BEVERLY S		
APN:	2380-001-016	Map Reference:	23-E5 /
County:	LOS ANGELES, CA	Census Tract:	1437.00
Subdivision:	5593	Zoning:	LAR1
Rec Date:	07/15/2015	Prior Rec Date:	07/16/2012
Sale Date:	05/29/2015	Prior Sale Date:	05/18/2012
Sale Price:	\$1,400,000	Prior Sale Price:	\$1,117,500
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	849059	Acres:	0.27
1st Mtg Amt:	\$1,050,000	Lot Area:	11,880
Total Value:	\$1,145,000	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 1
		Living Area:	2,058
		Total Rooms:	5
		Bedrooms:	2
		Bath(F/H):	2 /
		Yr Built/Eff:	1926 / 1965
		Air Cond:	CENTRAL
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	POOL
		Roof Mat:	COMPOSITION SHINGLE
		Parking:	ATTACHED GARAGE

Comp #:7	Distance From Subject:0.35 (miles)		
Address:	10773 WRIGHTWOOD LN, STUDIO CITY, CA 91604-3951		
Owner Name:	BARNIER-WELLS DAVID A		
Seller Name:	CRONQVIST HENRIK & NICOLE		
APN:	2380-044-047	Map Reference:	23-E5 /
County:	LOS ANGELES, CA	Census Tract:	1437.00
Subdivision:	26748	Zoning:	LARE40
Rec Date:	08/17/2015	Prior Rec Date:	06/04/2010
Sale Date:	08/03/2015	Prior Sale Date:	04/01/2010
Sale Price:	\$1,447,500	Prior Sale Price:	\$1,045,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1005958	Acres:	0.16
1st Mtg Amt:		Lot Area:	7,150
Total Value:	\$1,122,357	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 3
		Living Area:	2,200
		Total Rooms:	8
		Bedrooms:	4
		Bath(F/H):	3 /
		Yr Built/Eff:	1965 / 1965
		Air Cond:	CENTRAL
		Style:	CONTEMPORARY
		Fireplace:	Y / 1
		Pool:	POOL
		Roof Mat:	WOOD SHAKE
		Parking:	PARKING AVAIL

Comp #:8	Distance From Subject:0.42 (miles)		
Address:	3425 OAK GLEN DR, LOS ANGELES, CA 90068-1313		
Owner Name:	DE SOLA DAVID		
Seller Name:	BEEKMAN STULLER TRUST		
APN:	2425-021-005	Map Reference:	24-A5 /
County:	LOS ANGELES, CA	Census Tract:	1437.00
Subdivision:	7530	Zoning:	LAR1
Rec Date:	10/23/2015	Prior Rec Date:	03/28/1996
Sale Date:	07/10/2015	Prior Sale Date:	
Sale Price:	\$1,249,000	Prior Sale Price:	\$460,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1305060	Acres:	0.17
1st Mtg Amt:	\$625,500	Lot Area:	7,602
Total Value:	\$714,755	# of Stories:	2.00
Land Use:	SFR	Park Area/Cap#:	/ 3
		Living Area:	2,358
		Total Rooms:	5
		Bedrooms:	3
		Bath(F/H):	1 /
		Yr Built/Eff:	1935 / 1960
		Air Cond:	
		Style:	SPANISH
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	TILE
		Parking:	PARKING AVAIL

Comp #:9		Distance From Subject:0.42 (miles)
Address: 3715 WILLOWCREST AVE, STUDIO CITY, CA 91604-3924		
Owner Name: RUBENSTEIN ARDIS H		
Seller Name: ALBRECHT MICHAEL R & LAUREN C		
APN: 2378-005-019	Map Reference: 23-E5 /	Living Area: 2,111
County: LOS ANGELES, CA	Census Tract: 1438.00	Total Rooms: 6
Subdivision: 1541	Zoning: LAR1	Bedrooms: 3
Rec Date: 11/10/2015	Prior Rec Date: 06/26/2003	Bath(F/H): 3 /
Sale Date: 10/24/2015	Prior Sale Date: 05/06/2003	Yr Built/Eff: 1949 / 1960
Sale Price: \$1,200,000	Prior Sale Price: \$800,000	Air Cond: CENTRAL
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL
Document #: 1374499	Acres: 0.21	Fireplace: Y / 1
1st Mtg Amt:	Lot Area: 9,141	Pool: POOL
Total Value: \$964,062	# of Stories: 1.00	Roof Mat: WOOD SHAKE
Land Use: SFR	Park Area/Cap#: / 2	Parking: PARKING AVAIL

Comp #:10		Distance From Subject:0.43 (miles)
Address: 10901 TERRYVIEW DR, STUDIO CITY, CA 91604-3908		
Owner Name: LEE KIYUN		
Seller Name: GREAT HOMES LLC		
APN: 2380-006-051	Map Reference: 23-E5 /	Living Area: 2,461
County: LOS ANGELES, CA	Census Tract: 1437.00	Total Rooms: 6
Subdivision: 15143	Zoning: LARE15	Bedrooms: 3
Rec Date: 10/13/2015	Prior Rec Date: 10/04/2012	Bath(F/H): 3 /
Sale Date: 09/11/2015	Prior Sale Date: 09/11/2012	Yr Built/Eff: 1953 / 1953
Sale Price: \$2,360,000	Prior Sale Price: \$617,000	Air Cond:
Sale Type: FULL	Prior Sale Type: FULL	Style:
Document #: 1257860	Acres: 0.71	Fireplace: /
1st Mtg Amt: \$1,600,000	Lot Area: 30,881	Pool:
Total Value: \$681,141	# of Stories:	Roof Mat:
Land Use: SFR	Park Area/Cap#: /	Parking:

Comp #:11		Distance From Subject:0.45 (miles)
Address: 3144 NICHOLS CANYON RD, LOS ANGELES, CA 90046-1245		
Owner Name: HOWELL FAMILY TRUST		
Seller Name: WHITAKER FAMILY TRUST 1998		
APN: 5570-037-007	Map Reference: 23-F6 /	Living Area: 2,364
County: LOS ANGELES, CA	Census Tract: 1941.02	Total Rooms: 6
Subdivision: 23685	Zoning: LARE15	Bedrooms: 4
Rec Date: 11/18/2015	Prior Rec Date: 03/02/1993	Bath(F/H): 3 /
Sale Date: 10/20/2015	Prior Sale Date:	Yr Built/Eff: 1959 / 1961
Sale Price: \$1,775,000	Prior Sale Price: \$510,000	Air Cond:
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL
Document #: 1446068	Acres: 0.19	Fireplace: Y / 1
1st Mtg Amt: \$1,420,000	Lot Area: 8,313	Pool: POOL
Total Value: \$735,671	# of Stories: 1.00	Roof Mat: GRAVEL & ROCK
Land Use: SFR	Park Area/Cap#: / 2	Parking: ATTACHED GARAGE

EXHIBIT D

ASSIGNED INSPECTOR: **GORDON ZUBER**

Date: April 1, 2016

JOB ADDRESS: **3655 NORTH FREDONIA DRIVE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2425-007-009**

CASE#: **447522**

ORDER NO: **A-2957375**

EFFECTIVE DATE OF ORDER TO COMPLY: **March 01, 2012**

COMPLIANCE EXPECTED DATE: **March 31, 2012**

DATE COMPLIANCE OBTAINED: **May 15, 2013**

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

VIOLATIONS:

SEE ATTACHED ORDER # A-2957375

1010022200125803

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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PRESIDENT

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VICE-PRESIDENT

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

ROBERT R. "Bud" OVROM
GENERAL MANAGER

RAYMOND S. CHAN, C.E., S.E.
EXECUTIVE OFFICER

ORDER TO COMPLY AND NOTICE OF FEE

FEB 24 2012

READ, ROBERT N A
3655 FREDONIA DR
LOS ANGELES, CA 90068

EG

CASE #: 447522
ORDER #: A-2957375
EFFECTIVE DATE: March 01, 2012
COMPLIANCE DATE: March 31, 2012

OWNER OF
SITE ADDRESS: 3655 N FREDONIA DR
ASSESSORS PARCEL NO.: 2425-007-009
ZONE: RD1.5; Min. Per Unit 1,500

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. Excessive or overgrown vegetation on the premises.

You are therefore ordered to: Cut and remove the excessive or overgrown vegetation and weeds from the premises
Code Section(s) in Violation: 91.8104, 91.8104.2, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

2. 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.



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.

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:

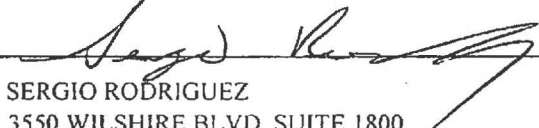
There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine err or abuse of discretion, or requests for slight modification of the requirements contained in this order when 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 (213)252-3045.

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

Inspector: _____

Date: February 23, 2012


SERGIO RODRIGUEZ
3550 WILSHIRE BLVD. SUITE 1800
LOS ANGELES, CA 90010
(213)252-3045


REVIEWED BY