

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
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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 26, 2016

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

On March 6, 2014 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: **12977 North Norris 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.

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

In addition, pursuant to Section 98.0421, the property owner was issued an order February 4, 2014 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)	401.86
Title Report fee	42.00
Grand Total	\$ 3,615.42

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 **\$3,615.42** 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 **\$3,615.42** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY


Steve Ongele
Chief, Resource Management Bureau

ATTEST: HOLLY WOLCOTT, CITY CLERK

Lien confirmed by
City Council on:

BY: _____
DEPUTY

EXHIBIT A



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

Property Title Report

Work Order No. T12720
Dated as of: 10/03/2015

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: Joint Tenancy Grant Deed

Grantee : Edward D. Skillman and Fern E. Skillman, husband and wife, as joint tenants

Grantor : Wayne A. Winkler and Charlene L. Winkler, husband and wife

Deed Date : 5/7/1964

Recorded : 8/25/1964

Instr No. : 2530

Mailing Address: Edward D. Skillman and Fern E. Skillman
12977 Norris, Sylmar, CA 91342

SCHEDULE B

LEGAL DESCRIPTION

The following described property:

Situated in the City of Los Angeles, County of Los Angeles, State of California: 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.

Assessor's Parcel No: 2506-013-007

MORTGAGES/LIENS

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

Amount : \$3,890.60

Dated : 12/19/1964

Trustor : Edward D. Skillman and Fern E. Skillman

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. T12720

SCHEDULE B (Continued)

Trustee : Title Insurance and Trust Company, a California Corporation

Beneficiary : Cardinal Construction Co., Inc.

Recorded : 1/14/1965

Instr No. : 3483

Mailing Address: Cardinal Construction Co., Inc., 7801 Melross Ave. Los Angeles, California 90046

Mailing Address: Title Insurance and Trust Company, a California Corporation, None Shown

Assignment of the above referenced security instrument is as follows:

Assignee : Alcoa Credit Company

Recorded : 1/14/1965

Instr No. : 3484

Mailing Address: Alcoa Credit Company, 2525 West 15th Street - Suite 208, Los Angeles 57, California

RECORDING REQUESTED BY

Recorded at the
Request of
So. Calif. Title Co.
AND WHEN RECEIVED MAIL TO

2530

RECORDED IN OFFICIAL RECORDS
OF LOS ANGELES COUNTY, CALIF.
2 Min
Per 8 A.M. AUG 25 1964
RAY E. LEE, County Recorder

FILE
\$2
P

Name Mr. and Mrs. Edward D. Skillman
Street Address 18977 Morris
City & State Sylmar, California

SPACE ABOVE THIS LINE FOR RECORDER'S USE



APPL # 330 B. STAMPS IN THIS SPACE

Joint Tenancy Grant Deed

THIS FORM FURNISHED BY TITLE INSURANCE AND TRUST COMPANY

TO 404 C

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
WAYNE A. WINKLER, and CHARLENE L. WINKLER, husband and wife,

hereby GRANT(S) to
EDWARD D. SKILLMAN and FERN E. SKILLMAN, husband and wife, AS JOINT TENANTS,
the real property in the County of Los Angeles, State of California, described as:

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.

AUG 25 64

Dated: May 7, 1964

Wayne A. Winkler
Wayne A. Winkler

STATE OF CALIFORNIA }
COUNTY OF Los Angeles } ss.

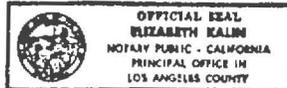
On May 11, 1964 before me, the undersigned, a Notary Public in and for said State, personally appeared

Charlene L. Winkler
Charlene L. Winkler

Wayne A. Winkler and
Charlene L. Winkler

known to me to be the person whose name is subscribed to the within instrument and acknowledged that they executed the same. WITNESS my hand and official seal.

Signature *Elizabeth Kalin*
ELIZABETH KALIN, Notary Public
My Commission Expires February 15, 1967
Name (Typed or Printed)



(This area for official notarial seal)

Title Order No. Escrow or Loan No. 4628-K

32480-K

2530

RECORDING REQUESTED BY

014-19047-12

3483

RECORDS OF OFFICIAL RECORDS OF LOS ANGELES COUNTY, CALIF.

10 Min. 11 A.M. JAN 14 1965

RAY E. LEE, County Recorder

REC-110

ALCOA COMPANY INC. 1003 Levey

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS AND REQUEST FOR SPECIAL NOTICE

Deed of Trust made this 19th day of December, 1964, between Edward B. Skillman and Fern E. Skillman, herein called TRUSTOR, whose address is 10977 Hillman, Sylmar, California, and Carlisle Construction Co., Inc., herein called BENEFICIARY, whose address is 7801 Melrose Ave., Los Angeles 46, Calif. and TITLE INSURANCE AND TRUST COMPANY, a California corporation, herein called TRUSTEE, Witnesseth: That Trustor irrevocably GRANTS, TRANSFERS AND ASSIGNS TO TRUSTEE IN TRUST, WITH POWER OF SALE, that property in Los Angeles County, California, described as:

Lot 109, Tract 17996, Book 517, Pages 1-3

TOGETHER WITH the rents, issues and profits thereof, SUBJECT, HOWEVER, to the right, power and authority given to and conferred upon Beneficiary by paragraph (10) of the provisions incorporated herein by reference to collect and apply such rents, issues and profits.

For the Purpose of Securing: 1. Performance of each agreement of Trustor incorporated by reference or contained herein. 2. Payment of the indebtedness evidenced by one promissory note (In every instance where the term "note" is used it shall also be construed to mean Loan Contract.) of even date herewith in the principal sum of \$3890.00, executed by Trustor in favor of Beneficiary on order. To Protect the Security of This Deed of Trust, Trustor Agrees: By the execution and delivery of this Deed of Trust and the note secured hereby, that provisions (1) to (14), inclusive, of the fictitious deed of trust recorded June 1, 1953, in the book and at the page of Official Records in the office of the county recorder of the county where said property is located, noted below opposite the name of such county, viz:

Table with columns: COUNTY, BOOK, PAGE, COUNTY, BOOK, PAGE, COUNTY, BOOK, PAGE, COUNTY, BOOK, PAGE. Lists various counties and their corresponding book and page numbers.

which provisions, identical in all counties, are printed on the reverse hereof, hereby are adopted and incorporated herein and made a part hereof as fully as though set forth hereon at length; that he will observe and perform said provisions; and that the references to property, obligations, and parties in said provisions shall be construed to refer to the property, obligations, and parties set forth in this Deed of Trust.

The undersigned Trustor requests that a copy of any Notice of Default and of any Notice of Sale hereunder be mailed to him at his address hereunder set forth:

In accordance with Section 2924b, Civil Code, request is hereby made by the undersigned TRUSTOR that a copy of any Notice of Default and a copy of any Notice of Sale under Deed of Trust recorded in Book ... Page ... Official Records of ... County, California, as affecting above described property, executed by ... as Trustor in which ... is named as Beneficiary, and ... as Trustee, be mailed to him in care of ... whose address is ...

Signature of Witness: William Taylor, Richard E. Skillman, Fern E. Skillman

STATE OF CALIFORNIA COUNTY OF Los Angeles

On ... before me, the undersigned, a Notary Public in and for said County and State, personally appeared ... personally known to me to be the person whose name is subscribed to the within instrument, as a Witness thereto, who being by me duly sworn, deposes and says:

That ... and that ... was present and saw ... and Fern E. Skillman personally known to ... to be the same person ... described in and whose name ... subscribed to the within instrument as Buyer ... execute and deliver the same, and said Buyer ... acknowledges to said affiant that ... name thereto as a Witness.

WITNESS my hand and official seal. AIDA GONZALEZ, CLERK PUBLIC CLERK OF THE OFFICIAL OFFICE OF LOS ANGELES COUNTY, Notary Public in and for said County and State. My Commission Expires June 19, 1969

RECORDED: Please index as Deed of Trust, Assignment of Rents and Request for Special Notice.

RECORDING REQUESTED BY

CIV-1007-R

3484

AND WHEN RECORDS BAIL TO

RECORDED IN OFFICIAL RECORDS
OF LOS ANGELES COUNTY, CALIF.

10 MIN. 11 AM. JAN 14 1965

RAY E. LEE, County Recorder

Name
Street Address
City & State

ALCOA CREDIT COMPANY
2525 West 51st Street - Suite 208
Los Angeles 57, California

FEB 52 C

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Corporation Assignment of Deed of Trust

THIS FORM FURNISHED BY TITLE INSURANCE AND TRUST COMPANY

For Value Received, the undersigned hereby grants, assigns and transfers to Alcoa Credit Company

all beneficial interest under that certain Deed of Trust dated December 19, 1964, executed by Edward D. Skillman and Fern E. Skillman Trustor, to Title Insurance and Trust Company, a California corporation Trustee, and recorded as Instrument No. recorded concurrently herewith in book _____ of Official Records in the County Recorder's office of Los Angeles County, California, describing land therein as:

Lot 123, Tract 17096, Book 517, Pages 1-3

Together with the note or notes therein described or referred to, the money due and to become due thereon with interest, and all rights accrued or to accrue under said Deed of Trust.

Dated December 19, 1964

STATE OF CALIFORNIA, }
COUNTY OF Los Angeles } ss.
On December 29, 1964 before me, the undersigned, a Notary Public in and for said County and State, personally appeared _____

Cardinal Construction Co., Inc.

7801 Malrose Ave. Los Angeles, C-1.

By Neil S. Feldman Sec.

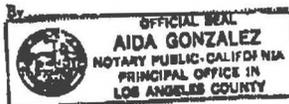
knows me to be the _____ and Neil S. Feldman knows me to be the _____

Secretary of the corporation that executed the within Instrument, known to me to be the person who executed the within Instrument on behalf of the corporation therein named, and acknowledged to me that each corporation executed the within Instrument pursuant to its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal.

(Seal)
Signature [Signature]

Name (Typed or Printed)
Notary Public in and for said County and State



This Order No. _____
Enclose or Loan No. _____

T&AA 1-61

AIDA GONZALEZ
My Commission Expires June 19, 1967

JAN 14 1965

3484

1827

RECORDING REQUESTED BY

Edward D. Skillman

WHEN RECORDED MAIL TO

Name Mr. & Mrs. Edward Skillman
Street Address 12977 Norris Avenue
City & State Sylmar, California

RECORDED IN OFFICIAL RECORDS
OF LOS ANGELES COUNTY, CALIF.
41 Min. Post 9 AM, OCT 25 1966
RAY E. LEE, County Recorder

FEE
\$2
A

SPACE ABOVE THIS LINE FOR RECORDER'S USE

DECLARATION OF HOMESTEAD

(Joint Declaration of Husband and Wife)

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, to wit, Edward D. Skillman and Fern E. Skillman
(Name of husband) (Name of wife)

do severally certify and declare as follows:

(1) They are husband and wife.

(2) Edward D. Skillman is the head of a family, consisting of himself and wife and five children
(Name of husband)

(3) They are now residing on the land and premises located in the City of Sylmar
County of Los Angeles, State of California, and more particularly 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.

(4) They claim the land and premises hereinabove described together with the dwelling house thereon, and its appurtenances, as a Homestead.

(5) They estimate the actual cash value of the land and premises hereinabove described to be Nineteen thousand Dollars (\$ 19,000.00) Dollars.

(6) No former declaration of homestead has been made by them, or by either of them, except as follows: ¹

No exceptions.

(7) The character of said property so sought to be homesteaded, and the improvement or improvements which have been affixed thereto, are as follows: ²

A single dwelling consisting of eight rooms.

IN WITNESS WHEREOF, they have hereunto set their hands this 24th day of October, 1966

Edward D. Skillman
EDWARD D. SKILLMAN (Husband)

Fern E. Skillman
FERN E. SKILLMAN (Wife)

Footnotes 1 and 2: See Reverse Side.

STATE OF CALIFORNIA } ss.
COUNTY OF Los Angeles
On October 24, 1966
before me, the undersigned, a Notary Public in and for said State, personally appeared Edward D. Skillman and Fern E. Skillman

known to me to be the persons whose names are subscribed to the within instrument, and severally acknowledged to me that they executed the same.
Witness my hand and official seal.

(Seal) Richard A. Margolin
RICHARD A. MARGOLIN
MY COMMISSION EXPIRES MAR. 22, 1967
Name (Typed or Printed)
Notary Public in and for said State.



STATE OF CALIFORNIA } ss.
COUNTY OF Los Angeles
Edward D. Skillman
and Fern E. Skillman
husband and wife, each, being first duly sworn, deposes and says: That he/she is one of the declarants in the foregoing declaration of homestead; that he/she has read the foregoing declaration and knows the contents thereof, and that the matters therein stated are true of his/her own knowledge.

Edward D. Skillman
Edward D. Skillman (Husband)
Fern E. Skillman
Fern E. Skillman (Wife)

Subscribed and Sworn to before me on
October 24, 1966
(Seal) Richard A. Margolin
RICHARD A. MARGOLIN
MY COMMISSION EXPIRES MAR. 22, 1967
Name (Typed or Printed)
Notary Public in and for said State.

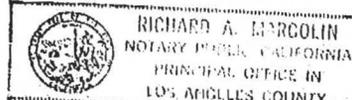


EXHIBIT B

ASSIGNED INSPECTOR: **JOHN HAMILTON**

Date: **April 26, 2016**

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

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

Last Full Title: **10/03/2015**

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1). EDWARD D AND FERN E SKILLMAN
12977 NORRIS AVE
SYLMAR, CA 91342-3808
CAPACITY: OWNERS

- 2). CARDINAL CONSTRUCTION CO., INC
7801 MELROSS AVE
LOS ANGELES, CA 90046
CAPACITY: INTERESTED PARTY

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

Owner Transfer Information

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

Last Market Sale Information

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

Title Company:
 Lender:
 Seller Name:

Prior Sale Information

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

Property Characteristics

Gross Area:		Parking Type:	PARKING AVAIL	Construction:	
Living Area:	1,161	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:	2	Exterior wall:	SHINGLE SIDING
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:	5	Basement Area:		Patio Type:	
Bedrooms:	3	Finish Bsmnt Area:		Pool:	POOL
Bath(F/H):	2 /	Basement Type:		Air Cond:	
Year Built / Eff:	1955 / 1955	Roof Type:		Style:	CONVENTIONAL
Fireplace:	/	Foundation:	SLAB	Quality:	
# of Stories:	1.00	Roof Material:	GRAVEL & ROCK	Condition:	
Other Improvements:	FENCE				

Site Information

Zoning:	LAR1	Acres:	0.27	County Use:	SINGLE FAMILY RESID (0101)
Lot Area:	11,753	Lot Width/Depth:	65 x 182	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$360,661	Assessed Year:	2015	Property Tax:	\$4,480.34
Land Value:	\$184,429	Improved %:	49%	Tax Area:	16
Improvement Value:	\$176,232	Tax Year:	2015	Tax Exemption:	
Total Taxable Value:	\$360,661				

Comparable Sales Report

For Property Located At

12977 NORRIS AVE, SYLMAR, CA 91342-3808

10 Comparable(s) Selected.

Report Date: 04/12/2016

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$3,000	\$173,000	\$421,000	\$365,000
Bldg/Living Area	1,161	1,008	1,296	1,190
Price/Sqft	\$2.58	\$171.63	\$352.89	\$305.16
Year Built	1955	1950	1963	1954
Lot Area	11,753	5,961	9,343	6,544
Bedrooms	3	2	4	3
Bathrooms/Restrooms	2	1	2	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$360,661	\$56,460	\$382,000	\$239,587
Distance From Subject	0.00	0.13	0.50	0.29

* = user supplied for search only

Comp #:1		Distance From Subject:0.13 (miles)	
Address:	13016 BRADWELL AVE, SYLMAR, CA 91342-3801		
Owner Name:	ALVAREZ ADAN C/CRESPIN FLOR D		
Seller Name:	ANGUIANO DAVID		
APN:	2506-019-011	Map Reference:	2-D3 /
County:	LOS ANGELES, CA	Census Tract:	1065.20
Subdivision:	17996	Zoning:	LAR1
Rec Date:	07/22/2015	Prior Rec Date:	10/05/2007
Sale Date:	07/16/2015	Prior Sale Date:	09/25/2007
Sale Price:	\$360,000	Prior Sale Price:	\$445,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	888045	Acres:	0.14
1st Mtg Amt:	\$353,479	Lot Area:	6,019
Total Value:	\$377,000	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	1,296
		Total Rooms:	6
		Bedrooms:	4
		Bath (F/H):	2 /
		Yr Built/Eff:	1955 / 1955
		Air Cond:	CENTRAL
		Style:	CONVENTIONAL
		Fireplace:	/
		Pool:	
		Roof Mat:	GRAVEL & ROCK
		Parking:	PARKING AVAIL

Comp #:2		Distance From Subject:0.15 (miles)	
Address:	12999 HERRICK AVE, SYLMAR, CA 91342-3938		
Owner Name:	AYALA JUAN C & NATALIE A		
Seller Name:	KILICHOWSKI JOSEPH A		
APN:	2506-024-017	Map Reference:	2-D3 /
County:	LOS ANGELES, CA	Census Tract:	1065.20
Subdivision:	10035	Zoning:	LAR1
Rec Date:	12/11/2015	Prior Rec Date:	06/20/1994
Sale Date:	11/03/2015	Prior Sale Date:	
Sale Price:	\$385,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	1560781	Acres:	0.15
1st Mtg Amt:	\$378,026	Lot Area:	6,741
Total Value:	\$59,841	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	1,091
		Total Rooms:	5
		Bedrooms:	2
		Bath (F/H):	1 /
		Yr Built/Eff:	1950 / 1950
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	/
		Pool:	
		Roof Mat:	COMPOSITION SHINGLE
		Parking:	PARKING AVAIL

Comp #:3		Distance From Subject:0.22 (miles)	
Address:	13072 BRADWELL AVE, SYLMAR, CA 91342-3801		
Owner Name:	ABAD ROYCE C		
Seller Name:	BADIVIAN GALOUST		
APN:	2506-018-011	Map Reference:	2-D3 /
County:	LOS ANGELES, CA	Census Tract:	1065.20
Subdivision:	17996	Zoning:	LAR1
Rec Date:	08/25/2015	Prior Rec Date:	03/11/2015
Sale Date:	08/20/2015	Prior Sale Date:	02/25/2015
Sale Price:	\$421,000	Prior Sale Price:	\$297,500
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1044803	Acres:	0.14
1st Mtg Amt:	\$413,374	Lot Area:	6,000
Total Value:	\$382,000	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	1,296
		Total Rooms:	6
		Bedrooms:	4
		Bath (F/H):	2 /
		Yr Built/Eff:	1955 / 1955
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	/
		Pool:	
		Roof Mat:	GRAVEL & ROCK
		Parking:	PARKING AVAIL

Comp #:4		Distance From Subject:0.28 (miles)	
Address:	13118 BRADWELL AVE, SYLMAR, CA 91342-3803		
Owner Name:	FERNANDEZ JUAN A		

Seller Name:	GLADE EDDIE	Map Reference:	2-D3 /	Living Area:	1,161
APN:	2506-018-016	Census Tract:	1065.20	Total Rooms:	5
County:	LOS ANGELES, CA	Zoning:	LAR1	Bedrooms:	3
Subdivision:	17996	Prior Rec Date:	03/18/2010	Bath(F/H):	2 /
Rec Date:	11/10/2015	Prior Sale Date:	01/27/2010	Yr Built/Eff:	1955 / 1956
Sale Date:	10/02/2015	Prior Sale Price:	\$280,000	Air Cond:	WALL
Sale Price:	\$355,000	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Sale Type:	FULL	Acres:	0.14	Fireplace:	/
Document #:	1373486	Lot Area:	5,961	Pool:	POOL
1st Mtg Amt:	\$348,570	# of Stories:	1.00	Roof Mat:	GRAVEL & ROCK
Total Value:	\$300,724	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL
Land Use:	SFR				

Comp #:5		Distance From Subject:0.3 (miles)			
Address:	15001 OSWALD ST, SYLMAR, CA 91342-3842				
Owner Name:	JUAREZ PARICIA & JOE V				
Seller Name:	MORALES JOSE R				
APN:	2506-004-006	Map Reference:	2-C4 /	Living Area:	1,170
County:	LOS ANGELES, CA	Census Tract:	1065.20	Total Rooms:	6
Subdivision:	18320	Zoning:	LAR1	Bedrooms:	4
Rec Date:	12/22/2015	Prior Rec Date:	06/05/2009	Bath(F/H):	2 /
Sale Date:	10/26/2015	Prior Sale Date:	05/07/2009	Yr Built/Eff:	1954 / 1954
Sale Price:	\$382,000	Prior Sale Price:	\$225,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	1608953	Acres:	0.14	Fireplace:	/
1st Mtg Amt:	\$369,250	Lot Area:	6,061	Pool:	
Total Value:	\$241,077	# of Stories:	1.00	Roof Mat:	GRAVEL & ROCK
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	ATTACHED GARAGE

Comp #:6		Distance From Subject:0.31 (miles)			
Address:	14952 NURMI ST, SYLMAR, CA 91342-3837				
Owner Name:	MURRILLO MARTHA/BUSTAMANTE FRANCISCO				
Seller Name:	NHS NEIGHBORHOOD REDEVELOPMENT				
APN:	2506-008-003	Map Reference:	2-D4 /	Living Area:	1,170
County:	LOS ANGELES, CA	Census Tract:	1065.20	Total Rooms:	6
Subdivision:	18320	Zoning:	LAR1	Bedrooms:	4
Rec Date:	02/19/2016	Prior Rec Date:	03/21/2014	Bath(F/H):	2 /
Sale Date:	11/12/2015	Prior Sale Date:	03/09/2014	Yr Built/Eff:	1954 / 1954
Sale Price:	\$399,000	Prior Sale Price:	\$300,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	180633	Acres:	0.14	Fireplace:	/
1st Mtg Amt:	\$319,200	Lot Area:	6,065	Pool:	
Total Value:	\$305,891	# of Stories:	1.00	Roof Mat:	GRAVEL & ROCK
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:7		Distance From Subject:0.33 (miles)			
Address:	14822 RYAN ST, SYLMAR, CA 91342-3956				
Owner Name:	SHIPPEE ARTHUR B III				
Seller Name:	SHIPPEE SAMANTHA L				
APN:	2505-004-018	Map Reference:	2-D3 /	Living Area:	1,252
County:	LOS ANGELES, CA	Census Tract:	1065.20	Total Rooms:	6
Subdivision:	26277	Zoning:	LAR1	Bedrooms:	4
Rec Date:	03/22/2016	Prior Rec Date:	01/07/2011	Bath(F/H):	2 /
Sale Date:	03/17/2016	Prior Sale Date:	11/16/2010	Yr Built/Eff:	1963 / 1963
Sale Price:	\$394,000	Prior Sale Price:	\$325,000	Air Cond:	EVAP COOLER
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	312081	Acres:	0.14	Fireplace:	Y / 1
1st Mtg Amt:	\$314,960	Lot Area:	6,052	Pool:	
Total Value:	\$346,448	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:8		Distance From Subject:0.35 (miles)			
Address:	14593 PADDOCK ST, SYLMAR, CA 91342-4050				
Owner Name:	MUNOZ ERNESTO				
Seller Name:	HERNANDEZ ERIC & PRISCILLA M				
APN:	2505-013-014	Map Reference:	2-D3 /	Living Area:	1,290
County:	LOS ANGELES, CA	Census Tract:	1070.10	Total Rooms:	4
Subdivision:	10585	Zoning:	LAR1	Bedrooms:	3
Rec Date:	07/15/2015	Prior Rec Date:	05/29/2009	Bath(F/H):	2 /
Sale Date:	06/03/2015	Prior Sale Date:	04/23/2009	Yr Built/Eff:	1953 / 1973
Sale Price:	\$405,000	Prior Sale Price:	\$251,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	855627	Acres:	0.16	Fireplace:	Y / 1
1st Mtg Amt:		Lot Area:	7,133	Pool:	
Total Value:	\$268,831	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:9		Distance From Subject:0.36 (miles)
Address:	14989 NURMI ST, SYLMAR, CA 91342-3838	

Owner Name:	VILLALOBOS CARMEN/CASAS MARCO A G		
Seller Name:	ACOSTA TRUST		
APN:	2506-006-012	Map Reference:	2-D4 /
County:	LOS ANGELES, CA	Census Tract:	1065.20
Subdivision:	18320	Zoning:	LAR1
Rec Date:	09/04/2015	Prior Rec Date:	
Sale Date:	07/22/2015	Prior Sale Date:	
Sale Price:	\$376,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	1096411	Acres:	0.14
1st Mtg Amt:	\$369,189	Lot Area:	6,061
Total Value:	\$56,460	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	1,166
		Total Rooms:	6
		Bedrooms:	4
		Bath(F/H):	2 /
		Yr Built/Eff:	1954 / 1954
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	/
		Pool:	
		Roof Mat:	GRAVEL & ROCK
		Parking:	PARKING AVAIL

Comp #:	10	Distance From Subject:	0.5 (miles)
Address:	12721 WOODCOCK AVE, SYLMAR, CA 91342-4622		
Owner Name:	NAJAR RALPH T & LOUIS		
Seller Name:	DE LA ROSA MARINA		
APN:	2507-002-021	Map Reference:	2-D4 /
County:	LOS ANGELES, CA	Census Tract:	1070.10
Subdivision:	10035	Zoning:	LAR1
Rec Date:	02/05/2016	Prior Rec Date:	05/19/1998
Sale Date:	01/26/2016	Prior Sale Date:	01/10/1996
Sale Price:	\$173,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	137748	Acres:	0.21
1st Mtg Amt:		Lot Area:	9,343
Total Value:	\$57,597	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 1
		Living Area:	1,008
		Total Rooms:	5
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Built/Eff:	1951 / 1953
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	/
		Pool:	
		Roof Mat:	COMPOSITION SHINGLE
		Parking:	PARKING AVAIL

EXHIBIT D

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

Date: **April 26, 2016**

CASE#: **535696**
ORDER NO: **A-3425548**

EFFECTIVE DATE OF ORDER TO COMPLY: **February 4, 2014**
COMPLIANCE EXPECTED DATE: **March 6, 2014**
DATE COMPLIANCE OBTAINED: **July 16, 2015**

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3425548

1000205201605051

BOARD OF BUILDING AND SAFETY COMMISSIONERS

HELENA JUBANY PRESIDENT
VAN AMBATELOS VICE-PRESIDENT
E. FELICIA BRANNON
VICTOR H. CUEVAS
SEPAND SAMZADEH

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.
SUPERINTENDENT OF BUILDING
INTERIM GENERAL MANAGER

ORDER TO COMPLY AND NOTICE OF FEE

SKILLMAN, FERN E
12977 NORRIS AVE
SYLMAR, CA 91342

JAN 23 2014

On _____ the
Date _____

CASE #: 535696

ORDER #: A-3425548

EFFECTIVE DATE: February 04, 2014

COMPLIANCE DATE: March 06, 2014

undersigned mailed this notice by regular mail, postage prepaid, to the addressee as shown on the last equalized assessment roll.

OWNER OF
SITE ADDRESS: 12977 N NORRIS AVE
ASSESSORS PARCEL NO.: 2506-013-007
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, 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. Electrical permit required for all exterior wiring and fixtures.

You are therefore ordered to: Remove all electrical wiring and equipment which was installed without the required permits and return the electrical system to its original approved condition.

OR

Obtain the required electrical permit, expose concealed work and call for required inspections.

Code Section(s) in Violation: 93.0201, 93.0104, 12.21A.1.(a) of the L.A.M.C.

- 2. Open storage of vehicle parts in a residential zone.

You are therefore ordered to: Discontinue the open storage of vehicle parts in a residential zone.

Code Section(s) in Violation: 12.21A.1.(a) and 12.21A.8.(b) of the L.A.M.C.

- 3. Conducting major auto repair in a residential zone.

You are therefore ordered to: Discontinue the major auto repair being conducted in a residential zone.



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

Code Section(s) in Violation: 12.21A.1.(a) and 12.21A.8.(a) of the L.A.M.C.

4. Unapproved occupancy or use of the motor home as dwelling.

You are therefore ordered to: Discontinue the unapproved occupancy or use of the motor home as dwelling.

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 electrical and plumbing hook-ups.

5. Open storage of inoperable vehicles.

You are therefore ordered to: Discontinue the open storage of inoperable vehicle(s).

Code Section(s) in Violation: 12.21A.1.(a) and 12.21A.8.(b) of the L.A.M.C.

6. 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) and 12.21C.1.(g) of the L.A.M.C.

7. 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 day from the Compliance Date, will result in imposition of the fee noted below.

In addition to the C.V.I.F. noted above, a proposed noncompliance fee in the amount of **\$550.00** may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or request for slight modification is filed within 15 days of the compliance date.

If an appeal or request for slight modification is not filed within 15 days of the compliance date or extensions granted therefrom, the determination of the department to impose and collect a non-compliance fee shall be final. Section 98.04 II 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.

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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)374-9856.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: *John Hamilton*

Date: January 23, 2014

JOHN HAMILTON
14410 SYLVAN STREET SUITE 105
VAN NUYS, CA 91401
(818)374-9856
John.Hamilton@lacity.org

REVIEWED BY