

**BOARD OF FIRE
COMMISSIONERS**

JIMMIE WOODS-GRAY
PRESIDENT

JIMMY H. HARA, M.D.
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CORINNE TAPIA BABCOCK
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COMMISSION EXECUTIVE ASSISTANT II

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

FIRE DEPARTMENT

KRISTIN M. CROWLEY
FIRE CHIEF

200 NORTH MAIN STREET
ROOM 1800
LOS ANGELES, CA 90012

(213) 978-3800
FAX: (213) 978-3815

[HTTP://WWW.LAFD.ORG](http://www.lafd.org)

April 1, 2022

The Honorable Public Safety Committee
City of Los Angeles
200 N. Spring Street
Los Angeles, CA 90012

COUNCIL FILE 22-0127 – 2020 BRUSH CLEARANCE ASSESSMENT APPEALS

Honorable Members:

In response to the Board of Fire Commissioners' approval of the 2020 Brush Clearance Appeals, the Los Angeles City Fire Department appreciates the opportunity to submit the following supplemental report. This report is hereby transmitted to the City Council's Public Safety Committee for consideration.

Should you need additional information, please contact Captain I Bryan Nassour, Fire Prevention and Safety Bureau at (213) 978-3590.

Sincerely,



KRISTIN M. CROWLEY
Fire Chief



LAFD Brush <lafbrush@lacity.org>

Fwd: APN: 5209020007 Penalty Waiver Help

1 message

LAFD Brushacctg <LAFD.Brushacctg@lacity.org>
To: LAFD Brush <lafbrush@lacity.org>

Wed, Mar 30, 2022 at 2:42 PM

----- Forwarded message -----

From: Dhamodharan Lakshminarayanan <dhamoonline@gmail.com>
Date: Wed, Mar 30, 2022 at 2:07 PM
Subject: Re: APN: 5209020007 Penalty Waiver Help
To: LAFD Brushacctg <LAFD.Brushacctg@lacity.org>, <lafbrush@lacity.org>
Cc: Zabela Kharbertyan <zabela.kharbertyan@lacity.org>

Attention Brush Clearance unit - Appeal Dept:

I would like to go for an online appeal via zoom. Please help. I already paid the fine via Tax. But I would like to go for an online appeal. Please advise.

On Wed, Mar 30, 2022 at 1:45 PM Dhamodharan Lakshminarayanan <dhamoonline@gmail.com> wrote:
I would like to go for an online appeal via zoom. Please help.

On Wed, Mar 23, 2022 at 7:22 AM LAFD Brushacctg <LAFD.Brushacctg@lacity.org> wrote:
The letter with the results I am speaking about was sent out in February. You will need to send us more information and the documents you are referring to so we can assist you.

thanks,
Los Angeles Fire Dept.
Brush Clearance Billing Unit & Accounts Receivable
(213) 978-3424

**To pay your invoice online: <https://epay.lafd.org/>*

**To check property status: <https://vms3.lafd.org/>*

On Tue, Mar 22, 2022 at 3:51 PM Dhamodharan Lakshminarayanan <dhamoonline@gmail.com> wrote:
I could not open the letter because of covid. I was scared because of the Covid virus strains. There was no vaccine. The early days of covid disease were very scary. Can you talk to your manager and let me know?

Thank you for your email and help.

Best regards
Dhamo

On Tue, Mar 22, 2022 at 3:46 PM LAFD Brushacctg <LAFD.Brushacctg@lacity.org> wrote:
Please read the letter that was sent to you about your appeal. The decision is final.

thanks,
Los Angeles Fire Dept.
Brush Clearance Billing Unit & Accounts Receivable
(213) 978-3424

**To pay your invoice online: <https://epay.lafd.org/>*

**To check property status: <https://vms3.lafd.org/>*

On Tue, Mar 22, 2022 at 3:39 PM Dhamodharan Lakshminarayanan <dhamoonline@gmail.com> wrote:

I already paid the fire penalty via property tax. I would go for another online appeal via zoom. Please let me know the next steps

Best Regards
Dhamo

On Wed, Mar 24, 2021 at 1:33 PM Dhamodharan Lakshminarayanan <dhamoonline@gmail.com> wrote:
Today I paid 516\$. I can pay the contractor fee. Last year, Due to Covid, I couldn't do it on it. Please talk to your supervisor and help me to waive any additional fees. I never owned vacant property before. Kindly waive any addition penalties related to my vacant property.

This year I'm hiring a Brush clearance contractor.

Thank you
Dhamo
Phone: 310 437 0384

Order Section

Amount
516.00 USD

Confirmation

Your payment has been approved.

Payment Type
ELECTRONICCHECK
Transaction Type
tt.verification

Bank Routing Number
121042882

Bank Account Number
97*****8017

Transaction ID
240321E3D-F175BD8A-FB50-46E2-A656-F714F4152F27

Date / Time
03/24/2021 01:32:31 PM

Message
APPROVAL
Approve Code
228445

Transaction Reference Number
324203231

Reference Number
97624580

Check Type
ACHECHECK

Check Number
Bank Account Type
PERSONAL

Billing Address

Dhamodharan

Lakshminarayanan
626 E Orange Grove ave
#306
Burbank



Zabela Kharbertyan <zabela.kharbertyan@lacity.org>

Fwd: Public Safety Committee, c/o City Clerk New Additional Evidence please email me back this is received

1 message

kevinhkang <kevinhkang@gmail.com>

Tue, Mar 29, 2022 at 1:59 PM

To: zabela.kharbertyan@lacity.org

Dear Zabela:

I sent this letter and attachments to Public Safety for additional evidence for my brush fire clearance meeting for April 6. Can you please confirm that they received it. Thank you for your assistance they need to receive my information by tomorrow.

Dear Public Safety Committee c/o City Clerk:

I would like to appeal my brush clearance statement for BC210000428 at 4245 Don Alanis PI LA CA 90008. I owned the property for three months from 9/14/20 to 12/23/20 and was not the owner when the inspections were performed on June 12 and August 24, 2020 and also on the 9A report dated on 7/23/20, there was no mention of a brush fire clearance notice.

The first inspection was on June 12, 2020 notice was sent on June 15, 2020. I did not own the property at that time, a second inspection was complete on August 24, 2020 and I did not own the property at that time. I did not receive both the notice and most likely the statement was not addressed to me, most likely was addressed to Ivan Peter Dudynsky, the owner at that time, he should be responsible for these fines. The first two notices, June 15, 2020 and September 15, 2020 were addressed to previous owner Ivan Peter Dudynsky. The first inspection date was performed on June 12, 2020 and second inspection was performed on August 24, 2020. On June 12 and August 24, 2020 I did not own the property, the owner was Ivan Peter Dudynsky, the previous owner should be responsible for these fines, I became the owner on September 14, 2020. The previous owner of the property before me is Ivan Peter Dudynsky, who owned the property from June 29, 2005 to September 13, 2020 (15 years ownership), David Kang owned the property from September 14, 2020 to December 23, 2020 (3 month ownership), and Michael Govan is the new owner from December 24, 2020 to present.

I have attached my grant deed when I bought the property, I owned the property from September 14, 2020 to December 23, 2020 and was not the owner when the first two inspections were completed. I also attached is 9A report for 4245 Don Alanis Place LA CA 90008 dated on 7/23/20, the report is to be valid for 6 months from date of issue and there was no warning at all regarding the brush fire notice on record. I also attached a letter from your office stating when the inspections were done on June 12, 2020 and August 24, 2020, I was not the owner at those inspection dates.

I hope the city will repeal the fine \$566 and the penalty of \$8103, due to fact I was was not the owner of the property when the first two inspections were completed, and the 9a report dated on 7/23/20 which is valid for 6 months did not show any issues on brush fire clearance notice. Attached is the 9A report and my grant deed showing ownership on 9/14/20. If you have any questions you can email me at davidheekang@gmail.com or call me at 310 955 6909.

Kindest Regards,

David Kang

5 attachments



Deeds - Don Alanis.pdf
232K



9a Don Alanis.pdf
475K



donalanisinspection.pdf
887K



brushdocumentupdate (1).pdf
53K



img-220329122414.pdf
332K

This page is part of your document - DO NOT DISCARD



20201099650



Pages:
0003

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

09/14/20 AT 08:00AM

FEES: 25.00

TAXES: 6,020.00

OTHER: 0.00

PAID: 6,045.00



LEADSHEET



202009140150014

00018896935



011176324

SEQ:
01

SECURE - 8:00AM



THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY:
Equity Title Company

AND WHEN RECORDED MAIL TO:

Mr. David Kang

20213 Jersey Ave
Lakewood, CA 90715

THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.: 3910120-05257

Escrow No.: 500-103994-MT

AP#: 5031-009-001

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) (2) (44)

DOCUMENTARY TRANSFER TAX is \$1182.50 CITY TRANSFER TAX \$ 4837.50

☒ computed on full value of property conveyed, or

☐ computed on full value less value of liens or encumbrances remaining at time of sale.

☐ Unincorporated area ☒ City of Los Angeles AND

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Audrey H. Morrissey and Ivan Peter Dudynsky, Wife and Husband as Community Property with Right of Survivorship

hereby GRANT(s) to:

David Kang, a Single Man

the real property in the City of Los Angeles, County of Los Angeles, State of California, described as:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF

Also Known as: 4245 Don Alanis Place, Los Angeles, CA 90008-4201

Dated August 28, 2020

Audrey H. Morrissey

Ivan Peter Dudynsky

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

On Sept 3, 2020 before me,

appeared Ivan Peter Dudynsky & Audrey H. Morrissey

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

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

WITNESS my hand and official seal.

Signature KC

(Seal)



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

EXHIBIT "A"

LOT 17 OF TRACT NO. 17452, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 481 PAGES 28 THROUGH 31 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT ALL PETROLEUM, OIL, GAS, NAPHTHA, ASPHALTUM, BREA AND OTHER HYDROCARBONS AND ALL OTHER MINERAL WITHIN OR UNDERLYING SAID LAND, WITHOUT, HOWEVER, ANY RIGHT TO RE-ENTER OR USE THE SURFACE OF SAID LAND OR ANY PORTION OF THE SUBSURFACE THEREOF TO A DEPTH OF 200 FEET FROM THE SURFACE, AS RESERVED BY DEXTRA BALDWIN DERX, BALDWIN M. BALDWIN AND RAYMOND L. KNISLEY, AS TRUSTEES, UNDER THE TRUST CREATED BY THE LAST WILL AND TESTAMENT OF ANITA M. BALDWIN, DECEASED.

*****END OF LEGAL DESCRIPTION*****

This page is part of your document - DO NOT DISCARD



20201715490



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

12/23/20 AT 08:00AM

Pages:
0004

FEES:	33.00
TAXES:	0.00
OTHER:	0.00
<hr/> PAID:	33.00



LEADSHEET



202012230140053

00019594531



011607409

SEQ:
01

SECURE - 8:00AM



THIS FORM IS NOT TO BE DUPLICATED

RECORDED AT REQUEST OF
EQUITY TITLE CO

WHEN RECORDED MAIL TO
DOGTOWN MODERN LLC
20213 JERSEY AVENUE
LAKEWOOD, CA. 90705

(FOR RECORDER'S USE ONLY)

QUITCLAIM DEED

(Please fill in document Title(s) on this line)

SB 2 Exemptions (choose the statement that applies):

- ☒ Exempt from fee per GC 27388.1 (a) (2); recorded concurrently "in connection with a transfer subject to the imposition of documentary transfer tax"
- ☐ Exempt from fee per GC 27388.1 (a) (2); recorded concurrently "in connection with a transfer of real property that is a residential dwelling to an owner-occupier"
- ☐ Exempt from fee per GC 27388.1 (a) (1); "fee cap of \$225 reached"
- ☐ Exempt from fee per GC 27388.1 (a) (1); "not related to real property"

RECORDING REQUESTED BY:
Equity Title Company

AND WHEN RECORDED MAIL TO:

Dogtown Modern LLC
20213 Jersey Avenue
Lakewood, CA 90705

THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.: 3910120-10107

Escrow No.:

QUITCLAIM DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$NONE CITY TRANSFER TAX \$NONE

"The grantors and grantees in this conveyance are comprised of the same parties who continue to hold the same proportionate interest in the property, R&T 11911"

[] computed on full value of property conveyed, or

[] computed on full value less value of liens or encumbrances remaining at time of sale.

[] Unincorporated area [X] City of Los Angeles AND

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

David Kang, a single man

do(es) hereby remise, release and forever quitclaim to:

Dogtown Modern LLC, a Limited Liability Company

the real property in the City of Los Angeles, County of Los Angeles, State of California, described as:
LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF

A.P. # 5031-009-001

Also Known as: 4245 Don Alanis Place, Los Angeles, CA 90008-4201

Dated November 23, 2020

David Kang

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

On December 7, 2020

before me, Kimberly Phillips

appeared David Kang

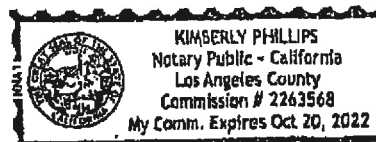
A Notary Public personally who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on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

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

WITNESS my hand and official seal.

Signature

(Seal)



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

EXHIBIT "A"

LOT 17 OF TRACT NO. 17452, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 481 PAGES 28 THROUGH 31 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT ALL PETROLEUM, OIL, GAS, NAPHTHA, ASPHALTUM, BREA AND OTHER HYDROCARBONS AND ALL OTHER MINERAL WITHIN OR UNDERLYING SAID LAND, WITHOUT, HOWEVER, ANY RIGHT TO RE-ENTER OR USE THE SURFACE OF SAID LAND OR ANY PORTION OF THE SUBSURFACE THEREOF TO A DEPTH OF 200 FEET FROM THE SURFACE, AS RESERVED BY DEXTRA BALDWIN DERX, BALDWIN M. BALDWIN AND RAYMOND L. KNISLEY, AS TRUSTEES, UNDER THE TRUST CREATED BY THE LAST WILL AND TESTAMENT OF ANITA M. BALDWIN, DECEASED.

*****END OF LEGAL DESCRIPTION*****

This page is part of your document - DO NOT DISCARD



20201715491



Pages:
0004

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

12/23/20 AT 08:00AM

FEES: 28.00

TAXES: 8,540.00

OTHER: 0.00

PAID: 8,568.00



LEADSHEET



202012230140053

00019594532



011607409

SEQ:
02

SECURE - 8:00AM



THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY:
Equity Title Company

AND WHEN RECORDED MAIL TO:

Michael Govan and Katherine Ross
444 S. Mulrfield Road
Los Angeles, CA 90020

THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.: 3910120-10107

Escrow No.: 500-104208-MT

AP#: 5031-009-001

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$1,677.50
CITY TRANSFER TAX \$6,862.50

☒ computed on full value of property conveyed, or
☐ computed on full value less value of liens or encumbrances remaining at time of sale.
☐ Unincorporated area ☒ City of Los Angeles AND

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Dogtown Modern LLC, a Limited Liability Company

hereby GRANT(s) to:

Michael Govan and Katherine Ross, Husband and Wife as Joint Tenants

the real property in the City of Los Angeles, County of Los Angeles, State of California, described as:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF

Also Known as: 4245 Don Alanis Place, Los Angeles, CA 90008-4201

DATED: December 2, 2020

Signature Page attached hereto
and made a part hereof .

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

Title Order No.: 3910120-10107

Escrow No.: 500-104209-MT

AP#: 5031-009-001

SIGNATURE PAGE

Title of Document: GRANT DEED

Date of Document: December 2, 2020

Dogtown Modern LLC, a Limited Liability Company


Hee Won Kang, Managing Member


David Hee Kang, Managing Member

ACKNOWLEDGMENT

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

On December 17, 2020

before me, Kimberly Phillips

A Notary Public personally appeared

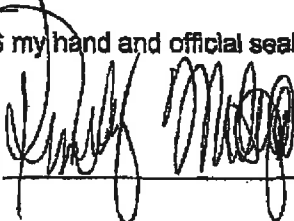
Hee Won Kang and David Hee Kang

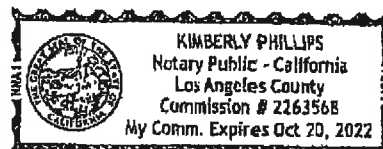
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s),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

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

WITNESS my hand and official seal.

Signature





(Seal)

EXHIBIT "A"

LOT 17 OF TRACT NO. 17482, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 481 PAGES 28 THROUGH 31 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT ALL PETROLEUM, OIL, GAS, NAPHTHA, ASPHALTUM, BREA AND OTHER HYDROCARBONS AND ALL OTHER MINERAL WITHIN OR UNDERLYING SAID LAND, WITHOUT, HOWEVER, ANY RIGHT TO RE-ENTER OR USE THE SURFACE OF SAID LAND OR ANY PORTION OF THE SUBSURFACE THEREOF TO A DEPTH OF 200 FEET FROM THE SURFACE, AS RESERVED BY DEXTRA BALDWIN DERX, BALDWIN M. BALDWIN AND RAYMOND L. KNISLEY, AS TRUSTEES, UNDER THE TRUST CREATED BY THE LAST WILL AND TESTAMENT OF ANITA M. BALDWIN, DECEASED.

*****END OF LEGAL DESCRIPTION*****



LAFD Brush <lafdbush@lacity.org>

Appeal regarding recent Fees re Assessor ID No 2171013059; 21607 Dumetz Rd, Los Angeles, CA 91364; part 2

1 message

Kathy Jalaie <kjaiaie@hotmail.com>

Mon, Mar 28, 2022 at 12:11 PM

To: Zabela Kharbertyan <zabela.kharbertyan@lacity.org>, "lafdbush@lacity.org" <lafdbush@lacity.org>

Subject: Fw: Brush Clearance Fee & Non-Compliance Appeal for APN 2171-013-059

Subject: Fw: Brush Clearance Fee & Non-Compliance Appeal for APN 2171-013-059

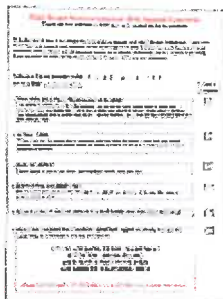
Dear Madam/Sir,

As part of my appeal and in preparation for the hearing on April 6th, 2022, I am resubmitting all the evidence including, but not limited to maps indicating that "all the trees cut by the city contractor" were outside of my property boundary.

Many thanks,
Katayoon Jalaie

Owner: 21607 Dumetz Rd, Woodland Hills, CA 91364 (APN 2171-013-059)

15 attachments



03.jpg
312K



13.jpg
222K

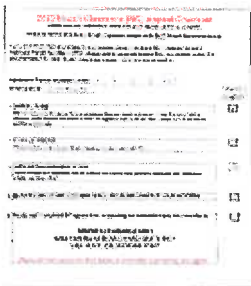
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02.jpg
321K



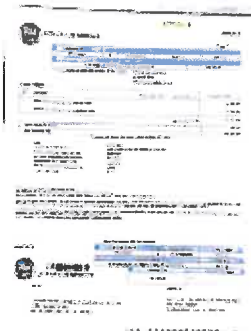
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284K



12.jpg
279K



06.jpg
364K



10.jpg
342K

04.jpg
376K





Zabela Kharbertyan <zabela.kharbertyan@lacity.org>

Appeal regarding recent Fees re Assessor ID No 2171013059; 21607 Dumetz Rd, Los Angeles, CA 91364; part 2

1 message

Kathy Jalale <kjalaie@hotmail.com>

Mon, Mar 28, 2022 at 12:11 PM

To: Zabela Kharbertyan <zabela.kharbertyan@lacity.org>, "lafdbush@lacity.org" <lafdbush@lacity.org>

Subject: Fw: Brush Clearance Fee & Non-Compliance Appeal for APN 2171-013-059

Subject: Fw: Brush Clearance Fee & Non-Compliance Appeal for APN 2171-013-059

Dear Madam/Sir,

As part of my appeal and in preparation for the hearing on April 6th, 2022, I am resubmitting all the evidence including, but not limited to maps indicating that "all the trees cut by the city contractor" were outside of my property boundary.

Many thanks,

Katayoon Jalale

Owner: 21607 Dumetz Rd, Woodland Hills, CA 91364 (APN 2171-013-059)

2020 Brush Noncompliance (BN) Appeal Checklist

Please use this checklist to make sure your appeal packet is complete.

PLEASE NOTE this is for Brush Noncompliance appeal only **NOT** Brush Clearance). If you own more than one property and received Brush Noncompliance (BN) Invoices for each Assessor Parcel Number (APN), please submit separate appeal form, appeal processing fee and appeal supporting documentation for each Brush Noncompliance Invoice / APN you are appealing.

Assessor Parcel Number (APN): 2 1 7 1 - 0 1 3 - 0 5 9
Invoice BN#: 2 1 0 0 0 4 9 6

Check if
Completed

1. ENCLOSED \$50 APPEAL PROCESSING FEE PAYMENT

The appeal processing fee is Non-Refundable. You can pay by check, money order or credit card. If paying by credit card please call 213-978-3424 to make your payment over the phone before submitting your appeal packet and for further instructions. ****NOTE: APPEAL WILL NOT BE PROCESSED WITHOUT \$50 APPEAL FEE****



2. APPEAL FORM

Please make sure the appeal form is completely filled out, dated and signed. Check that your mailing address, email address and phone number are legible to ensure we are able to contact you if we require additional information.



3. COPY OF INVOICE

Please include a copy of your Brush Noncompliance Invoice (starts with "BN")



4. SUPPORTING DOCUMENTATION

Please include any paperwork that will support your appeal case (pictures, landscape bills, statement, emails, narrative, other).



5. MAKE A COPY OF THE DOCUMENTS YOU ARE SUBMITTING FOR YOUR RECORDS



6. Please mail completed Non Compliance appeal form, appeal processing fee payment, supporting documentation and this checklist to:



**CITY OF LOS ANGELES FIRE DEPARTMENT
ATTENTION: BRUSH BILLING
200 N. MAIN STREET ROOM #1620
LOS ANGELES, CALIFORNIA 90012**

(Please DO NOT mail to PO BOX address to avoid delay in processing your appeal)

2020 BRUSH CLEARANCE APPEAL FORM

Return to: Brush Clearance Unit
6262 Van Nuys Boulevard, Suite # 451
Van Nuys, California 91401

Please be informed, ONLY legal owner(s) or authorized representative (Owner's written permission) can appeal.

Name KATAYON JALAE

All appeal correspondence from the LAFD regarding your appeal will be mailed to the address printed on your invoice. If you would like to include an additional mailing address to be used by the LAFD for appeal correspondence please list them here:

187 FLEURANCE ST,
LAGUNA NIGUEL CA 92677

Phone Number 310 227 2665

Phone Number _____

Email KJALAI E@HOTMAIL.COM

Reason for appeal DID NOT RECIEVE ALL NOTICES AND INVOICE
WORKS PERFORMED BY CITY CONTRACTOR WAS NOT ON
MY PROPERTY. COVER LETTER, PICTURES AND MAPS AT

Assessor I. D. Number(s): 2171 - 015 - 059

Far

Legal Owner Signature

MAY 25TH, 2021

Date _____

Exhibit E4



The fence
approximately
represents our
property line.

We go to great
pains to
maintain ground
cover on
both sides
of the fence
since it's
a hillside
property



2020 Brush Non-compliance Fee Appeal Form

Assessor's Parcel Number: 2171-013-059

Did you own this property in 2020? ☒ Yes ☐ No

Do you still own this property? ☒ Yes ☐ No

If purchased and/or sold, what was the date of purchase/sale? _____

Did you receive a Notice of Noncompliance? ☒ Yes ☐ No

Did you receive a Second Notice of Noncompliance? ☐ Yes ☒ No

Were the hazards on the property cleared? ☒ Yes ☐ No

If cleared, did you clear it yourself, or hire somebody to complete the work? I HIRED SOMEONE

What date was the work completed? 16-10-2020

What other information would you like the Hearing Officer to consider before deciding your case?

(You may attach additional sheets if you wish to do so.) "AN EXPLANATION SHEET IS ALSO ATT

FIRST AND FOREMOST I DIDN'T RECIEVE ALL THE NOTICES
AND I ONLY RECIEVED THE "FINAL NOTIFICATION" WHICH INCLUDED A
50% PENALTY ON 5/13/2021. PRIOR TO THAT I DID NOT RECIEVE A
NOTIFICATION.

AFTER THE INITIAL NOTICE I HAD ALL DEAD TREES AND DEBTS
REMOVED FROM WITHIN MY
PROPERTY LINE.

I declare under the penalty that the foregoing is true and correct.

Signature JAL Date MAY 25TH, 2021

Print Your Name KATAYOON JALAE

Daytime Telephone Number 310 227 2665

Email: KJALAE@HOTMAIL.COM

If you are not the owner, what is your relationship to the owner? _____

Any documentation you can provide such as photos or a copy of an invoice for brush clearance work may be helpful to the Hearing Officer. Please do not submit originals, as these materials will not be returned to you.

ATTENTION:

You must submit the payment of \$50.00 appeal processing fee with this appeal form. Failure to submit the \$50.00 processing fee will cause your appeal not be processed and reviewed. The \$50.00 fee applies for one parcel only. The \$50 appeal processing fee is Non-refundable.

DEPARTMENTAL USE ONLY		
RECEIVED DATE:	LOGGED DATE:	<input type="checkbox"/> PAID

Date: My 25th, 2021

To: Brush Clearance Unit & City of Los Angeles "Brush Billing"

Explanation Letter for Appeal for APN 2171-013-059
on Invoice BN# 210000496 and Invoice #BC210000209

Dear Madam/Sir,

I am requesting an appeal for invoice number BN# 210000496 (Exhibit A) and also BC210000209 (Exhibit B) for my property at 21607 Dumetz Road, Woodland Hills, CA 91364 with APN 2171-013-059 for the following reasons:

1. I am not receiving all of the notices and invoices from the Brush Clearance Unit and Brush Billing Unit. I only received a Non-Compliance notice on or around 9-10-2020 and then no further notices were received. Furthermore, the only bill I ever received was the "Final Notification..." on 05/21/2021 and it was printed on 5/10/2021 while it was due 4/8/2021 and it included a 50% penalty clause. I did not receive any bill ever prior to that.

My home address is:

21607 Dumetz Road, Woodland Hills CA 91364.

Due to a continuous mail theft problem in our area I have been requesting the post office to forward my mail to another address at:

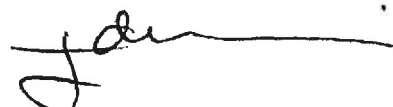
187 Fleurance St, Laguna Niguel, CA 92677.

However, I received no notices or bills other than those mentioned at either of those addresses.

A copy of the only notice I received and the only bill received are included in this letter.

2. Upon receiving the non-compliance notice on or around 09-10-2020 I immediately arranged for a contractor to clear all the dead trees and debris within my property line. I paid the contractor \$950 for the work. I have included recent pictures of my property to this letter along with a layout marking the boundaries of my property.

A few days later a city contractor cut the trees outside my property line and also the dead trees in front of my neighbor's property. There is a fence marking my property line and the trees that my contractor cleared were within my property while the trees cut by the city contractor were outside the fence marking my property and also in front of my neighbor's property. It was not until recently that I realized I had also been charged for the work of the city contractor for an amount of \$4,153 according to bill # BC210000209. I only found out about that bill when I inquired



2020 Brush Clearance (BC) Appeal Checklist

Please use this checklist to make sure your appeal packet is complete.

PLEASE NOTE this is for Brush Clearance appeal only (**NOT** Brush Noncompliance).

If you own more than one property and received Brush Clearance (BC) Invoices for each Assessor Parcel Number (APN), please submit separate appeal form and appeal supporting documentation for each Brush Clearance Invoice / APN you are appealing.

Assessor Parcel Number (APN): 2 1 7 1 - 0 1 3 - 0 5 9

Invoice BC#: 210000209

Check if
Completed

1. APPEAL FORM

Please make sure the appeal form is completely filled out, dated and signed. Check that your mailing address, email address and phone number are legible to ensure we are able to contact you if we require additional information.



2. COPY OF INVOICE

Please include a copy of your Brush Clearance Invoice (starts with "BC")



3. SUPPORTING DOCUMENTATION

Please include any paperwork that will support your appeal case (pictures, landscape bills, statement, emails, narrative, other).



4. MAKE A COPY OF THE DOCUMENTS YOU ARE SUBMITTING FOR YOUR RECORDS



5. Please mail completed BC appeal form, supporting documentation and this checklist to:



**BRUSH CLEARANCE UNIT
6262 VAN NUYS BOULEVARD, SUITE #451
VAN NUYS, CALIFORNIA 91401**

(Please DO NOT mail to PO BOX address to avoid delay in processing your appeal)

Exhibit E3



The neighbor's property starts at the end of the fence



Some of the trees cut by city were in front of neighbor's property



CITY OF LOS ANGELES

EXHIBIT 3

INVOICE

Page 1

Customer Number	Dept.	Invoice Number	Date Printed	Date Due
BR4725004	38	BC210000209	05-24-21	04-17-21
Customer Name				Amount Due
ILKHANIZADEH SIAMACK AND JA KATAYOON				\$4,153.00

For any questions about this invoice, please contact: BRUSH BILLING UNIT
213-978-3424
lafid.brushacctg@lacity.org

Invoice Charges

Line No.	Description	Service Date From	Service Date To	Charges/Credits
1	2020 Brush Clearance Contracting Fees:			\$2,850.00
2	2020 Brush Clearance Administrative Fees:			\$1,303.00
Total Invoice Charges				\$4,153.00
Credit Payments Applied				\$0.00
Total Amount Due				\$4,153.00

If payment has already been made, please disregard this notice.

APN: 2171013050
LOCATION OF PROPERTY: 21807 DUMETZ RD LOS ANGELES CA 91364
INITIAL NONCOMPLIANCE NOTICE: 08/08/2020
SECOND NONCOMPLIANCE NOTICE: 09/17/2020
CLEARANCE BY CONTRACTOR: 10/22/2020
BRUSH CLEARANCE ORDINANCE #: 172449
L.A.M.C. SECTION: 57.322.2

Web payment available at <https://epay.lasd.org>

The APN and Invoice Number are required to make payments on the website

Billing Questions Call: (213) 978-3424 - Phone Hours: 8:00 a.m. to 2:00 p.m. - Email: lafid.brushacctg@lacity.org

UNPAID INVOICE WILL RESULT IN THE FILING OF SPECIAL ASSESSMENT AGAINST YOUR PROPERTY WITH THE LOS ANGELES COUNTY ASSESSOR'S OFFICE, AND POSSIBLE LEGAL ACTION BY THE LOS ANGELES CITY ATTORNEY'S OFFICE. A \$35 NSF FEE WILL BE ASSESSED ON ALL RETURNED ITEMS.

PAYMENTS VIA AN ELECTRONIC CARD (CREDIT/DEBIT) ARE SUBJECT TO A NON-REFUNDABLE 2.70% SERVICE FEE COLLECTED AND PROCESSED AS A SEPARATE TRANSACTION BY OUR THIRD PARTY PAYMENT PROCESSOR, ELAVON INC. RATE SUBJECT TO CHANGE BASED ON CREDIT/DEBIT INTERCHANGE RATES.

INVOICE



CITY OF LOS ANGELES



Return this portion with your payment.

Customer Number	Dept.	Invoice Number	Date Printed
BR4725004	38	BC210000209	05-24-21
Customer Name			Date Due
ILKHANIZADEH SIAMACK AND JA KATAYOON			04-17-21
Amount Due		Amount Enclosed	
\$4,153.00		\$	

Bill To:

ILKHANIZADEH SIAMACK AND JA KATAYOON
21807 DUMETZ RD
WOODLAND HILLS CA 91364

Remit To:

CITY OF LOS ANGELES TREASURER
PO BOX 102595
PASADENA CA 91189-2595

102595 38 BC210000209 0000000000415300 9

Exhibit E 1



The fence approx.
represents
the property
line.



The trees
cut by the
city contractor
were outside
of the
property line

CITY OF LOS ANGELES CALIFORNIA

EXHIBIT A



CITY OF LOS ANGELES, FIRE DEPARTMENT

FINAL NOTIFICATION - REFERRAL FOR COLLECTION ACTION

Customer Number	Invoice Number	Date Printed	Due Date
BR4725004	BN210000496	5/10/2021	4/8/2021
Customer Name			Amount Due
ILKHANIZADEH SIAMACK AND JA KATAYOON			\$774.00

For any questions about this invoice, please contact:

BRUSH BILLING UNIT
213-978-3424
lafd.brushacctg@lacity.org

Invoice Charges

Line No.	Description	No. Units	Measure	Unit Price	Charges/Credits
1	2020 Brush Clearance Re-Inspection Noncompliance Fee:			\$0.00	\$516.00
2	50% Penalty			\$0.00	\$258.00
Total Invoice Charges					\$774.00
Credit Payments Applied					\$0.00
Total Amount Due					\$774.00

If payment has already been made, please disregard this notice.

Web payment available at <https://epay.lafd.org>

The APN and Invoice Number are required to make payments on the website.

Billing Questions Call: (213) 978-3424 - Phone Hours: 8:00 a.m. to 2:00 p.m. - Email: lafd.brushacctg@lacity.org

City Records indicate that you have failed to pay outstanding fees. Since you have not responded to previous notifications from the City and you have been made aware of the consequences, we can now proceed with the legal remedies available to the City to satisfy the outstanding charge(s). The remedies may include, but are not limited to: (1) forwarding your account to a private collection agency that may report the debt to credit bureaus; (2) referring the matter to the Los Angeles Office of the City Attorney for appropriate action; and, (3) filing a legal action seeking entry of a civil judgment against you, which may result in the following actions:

- Property Lien
- Garnishing Wages or Attaching Bank Accounts
- Additional Court Action

In order to avoid the above actions and additional costs, you must immediately satisfy this matter by paying the amount due specified below. Your payment must be received within 10 days. Failure to remit the amount demanded may, without further warning, subject you to the accrual of applicable penalty and interest, in addition to collection fees up to 39% of the total due to recover collection costs.

Your payment should be payable in full to the City of Los Angeles. Include your permit number/invoice number on the check. **DO NOT SEND CASH.**

PAYMENTS VIA AN ELECTRONIC CARD (CREDIT/DEBIT) ARE SUBJECT TO A NON-REFUNDABLE 2.70% SERVICE FEE COLLECTED AND PROCESSED AS A SEPARATE TRANSACTION BY OUR THIRD PARTY PAYMENT PROCESSOR, ELAVON INC. RATE SUBJECT TO CHANGE BASED ON CREDIT/DEBIT INTERCHANGE RATES.

Return bottom portion with your payment.

FINAL NOTIFICATION



BN210000496

CITY OF LOS ANGELES

Customer Number	Invoice Number	Date Printed
BR4725004	BN210000496	5/10/2021
Customer Name		Date Due
ILKHANIZADEH SIAMACK AND JA KATAYOON		4/8/2021
Amount Due		Amount Enclosed
\$774.00		\$

Please make checks payable to: CITY OF LOS ANGELES, FIRE DEPT

Please write Invoice Number on check or money order.

DO NOT MAIL CASH

Bill To:

Remit To:

CITY OF LOS ANGELES TREASURER
PO BOX 102595
PASADENA CA 91189-2595



*****ALL FOR AADC 913 8
ILKHANIZADEH SIAMACK AND JA KATAYOON 1225
21607 DUMETZ RD
WOODLAND HILLS CA 91364-4339

about the non-compliance bill on May 24th, 2021. As usual I did not receive the said brush clearance bill until May 24th, 2021 by email. I have included a copy of Invoice BC210000209 also attached to this letter. The Brush Clearance Appeal Form is also being sent after its due date since we only received it on May 24th, 2021.

Therefore, in summary I would kindly request that city officials repeal the amounts charged on invoices BN210000496 and BC210000209 for customer BR4725004 on the grounds that notices and bills were not properly received and that the trees in question were outside of my property line. I also suspect that on invoice BC210000209 I may have been charged for work performed in front of my neighbor's property.

These charges which amount in total to (\$774+\$4,253) \$4,927 will cause me great financial hardship as I am trying to raise my two young daughters while I am also out of work due to the COVID 19 situation. As the pictures in the exhibits display, I go to great lengths to maintain my property, particularly as it is a hillside property that can be prone to landslide if vegetation is not maintained. Therefore, I once again kindly request the city to repeal or revise these charges.

Kind regards,



Katayoon Jalale
21607 Dumetz Road,
Woodland Hills, CA
91364

Tel: 310 227 2665

Email: kjalale@hotmail.com

Exhibit A: Invoice BN210000496

Exhibit B: Invoice BC210000209

Exhibit C: Brush Non-Compliance Appeal Fee Receipt

Exhibit D: Property Map for 21607 Dumetz Rd, Woodland Hills, CA 91364

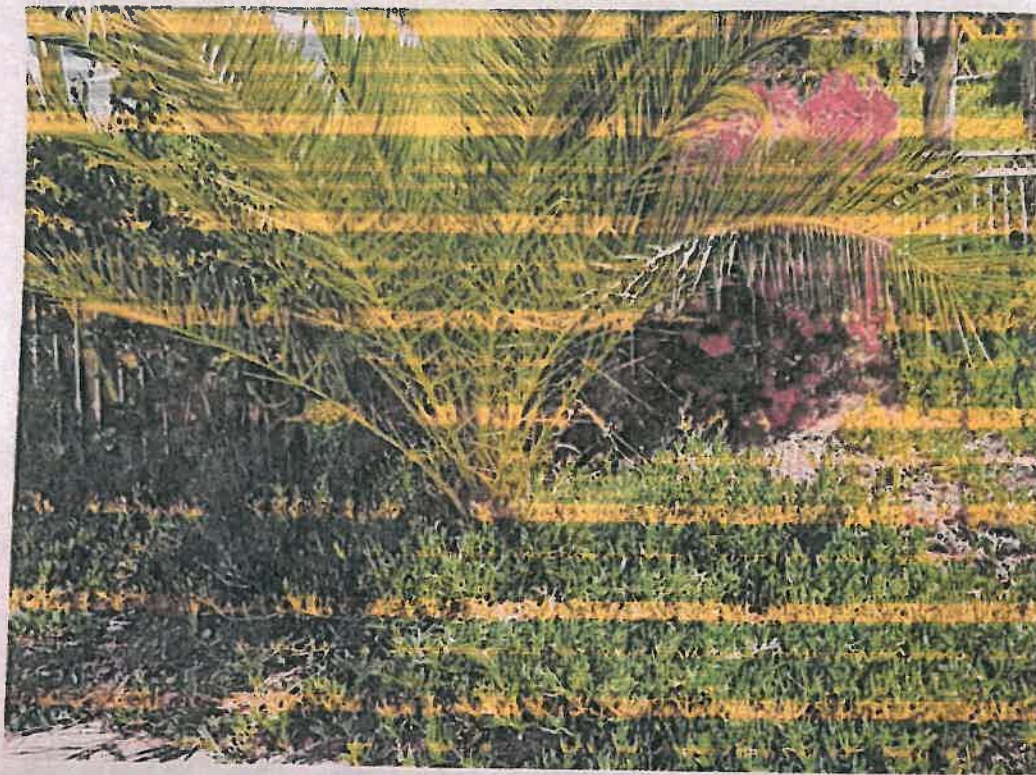
Exhibit E: Property Pictures highlighting location of trees

Exhibit F: Non-Compliance Fee Appeal Form

Exhibit G: Brush Clearance Appeal Form

Exhibit H: Only Notice Received regarding Non-Compliance

Exhibit E2



Tree cut by
city contract

9/22/2015 REVISION

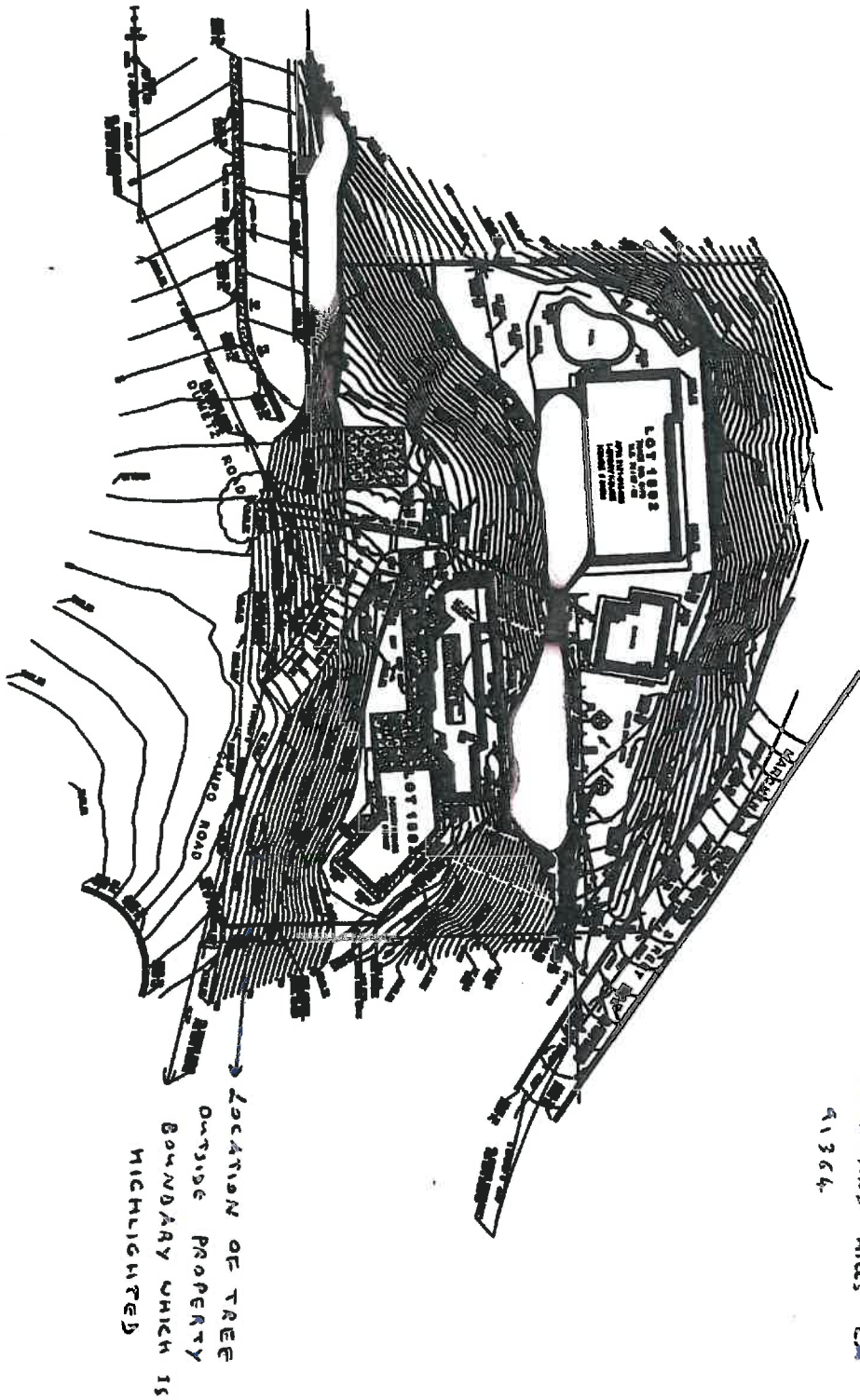


EXHIBIT D

41633 DUNSTON AVE,
WOODLAND HILLS CA
91364

EXHIBIT C

FEE RECEIPT

Order Confirmation

LA FIRE MOTO BRUSH <noreply@elavon.com>

Mon 2021-05-24 8:53 PM

To: S_ILKHANI@HOTMAIL.COM <S_ILKHANI@HOTMAIL.COM>

\$51.35 USD

Your payment has been approved

Profile Name	BRUSH MOTO 3726
Transaction Type	SALE
Payment	VISA 41*****6015
Transaction ID	240521E3C-9BED071D-D9CF-4DD8-8739-23545DBFD7AE
Approval Code	24894C
Approval Message	APPROVAL
Transaction Date/Time	05/24/2021 01:52:56 PM
Amount	\$50.00 USD
Service Fee Profile Name	BRUSH MOTO FEE
Service Fee Transaction ID	240521E3C-FDAA61BA-C81E-47AE-8AD5-D2DC2B4B74E8
Service Fee Approval Code	24130C
Service Fee Transaction Date/Time	05/24/2021 01:52:55 PM
Invoice Number	BN210000496
APN	2171013059
B2201	50.00
Service Fee	\$1.35 USD
Total of all charges and fees	\$51.35 USD

Total \$51.35 USD

Please remember that this transaction includes a non-refundable Service Fee charged by Elavon that will appear on your credit or debit card statement as "Elavon-Service Fee".

All Service Fee inquiries should be directed to: Elavon 7300 Chapman Hwy Knoxville, TN 37920 800-725-1243 custsvc@elavon.com

Terms and Conditions

These Elavon payment terms and conditions apply to your payment to the biller and processed by Elavon, a third party payment processor engaged by the biller to process credit and debit card bill payments. Elavon charges you a non-refundable service fee for any payments processed by Elavon to make bill payments to the biller. The service fee is in



EXHIBIT H

City of Los Angeles
FIRE DEPARTMENT

F-335A (Rev. 8/2017)



NOTICE TO ABATE A PUBLIC NUISANCE AND FIRE HAZARD

APN: **2171-013-059**
(Map Book - Page - Parcel)

DATE OF INSPECTION: **9-10-2020**

TO:

LOCATION OF HAZARD:

SIAMACK ILKHANIZADH 21607 DUMETZ R

You are hereby directed to abate all of the below checked Public Nuisances on your property which have been deemed Fire Hazards due to being located within 200 feet of structures, whether those structures are on your property or adjoining properties, and within 10 feet of any combustible fences or any roadways/driveways used for vehicular travel. A reinspection will be made for full compliance.

FAILURE TO COMPLY FORTHWITH WILL RESULT IN REMOVAL AND ELIMINATION BY THE CITY, OR ITS CONTRACTORS, OF ALL THE HAZARDS CHECKED BELOW. YOU WILL BE BILLED FOR THE COST OF THE WORK PLUS AN ADMINISTRATIVE PROCESSING FEE. UPON CITY COUNCIL CONFIRMATION AND RECORDATION OF THAT ORDER, A LIEN MAY BE ATTACHED TO THE ABOVE PARCEL TO BE COLLECTED ON THE NEXT REGULAR TAX BILL IN A MANNER SET FORTH IN THE LOS ANGELES MUNICIPAL CODE (L.A.M.C. SECTION 57.322).

- ☐ 1. Maintain all weeds and grasses at a maximum height of 3 inches.
- ☒ 2. Maintain the lower 1/3rd of trees and shrubs by removing all leafy foliage, twigs, and branches up to a maximum of 6 feet from the ground (i.e., any tree 18 feet or higher requires only 6 feet of clearance).
- ☒ 3. Remove all dead trees, shrubs and vegetation.
- ☒ 4. Maintain all weeds/grasses at a maximum height of 3 inches and all other vegetation located within 10 feet of any combustible fence or any roadway/driveway used for vehicular travel.
- ☒ 5. Maintain 5 feet of vertical clearance between roof surfaces and portions of overhanging trees and shrubs (i.e., any overhanging foliage must be at least 5 feet above the roof).
- ☐ 6. Remove any portion of a tree or shrub within 10-foot radius of a chimney outlet.
- ☐ 7. Maintain the roofs of all structures free of leaves, needles, twigs and other combustible matter.
- ☒ 8. Remove all dead/dry undergrowth and material within trees and shrubs. See comment section for further guidance to determine if landscape vegetation requires additional clearance. Comments will indicate additional items required.
- ☒ 9. Once brush clearance is conducted, remove and safely dispose of all cut or bagged vegetation, all dead trees, and all debris (including combustible rubbish and trash). In lieu of disposal, cut vegetation may be machine processed, chipped, and spread on site.
- ☐ 10. Other: _____

To view the status of your parcel: vms3.lafd.org
To view brush clearance info visit: lafd.org/brush
To verify your property lines visit: zimas.lacity.org

By order of the Los Angeles City Fire Department Fire Chief

Fire Inspector:

HILL

Contact Info:

celeste.hill@lacity.org

Los Angeles Fire Department
Brush Clearance Unit
6262 Van Nuys Blvd. #451
Van Nuys, California 91401
Phone: 800-994-4444

Kristin M. Crowley, Fire Marshal

STATE OF CALIFORNIA
CERTIFICATION OF VITAL RECORD
COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC HEALTH

3052018130680		CERTIFICATE OF DEATH				3201819028984	
STATE FILE NUMBER		LOCAL REGISTRATION NUMBER					
1. NAME OF DECEASED - FIRST (Given)		2. MIDDLE		3. LAST (Family)			
ARLENE		JOYCE		HERRERA			
AKA, ALSO KNOWN AS - Include last AKA (FIRST, MIDDLE, LAST)							
4. DATE OF BIRTH month/day		5. AGE Yrs.		6. PLACE OF BIRTH		7. SEX	
01/28/1980		38		CA		F	
8. BIRTH STATE/FOREIGN COUNTRY		10. SOCIAL SECURITY NUMBER		11. EVER IN U.S. ARMED FORCES?		12. SERVICE # (REGISTRATION #) (if Date of Death)	
CA		549-71-3388		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> UNK		SRDP	
13. EDUCATION - Highest Level Completed		14. WAS DECEASED HUSBAND/WIFE/DEPENDENT? (If yes, see instruction on back)		15. DECEASED'S RACE - Up to 3 races may be listed (see instruction on back)		16. YEARS IN OCCUPATION	
ASSOCIATE		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		FILIPINO		12	
17. USUAL OCCUPATION - Type of work for most of life. DO NOT USE RETIRED				18. KIND OF BUSINESS OR INDUSTRY (e.g., grocery store, retail construction, employment agency, etc.)		19. YEARS IN OCCUPATION	
LICENSED VOCATIONAL NURSE				MEDICAL		12	
20. DECEASED'S RESIDENCE (Street and number, or location)							
4653 WEST AVENUE 40							
21. CITY		22. COUNTY		23. ZIP CODE		24. YEARS IN COUNTY	
LOS ANGELES		LOS ANGELES		90065		38	
25. STATE/FOREIGN COUNTRY		26. DECEASED'S NAME, RELATIONSHIP					
CA		TEODORA P. HERRERA, MOTHER					
27. DECEASED'S MARITAL ADDRESS (Street and number, or location, or P.O. Box, and city and state)		4653 WEST AVENUE 40, LOS ANGELES, CA 90065					
28. NAME OF SURVIVOR SPOUSE/POSP - FIRST		29. MIDDLE		30. LAST (BIRTH NAME)		31. BIRTH STATE	
SRDP WELLA ROSE		PAZ		TAN		CA	
32. NAME OF FATHER/PARENT - FIRST		33. MIDDLE		34. LAST		35. BIRTH STATE	
TERRY				HERRERA		CA	
36. NAME OF MOTHER/PARENT - FIRST		37. MIDDLE		38. LAST (BIRTH NAME)		39. BIRTH STATE	
TEODORA				PENA		CA	
40. DEPOSITION DATE month/day		41. PLACE OF FINAL DISPOSITION					
06/29/2018		FOREST LAWN MEMORIAL PARKS AND MORTUARIES 1712 S. GLENDALE AVENUE, GLENDALE, CA 91205					
42. TYPE OF DEPOSITION		43. SIGNATURE OF REGISTRAR		44. LICENSE NUMBER		45. DATE	
CR/BU		BRENDA RODRIGUEZ		50		EMB9234	
46. NAME OF FUNERAL HOME/DECEASED		47. SIGNATURE OF LOCAL REGISTRAR		48. LICENSE NUMBER		49. DATE	
GLENDALE FUNERAL HOME		JEFFREY GUNZENHAUSER, MD		FD407		06/25/2018	
101. PLACE OF DEATH		102. IF HOSPITAL, SPECIFY ONE		103. IF OTHER THAN HOSPITAL, SPECIFY ONE		104. IF DEATH CERTIFICATE REQUIRED TO OBTAIN	
RESIDENCE		<input type="checkbox"/> P <input type="checkbox"/> SNOW <input type="checkbox"/> DCA <input type="checkbox"/> Hospice <input type="checkbox"/> Nursing Home <input checked="" type="checkbox"/> Other					
105. COUNTY		106. FACILITY ADDRESS OR LOCATION (Street and number, or location)		107. CITY		108. STATE	
LOS ANGELES		4653 WEST AVENUE 40		LOS ANGELES		CA	
109. CAUSE OF DEATH		110. IF HOSPITAL, SPECIFY ONE		111. IF OTHER THAN HOSPITAL, SPECIFY ONE		112. IF DEATH CERTIFICATE REQUIRED TO OBTAIN	
HANGING		<input type="checkbox"/> P <input type="checkbox"/> SNOW <input type="checkbox"/> DCA <input type="checkbox"/> Hospice <input type="checkbox"/> Nursing Home <input checked="" type="checkbox"/> Other					
113. IF HOSPITAL, SPECIFY ONE		114. IF OTHER THAN HOSPITAL, SPECIFY ONE		115. IF DEATH CERTIFICATE REQUIRED TO OBTAIN		116. IF DEATH CERTIFICATE REQUIRED TO OBTAIN	
MINS				2018-04351			
117. IF HOSPITAL, SPECIFY ONE		118. IF OTHER THAN HOSPITAL, SPECIFY ONE		119. IF DEATH CERTIFICATE REQUIRED TO OBTAIN		120. IF DEATH CERTIFICATE REQUIRED TO OBTAIN	
NONE				YES		NO	
121. IF HOSPITAL, SPECIFY ONE		122. IF OTHER THAN HOSPITAL, SPECIFY ONE		123. IF DEATH CERTIFICATE REQUIRED TO OBTAIN		124. IF DEATH CERTIFICATE REQUIRED TO OBTAIN	
NONE				YES		NO	
125. IF HOSPITAL, SPECIFY ONE		126. IF OTHER THAN HOSPITAL, SPECIFY ONE		127. IF DEATH CERTIFICATE REQUIRED TO OBTAIN		128. IF DEATH CERTIFICATE REQUIRED TO OBTAIN	
NONE				YES		NO	
129. IF HOSPITAL, SPECIFY ONE		130. IF OTHER THAN HOSPITAL, SPECIFY ONE		131. IF DEATH CERTIFICATE REQUIRED TO OBTAIN		132. IF DEATH CERTIFICATE REQUIRED TO OBTAIN	
NONE				YES		NO	
133. IF HOSPITAL, SPECIFY ONE		134. IF OTHER THAN HOSPITAL, SPECIFY ONE		135. IF DEATH CERTIFICATE REQUIRED TO OBTAIN		136. IF DEATH CERTIFICATE REQUIRED TO OBTAIN	
NONE				YES		NO	
137. IF HOSPITAL, SPECIFY ONE		138. IF OTHER THAN HOSPITAL, SPECIFY ONE		139. IF DEATH CERTIFICATE REQUIRED TO OBTAIN		140. IF DEATH CERTIFICATE REQUIRED TO OBTAIN	
NONE				YES		NO	
141. IF HOSPITAL, SPECIFY ONE		142. IF OTHER THAN HOSPITAL, SPECIFY ONE		143. IF DEATH CERTIFICATE REQUIRED TO OBTAIN		144. IF DEATH CERTIFICATE REQUIRED TO OBTAIN	
NONE				YES		NO	
145. IF HOSPITAL, SPECIFY ONE		146. IF OTHER THAN HOSPITAL, SPECIFY ONE		147. IF DEATH CERTIFICATE REQUIRED TO OBTAIN		148. IF DEATH CERTIFICATE REQUIRED TO OBTAIN	
NONE				YES		NO	
149. IF HOSPITAL, SPECIFY ONE		150. IF OTHER THAN HOSPITAL, SPECIFY ONE		151. IF DEATH CERTIFICATE REQUIRED TO OBTAIN		152. IF DEATH CERTIFICATE REQUIRED TO OBTAIN	
NONE				YES		NO	
153. IF HOSPITAL, SPECIFY ONE		154. IF OTHER THAN HOSPITAL, SPECIFY ONE		155. IF DEATH CERTIFICATE REQUIRED TO OBTAIN		156. IF DEATH CERTIFICATE REQUIRED TO OBTAIN	
NONE				YES		NO	
157. IF HOSPITAL, SPECIFY ONE		158. IF OTHER THAN HOSPITAL, SPECIFY ONE		159. IF DEATH CERTIFICATE REQUIRED TO OBTAIN		160. IF DEATH CERTIFICATE REQUIRED TO OBTAIN	
NONE				YES		NO	
161. IF HOSPITAL, SPECIFY ONE		162. IF OTHER THAN HOSPITAL, SPECIFY ONE		163. IF DEATH CERTIFICATE REQUIRED TO OBTAIN		164. IF DEATH CERTIFICATE REQUIRED TO OBTAIN	
NONE				YES		NO	
165. IF HOSPITAL, SPECIFY ONE		166. IF OTHER THAN HOSPITAL, SPECIFY ONE		167. IF DEATH CERTIFICATE REQUIRED TO OBTAIN		168. IF DEATH CERTIFICATE REQUIRED TO OBTAIN	
NONE				YES		NO	
169. IF HOSPITAL, SPECIFY ONE		170. IF OTHER THAN HOSPITAL, SPECIFY ONE		171. IF DEATH CERTIFICATE REQUIRED TO OBTAIN		172. IF DEATH CERTIFICATE REQUIRED TO OBTAIN	
NONE				YES		NO	
173. IF HOSPITAL, SPECIFY ONE		174. IF OTHER THAN HOSPITAL, SPECIFY ONE		175. IF DEATH CERTIFICATE REQUIRED TO OBTAIN		176. IF DEATH CERTIFICATE REQUIRED TO OBTAIN	
NONE				YES		NO	
177. IF HOSPITAL, SPECIFY ONE		178. IF OTHER THAN HOSPITAL, SPECIFY ONE		179. IF DEATH CERTIFICATE REQUIRED TO OBTAIN		180. IF DEATH CERTIFICATE REQUIRED TO OBTAIN	
NONE				YES		NO	
181. IF HOSPITAL, SPECIFY ONE		182. IF OTHER THAN HOSPITAL, SPECIFY ONE		183. IF DEATH CERTIFICATE REQUIRED TO OBTAIN		184. IF DEATH CERTIFICATE REQUIRED TO OBTAIN	
NONE				YES		NO	
185. IF HOSPITAL, SPECIFY ONE		186. IF OTHER THAN HOSPITAL, SPECIFY ONE		187. IF DEATH CERTIFICATE REQUIRED TO OBTAIN		188. IF DEATH CERTIFICATE REQUIRED TO OBTAIN	
NONE				YES		NO	
189. IF HOSPITAL, SPECIFY ONE		190. IF OTHER THAN HOSPITAL, SPECIFY ONE		191. IF DEATH CERTIFICATE REQUIRED TO OBTAIN		192. IF DEATH CERTIFICATE REQUIRED TO OBTAIN	
NONE				YES		NO	
193. IF HOSPITAL, SPECIFY ONE		194. IF OTHER THAN HOSPITAL, SPECIFY ONE		195. IF DEATH CERTIFICATE REQUIRED TO OBTAIN		196. IF DEATH CERTIFICATE REQUIRED TO OBTAIN	
NONE				YES		NO	
197. IF HOSPITAL, SPECIFY ONE		198. IF OTHER THAN HOSPITAL, SPECIFY ONE		199. IF DEATH CERTIFICATE REQUIRED TO OBTAIN		200. IF DEATH CERTIFICATE REQUIRED TO OBTAIN	
NONE				YES		NO	
199. IF HOSPITAL, SPECIFY ONE		200. IF OTHER THAN HOSPITAL, SPECIFY ONE		201. IF DEATH CERTIFICATE REQUIRED TO OBTAIN		202. IF DEATH CERTIFICATE REQUIRED TO OBTAIN	
NONE				YES		NO	
203. IF HOSPITAL, SPECIFY ONE		204. IF OTHER THAN HOSPITAL, SPECIFY ONE		205. IF DEATH CERTIFICATE REQUIRED TO OBTAIN		206. IF DEATH CERTIFICATE REQUIRED TO OBTAIN	
NONE				YES		NO	
207. IF HOSPITAL, SPECIFY ONE		208. IF OTHER THAN HOSPITAL, SPECIFY ONE		209. IF DEATH CERTIFICATE REQUIRED TO OBTAIN		210. IF DEATH CERTIFICATE REQUIRED TO OBTAIN	
NONE				YES		NO	
211. IF HOSPITAL, SPECIFY ONE		212. IF OTHER THAN HOSPITAL, SPECIFY ONE		213. IF DEATH CERTIFICATE REQUIRED TO OBTAIN		214. IF DEATH CERTIFICATE REQUIRED TO OBTAIN	
NONE				YES		NO	
215. IF HOSPITAL, SPECIFY ONE		216. IF OTHER THAN HOSPITAL, SPECIFY ONE		217. IF DEATH CERTIFICATE REQUIRED TO OBTAIN		218. IF DEATH CERTIFICATE REQUIRED TO OBTAIN	
NONE				YES		NO	
219. IF HOSPITAL, SPECIFY ONE		220. IF OTHER THAN HOSPITAL, SPECIFY ONE		221. IF DEATH CERTIFICATE REQUIRED TO OBTAIN		222. IF DEATH CERTIFICATE REQUIRED TO OBTAIN	
NONE				YES		NO	
223. IF HOSPITAL, SPECIFY ONE		224. IF OTHER THAN HOSPITAL, SPECIFY ONE		225. IF DEATH CERTIFICATE REQUIRED TO OBTAIN		226. IF DEATH CERTIFICATE REQUIRED TO OBTAIN	
NONE				YES		NO	
227. IF HOSPITAL, SPECIFY ONE		228. IF OTHER THAN HOSPITAL, SPECIFY ONE		229. IF DEATH CERTIFICATE REQUIRED TO OBTAIN		230. IF DEATH CERTIFICATE REQUIRED TO OBTAIN	
NONE				YES		NO	
231. IF HOSPITAL, SPECIFY ONE		232. IF OTHER THAN HOSPITAL, SPECIFY ONE		233. IF DEATH CERTIFICATE REQUIRED TO OBTAIN		234. IF DEATH CERTIFICATE REQUIRED TO OBTAIN	
NONE				YES		NO	
235. IF HOSPITAL, SPECIFY ONE		236. IF OTHER THAN HOSPITAL, SPECIFY ONE		237. IF DEATH CERTIFICATE REQUIRED TO OBTAIN		238. IF DEATH CERTIFICATE REQUIRED TO OBTAIN	
NONE				YES		NO	
239. IF HOSPITAL, SPECIFY ONE		240. IF OTHER THAN HOSPITAL, SPECIFY ONE		241. IF DEATH CERTIFICATE REQUIRED TO OBTAIN		242. IF DEATH CERTIFICATE REQUIRED TO OBTAIN	
NONE				YES		NO	
243. IF HOSPITAL, SPECIFY ONE		244. IF OTHER THAN HOSPITAL, SPECIFY ONE		245. IF DEATH CERTIFICATE REQUIRED TO OBTAIN		246. IF DEATH CERTIFICATE REQUIRED TO OBTAIN	
NONE				YES		NO	
247. IF HOSPITAL, SPECIFY ONE		248. IF OTHER THAN HOSPITAL, SPECIFY ONE		249. IF DEATH CERTIFICATE REQUIRED TO OBTAIN		250. IF DEATH CERTIFICATE REQUIRED TO OBTAIN	
NONE				YES		NO	
251. IF HOSPITAL, SPECIFY ONE		252. IF OTHER THAN HOSPITAL, SPECIFY ONE		253. IF DEATH CERTIFICATE REQUIRED TO OBTAIN		254. IF DEATH CERTIFICATE REQUIRED TO OBTAIN	
NONE				YES		NO	
255. IF HOSPITAL, SPECIFY ONE		256. IF OTHER THAN HOSPITAL, SPECIFY ONE		257. IF DEATH CERTIFICATE REQUIRED TO OBTAIN		258. IF DEATH CERTIFICATE REQUIRED TO OBTAIN	
NONE				YES		NO	
259. IF HOSPITAL, SPECIFY ONE		260. IF OTHER THAN HOSPITAL, SPECIFY ONE		261. IF DEATH CERTIFICATE REQUIRED TO OBTAIN		262. IF DEATH CERTIFICATE REQUIRED TO OBTAIN	
NONE				YES		NO	
263. IF HOSPITAL, SPECIFY ONE		264. IF OTHER THAN HOSPITAL, SPECIFY ONE		265. IF DEATH CERTIFICATE REQUIRED TO OBTAIN		266. IF DEATH CERTIFICATE REQUIRED TO OBTAIN	
NONE				YES		NO	
267. IF HOSPITAL, SPECIFY ONE		268. IF OTHER THAN HOSPITAL, SPECIFY ONE		269. IF DEATH CERTIFICATE REQUIRED TO OBTAIN		270. IF DEATH CERTIFICATE REQUIRED TO OBTAIN	
NONE				YES		NO	
271. IF HOSPITAL, SPECIFY ONE		272. IF OTHER THAN HOSPITAL, SPECIFY ONE		273. IF DEATH CERTIFICATE REQUIRED TO OBTAIN		274. IF DEATH CERTIFICATE REQUIRED TO OBTAIN	
NONE				YES		NO	
275. IF HOSPITAL, SPECIFY ONE		276. IF OTHER THAN HOSPITAL, SPECIFY ONE		277. IF DEATH CERTIFICATE REQUIRED TO OBTAIN		278. IF DEATH CERTIFICATE REQUIRED TO OBTAIN	
NONE				YES		NO	
279. IF HOSPITAL, SPECIFY ONE		280. IF OTHER THAN HOSPITAL, SPECIFY ONE		281. IF DEATH CERTIFICATE REQUIRED TO OBTAIN		282. IF DEATH CERTIFICATE REQUIRED TO OBTAIN	
NONE				YES		NO	
283. IF HOSPITAL, SPECIFY ONE		284. IF OTHER THAN HOSPITAL, SPECIFY ONE		285. IF DEATH CERTIFICATE REQUIRED TO OBTAIN		286. IF DEATH CERTIFICATE REQUIRED TO OBTAIN	
NONE				YES		NO	
287. IF HOSPITAL, SPECIFY ONE		288. IF OTHER THAN HOSPITAL, SPECIFY ONE		289. IF DEATH CERTIFICATE REQUIRED TO OBTAIN		290. IF DEATH CERTIFICATE REQUIRED TO OBTAIN	
NONE				YES		NO	
291. IF HOSPITAL, SPECIFY ONE		292. IF OTHER THAN HOSPITAL, SPECIFY ONE		293. IF DEATH CERTIFICATE REQUIRED TO OBTAIN		294. IF DEATH CERTIFICATE REQUIRED TO OBTAIN	
NONE				YES		NO	
295. IF HOSPITAL, SPECIFY ONE		296. IF OTHER THAN HOSPITAL, SPECIFY ONE		297. IF DEATH CERTIFICATE REQUIRED TO OBTAIN		298. IF DEATH CERTIFICATE REQUIRED TO OBTAIN	
NONE				YES		NO	
299. IF HOSPITAL, SPECIFY ONE		300. IF OTHER THAN HOSPITAL, SPECIFY ONE		301. IF DEATH CERTIFICATE REQUIRED TO OBTAIN		302. IF DEATH CERTIFICATE REQUIRED TO OBTAIN	
NONE				YES		NO	
303. IF HOSPITAL, SPECIFY ONE		304. IF OTHER THAN HOSPITAL, SPECIFY ONE		305. IF DEATH CERTIFICATE REQUIRED TO OBTAIN		306. IF DEATH CERTIFICATE REQUIRED TO OBTAIN	
NONE				YES		NO	
307. IF HOSPITAL, SPECIFY ONE		308. IF OTHER THAN HOSPITAL, SPECIFY ONE		309. IF DEATH CERTIFICATE REQUIRED TO OBTAIN		310. IF DEATH CERTIFICATE REQUIRED TO OBTAIN	
NONE				YES		NO	
311. IF HOSPITAL, SPECIFY ONE		312. IF OTHER THAN HOSPITAL, SPECIFY ONE		313. IF DEATH CERTIFICATE REQUIRED TO OBTAIN		314. IF DEATH CERTIFICATE REQUIRED TO OBTAIN	
NONE				YES		NO	
315. IF HOSPITAL, SPECIFY ONE		316. IF OTHER THAN HOSPITAL, SPECIFY ONE		317. IF DEATH CERTIFICATE REQUIRED TO OBTAIN		318. IF DEATH CERTIFICATE REQUIRED TO OBTAIN	
NONE				YES		NO	
319. IF HOSPITAL, SPECIFY ONE		320. IF OTHER THAN HOSPITAL, SPECIFY ONE		321. IF DEATH CERTIFICATE REQUIRED TO OBTAIN		322. IF DEATH CERTIFICATE REQUIRED TO OBTAIN	
NONE				YES		NO	
323. IF HOSPITAL, SPECIFY ONE		324. IF OTHER THAN HOSPITAL, SPECIFY ONE		325. IF DEATH CERTIFICATE REQUIRED TO OBTAIN		326. IF DEATH CERTIFICATE REQUIRED TO OBTAIN	
NONE				YES		NO	
327. IF HOSPITAL, SPECIFY ONE		328. IF OTHER THAN HOSPITAL, SPECIFY ONE		329. IF DEATH CERTIFICATE REQUIRED TO OBTAIN		330. IF DEATH CERTIFICATE REQUIRED TO OBTAIN	
NONE				YES		NO	
331. IF HOSPITAL, SPECIFY ONE		332. IF OTHER THAN HOSPITAL, SPECIFY ONE		333. IF DEATH CERTIFICATE REQUIRED TO OBTAIN		334. IF DEATH CERTIFICATE REQUIRED TO OBTAIN	
NONE				YES		NO	
335. IF HOSPITAL, SPECIFY ONE		336. IF OTHER THAN HOSPITAL, SPECIFY ONE		337. IF DEATH CERTIFICATE REQUIRED TO OBTAIN		338. IF DEATH CERTIFICATE REQUIRED TO OBTAIN	
NONE				YES		NO	
339. IF HOSPITAL, SPECIFY ONE		340. IF OTHER THAN HOSPITAL, SPECIFY ONE		341. IF DEATH CERTIFICATE REQUIRED TO OBTAIN		342. IF DEATH CERTIFICATE REQUIRED TO OBTAIN	
NONE				YES		NO	
343. IF HOSPITAL, SPECIFY ONE		344. IF OTHER THAN HOSPITAL, SPECIFY ONE		345. IF DEATH CERTIFICATE REQUIRED TO OBTAIN		346. IF DEATH CERTIFICATE REQUIRED TO OBTAIN	
NONE				YES		NO	
347. IF HOSPITAL, SPECIFY ONE		348. IF OTHER THAN HOSPITAL, SPECIFY ONE		349. IF DEATH CERTIFICATE REQUIRED TO OBTAIN		350. IF DEATH CERTIFICATE REQUIRED TO OBTAIN	
NONE				YES		NO	
351. IF HOSPITAL, SPECIFY ONE		352. IF OTHER THAN HOSPITAL, SPECIFY ONE		353. IF DEATH CERTIFICATE REQUIRED TO OBTAIN		354. IF DEATH CERTIFICATE REQUIRED TO OBTAIN	
NONE				YES		NO	
355. IF HOSPITAL, SPECIFY ONE		356. IF OTHER THAN HOSPITAL, SPECIFY ONE		357. IF DEATH CERTIFICATE REQUIRED TO OBTAIN		358. IF DEATH CERTIFICATE REQUIRED TO OBTAIN	
NONE				YES		NO	
359. IF HOSPITAL, SPECIFY ONE		360. IF OTHER THAN HOSPITAL, SPECIFY ONE		361. IF DEATH CERTIFICATE REQUIRED TO OBTAIN		362. IF DEATH CERTIFICATE REQUIRED TO OBTAIN	
NONE				YES		NO	
363. IF HOSPITAL, SPECIFY ONE		364. IF OTHER THAN HOSPITAL, SPECIFY ONE		365. IF DEATH CERTIFICATE REQUIRED TO OBTAIN		366. IF DEATH CERTIFICATE REQUIRED TO OBTAIN	
NONE				YES		NO	
367. IF HOSPITAL, SPECIFY ONE		368. IF OTHER THAN HOSPITAL, SPECIFY ONE		369. IF DEATH CERTIFICATE REQUIRED TO OBTAIN		370. IF DEATH CERTIFICATE REQUIRED TO OBTAIN	
NONE				YES		NO	
371. IF HOSPITAL, SPECIFY ONE		372. IF OTHER THAN HOSPITAL, SPECIFY ONE		373. IF DEATH CERTIFICATE REQUIRED TO OBTAIN		374. IF DEATH CERTIFICATE REQUIRED TO OBTAIN	
NONE				YES		NO	
375. IF HOSPITAL, SPECIFY ONE		376. IF OTHER THAN HOSPITAL, SPECIFY ONE		377. IF DEATH CERTIFICATE REQUIRED TO OBTAIN		378. IF DEATH CERTIFICATE REQUIRED TO OBTAIN	
NONE				YES		NO	
379. IF HOSPITAL, SPECIFY ONE		380. IF OTHER THAN HOSPITAL, SPECIFY ONE		381. IF DEATH CERTIFICATE REQUIRED TO OBTAIN		382. IF DEATH CERTIFICATE REQUIRED TO OBTAIN	
NONE				YES		NO	
383. IF HOSPITAL, SPECIFY ONE		384. IF OTHER THAN HOSPITAL, SPECIFY ONE					



Electronically Received 11/24/2020 11:30 PM

DIJULIO LAW GROUP
A Law Corporation
330 N. Brand Blvd.
Suite 702
Glendale, California 91203
(818) 502-1700 FAX (818) 500-8799
R. David DiJulio, [SBN 110478]
Tiffany Hyatt Krog, [SBN 212915]

FILED
Superior Court of California
County of Los Angeles

11/24/2020

Sherrill R. Grier, Executive Officer / Clerk of Court

By G. Velasquez Deputy

Attorneys for Plaintiffs and
Cross-Defendants TERRY HERRERA
and TEODORA HERRERA

SUPERIOR COURT OF CALIFORNIA
COUNTY OF LOS ANGELES - CENTRAL DISTRICT

TERRY HERRERA, an individual; and
TEODORA HERRERA, an individual,

Plaintiffs,

v.

FULL CIRCLE REAL ESTATE
SOLUTIONS, INC., a California
corporation; DANNY ELIA, an individual;
The MUM Group, Inc., a California
corporation; MARVIN U. MANGABAT, an
individual; ERIK LEDERMAN, an
individual; and DOES 1 to 25, inclusive;

Defendants.

AND ALL RELATED CROSS ACTIONS

Case No: 19STCV39580

Unlimited Jurisdiction

Assigned to the Honorable Jon R.
Takasugi [Department 17]

Action filed: November 4, 2019

**VERIFIED SECOND AMENDED
COMPLAINT FOR:**

1. Intentional Misrepresentation
2. Concealment
3. Negligent Misrepresentation
4. Conversion
5. Rescission
6. Cancellation of Written
Instrument
7. Quiet Title
8. Violation of Civil Code Sections
2945 et seq.
9. Financial Elder Abuse
10. Declaratory Relief;

Plaintiffs TERRY HERRERA ("TERRY") and TEODORA HERRERA
("TEODORA") file this Second Amended Complaint against all Defendants named
herein alleging as follows:

VERIFIED SECOND AMENDED COMPLAINT

ESCROW INSTRUCTIONS TO:**MARIPOSA ESCROW, INC.**19442 Norwalk Blvd.
Cerritos, CA 90703

(562) 402-4000 • FAX (562) 402-4001

Escrow No.: 05166 - CB
Escrow Officer: Cecilia B. Bibera

Date: 05/23/2019

Mariposa Escrow, Inc. IS AN INDEPENDENT ESCROW COMPANY LICENSED BY THE DEPARTMENT OF BUSINESS OVERSIGHT FOR THE STATE OF CALIFORNIA, LICENSE #963-2446.

TERMS OF TRANSACTION	
Buyer has Deposited with Escrow	\$5,000.00
Buyer will Deposit prior to Close of Escrow	As Required
Buyer to Obtain a New 1st Trust Deed Conventional Uninsured Loan in the Amount of	\$729,000.00
TOTAL CONSIDERATION	\$1,000,000.00

Escrow holder is instructed to complete this escrow pursuant to instructions in that certain Purchase Agreement and Joint Escrow Instructions dated 5/02/2019 including counter offers between the parties herein. A copy of the original "Agreement" has been handed to escrow holder for use with the following additions and/or clarifications. Escrow Holder shall only be concerned with those items of the "Agreement" which are to be complied with through the escrow listed in Paragraph 28 of the Residential purchase Agreement and Joint Escrow Instructions, the remainder being between the parties with which Escrow holder shall not be concerned nor liable. Prior agreement notwithstanding, in the event of a conflict between said "Agreement" and Mariposa Escrow, Inc.'s Supplemental Escrow Instructions and General Provisions, the "Agreement" shall prevail as between the parties, however, Mariposa Escrow, Inc.'s Supplemental Escrow Instructions and General Provisions shall prevail as between the parties and Escrow Holder.

TITLE/VESTING

Buyer will cause you to be handed any funds and/or instruments required from Buyer to enable you to comply with these instructions, which you are to use on or before 07/06/2019 when you are in a position to have an OWNERS/ALTA Standard Coverage Form policy of Title Insurance from Provident Title Company with their standard exceptions and provisions. This policy is to have liability in the amount of \$1,000,000.00. The policy is to be issued on real property in the County of Los Angeles, State of Ca, as follows:

Legal Description attached herewith as Exhibit "A" made a part hereof.

Memo: Property Address: (NOT VERIFIED BY ESCROW HOLDER)
4653 W. Avenue 40
Los Angeles, Ca 90035

The title policy is to show the title to the property to be vested in:
Erika Marie Carolino, and John Junnel Carolino, wife and Husband, and Myra Leslie Veloria, a Single Woman, all as joint tenants

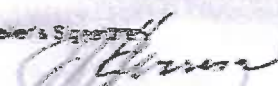
Escrow Holder is hereby authorized and instructed to affix Buyer's complete vesting to the grant deed upon written authorization from the Buyer without further approval required by the Seller.

ENCUMBRANCES/EXCEPTIONS

The policy is to be FREE OF ENCUMBRANCES EXCEPT as follows:

THE PARTIES TO THIS ESCROW AGREE THAT THEY WILL NOTIFY ESCROW HOLDER, BY SEPARATE WRITTEN NOTICE, OF ANY CHANGES, ADDITIONS AND/OR DELETIONS MADE TO THESE ESCROW INSTRUCTIONS; SUCH NOTICE WILL BE DELIVERED CONCURRENTLY WITH THE DELIVERY OF THESE ESCROW INSTRUCTIONS TO THE ESCROW HOLDER.

Seller's Signature



SMS Messages

Type	Number	Contact	Date	Message
Sent	+13109036262	Danny Elia	Sep 26, 2019 3:40:28 AM	I slept only 3hrs last night. Too much headache.
Received	+13109036262	Danny Elia	Sep 26, 2019 3:44:55 AM	At the very least you went to bed my friend. I have not slept yet. Remember we have 100s of people we help. My job is non stop. I did take a lot of effort and time in trying to accommodate you the best way possible given the unfortunate situation. I think you are getting a lot of pressure from your wife. She means well Terry. She is a very nice woman. I'm sorry if I got a little emotional. These matters that involve elderly abuse is something I take very seriously.
Received	+13109036262	Danny Elia	Sep 26, 2019 3:47:09 AM	Terry. I tell you this because you need to know. You can't just pay some random attorney to help you with this. You need to find a group that fights for this specific cause. That attorney spent 2 hours of his day on the phone today to assist you.
Received	+13109036262	Danny Elia	Sep 26, 2019 3:50:57 AM	I'm not a talker I'm a man of action We have a game plan. Let's execute it. I'll see you this morning. If we need to we can meet up somewhere if you guys can't make it into the office. I want you both to speak to Denise Tomorrow when you came in so we can get all the pieces together She is flat out a pit bull and she has more passion and political connections than any person I know. She is truly our MVP.
Received	+13109036262	Danny Elia	Sep 26, 2019 3:59:07 AM	Terry I'm putting this in writing. You have it black and white. The only objective for us is for you to maximize on this situation given the emotional and mental beating you've taken. Listen I will handle this from start to finish. If Stan doesn't like the way the agreement is altered I will personally take out a loan and do this with you. This way we don't need anyone. It's just you and I. I think if you knew you could hold the person accountable you'd feel a lot



LAFD Brush <lafdbush@lacity.org>

5556-005-019 / 5556-005-020 / 5556-005-021

1 message

P. Shick <shickp@yahoo.com>**Wed, Mar 30, 2022 at 3:43 PM****To: LAFD Brush <lafdbush@lacity.org>, Zabela Kharbertyan <zabela.kharbertyan@lacity.org>, P Shick <shickp@yahoo.com>****Good morning,**

For your review before the appeal time I have send copies of the photos and a cd with photos and videos with the date and time stamp for cleanings of 3 APN's 5556-005-019 / 5556-005-020 / 5556-005-021 also on the date of the appeal have presented my video and photos BUT the Fire marshal and the person (Hearing officer) choose NOT to look at them ? also any questions had from fire marshal about this he refuse to answer.

fire department has notifying of cleanings date of Oct /29 /2020 city contractor has cleaned the brush this is completely false .

How can the city contractor clean the brush while there was NO BRUSH ?? I CLEANED ON OCT,27,2020 ??? how can they go in and clean on Oct /29 /2020 (2) DAYS AFTER I CLEANED ??

I have hired a Gardner in the year of 2020 (3) times and have the gardeners clean the brush's and removed weed and small dry plants and trees.

I have services receipts :

January /17/2020

June/05/2020

Oct,27,2020

Please watch the video's and photos with TIME & DATE STAMPS on them.

You MUST be mislead by city contractor ?

Also recent mail I have received has date of April /06/2022 while was send out on Feb.28,2022 ??

I will send emails with attachment's of all photos , videos , Dump Disposal / Invoice's

Also in year of 2021 have cleaned the properties 2 times have receipts and photos / video's.

BEFORE APPEAL DATE I DID SEND A CD WITH VIDEO'S AND PRINTS (PHOTOS) OF OCT/27/2020 CLEANINGS.

**Please call me if you have any questions
(310) 864-9668**

Paris Shick

4 attachments



Gardner Invoice 2020 Gould ave.jpg
384K



Gould weed Cleanings.jpg
300K



20201027_093953.jpg
9562K



20201027_095955.jpg
9167K

INVOICE

DATE 1-17-2020

NAME &
ADDRESSB168 B168 1/2 B16H
GOULD AVE L.A. CA 90046
PARIS SHICK

LAWN SERVICE	FULL	YES	NO	
MOW, EDGE, AND CLEAN	WEEKLY	<input type="checkbox"/>	OTHER	<input type="checkbox"/>
GARDEN SERVICE	7			250
PRUNE AND TRIM				
CLEAN-UP				
FERTILIZER				
SEED & TOPPING				
PLANTS & COLOR				
IRRIGATION SPRINKLERS				
PLANTER WORK				
SPRAY				
TOTAL				250 -

GARDENER

De Rosas Garden Service
(818) 277-4509
(818) 916-0584

STAR GARDEN SUPPLY, INC.

INVOICE

DATE 6-5-2020

NAME &
ADDRESSB168 B168 1/2 B16H
GOULD AVE L.A. CA 90046
PARIS SHICK

LAWN SERVICE	FULL	YES	NO	
MOW, EDGE, AND CLEAN	WEEKLY	<input type="checkbox"/>	OTHER	<input type="checkbox"/>
GARDEN SERVICE	7			300
PRUNE AND TRIM				
CLEAN-UP				
FERTILIZER				
SEED & TOPPING				
PLANTS & COLOR				
IRRIGATION SPRINKLERS				
PLANTER WORK				
SPRAY				
TOTAL				300

GARDENER

De Rosas Garden Service
(818) 277-4509
(818) 916-0584

STAR GARDEN SUPPLY, INC.

INVOICE

DATE 1-27-2020

NAME &
ADDRESSB168 B168 1/2 B16H
GOULD AVE L.A. 90046
PARIS SHICK

LAWN SERVICE	FULL	YES	NO	
MOW, EDGE, AND CLEAN	WEEKLY	<input type="checkbox"/>	OTHER	<input type="checkbox"/>
GARDEN SERVICE	7			450
PRUNE AND TRIM				
CLEAN-UP				
FERTILIZER				
SEED & TOPPING				
PLANTS & COLOR				
IRRIGATION SPRINKLERS				
PLANTER WORK				
SPRAY				
TOTAL				450 -

GARDENER

De Rosas Garden Service
(818) 277-4509
(818) 916-0584

STAR GARDEN SUPPLY, INC.

here
 154:
 CIVI
 365 DISPOSAL & RECYCLING INC
 11153 TUXFORD ST
 SUN VALLEY CA 91352
 818-356-1732
 Terminal ID: *****745
 1/17/20 11:44 AM
 AMERICAN EXPRESS - INSERT
 AID: A000000025010801
 ACCT #: *****2001
 CREDIT SALE
 UID: 001729590556 REF #: 8584
 BATCH #: 348 AUTH #: 822087
 AMOUNT \$80.00
 APPROVED
 ARQC - SE87ECF4EC007754
 CUSTOMER COPY

Trash

Gould Ave

365 DISPOSAL & RECYCLING INC
 11153 TUXFORD ST
 SUN VALLEY CA 91352
 818-356-1732
 Terminal ID: *****745
 10/27/20 2:12 PM
 AMERICAN EXPRESS - INSERT
 AID: A000000025010801
 ACCT #: *****2001
 CREDIT SALE
 UID: 030138976498 REF #: 7144
 BATCH #: 629 AUTH #: 868035
 AMOUNT \$45.00
 APPROVED

ARQC - FE3CC16B042C73C9
 CUSTOMER COPY

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365 DISPOSAL & RECYCLING INC
 11153 TUXFORD ST
 SUN VALLEY CA 91352
 818-356-1732
 Terminal ID: *****745
 6/5/20 3:07 PM
 AMERICAN EXPRESS - INSERT
 AID: A000000025010801
 ACCT #: *****2001
 CREDIT SALE
 UID: 015727038984 REF #: 6508
 BATCH #: 487 AUTH #: 840513
 AMOUNT \$65.00
 APPROVED

ARQC - 95156F74904512F0
 CUSTOMER COPY

added
 ted by

returned
 2/10/20

Business and Professions Code administered by the

365 DISPOSAL & RECYCLING INC
 11153 TUXFORD ST
 SUN VALLEY CA 91352
 818-356-1732
 Terminal ID: *****745
 6/5/20 3:07 PM
 AMERICAN EXPRESS - INSERT
 AID: A000000025010801
 ACCT #: *****2001
 CREDIT SALE
 UID: 015727038984 REF #: 6508
 BATCH #: 487 AUTH #: 840513
 AMOUNT \$65.00
 APPROVED

ARQC - 95156F74904512F0
 CUSTOMER COPY

06, 05, 2020

#65.12













Cheryl Getuiza <cheryl.getuiza@lacity.org>

Fwd: Appeal regarding recent Fees re Assessor ID No 2171013059; 21607 Dumetz Rd, Los Angeles, CA 91364 ;Part1

2 messages

Luigi Verano <juan.l.verano@lacity.org>
To: Cheryl Getuiza <cheryl.getuiza@lacity.org>

Wed, Mar 30, 2022 at 12:19 PM

Hi Cheryl,

Please see the forwarded email below.

Thanks!

----- Forwarded message -----

From: **Kathy Jalaie** <kjalaie@hotmail.com>

Date: Wed, Mar 30, 2022 at 11:51 AM

Subject: Appeal regarding recent Fees re Assessor ID No 2171013059; 21607 Dumetz Rd, Los Angeles, CA 91364 ;Part1

To: juan.l.verano@lacity.org <juan.l.verano@lacity.org>

Meeting ID: 161 586 7607 & Phone Number: 1 (669) 254 5252; APN: 2171013059; 21607 Dumetz Rd, Los Angeles, CA 91364

Dear Mr. Verano,

I am resending an email along with its contents that I had already sent to lafdbush@lacity.org. **The email confirms my participation in the Zoom hearing scheduled for April 6th, 2022 at 3:30 pm.** It also provides evidence for my appeal against invoice number BC210000209 for customer number BR4725004.

Kind regards,

Katayoon Jalaie

Property Owner: 21607 Dumetz, LA, CA 91364

Email to lafdbush@lacity.org

Subject: Appeal regarding recent Fees re Assessor ID No 2171013059; 21607 Dumetz Rd, Los Angeles, CA 91364

Dear Madam/Sir,

I received a letter dated "April 6, 2022" with an invoice for \$2,076.50 in relation to my property at [21607 Dumetz, Woodland Hills, CA 91364](#) with ASSESOR'S ID NO: 2171013059.

I also received a letter dated December 14, 2021 from "Board of Fire Commissioners President" Jimmie Woods-Gray stating that our appeal regarding a Noncompliance Inspection Fee has been "Granted".

The basis of our appeal was that the "trees removed" were not located on our property as clearly indicated in plot maps already provided for the appeal process and also that the noncompliance notices were not properly received due to a mail theft problem in our area.

Attached to the April 6th , 2022 letter was an explanation that only part of the assessed fees were waived since the "The Fire Department presented evidence that the Appellant was afforded due process with all notices being sent and posted to the property as legally required. **No mail was returned.**". The explanation further assumes that only some of the hazardous trees were not located on our property hence only part of the fees and costs were waived.

Furthermore, a hearing has been scheduled for April 6th, 2022 at 3:30 pm. All these letters and their attachments are attached to this email. The plot map indicating that the trees were not on my property was already provided for the appeal process.

i would like to kindly request that in response to this latest letter, **I wish to participate in the Appeal Hearing Scheduled for April 6th at 3:30 pm.**

Furthermore, I would like to challenge the two assumptions of the latest decision for the following reasons:

1. Notices were not properly received due to a mail theft problem in our area. **"Just because no mail was returned as claimed by the Fire Department cannot be an argument for it being received since stolen mail or stolen notices will obviously not be returned to sender"**. My mail address change happened after and as a result of all the mentioned incidents; therefore, notices and mails sent could not have been received properly by me due to the mail theft problem in Woodland Hills.
2. The plot maps and pictures already provided to the city clearly indicated that all the trees and shrubs cut by the city contractor were located outside my property line. For the sake of being complete I will resend these pictures and plot maps.

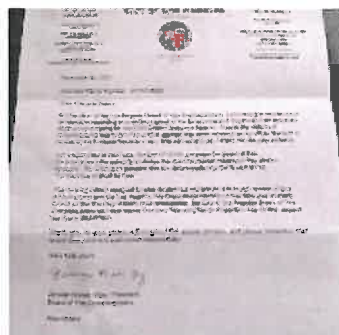
Thanking you in advance for your kind consideration.

Respectfully,

Katayoon Jalaie

(Owner: [21607 Dumetz Rd, Woodland Hills, CA 91364](#))

7 attachments



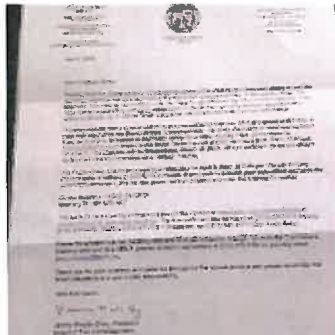
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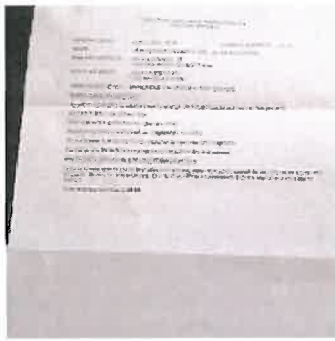


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Cheryl Getuiza <cheryl.getuiza@lacity.org>
To: Luigi Verano <juan.l.verano@lacity.org>

Wed, Mar 30, 2022 at 12:54 PM

Received, thank you.

[Quoted text hidden]

--



Cheryl Getuiza, Government Affairs Director/Acting Public Information
Director & Community Liaison Officer

Los Angeles Fire Department

213-978-3863 (desk) | 200 N. Main St., Rm.1800

Los Angeles CA 90012 | cheryl.getuiza@lacity.org | www.lafd.org



BOARD OF FIRE
COMMISSIONERS

JIMMIE WOODS-GRAY
PRESIDENT

JIMMY D. MARR, JR.
VICE PRESIDENT

CORINNE TAPIA-BASINICK
DELA BARBA
REBECCA NIMBLEGG

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COMMISSIONER EXECUTIVE ASSISTANT

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

FIRE DEPARTMENT

RALPH M. TERRAZAS
CHIEF

6262 VAN NUTE BOULEVARD, SUITE 481
VAN NUTE, CALIFORNIA 91401

(800) 994-4444
FAX: (818) 778-4911

HTTP://WWW.LAFD.ORG

BRUSH QUESTIONS: 213-978-9424
LAFD.BRUSHACTS@LACITY.ORG

December 14, 2021

Assessor Parcel Number: 2171013059

Dear Property Owner:

As President of the Los Angeles Board of Fire Commissioners, I am writing to inform you of the decision regarding your written appeal of the Noncompliance Inspection Fee assessed toward your property for the 2020 Brush Clearance Season. Due to the volume of Noncompliance Inspection Fee written appeals that were received by my office, the task of reviewing each appeal became a very time-consuming job, I thank you for your patience.

Los Angeles Municipal Code, Section 57.03.05, provides the Board of Fire Commissioners the authority to review the *Noncompliance Inspection Fee Written Appeals*. The Code also provides that the determination by the Board of Fire Commissioners shall be final.

The Hearing Officer assigned to your appeal has completed a thorough review of your written appeal and the Los Angeles Fire Department records concerning your property. Based on the Hearing Officer's recommendation, the City of Los Angeles Board of Fire Commissioners has determined that your Noncompliance Inspection Fee Written Appeal has been **GRANTED**.

Thank you for your patience throughout the appeal process, and please remember that brush clearance is a year-round responsibility.

Very truly yours,

Jimmie Woods-Gray, President
Board of Fire Commissioners

Attachment



CITY OF LOS ANGELES

INVOICE

Page 2

Customer Number	Dept.	Invoice Number	Date Printed	Date Due
BR4725004	38	BN210000498	02-14-22	04-08-21
Customer Name				Amount Due
ILKHANIZADEH SIAMACK AND JA KATAYOON				\$0.00

For any questions about this invoice, please contact: LAFD Brushaccig@lacity.org
213-978-3424

Invoice Charges

Line No.	Description	Service Date From	Service Date To	Charges/Credits
3	APPEAL FEE			\$50.00
Total Invoice Charges				\$50.00
Credit Payments Applied				\$50.00
Total Amount Due				\$0.00

If payment has already been made, please disregard this notice.

REPORT AND PROPOSED DECISION
ON ASSESSMENT HEARING FOR
2020 BRUSH CLEARANCE

HEARING DATE: November 3, 2021 13:00 PACKAGE NO: 2020175018
COUNCIL DISTRICT: FS 84
NAME: ILKHANIZADEH SIAMACK AND JALAE, KATAYOON
MAILING ADDRESS: 187 FLEURANCE ST
LAGUNA NIGUEL CA 92677 USA
SITUS ADDRESS: 21607 DUMETZ RD
LOS ANGELES 91364
ASSESSOR'S ID NO: 2171013059 / INVOICE NO: BC210000209
ASSESSMENT: \$4,153.00

Cost of Clearance	Administrative Fee	Total Assessment Amount
\$2,850.00	\$1,303.00	\$4,153.00

SUBSTANCE OF PROTEST

Appellant did not receive notices and the trees that were cut she believed were City trees because City cut them every year.

DEPARTMENT INFORMATION

The Department issued an F-1308 Notice of Noncompliance on: August 6, 2020.

There was no record of an F-1307 Cleared-By-Owner Inspection Report on file. Therefore, a Second Notice of Noncompliance was issued on September 17, 2020.

A work order was prepared and the property was posted on October 8, 2020.

The property was subsequently contracted to a City Contractor and work was completed on October 22, 2020.

Photographs are on file showing the condition of the property before, during and after clearance.

PROPOSED DECISION AND RECOMMENDATION

The proposed assessment fee against property 217013059 is confirmed in part and denied in part from the amount set forth in the initial notice. The Fire Department presented evidence that the Appellant was afforded due process with all notices being sent and posted to the property as legally required. No mail was returned.

The Fire Department and contractor provided photographs that depicted the hazardous conditions that existed at the time of the clearance. The assessment is for the cost of the brush clearance as bid by a City's vendor and the administrative fee for processing and inspections. The brush clearance fee is reduced and the administrative fee reduced to \$651.50. The Appellant was able to prove that she changed the mailing address due to wide mail theft in this area. Appellant also explained that certain trees that were cut, she believed were City trees because the City cut them every year. The assessment is reduced.

Total assessment due is **\$2,076.50**

JIMMIE WOODS-GRAY
PRESIDENT
JIMMY M. HARA, M.D.
VICE PRESIDENT
CORINNE TAMIA BABCOCK
DELIA HARRA
REBECCA NUNBURG
LETICIA GOMEZ
COMMISSION EXECUTIVE ASSISTANT II



ERIC GARCETTI
MAYOR

200 NORTH MAIN STREET
ROOM 1800
LOS ANGELES, CA 90012
(213) 978-3800
FAX: (213) 978-3815
[HTTP://WWW.LAFD.ORG](http://www.lafd.org)

April 6, 2022

Dear Property Owner:

The Board of Fire Commissioners concluded its portion of the **2020 Brush Clearance Appeals** process and ~~it has~~ approved the attached copy of the report and proposed decision of the hearing officer. The approved report will be transmitted to the City Clerk for placement on the City Council's calendar. If you have questions regarding your **2020** inspections or notices you may have received, please email to: lafdbrush@lacity.org or call the Brush Clearance Unit at (800) 994-4444 for more information.

You may submit newly discovered or additional evidence that was **NOT** presented at the time of your hearing before the Board of Fire Commissioners. All newly discovered or additional evidence must be in writing, addressed to the Public Safety Committee, c/o City Clerk, and emailed to: lafdbrush@lacity.org or mailed to the Brush Clearance Unit at 6262 Van Nuys Blvd., #451, Van Nuys, CA 91401. The deadline will be **Wednesday, March 30, 2022**. All new evidence will be considered by the Public Safety Committee via a "virtual" meeting.

The Public Safety Committee meeting is scheduled for **April 6, 2022, at 3:30 pm**. We will be using Zoom in order to adhere to COVID-19 protocols. If you wish to present your submitted appeal to the committee members, dial into the phone number provided and enter the meeting ID number:

Phone Number: 1 (669) 254 5252
Meeting ID: 161 586 7607

The audio for this meeting is broadcast live on the internet at www.lacity.org/government/follow-meetings/council-committee-meetings. The live audio can also be heard at: (213) 621-CITY (Metro), (818) 904-9450 (Valley), (310) 471-CITY (Westside), and (310) 547-CITY (San Pedro Area).

Please be advised that the meeting date and time are subject to change. To verify the Committee's meeting date and time **ONLY**, please contact Luigi Verano at (213) 978-1082 or you may email juan.l.verano@lacity.org.

Thank you for your courtesy and patience throughout the appeal process and please remember that brush clearance is a year-round responsibility.

Very truly yours,

Jimmie Woods-Grey, President
Board of Fire Commissioners

Line No.	Description	Service Date From	Service Date To	Charges/Credits
1	2020 Brush Clearance Contracting Fees: Adjustment Due to 2020 Appeal Partially Granted			\$1,425.00
2	2020 Brush Clearance Administrative Fees: Adjustment Due to 2020 Appeal Partially Granted			\$651.50
Total Invoice Charges				\$2,076.50
Credit Payments Applied				\$0.00
Total Amount Due				\$2,076.50

If payment has already been made, please disregard this notice.

APN: 2171013059
LOCATION OF PROPERTY: 21607 DUMETZ RD LOS ANGELES CA 91354
INITIAL NONCOMPLIANCE NOTICE: 08/06/2020
SECOND NONCOMPLIANCE NOTICE: 09/17/2020
CLEARANCE BY CONTRACTOR: 10/22/2020
BRUSH CLEARANCE ORDINANCE #: 172449
L.A.M.C. SECTION: 57.322.2

Web payment available at <https://repay.laid.org>
The APN and Invoice Number are required to make payments on the website
Billing Questions Call: (213) 978-3424 - Phone Hours: 8:00 a.m. to 2:00 p.m. - Email: laid.brushacctg@lacity.org

UNPAID INVOICE WILL RESULT IN THE FILING OF SPECIAL ASSESSMENT AGAINST YOUR PROPERTY WITH THE LOS ANGELES COUNTY ASSESSOR'S OFFICE, AND POSSIBLE LEGAL ACTION BY THE LOS ANGELES CITY ATTORNEY'S OFFICE. A \$35 NSF FEE WILL BE ASSESSED ON ALL RETURNED ITEMS.

PAYMENTS VIA AN ELECTRONIC CARD (CREDIT/DEBIT) ARE SUBJECT TO A NON-REFUNDABLE 2.70% SERVICE FEE COLLECTED AND

INVOICE



CITY OF LOS ANGELES



Please write Invoice Number on check or money order.
DO NOT MAIL CASH
Bill To:

ILKHANIZADEH SIAMACK AND JA KATAYOON
21607 DUMETZ RD
WOODLAND HILLS CA 91364

Return this portion with your payment.

Customer Number	Dept.	Invoice Number	Date Printed
BR4725004	38	BC210000209	02-28-22
Customer Name			Date Due
ILKHANIZADEH SIAMACK AND JA KATAYOON			04-17-21
Amount Due		Amount Enclosed	
\$2,076.50		\$	

Please make checks payable to: CITY OF LOS ANGELES, FIRE DEPT

Remit To:

CITY OF LOS ANGELES TREASURER
PO BOX 102595
PASADENA CA 91189-2595

102595 38 BC210000209 0000000000207650

CITY OF LOS ANGELES

INVOICE

Page 1

Customer Number	Dept	Invoice Number	Date Printed	Date Due
BR4725004	38	BN210000490	02-14-22	04-08-21
Customer Name				Amount Due
ILKHANZADEH SIAMAK AND JA KATAYOON				\$0.00

For any questions about this invoice please contact LAFD Bnshaccig@lacity.org
213-878-3424

Invoice Charges

Line No.	Description	Service Date From	Service Date To	Charges/Credits
1	2020 Brush Clearance Re-Inspection Noncompliance Fee Adjustment due to GRANTED APPEAL			\$0.00
2	50% Penalty-REMOVED PENALTY FEE DUE TO APPEAL			\$0.00

APN	2171013059
LOCATION OF PROPERTY	21607 DUMETZ RD LOS ANGELES CA 91364
NOTAL NONCOMPLIANCE NOTICE	08/08/2020
SECOND NONCOMPLIANCE NOTICE	09/17/2020
BRUSH CLEARANCE ORDINANCE #	170876
L.A.M.C. SECTION	57 104 12 1

Web payment available at <https://epay.lafd.org>
The APN and Invoice Number are required to make payments on the website
Billing Questions Call (213) 978-3424 - Phone Hours: 8:00 a.m. to 2:00 p.m. - Email: lafd.brushaccig@lacity.org

IF PAYMENT IS NOT RECEIVED BY THE DUE DATE YOU WILL BE ASSESSED AN ADDITIONAL PENALTY FEE EQUIVALENT TO 50% OF ORIGINAL NON-COMPLIANCE FEE AND FILING OF A SPECIAL ASSESSMENT AGAINST YOUR PROPERTY WITH THE LOS ANGELES COUNTY ASSESSOR'S OFFICE AND POSSIBLE LEGAL ACTION BY THE LOS ANGELES CITY ATTORNEY'S OFFICE. A \$35 NSF FEE WILL BE ASSESSED ON ALL RETURNED ITEMS

Return this portion with your payment.

INVOICE

CITY OF LOS ANGELES

Customer Number	Dept.	Invoice Number	Date Printed
BR4725004	38	BN210000496	02-14-22
Customer Name			Date Due
ILKHANIZADEH SIAMACK AND JA KATAYOON			04-08-21
Amount Due		Amount Enclosed	
\$0.00		\$	

Please write Invoice Number on check or money order.
DO NOT MAIL CASH

844 To

Please make checks payable to: CITY OF LOS ANGELES, FIRE DEPT

Remit To:

ILKHANIZADEH SIAMACK AND JA KATAYOON
21607 DUMETZ RD
WOODLAND HILLS CA 91364

CITY OF LOS ANGELES TREASURER
PO BOX 102595
PASADENA CA 91189-2595

102595 38 BN210000496 000000000000000000 7

2020 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 1, 2021 08:00 COUNCIL DISTRICT: FS 84
NAME: ILKHANIZADEH, SIAMACK AND JALAE, KATAYOON
MAILING ADDRESS: 187 FLEURANCE ST
LAGUNA NIGUEL CA 92677 USA
SITUS ADDRESS: 21607 DUMETZ RD
LOS ANGELES 91364
ASSESSOR'S ID NO: 2171013059 / INVOICE NO: BN210000496

SUBSTANCE OF PROTEST

Appellant claimed that certain brush and trees that were cleared were not on her property.

DEPARTMENT INFORMATION

First Inspection performed on: May 24, 2020.

Second Inspection performed on: September 10, 2020.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$516.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

Appellant was able to prove that certain brush and trees that were cleared by the City were not on her property. Based on this evidence, the Hearing Officer recommends that the noncompliance fee be waived.

Total assessment due is **\$0.00**



Cheryl Getuiza <cheryl.getuiza@lacity.org>

Fwd: Appeal regarding recent Fees re Assessor ID No 2171013059; 21607 Dumetz Rd, Los Angeles, CA 91364; part 2

2 messages

Luigi Verano <juan.l.verano@lacity.org>
To: Cheryl Getuiza <cheryl.getuiza@lacity.org>

Wed, Mar 30, 2022 at 12:20 PM

Hi Cheryl,

Please see the forwarded email below.

Thanks!

----- Forwarded message -----

From: **Kathy Jalaie** <kjalaie@hotmail.com>
Date: Wed, Mar 30, 2022 at 11:51 AM
Subject: Appeal regarding recent Fees re Assessor ID No 2171013059; 21607 Dumetz Rd, Los Angeles, CA 91364; part 2
To: juan.l.verano@lacity.org <juan.l.verano@lacity.org>

From: Kathy Jalaie <kjalaie@hotmail.com>
Sent: Monday, March 28, 2022 12:11 PM
To: Zabela Kharbertyan <zabela.kharbertyan@lacity.org>; lafdbbrush@lacity.org <lafdbbrush@lacity.org>
Subject: Appeal regarding recent Fees re Assessor ID No 2171013059; 21607 Dumetz Rd, Los Angeles, CA 91364; part 2

Subject: Fw: Brush Clearance Fee & Non-Compliance Appeal for APN 2171-013-059

Subject: Fw: Brush Clearance Fee & Non-Compliance Appeal for APN 2171-013-059

Dear Madam/Sir,

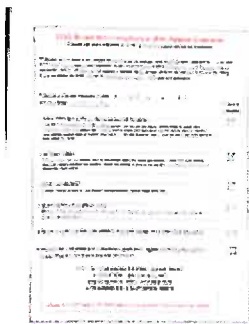
As part of my appeal and in preparation for the hearing on April 6th, 2022, I am resubmitting all the evidence including, but not limited to maps indicating that "all the trees cut by the city contractor" were outside of my property boundary.

Many thanks,
Katayoon Jalaie

Owner: 21607 Dumetz Rd, Woodland Hills, CA 91364 (APN 2171-013-059)

15 attachments

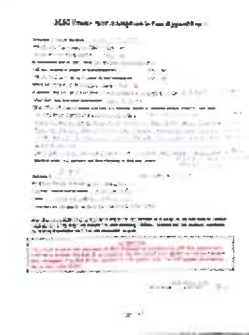
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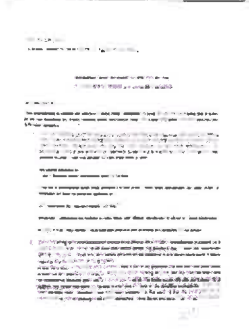
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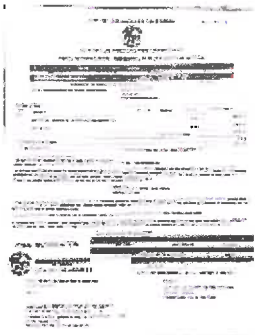
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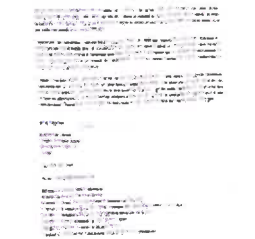
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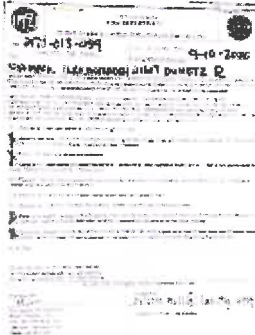
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Cheryl Getuiza <cheryl.getuiza@lacity.org>
To: Luigi Verano <juan.l.verano@lacity.org>

Wed, Mar 30, 2022 at 12:54 PM

Received, thank you.
[Quoted text hidden]



Cheryl Getuiza, Government Affairs Director/Acting Public Information
Director & Community Liaison Officer
Los Angeles Fire Department
213-978-3863 (desk) | 200 N. Main St., Rm.1800
Los Angeles CA 90012 | cheryl.getuiza@lacity.org | www.lafd.org



2020 Brush Noncompliance (BN) Appeal Checklist

Please use this checklist to make sure your appeal packet is complete.

PLEASE NOTE this is for Brush Noncompliance appeal only **NOT** Brush Clearance). If you own more than one property and received Brush Noncompliance (BN) Invoices for each Assessor Parcel Number (APN), please submit separate appeal form, appeal processing fee and appeal supporting documentation for each Brush Noncompliance Invoice / APN you are appealing.

Assessor Parcel Number (APN): 2 1 7 1 - 0 1 3 - 0 5 9

Invoice BN#: 210000496

Check if
Completed

1. **ENCLOSED \$50 APPEAL PROCESSING FEE PAYMENT**

The appeal processing fee is **Non-Refundable**. You can pay by check, money order or credit card. If paying by credit card please call 213-978-3424 to make your payment over the phone before submitting your appeal packet and for further instructions. ****NOTE: APPEAL WILL NOT BE PROCESSED WITHOUT \$50 APPEAL FEE****



2. **APPEAL FORM**

Please make sure the appeal form is completely filled out, dated and signed. Check that your mailing address, email address and phone number are legible to ensure we are able to contact you if we require additional information.



3. **COPY OF INVOICE**

Please include a copy of your Brush Noncompliance Invoice (starts with "BN")



4. **SUPPORTING DOCUMENTATION**

Please include any paperwork that will support your appeal case (pictures, landscape bills, statement, emails, narrative, other).



5. **MAKE A COPY OF THE DOCUMENTS YOU ARE SUBMITTING FOR YOUR RECORDS**



6. **Please mail completed Non Compliance appeal form, appeal processing fee payment, supporting documentation and this checklist to:**



CITY OF LOS ANGELES FIRE DEPARTMENT
ATTENTION: BRUSH BILLING
200 N. MAIN STREET ROOM #1620
LOS ANGELES, CALIFORNIA 90012

(Please DO NOT mail to PO BOX address to avoid delay in processing your appeal)

2020 BRUSH CLEARANCE APPEAL FORM

Return to: Brush Clearance Unit
6262 Van Nuys Boulevard, Suite # 451
Van Nuys, California 91401

Please be informed, **ONLY** legal owner(s) or authorized representative (Owner's written permission) can appeal.

Name KATAYOON JALAI

All appeal correspondence from the LAFD regarding your appeal will be mailed to the address printed on your invoice. If you would like to include an additional mailing address to be used by the LAFD for appeal correspondence please list them here:

187 FLEURANCE ST,
LAGUNA NIGUEL CA 92677

Phone Number 310 227 2665

Phone Number _____

Email KJALAI@HOTMAIL.COM

Reason for appeal DID NOT RECIEVE ALL NOTICES AND INVOICE
WORKS PERFORMED BY CITY CONTRACTOR WAS NOT ON
MY PROPERTY COVER LETTER, PICTURES, AND MAPS AT

Assessor I. D. Number(s): 2171 - 013-059

Jal

Legal Owner Signature

MAY 25TH, 2021

Date

Exhibit E4



The fence
approximately
represents our
property line.



We go to great
pains to
maintain ground
cover on
both sides
of the fence
since it's
a hillside
property

2020 Brush Non-compliance Fee Appeal Form

Assessor's Parcel Number: 2171-013-059

Did you own this property in 2020? ☒ Yes No

Do you still own this property? ☒ Yes No

If purchased and/or sold, what was the date of purchase/sale? _____

Did you receive a Notice of Noncompliance? ☒ Yes No

Did you receive a Second Notice of Noncompliance? Yes ☒ No

Were the hazards on the property cleared? ☒ Yes No

If cleared, did you clear it yourself, or hire somebody to complete the work? I HIRED SOMEONE

What date was the work completed? 16-10-2020

What other information would you like the Hearing Officer to consider before deciding your case?

(You may attach additional sheets if you wish to do so.) "AN EXPLANATION SHEET IS ALSO ATT

FIRST AND FOREMOST I DIDN'T RECIEVE ALL THE NOTICES
AND I ONLY RECIEVED THE "FINAL NOTIFICATION" WHICH INCLUDED A
\$0% PENALTY ON 5/10/2021. PRIOR TO THAT I DID NOT RECIEVE A
NOTIFICATION.

AFTER THE INITIAL NOTICE I HAD ALL DEAD TREES AND DEBTS
REMOVED FROM WITHIN MY
PROPERTY LINE.

I declare under the penalty that the foregoing is true and correct.

Signature JAL Date MAY 25TH, 2021

Print Your Name KATAYOUN JALALIE

Daytime Telephone Number 310 227 2665

Email: KJALALIE@HOTMAIL.COM

If you are not the owner, what is your relationship to the owner? _____

Any documentation you can provide such as photos or a copy of an invoice for brush clearance work may be helpful to the Hearing Officer. Please do not submit originals, as these materials will not be returned to you.

ATTENTION:

You must submit the payment of \$50.00 appeal processing fee with this appeal form. Failure to submit the \$50.00 processing fee will cause your appeal not be processed and reviewed. The \$50.00 fee applies for one parcel only. The \$50 appeal processing fee is Non-refundable.

DEPARTMENTAL USE ONLY		
RECEIVED DATE:	LOGGED DATE:	<input type="checkbox"/> PAID

Date: My 25th, 2021

To: Brush Clearance Unit & City of Los Angeles "Brush Billing"

Explanation Letter for Appeal for APN 2171-013-059
on Invoice BN# 210000496 and Invoice #BC210000209

Dear Madam/Sir,

I am requesting an appeal for invoice number BN# 210000496 (Exhibit A) and also BC210000209 (Exhibit B) for my property at 21607 Dumetz Road, Woodland Hills, CA 91364 with APN 2171-013-059 for the following reasons:

1. I am not receiving all of the notices and invoices from the Brush Clearance Unit and Brush Billing Unit. I only received a Non-Compliance notice on or around 9-10-2020 and then no further notices were received. Furthermore, the only bill I ever received was the "Final Notification..." on 05/21/2021 and it was printed on 5/10/2021 while it was due 4/8/2021 and it included a 50% penalty clause. I did not receive any bill ever prior to that.

My home address is:

21607 Dumetz Road, Woodland Hills CA 91364.

Due to a continuous mail theft problem in our area I have been requesting the post office to forward my mail to another address at:

187 Fleurance St, Laguna Niguel, CA 92677.

However, I received no notices or bills other than those mentioned at either of those addresses.

A copy of the only notice I received and the only bill received are included in this letter.

2. Upon receiving the non-compliance notice on or around 09-10-2020 I immediately arranged for a contractor to clear all the dead trees and debris within my property line. I paid the contractor \$950 for the work. I have included recent pictures of my property to this letter along with a layout marking the boundaries of my property.

A few days later a city contractor cut the trees outside my property line and also the dead trees in front of my neighbor's property. There is a fence marking my property line and the trees that my contractor cleared were within my property while the trees cut by the city contractor were outside the fence marking my property and also in front of my neighbor's property. It was not until recently that I realized I had also been charged for the work of the city contractor for an amount of \$4,153 according to bill # BC210000209. I only found out about that bill when I inquired



2020 Brush Clearance (BC) Appeal Checklist

Please use this checklist to make sure your appeal packet is complete.

PLEASE NOTE this is for Brush Clearance appeal only (NOT Brush Noncompliance).

If you own more than one property and received Brush Clearance (BC) Invoices for each Assessor Parcel Number (APN), please submit separate appeal form and appeal supporting documentation for each Brush Clearance Invoice / APN you are appealing.

Assessor Parcel Number (APN): 2 1 7 1 - 0 1 3 - 0 5 9

Invoice BC#: 210000209

Check if
Completed

1. **APPEAL FORM**

Please make sure the appeal form is completely filled out, dated and signed. Check that your mailing address, email address and phone number are legible to ensure we are able to contact you if we require additional information.



2. **COPY OF INVOICE**

Please include a copy of your Brush Clearance Invoice (starts with "BC")



3. **SUPPORTING DOCUMENTATION**

Please include any paperwork that will support your appeal case (pictures, landscape bills, statement, emails, narrative, other).



4. **MAKE A COPY OF THE DOCUMENTS YOU ARE SUBMITTING FOR YOUR RECORDS**



5. **Please mail completed BC appeal form, supporting documentation and this checklist to:**



**BRUSH CLEARANCE UNIT
6262 VAN NUYS BOULEVARD, SUITE #451
VAN NUYS, CALIFORNIA 91401**

(Please DO NOT mail to PO BOX address to avoid delay in processing your appeal)

Exhibit E3



The neighbor's
property starts
at the end
of the fence



Some of the
trees
cut by
city were
in front
of neighbor
property



CITY OF LOS ANGELES

EXHIBIT 8

INVOICE

Page 1

Customer Number	Dept.	Invoice Number	Date Printed	Date Due
BR4725004	38	BC210000209	05-24-21	04-17-21
Customer Name				Amount Due
ILKHANIZADEH SIAMACK AND JA KATAYOON				\$4,153.00

For any questions about this invoice, please contact: BRUSH BILLING UNIT
213-978-3424
lsfd.brushacctg@lacity.org

Invoice Charges

Line No.	Description	Service Date From	Service Date To	Charges/Credits
1	2020 Brush Clearance Contracting Fees:			\$2,850.00
2	2020 Brush Clearance Administrative Fees:			\$1,303.00
Total Invoice Charges				\$4,153.00
Credit Payments Applied				\$0.00
Total Amount Due				\$4,153.00

If payment has already been made, please disregard this notice.

APN: 2171013050
LOCATION OF PROPERTY: 21007 DUMETZ RD LOS ANGELES CA 91364
INITIAL NONCOMPLIANCE NOTICE: 08/08/2020
SECOND NONCOMPLIANCE NOTICE: 09/17/2020
CLEARANCE BY CONTRACTOR: 10/22/2020
BRUSH CLEARANCE ORDINANCE #: 172449
L.A.M.C. SECTION: 57.322.2

Web payment available at <https://epay.lasd.org>

The APN and Invoice Number are required to make payments on the website

Billing Questions Call: (213) 978-3424 - Phone Hours: 8:00 a.m. to 2:00 p.m. - Email: lsfd.brushacctg@lacity.org

UNPAID INVOICE WILL RESULT IN THE FILING OF SPECIAL ASSESSMENT AGAINST YOUR PROPERTY WITH THE LOS ANGELES COUNTY ASSESSOR'S OFFICE, AND POSSIBLE LEGAL ACTION BY THE LOS ANGELES CITY ATTORNEY'S OFFICE. A \$35 NSF FEE WILL BE ASSESSED ON ALL RETURNED ITEMS.

PAYMENTS VIA AN ELECTRONIC CARD (CREDIT/DEBIT) ARE SUBJECT TO A NON-REFUNDABLE 2.70% SERVICE FEE COLLECTED AND PROCESSED AS A SEPARATE TRANSACTION BY OUR THIRD PARTY PAYMENT PROCESSOR, ELAVON INC. RATE SUBJECT TO CHANGE BASED ON CREDIT/DEBIT INTERCHANGE RATES.

INVOICE



CITY OF LOS ANGELES



Return this portion with your payment.

Customer Number	Dept.	Invoice Number	Date Printed
BR4725004	38	BC210000209	05-24-21
Customer Name			Date Due
ILKHANIZADEH SIAMACK AND JA KATAYOON			04-17-21
Amount Due		Amount Enclosed	
\$4,153.00		\$	

Bill To:

Remit To:

ILKHANIZADEH SIAMACK AND JA KATAYOON
21007 DUMETZ RD
WOODLAND HILLS CA 91364

CITY OF LOS ANGELES TREASURER
PO BOX 102595
PASADENA CA 91189-2595

102595 38 BC210000209 0000000000415300 9

Exhibit E 1



The fence approx.
represents
the property
line.



The trees
cut by the
city contractor
were outside
of the
property line

CITY OF LOS ANGELES CALIFORNIA

EXHIBIT A



CITY OF LOS ANGELES, FIRE DEPARTMENT
FINAL NOTIFICATION - REFERRAL FOR COLLECTION ACTION

Customer Number	Invoice Number	Date Printed	Due Date
BR4725004	BN210000496	5/10/2021	4/8/2021
Customer Name			Amount Due
ILKHANIZADEH SIAMACK AND JA KATAYOON			\$774.00

For any questions about this invoice, please contact:

BRUSH BILLING UNIT
 213-978-3424
 lafd.brushacctg@lacity.org

Invoice Charges

Line No.	Description	No. Units	Measure	Unit Price	Charges/Credits
1	2020 Brush Clearance Re-Inspection Noncompliance Fee:			\$0.00	\$516.00
2	50% Penalty			\$0.00	\$258.00
Total Invoice Charges					\$774.00
Credit Payments Applied					\$0.00
Total Amount Due					\$774.00

If payment has already been made, please disregard this notice.

Web payment available at <https://epay.lafd.org>

The APN and Invoice Number are required to make payments on the website.

Billing Questions Call: (213) 978-3424 - Phone Hours: 8:00 a.m. to 2:00 p.m. - Email: lafd.brushacctg@lacity.org

City Records indicate that you have failed to pay outstanding fees. Since you have not responded to previous notifications from the City and you have been made aware of the consequences, we can now proceed with the legal remedies available to the City to satisfy the outstanding charge(s). The remedies may include, but are not limited to: (1) forwarding your account to a private collection agency that may report the debt to credit bureaus; (2) referring the matter to the Los Angeles Office of the City Attorney for appropriate action; and, (3) filing a legal action seeking entry of a civil judgment against you, which may result in the following actions:

- Property Lien
- Garnishing Wages or Attaching Bank Accounts
- Additional Court Action

In order to avoid the above actions and additional costs, you must immediately satisfy this matter by paying the amount due specified below. Your payment must be received within 10 days. Failure to remit the amount demanded may, without further warning, subject you to the accrual of applicable penalty and interest, in addition to collection fees up to 39% of the total due to recover collection costs.

Your payment should be payable in full to the City of Los Angeles. Include your permit number/invoice number on the check. **DO NOT SEND CASH.**

PAYMENTS VIA AN ELECTRONIC CARD (CREDIT/DEBIT) ARE SUBJECT TO A NON-REFUNDABLE 2.70% SERVICE FEE COLLECTED AND PROCESSED AS A SEPARATE TRANSACTION BY OUR THIRD PARTY PAYMENT PROCESSOR, ELAVON INC. RATE SUBJECT TO CHANGE BASED ON CREDIT/DEBIT INTERCHANGE RATES.

Return bottom portion with your payment.

FINAL NOTIFICATION

BN210000496

CITY OF LOS ANGELES

Customer Number	Invoice Number	Date Printed
BR4725004	BN210000496	5/10/2021
Customer Name		Date Due
ILKHANIZADEH SIAMACK AND JA KATAYOON		4/8/2021
Amount Due		Amount Enclosed
\$774.00		\$

Please make checks payable to: CITY OF LOS ANGELES, FIRE DEPT

Please write Invoice Number on check or money order.

DO NOT MAIL CASH

Bill To:

Remit To:

CITY OF LOS ANGELES TREASURER
 PO BOX 102595
 PASADENA CA 91189-2595



*****ALL FOR AADC 913 8
 ILKHANIZADEH SIAMACK AND JA KATAYOON 1225
 21607 DUMETZ RD
 WOODLAND HILLS CA 91364-4339

about the non-compliance bill on May 24th, 2021. As usual I did not receive the said brush clearance bill until May 24th, 2021 by email. I have included a copy of Invoice BC210000209 also attached to this letter. The Brush Clearance Appeal Form is also being sent after its due date since we only received it on May 24th, 2021.

Therefore, in summary I would kindly request that city officials repeal the amounts charged on invoices BN210000496 and BC210000209 for customer BR4725004 on the grounds that notices and bills were not properly received and that the trees in question were outside of my property line. I also suspect that on invoice BC210000209 I may have been charged for work performed in front of my neighbor's property.

These charges which amount in total to (\$774+\$4,253) \$4,927 will cause me great financial hardship as I am trying to raise my two young daughters while I am also out of work due to the COVID 19 situation. As the pictures in the exhibits display, I go to great lengths to maintain my property, particularly as it is a hillside property that can be prone to landslide if vegetation is not maintained. Therefore, I once again kindly request the city to repeal or revise these charges.

Kind regards,



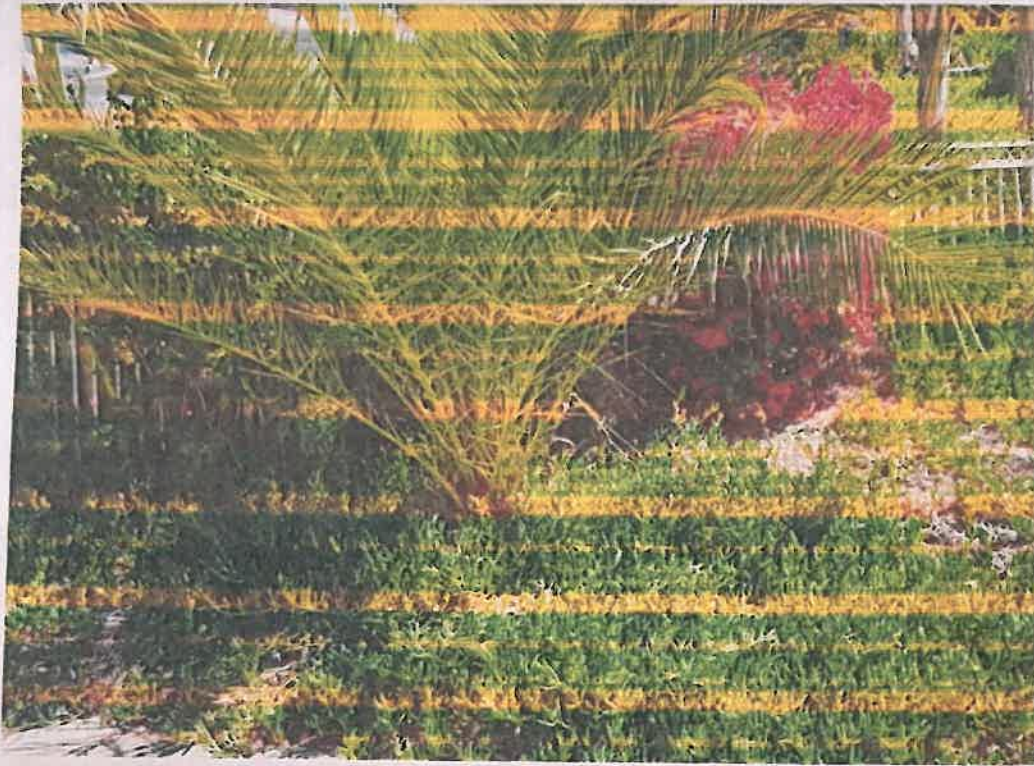
Katayoon Jalale
21607 Dumetz Road,
Woodland Hills, CA
91364

Tel: 310 227 2665

Email: kjalale@hotmail.com

- Exhibit A: Invoice BN210000496
- Exhibit B: Invoice BC210000209
- Exhibit C: Brush Non-Compliance Appeal Fee Receipt
- Exhibit D: Property Map for 21607 Dumetz Rd, Woodland Hills, CA 91364
- Exhibit E: Property Pictures highlighting location of trees
- Exhibit F: Non-Compliance Fee Appeal Form
- Exhibit G: Brush Clearance Appeal Form
- Exhibit H: Only Notice Received regarding Non-Compliance

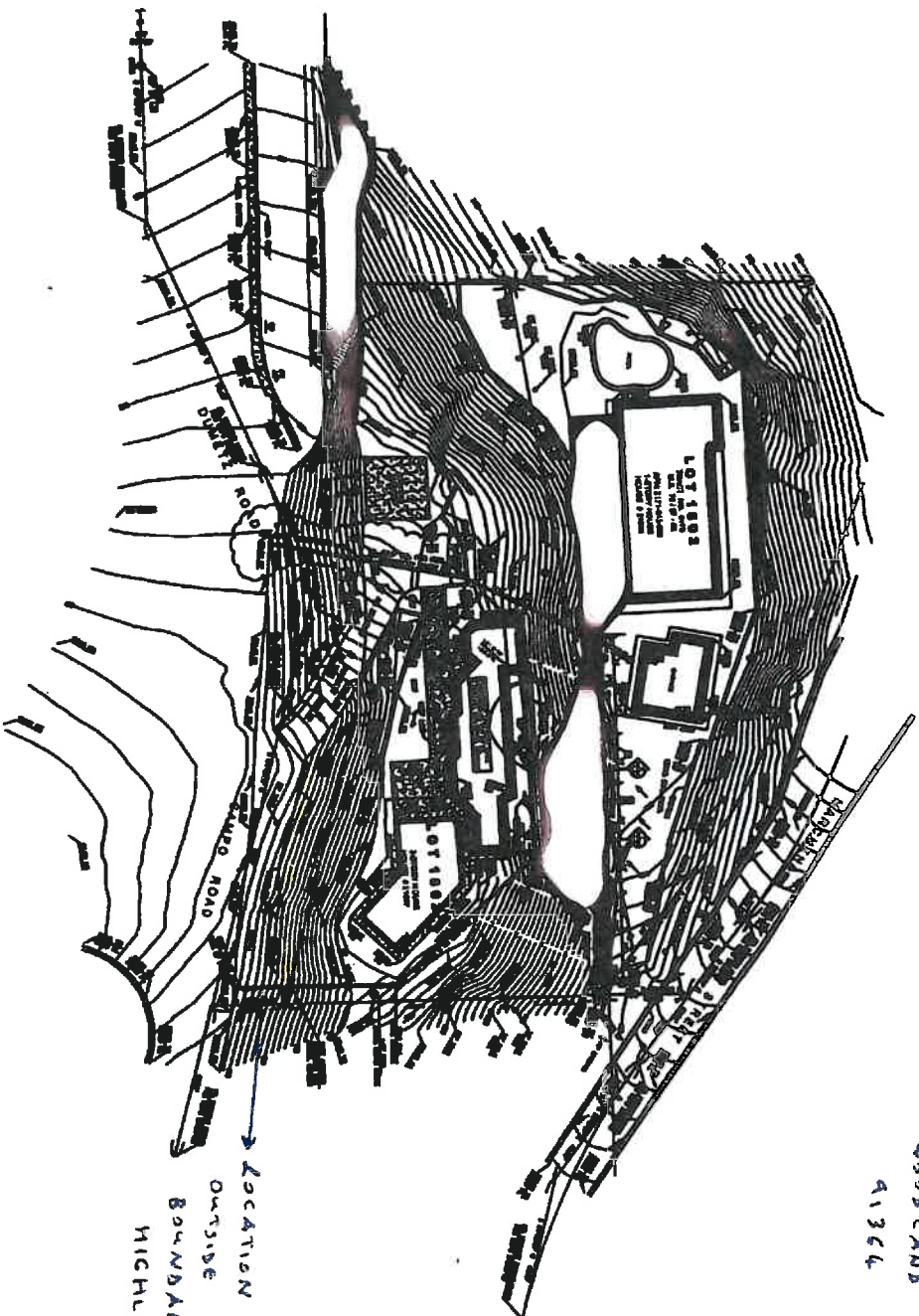
Exhibit E2



Tree cut by
city contract

EXHIBIT D:

21653 DUNETTE RD,
WOODLAND HILLS CA
91364



→ LOCATION OF TREE
OUTSIDE PROPERTY
BOUNDARY WHICH IS
HIGHLIGHTED

9/22/2015 REVISION

EXHIBIT C

Order Confirmation

FEE RECEIPT

LA FIRE MOTO BRUSH <noreply@elavon.com>

Mon 2021-05-24 8:53 PM

To: S_ILKHANI@HOTMAIL.COM <S_ILKHANI@HOTMAIL.COM>

\$51.35 USD

Your payment has been approved

Profile Name	BRUSH MOTO 3726
Transaction Type	SALE
Payment	VISA 41*****6015
Transaction ID	240521E3C-9BED071D-D9CF-4DD8-8739-23545DBFD7AE
Approval Code	24894C
Approval Message	APPROVAL
Transaction Date/Time	05/24/2021 01:52:56 PM
Amount	\$50.00 USD
Service Fee Profile Name	BRUSH MOTO FEE
Service Fee Transaction ID	240521E3C-FDAA61BA-C81E-47AE-8AD5-D2DC2B4B74E8
Service Fee Approval Code	24130C
Service Fee Transaction Date/Time	05/24/2021 01:52:55 PM
Invoice Number	BN210000496
APN	2171013059
B2201	50.00
Service Fee	\$1.35 USD
Total of all charges and fees	\$51.35 USD

Total \$51.35 USD

Please remember that this transaction includes a non-refundable Service Fee charged by Elavon that will appear on your credit or debit card statement as "Elavon-Service Fee".

All Service Fee inquiries should be directed to: Elavon 7300 Chapman Hwy Knoxville, TN 37920 800-725-1243 custsvc@elavon.com

Terms and Conditions

These Elavon payment terms and conditions apply to your payment to the biller and processed by Elavon, a third party payment processor engaged by the biller to process credit and debit card bill payments. Elavon charges you a non-refundable service fee for any payments processed by Elavon to make bill payments to the biller. The service fee is in



EXHIBIT H

City of Los Angeles
FIRE DEPARTMENT

F-335A (Rev. 8/2017)



NOTICE TO ABATE A PUBLIC NUISANCE AND FIRE HAZARD

APN:

2171-013-059

(Map Book - Page - Parcel)

DATE OF INSPECTION:

9-10-2026

TO:

SIAMACK ILKHANIZADEH 21607 DUMETZ R

You are hereby directed to abate all of the below checked Public Nuisances on your property which have been deemed Fire Hazards due to being located within 200 feet of structures, whether those structures are on your property or adjoining properties, and within 10 feet of any combustible fences or any roadways/driveways used for vehicular travel. A reinspection will be made for full compliance.

FAILURE TO COMPLY FORTHWITH WILL RESULT IN REMOVAL AND ELIMINATION BY THE CITY, OR ITS CONTRACTORS, OF ALL THE HAZARDS CHECKED BELOW. YOU WILL BE BILLED FOR THE COST OF THE WORK PLUS AN ADMINISTRATIVE PROCESSING FEE. UPON CITY COUNCIL CONFIRMATION AND RECORDATION OF THAT ORDER, A LIEN MAY BE ATTACHED TO THE ABOVE PARCEL TO BE COLLECTED ON THE NEXT REGULAR TAX BILL IN A MANNER SET FORTH IN THE LOS ANGELES MUNICIPAL CODE (L.A.M.C. SECTION 57.322).

- ☐ 1. Maintain all weeds and grasses at a maximum height of 3 inches.
- ☒ 2. Maintain the lower 1/3rd of trees and shrubs by removing all leafy foliage, twigs, and branches up to a maximum of 6 feet from the ground (i.e., any tree 18 feet or higher requires only 6 feet of clearance).
- ☒ 3. Remove all dead trees, shrubs and vegetation.
- ☒ 4. Maintain all weeds/grasses at a maximum height of 3 inches and all other vegetation located within 10 feet of any combustible fence or any roadway/driveway used for vehicular travel.
- ☐ 5. Maintain 5 feet of vertical clearance between roof surfaces and portions of overhanging trees and shrubs (i.e., any overhanging foliage must be at least 5 feet above the roof).
- ☐ 6. Remove any portion of a tree or shrub within 10-foot radius of a chimney outlet.
- ☐ 7. Maintain the roofs of all structures free of leaves, needles, twigs and other combustible matter.
- ☒ 8. Remove all dead/dry undergrowth and material within trees and shrubs. See comment section for further guidance to determine if your landscape vegetation requires additional clearance. Comments will indicate additional items required.
- ☒ 9. Once brush clearance is conducted, remove and safely dispose of all cut or bagged vegetation, all dead trees, and all debris (including combustible rubbish and trash). In lieu of disposal, cut vegetation may be machine processed, chipped, and spread on site.
- ☐ 10. Other: _____

To view the status of your parcel: vms3.lafd.org
To view brush clearance info visit: lafd.org/brush
To verify your property lines visit: zimas.lacity.org

By order of the Los Angeles City Fire Department Fire Chief

Fire Inspector:

HILL

Contact Info:

celeste.hill@lacity.org

Los Angeles Fire Department
Brush Clearance Unit
6262 Van Nuys Blvd. #451
Van Nuys, California 91401
Phone: 800-994-4444

Kristin M. Crowley, Fire Marshal



Cheryl Getuiza <cheryl.getuiza@lacity.org>

Fwd: 4245 Don Alanis Place - APN #5031-009-001

1 message

Luigi Verano <juan.l.verano@lacity.org>
To: Cheryl Getuiza <cheryl.getuiza@lacity.org>

Wed, Mar 30, 2022 at 7:11 AM

Hi Cheryl,

Please see the forwarded email below.

Thanks!

----- Forwarded message -----

From: **Melissa Tirsch** <melissa@ridgategateescrow.com>
Date: Tue, Mar 29, 2022 at 7:05 PM
Subject: **4245 Don Alanis Place - APN #5031-009-001**
To: <lafdrbrush@lacity.org>, <juan.l.verano@lacity.org>
Cc: kevinhkang <kevinhkang@gmail.com>, D K <davidheekang@gmail.com>

I am inquiring about a Non-Compliance and Brush Removal invoice my client, David Kang, is being charged for. According to Invoice #BC210000428, dated 2/28/2022, an Initial Noncompliance Notice was issued 6/15/2020, at which time the owner of record was Audrey H. Morrissey and Ivan Peter Dudynsky. Furthermore, this invoice says a Second Noncompliance Notice was issued on 9/15/2020, which is the day after David Kang acquired title, so I have to assume your records still reflected the owner of record to be Audrey H. Morrissey and Ivan Peter Dudynsky. If the prior owner was in noncompliance and the Notices went to them, why would you arbitrarily change the invoice to be the responsibility of the new owner, who did not own the property at the time of inspections and had no knowledge of these Notices? A Report of Residential Property Records was ordered and received 7/23/2020 (attached hereto) and there is **NO** "Warning" noted. Normally, the following verbiage would be noted on a 9a/Report of Residential Property Records: **WARNING – THIS PARCEL HAS BEEN SERVED WITH A NOTICE TO REMOVE BRUSH, WEEDS OR DEBRIS. THE WORK MAY HAVE BEEN OR MAY BE PERFORMED BY CITY FORCES (OR BY CONTRACT WITH THE CITY). IF SO, THE COST WILL BE A LIEN ON THIS PROPERTY AND WILL APPEAR ON YOUR FUTURE TAX BILL.** In addition, the Written Appeals Letter states "The Fire Inspector made all appearances, mailed and **posted** all notices as legally required, giving the Appellant due process". According to my client there was nothing posted anywhere on the property. I am attaching the following documentation for your reference:

Clear Report of Residential Property Records issued 7/23/2020

Grant Deed reflecting David Kang acquired title to subject property on 9/14/2020

There is a virtual hearing scheduled for April 6, 2022, at 3:30 pm. Please take this information into consideration. If you need any additional information or documentation, please let me know.

Melissa Tirsch

Escrow Officer

RIDGEGATE ESCROW

24025 Park Sorrento, Suite 470

Calabasas, CA 91302

818.444-4376

melissa@ridgegateescrow.com

www.ridgegateescrow.com



****Beware! If you receive an email containing WIRE INSTRUCTIONS, call your escrow officer immediately to verify the information prior to sending funds.****

Confidentiality Notice: The information contained in this electronic e-mail and any accompanying attachment(s) is intended only for the use of the intended recipient and is non-public in nature and may be confidential and/or privileged. If any reader of this communication is not the intended recipient, unauthorized use, disclosure, dissemination or copying is strictly prohibited, and may be unlawful. If you have received this communication in error, please immediately notify the sender by return e-mail, and delete the original message and all copies from your system and promptly destroy any copies made of this electronic message. Thank you.

2 attachments

 **9a Don Alanis.pdf**
475K

 **Deeds - Don Alanis.pdf**
232K

City of Los Angeles REPORT OF RESIDENTIAL PROPERTY RECORDS

I. MAIL-TO AND CONTACT INFORMATION

Company	COMMERCE ESCROW	Phone	(213) 484-0855
Contact-Title	ANDREW SOLIS	E-mail	ASOLIS@COMESCROW.COM
Address	1055 WILSHIRE BLVD., STE 1000	Escrow No.	20-84522-DB
City, State, Zip	LOS ANGELES, CA 90017	Return Method	EMAIL
Country	US		

II. ASSESSOR, ADDRESS, AND LEGAL DESCRIPTION OF PROPERTY TO BE SOLD

A. INFORMATION PROVIDED BY APPLICANT

ASSESSOR NUMBER	Book No.		Page No.	Parcel No.
	5031		009	001
ADDRESS(ES)	Bulding No.	Unit No.	Property Description	No. of Units
4245 DON ALANIS PL				
COMMUNITY NAME	90008			
LEGAL DESCRIPTION OF PROPERTY TO BE SOLD				
Tract	Block		Lot	Arb
17452				

B. INFORMATION OBTAINED THROUGH RESEARCH CONDUCTED BY CITY STAFF

ASSESSOR NUMBER	Book No.		Page No.	Parcel No.
	5031		009	001
ADDRESS(ES)	Building No.	Unit No.	Property Description	No. of Units
4245 W DON ALANIS PL			SINGLE FAMILY DWELLING	1
COMMUNITY NAME				
LEGAL DESCRIPTION OF PROPERTY TO BE SOLD				
Tract	Block		Lot	Arb
TR 17452			17	
Year(s) Built	1958-1			

III. IMPORTANT NOTES

- A. L.A.M.C Section 151.00 requires all owners whose rental units are subject to the Rent Stabilization Ordinance to register their rental units with the Rent Stabilization Division. No landlord shall demand or accept rent until such registration has been obtained. Contact the division at (866) 552-7368.
- B. L.A.M.C Section 96.300 requires owner or owner's agent to deliver this report to the buyer prior to the close of escrow or prior to sale or exchange of property.
- C. The information provided in this report relates only to the specific items listed. It is only a search of those official records. No field inspection was performed.
- D. This report does not cover any other items regarding the property such as illegal additions, improper construction, illegal uses, other liens, or existing corrective orders against the property. A complete inspection and report by the Los Angeles Department of Building and Safety (LADBS) on the property can be obtained through LADBS' "Building Inspection Service" which is available for a fee. For information call (213) 473-3231.
- E. Report is valid for six months from the date of issuance. However, the items reported on may change any time after the research or report search date.
- F. The City does not certify, guarantee, or warrant that the property in question necessarily satisfies all present or future requirements of the L.A.M.C. nor does the City assume any liability for errors or omissions in the furnishing of any information required to be provided in this report.

*****PART 1 OF 2 PARTS - REPORT OF SUPERINTENDENT OF BUILDING*****

IV. ZONING CLASSIFICATION AND AUTHORIZED OCCUPANCY AND USE

A. ZONING CLASSIFICATION AND PARCEL INFORMATION *For zoning information, call 213-482-6881*

1. Classification for Parcel:	R1-1
2. Parcel Information:	
INFORMATION GROUPS	GEOGRAPHICAL INDICATOR OF DOCUMENT NUMBER
Geographical Indicators	VHFHSZ (FD);YES (HG);YES (LAN)
Building & Safety	ORD-129279 (ORD);ORD-171681 (ORD);ORD-171682 (ORD);ORD-162128 (ORD);ORD-102246 (ORD);ZI-2462 MODIFICATIONS TO SF ZONES AND SF ZONE HILLSIDE AREA REGULATIONS (ZI);ZI-1231 SOUTH LOS ANGELES ALCOHOL SALES (ZI)
City Planning	CPC-1983-506-SP (CPC);CPC-1990-346-CA (CPC);CPC-4923 (CPC);CPC-2006-5567-CPU (CPC);CPC-1983-506 (CPC)
Redevelopment/Historical	
Miscellaneous	



RPR: I00188515
Receipt: 202019800151

Status: Completed
Group ID: 202019800151

Date Issued: 07/23/2020

B. AUTHORIZED OCCUPANCY AND USE

For occupancy and use information, call 213-482-6777

Authorized Occupancy and Use are based on the Building Permits and Certificates of Occupancy (C/O) of Records in LADBS. Any difference between this authorized use and the current use may indicate illegal use or conversion. A zero in the "No. of Records Found" box indicates that search of Department files has failed to reveal building permits or Certificates of Occupancy pertaining to the authorized occupancy and use for the requested property being sold. Please contact the Department of Building and Safety if additional information is required.

Struct. No.	Address	Building Description	Parking Structure	No. of Units	Records Found	C/O Attached
1	4245 W DON ALANIS PL	SINGLE FAMILY DWELLING	ATTACHED CARPORT	1	2	1
Additional Occupancy & Use Information:						

Note	If applicable, the estimated amount of Pending Assessments shown on LADBS records, resulting from the Superintendent of Building awarding a contract to repair, demolish, or secure buildings or structures or to clean premises, is listed under Part2, V. "Liens and Assessment".
------	---

Superintendent of Building's Report Authorized for Release By Suneeta Atyam Date Completed 07/23/2020

*****PART 2 OF 2 PARTS - REPORTS OF CITY ENGINEER*****
[This report does not include items collected on County Property Tax Bills]

V. SEWER AND LIEN AND ASSESSMENT INFORMATION

A. SEWER INFORMATION

For sewer information, call (213) 482-7483 or (213) 482-7479.

Vacant Lot	NO	Sewer Permit	PERMIT ISSUED
Comments			



RPR: I00188515
Receipt: 202019800151

Status: Completed
Group ID: 202019800151

Date Issued: 07/23/2020

B. LIENS AND ASSESSMENT

For liens and assessment information, call (213) 482-7483 or (213) 482-7479.

DESCRIPTION OF CITY ENGINEER'S SPECIAL ASSESSMENT RECORDS REPORT

In accordance with Sec. 96.304(b) of the Los Angeles Municipal Code, being Ordinance No 144942, the report of the City Engineer includes a search of the following

1. Pending Special Assessment Liens for Public Improvements under State Law or City Ordinances for which an Ordinance of Intention has been adopted.
2. Existing liens of Record or Special Assessment Liens for Public Improvements under State Law or City Ordinance as shown City Engineer Records.
3. Notices of Record issued by the Department of Public Works under Chapter 22, Part 3, Division 7, of the Streets and Highways Code.
4. Notices to complete adjacent public improvements issued by the Department of Public Works under Chapter 27, Part 3, Division 7, of the Streets and Highways Code.
5. Notices of Record received by the Department of Public Works from the Fire Department requesting Brush or Weed Abatement.
6. Pending assessments for Weed Abatement performed or proposed to be performed under City Ordinance.
7. Referrals received from Los Angeles County Health Department requesting weed or debris abatement.
8. Applications for Essential Public Utilities assessment pursuant to Chapter 8, Division 6, Los Angeles Administrative Code.
9. Contracts awarded by Department of Building and Safety, to repair, demolish, or secure buildings or structures or to clean premises.

THIS PROPERTY IS CLEARED OF ALL ITEMS LISTED ABOVE IN "DESCRIPTION OF CITY ENGINEER'S SPECIAL ASSESSMENT RECORDS REPORT".

RESIDENTIAL PROPERTY REPORT VIA THE INTERNET!

Please visit our website at
<https://www.ladbsservices2.lacity.org/OnlineServices/> to:

- >Submit applications for Residential Property Reports
- >Check the status of a Report in progress
- >Obtain a copy of a completed Report
- >Research parcel information
- >Obtain refund information and forms



City of Los Angeles - Department of Building and Safety
REPORT OF RESIDENTIAL PROPERTY RECORDS DECLARATIONS ATTACHMENT

(Per Sec. 22.12, 22.13 L.A.M.C., refunds are not granted for a report where ANY work has been done on the report.)

PROJECT ADDRESS 4245 W DON ALANIS PL	ASSESSOR'S ID 5031-009-001
---	-------------------------------

Description of property being sold: ☐ 1-Family Dwelling ☐ 2-Family Dwelling ☐ Apartment ☐ Condo ☐ Vacant Lot ☐ Other

The Owner must complete item B in Section I for all reports. If the owner cannot complete all declarations under item A of Section I, the Buyer must complete Section "II. Buyer's Declaration". Check only one box under each number.

I. OWNER'S DECLARATION:

I, as owner, declare under penalty of perjury that the following statements are true and correct for the residential building for which this report is sought.

A. The following device(s) and/or material have been or will be installed as indicated below.

1) **Water conservation devices**

- a) ☒ Have been installed.
 b) ☐ Will be installed in compliance with Section 122.03 Los Angeles Municipal Code (L.A.M.C.).
 c) ☐ DWP Waiver.

****Water Conservation Certificate of Compliance, as specified in L.A.M.C. Section 122.03, must be filed prior to the close of escrow with the Department of Water and Power (LADWP). A Certificate of Compliance form may be obtained by calling LADWP at (800) 544-4498.****

2) **Security Lighting and Locks**

- a) ☒ Have been installed.
 b) ☐ Will be installed in compliance with Section 91.8607 L.A.M.C.
 c) ☐ The Security Lights and Locks Ordinance does not apply since no apartment building (3 or more units) is currently present on the property for which this report is being sought.

3) **Seismic Gas Shut-Off Valves (SGSOV) or Excess Flow Shut-Off Valve (EFSOV)**

- a) ☒ Have been installed.
 b) ☐ Will be installed in compliance with Section 94.1217 L.A.M.C.
 c) ☐ The Gas Shut-off Valves Ordinance does not apply since no gas fuel lines are provided for any building on the property for which this report is being sought.

4) **Metal bars, grills, grates, security roll-down shutters, and similar devices installed over emergency escape windows in sleeping rooms.**

- a) ☐ Have been installed.
 b) ☐ Will be installed in accordance with Section 91.1029 L.A.M.C.
 c) ☒ Are not installed.

5) **Smoke and Carbon Monoxide Detectors**

- a) ☒ Have been installed.
 b) ☐ Will be installed in compliance with Section 91.8603 L.A.M.C.; Section 91.420.6.2.3 L.A.M.C.

6) **Impact Glazing/Approved Film for sliding glass panels of sliding-type doors**

- a) ☒ Have been installed.
 b) ☐ Will be installed in compliance with Section 91.6101; Section 96.302 L.A.M.C.
 c) ☐ The Impact Hazard Glazing Ordinance does not apply.

Further, I (owner) certify that smoke detectors in compliance with Section 91.8603 L.A.M.C. and carbon monoxide detectors in compliance with Section 91.420.6.2.3 L.A.M.C. and impact glazing/approved film for sliding glass panels of sliding-type doors in compliance with Section 91.6101; Section 96.302 L.A.M.C. will be installed prior to entering into an agreement of sale or contracting for an exchange of said residential property, or, where an escrow agreement has been executed in connection therewith, prior to close of escrow, and that within 10 days after installation, I will so advise the Department of Building and Safety in writing to Residential Property Records, c/o Cashier, 201 N. Figueroa St., 4th Floor, Los Angeles, CA 90012-4869.

- B. 1) ☒ The property for which this report is being sought is one acre or less in size.
 2) ☐ The property for which this report is being sought exceeds one acre in size and I have inspected the property for the existence of protected trees. (For the purpose of this declaration the definition of "protected trees" set forth in L.A.M.C. Section 46.01 shall apply.) The number of protected trees identified as located on this property is _____ (If none, write "0").

I authorize the Department of Building and Safety to verify this information by entry upon the subject property. I understand that a fee, as specified in L.A.M.C Section 98.0412(a), shall be collected by the Department of Building and Safety for any inspection required to verify this declaration.

Signature of Owner _____ Print Name AUDREY MORRISSEY Date _____

3.65B
CITY OF LOS ANGELES

APPLICATION TO CONSTRUCT NEW BUILDING AND FOR CERTIFICATE OF OCCUPANCY

DEPT. OF BUILDING AND SAFETY

LOT 17	BLK.	TRACT 17452	DIST. MAP 7948
FOR ADDRESS 4245 Don Alanis Pl		APPROVED IB	ZONE R-1
2. BETWEEN CROSS STREETS Don Arellano Dr. AND Term			FIRE DIST.
3. PURPOSE OF BUILDING Dwelling & Attached Carport			INSIDE
4. OWNER Howard Waymire		PHONE VE 80824	KEY
5. OWNER'S ADDRESS 3225 Proven Lane		P.O. ZONE	COR. LOT REV. COM. LOT SIZE
6. CERT. ARCH. Raymond Kappe		STATE LICENSE C 1632 PHONE GR 26910	Irreg
7. LIC. ENGR. Lawrence Breinen		STATE LICENSE AX 25158 PHONE	REAR ALLEY SIDE ALLEY BLDG. LINE
8. CONTRACTOR Owner		STATE LICENSE PHONE	Kills
9. CONTRACTOR'S ADDRESS		P.O. ZONE	AFFIDAVITS
0. SIZE OF NEW BLDG. 126 x 20	STORIES 1	HEIGHT 14'	NO. OF EXISTING BUILDINGS ON LOT AND USE none
BLDG. AREA 2720			
1. MATERIAL EXT. WALLS: <input checked="" type="checkbox"/> WOOD <input type="checkbox"/> METAL <input type="checkbox"/> CONC. BLOCK <input type="checkbox"/> ROOF <input type="checkbox"/> STUCCO <input type="checkbox"/> BRICK <input type="checkbox"/> CONCRETE <input type="checkbox"/> WOOD <input type="checkbox"/> STEEL <input type="checkbox"/> ROOFING <input type="checkbox"/> CONC. <input type="checkbox"/> OTHER compo			SPRINKLERS REQ'D. SPECIFIED
1 4245 Don Alanis Pl			DISTRICT OFFICE L.A.
VALIDATION LA79880		JUN-20-57 35771 CASHIER'S USE ONLY C - 2 CS 30.00	
FE V	GROUP R	MAX. OCC.	UG-14-57 46734 B - 1 CK 67.00
OF O. SUED SPECTOR		UG-14-57 46735 B - 2 CK 10.00	
P.C. \$30.00		S.P.C. 10.00	B.P. 67.00
J.F.		O.S.	C/O
2. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING. \$4,000 22,000.00			DWELL. UNITS
VALUATION APPROVED <i>Johnson</i>			PARKING SPACES
APPLICATION CHECKED <i>A.M. Lewis</i>			GUEST ROOMS
PLANS CHECKED <i>Johnson</i>			FILE WITH
CORRECTIONS VERIFIED <i>Johnson</i>			CONT. INSP.
PLANS APPROVED <i>Johnson</i>			filled grd 1000
APPLICATION APPROVED <i>Johnson</i>			grading

PUBLIC SEWER AVAILABLE

I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State California relating to workmen's compensation insurance.

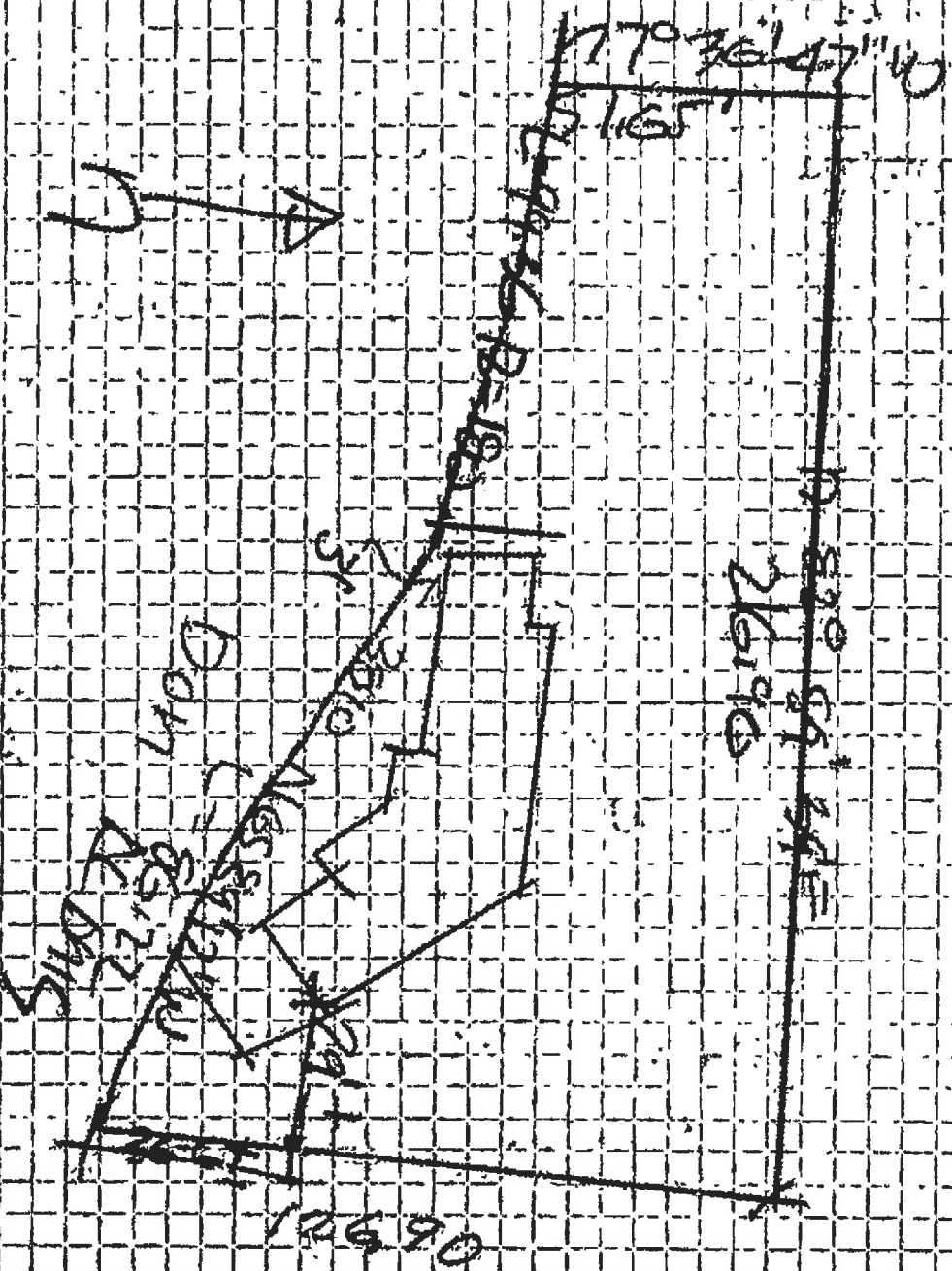
A Sheldon Cairns
SIGNED

This Form When Properly Validated is a Permit to Do Work Described.
Approved for driveways

ON PLOT PLAN SHOW ALL BUILDINGS ON LOT AND USE OF EACH.

Occupancy will not be permitted until approved private sewage disposal facilities or sewer connection authorized by the Board of Public Works is ready for use.

of
H. F. 17
Madden



Form B-95a

CITY OF LOS ANGELES
Certificate of Occupancy

NOTE: Any change of use or occupancy must be approved by the Department of Building and Safety.

Issued

Address of
Building

February 25, 1959
4245 Don Alanis Place
LA 79880/57

Permit No.
and Year

This certifies that, so far as ascertained by or made known to the undersigned, the building at above address complies with the applicable requirements of the Municipal Code, as follows: Ch. 1, as to permitted uses; Ch. 9, Arts. 1, 3, 4, and 5; and with applicable requirements of State Housing Act,—for following occupancies:

1 story, type V, 126' x 20' dwelling
and attached carport. R-1 occupancy

G. E. MORRIS,
Superintendent of Building



By _____
A. E. Hewitt jr

1245 W Don Alanis Pl


 Permit #:
 Plan Check #:
 Event Code:

02016 - 30000 - 16594

Printed: 08/28/02 12:07 PM

 Bldg-Alter/Repair
 1 or 2 Family Dwelling
 Plan Check at Counter
 No Submit Plan Check

 City of Los Angeles - Department of Building and Safety
**APPLICATION FOR BUILDING PERMIT
 AND CERTIFICATE OF OCCUPANCY**

Last Status: Ready to Issue

Status Date: 08/28/2002

TRACT	BLOCK	LOT(s)	ARB	MAP REF #	PARCEL ID # (PIN)	2. BOOK/PAGE/PARCEL
R 17452		17		M B 481-28/31	114B181 299	5031 - 009 - 001

PARCEL INFORMATION
 IAS Branch Office - LA
 Council District - 8
 Community Plan Area - West Adams - Baldwin Park - L
 Census Tract - 2364.000
 District Map - 114B181
 Energy Zone - 8
 Hillside Grading Area - YES
 Earthquake-Induced Landslide Area - YES
 Near Source Zone Distance - 0.3
 Thomas Brothers Map Grid - 673-D3

ONE(S): R1-1 /

4. DOCUMENTS
 ZI - ZI-1231
 ZI - ZI-1802
 SPA - South Central Alcohol Sales
 ORD - ORD-162128
 ORD - ORD-171682
 CPC - CPC-1983-506-SP
 CPC - CPC-4923
5. CHECKLIST ITEMS
 Combine Elec - Wrk. per 91.107.2.1.1.1
 Combine Plumbg - Wrk. per 91.107.2.1.1.1
6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION
 Owner(s):
 Brodsky, Barbara E And 4245 Don Alanis Pl LOS ANGELES CA 90008
 Tenant:
 Applicant: (Relationship: Owner-Bldr)
 - Owner-Builder
7. EXISTING USE**PROPOSED USE**
 (01) Dwelling - Single Family
 (07) Carport
8. DESCRIPTION OF WORK

Nonstructural interior remodel of existing bathroom in existing 1 story single family dwelling.

9. # Bldgs on Site & Use: 1) SFD W/ ATTACHED CARPORT**10. APPLICATION PROCESSING INFORMATION**
 BLDG. PC By: John Conti
 OK for Cashier: Felix Figueroa

 DAS PC By:
 Coord. OK:

Signature:

Date: 8/28/02

For information and/or inspection requests originating within LA County,

Call toll-free (888) LA4BUILD

Outside LA County, call (213)-977-6941. (LA4BUILD - 524-2845)

For Cashier's Use Only

W/O #: 21616594

Project Name:

PROJECT VALUATION & FEE INFORMATION Final Fee Period

Permit Valuation: \$15,060 PC Valuation:

 VAL TOTAL Bldg-Alter/Repair 386.92
 mit Fee Subtotal Bldg-Alter/Rep 227.50
 ctical 59.15
 mbing 59.15
 n Check Subtotal Bldg-Alter/Rep 0.00
 Hydrant Refuse-To-Pay
 Instrumentation 1.50
 Surcharge 6.95
 Surcharge 20.84
 nning Surcharge 6.83
 nning Surcharge Misc Fee 5.00
 mit Issuing Fee 0.00

ver Cap ID:

Total Bond(s) Due:

ATTACHMENTS
 LA Department of Buildings and Safety
 WL 10 17 024207 08/28/02 12:14PM

 BUILDING PERMIT-RES \$227.5
 ELECTRICAL PERMIT RES \$59.1
 PLUMBING PERMIT RES \$59.1
 EI RESIDENTIAL \$1.5
 ONE STOP SURCH \$6.9
 SYSTEMS DEVTY FEE \$20.8
 CITY PLANNING SURCH \$6.8
 MISCELLANEOUS \$5.0

 Total Due: \$386.9
 Check: \$386.9

02WL 81338

APPLICATION COMMENTS

In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless, the information printed exceeds that required by Section 19825 of the Health and Safety Code of the State of California.

Building Relocated From:

CONTRACTOR, ARCHITECT, & ENGINEER NAME ADDRESS

Wagner, Warren Wolff
, Owner-Builder

1337 Palms Blvd,

Venice, CA 90291

CLASS LICENSE#

C19875

PHONE#

0

PERMIT EXPIRATION

This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by the Dept. of Building & Safety (Sec. 22.12 & 22.13 LAMC).

17. OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors' State License Law for the following reason (Section 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).):

☐ I, as the owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business & Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year from completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale).

☒ I, as the owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business & Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law.)

18. WORKERS' COMPENSATION DECLARATION

I hereby affirm, under penalty of perjury, one of the following declarations:

☐ I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

☐ I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier:

Policy Number:

☒ I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

19. ASBESTOS REMOVAL DECLARATION

I certify that notification of asbestos removal is either not applicable or was sent to the AQMD or EPA as per section 19827.5 of the Health and Safety Code.

20. FINAL DECLARATION

I certify that I have read this application INCLUDING THE ABOVE DECLARATIONS and state that the above information INCLUDING THE ABOVE DECLARATIONS is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).

By signing below, I certify that:

(1) I accept all the declarations above namely the Owner-Builder Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration and Final Declaration; and

(2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: WARREN WOLFF Sign: T.B.C. Brudely Date: 8/28/02 ☒ Owner ☐ Authorized Agent

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20201099650



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

09/14/20 AT 08:00AM

Pages:
0003

FEES: 25.00

TAXES: 6,020.00

OTHER: 0.00

PAID: 6,045.00



LEADSHEET



202009140150014

00018896935



011176324

SEQ:

01

SECURE - 8:00AM



THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY:
Equity Title Company

AND WHEN RECORDED MAIL TO:

Mr. David Kang
20213 Jersey Ave
Lakewood, CA 90715

THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.: 3910120-05257
AP#: 5031-009-001

Escrow No.: 500-103994-MT

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$1182.50 CITY TRANSFER TAX \$ 4837.50

[X] computed on full value of property conveyed, or

[] computed on full value less value of liens or encumbrances remaining at time of sale.

[] Unincorporated area [X] City of Los Angeles AND

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Audrey H. Morrissey and Ivan Peter Dudynsky, Wife and Husband as Community Property with Right of Survivorship

hereby GRANT(s) to:

David Kang, a Single Man

the real property in the City of Los Angeles, County of Los Angeles, State of California, described as:
LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF
Also Known as: 4245 Don Alanis Place, Los Angeles, CA 90008-4201

Dated August 28, 2020

Audrey H. Morrissey

Ivan Peter Dudynsky

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

On Sept 3, 2020 before me,

appeared

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

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

WITNESS my hand and official seal.

Signature

(Seal)



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

EXHIBIT "A"

LOT 17 OF TRACT NO. 17452, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 481 PAGES 28 THROUGH 31 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT ALL PETROLEUM, OIL, GAS, NAPHTHA, ASPHALTUM, BREA AND OTHER HYDROCARBONS AND ALL OTHER MINERAL WITHIN OR UNDERLYING SAID LAND, WITHOUT, HOWEVER, ANY RIGHT TO RE-ENTER OR USE THE SURFACE OF SAID LAND OR ANY PORTION OF THE SUBSURFACE THEREOF TO A DEPTH OF 200 FEET FROM THE SURFACE, AS RESERVED BY DEXTRA BALDWIN DERX, BALDWIN M. BALDWIN AND RAYMOND L. KNISLEY, AS TRUSTEES, UNDER THE TRUST CREATED BY THE LAST WILL AND TESTAMENT OF ANITA M. BALDWIN, DECEASED.

*****END OF LEGAL DESCRIPTION*****

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20201715490



Pages:
0004

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

12/23/20 AT 08:00AM

FEES:	33.00
TAXES:	0.00
OTHER:	0.00
<hr/> PAID:	33.00



LEADSHEET



202012230140053

00019594531



011607409

SEQ:
01

SECURE - 8:00AM



THIS FORM IS NOT TO BE DUPLICATED

RECORDED AT REQUEST OF
EQUITY TITLE CO

WHEN RECORDED MAIL TO
DOGTOWN MODERN LLC
20213 JERSEY AVENUE
LAKEWOOD, CA. 90705

(FOR RECORDER'S USE ONLY)

QUITCLAIM DEED

(Please fill in document Title(s) on this line)

SB 2 Exemptions (choose the statement that applies):

- ☒ Exempt from fee per GC 27388.1 (a) (2); recorded concurrently "in connection with a transfer subject to the imposition of documentary transfer tax"
- ☐ Exempt from fee per GC 27388.1 (a) (2); recorded concurrently "in connection with a transfer of real property that is a residential dwelling to an owner-occupier"
- ☐ Exempt from fee per GC 27388.1 (a) (1); "fee cap of \$225 reached"
- ☐ Exempt from fee per GC 27388.1 (a) (1); "not related to real property"

RECORDING REQUESTED BY:
Equity Title Company

AND WHEN RECORDED MAIL TO:

Dogtown Modern LLC
20213 Jersey Avenue
Lakewood, CA 90705

THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.: 3910120-10107

Escrow No.:

QUITCLAIM DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$NONE CITY TRANSFER TAX \$NONE

"The grantors and grantees in this conveyance are comprised of the same parties who continue to hold the same proportionate interest in the property, R&T 11911"

[] computed on full value of property conveyed, or

[] computed on full value less value of liens or encumbrances remaining at time of sale.

[] Unincorporated area [X] City of Los Angeles AND

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

David Kang, a single man

do(es) hereby remise, release and forever quitclaim to:

Dogtown Modern LLC, a Limited Liability Company

the real property in the City of Los Angeles, County of Los Angeles, State of California, described as:
LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF

A.P. # 5031-009-001

Also Known as: 4245 Don Alanis Place, Los Angeles, CA 90008-4201

Dated November 23, 2020

David Kang

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

On December 9, 2020

before me,

Kimberly Phillips

appeared David Kang

A Notary Public personally

who proved to me on the

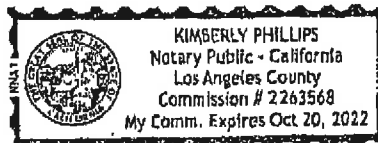
basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf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

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

WITNESS my hand and official seal.

Signature

(Seal)



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

EXHIBIT "A"

LOT 17 OF TRACT NO. 17452, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 481 PAGES 28 THROUGH 31 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT ALL PETROLEUM, OIL, GAS, NAPHTHA, ASPHALTUM, BREA AND OTHER HYDROCARBONS AND ALL OTHER MINERAL WITHIN OR UNDERLYING SAID LAND, WITHOUT, HOWEVER, ANY RIGHT TO RE-ENTER OR USE THE SURFACE OF SAID LAND OR ANY PORTION OF THE SUBSURFACE THEREOF TO A DEPTH OF 200 FEET FROM THE SURFACE, AS RESERVED BY DEXTRA BALDWIN DERX, BALDWIN M. BALDWIN AND RAYMOND L. KNISLEY, AS TRUSTEES, UNDER THE TRUST CREATED BY THE LAST WILL AND TESTAMENT OF ANITA M. BALDWIN, DECEASED.

*****END OF LEGAL DESCRIPTION*****

This page is part of your document - DO NOT DISCARD



20201715491



Pages:
0004

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

12/23/20 AT 08:00AM

FEES: 28.00

TAXES: 8,540.00

OTHER: 0.00

PAID: 8,568.00



LEADSHEET



202012230140053

00019594532



011607409

SEQ:
02

SECURE - 8:00AM



THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY:
Equity Title Company

AND WHEN RECORDED MAIL TO:

Michael Govan and Katherine Ross
444 S. Muirfield Road
Los Angeles, CA 90020

THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.: 3910120-10107

Escrow No.: 500-104209-MT

AP#: 5031-009-001

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$1,877.50

CITY TRANSFER TAX \$6,862.50

☒ computed on full value of property conveyed, or

☐ computed on full value less value of liens or encumbrances remaining at time of sale.

☐ Unincorporated area ☒ City of Los Angeles **AND**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Dogtown Modern LLC, a Limited Liability Company

hereby GRANT(s) to:

Michael Govan and Katherine Ross, Husband and Wife as Joint Tenants

the real property in the City of Los Angeles, County of Los Angeles, State of California, described as:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF

Also Known as: 4245 Don Alanis Place, Los Angeles, CA 90008-4201

DATED: December 2, 2020

Signature Page attached hereto
and made a part hereof .

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

Title Order No.: 3910120-10107

Escrow No.: 500-104209-MT

AP#: 5031-009-001

SIGNATURE PAGE

Title of Document: GRANT DEED

Date of Document: December 2, 2020

Dogtown Modern LLC, a Limited Liability Company


Hee Won Kang, Managing Member


David Hee Kang, Managing Member

ACKNOWLEDGMENT

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

On December 17, 2020

before me, Kimberly Phillips

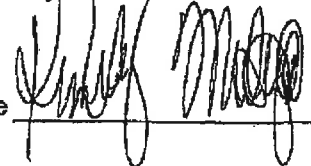
A Notary Public personally appeared

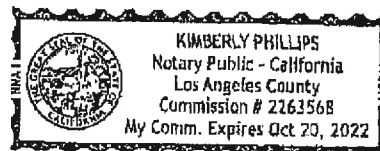
Hee Won Kang and David Hee Kang

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

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

WITNESS my hand and official seal.

Signature 



(Seal)

EXHIBIT "A"

LOT 17 OF TRACT NO. 17452, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 481 PAGES 28 THROUGH 31 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT ALL PETROLEUM, OIL, GAS, NAPHTHA, ASPHALTUM, BREA AND OTHER HYDROCARBONS AND ALL OTHER MINERAL WITHIN OR UNDERLYING SAID LAND, WITHOUT, HOWEVER, ANY RIGHT TO RE-ENTER OR USE THE SURFACE OF SAID LAND OR ANY PORTION OF THE SUBSURFACE THEREOF TO A DEPTH OF 200 FEET FROM THE SURFACE, AS RESERVED BY DEXTRA BALDWIN DERX, BALDWIN M. BALDWIN AND RAYMOND L. KNISLEY, AS TRUSTEES, UNDER THE TRUST CREATED BY THE LAST WILL AND TESTAMENT OF ANITA M. BALDWIN, DECEASED.

*****END OF LEGAL DESCRIPTION*****



Cheryl Getuiza <cheryl.getuiza@lacity.org>

Fwd: Public Safety Committee, c/o City Clerk New Additional Evidence please email me back this is received

Luigi Verano <juan.l.verano@lacity.org>
To: Cheryl Getuiza <cheryl.getuiza@lacity.org>

Tue, Mar 29, 2022 at 3:01 PM

Hello Cheryl,

I received this email. I will confirm receipt to Mr. Kang and that it has been forwarded to the appropriate party.

Thank you!

----- Forwarded message -----

From: kevinhkang <kevinhkang@gmail.com>
Date: Tue, Mar 29, 2022 at 2:55 PM
Subject: Public Safety Committee, c/o City Clerk New Additional Evidence please email me back this is received
To: <juan.l.verano@lacity.org>

Dear Mr. Verano:

I am submitting new evidence for the hearing on April 6, 2022. I have been emailing lafdbush@lacity.org but have not received a confirmation that they received my documents, is there any way you can get the documents to the right people for the virtual meeting on April 6, 2022 at 3:30 PM.

----- Forwarded message -----

From: kevinhkang <kevinhkang@gmail.com>
Date: Tue, Mar 29, 2022 at 2:51 PM
Subject: PLEASE RESPOND THAT EMAIL WAS RECEIVED Public Safety Committee, c/o City Clerk New Additional Evidence please email me back this is received
To: <lafdbush@lacity.org>

Dear Public Safety Committee c/o City Clerk:

I would like to appeal my brush clearance statement for BC210000428 at [4245 Don Alanis PI LA CA 90008](#). **I owned the property for three months from 9/14/20 to 12/23/20 and was not the owner when the inspections were performed on June 12 and August 24, 2020 and also on the 9A report dated on 7/23/20, there was no mention of a brush fire clearance notice.**

The first inspection was on June 12, 2020 notice was sent on **June 15, 2020. I did not own the property at that time**, a second inspection was complete on August 24, 2020 and I did not own the property at that time. **I did not receive both the notice and most likely the statement was not addressed to me, most likely was addressed to Ivan Peter Dudynsky, the owner at that time, he should be responsible for these fines.** The first two notices, June 15, 2020 and September 15, 2020 were addressed to previous owner Ivan Peter Dudynsky. The first inspection date was performed on June 12, 2020 and second inspection was performed on August 24, 2020. On June 12 and August 24, 2020 I did not own the property, the owner was Ivan Peter Dudynsky, the previous owner should be responsible for these fines, I became the owner on September 14, 2020. The previous owner of the property before me is Ivan Peter Dudynsky, who owned the property from June 29, 2005 to September 13, 2020 (15 years ownership), David Kang

owned the property from September 14, 2020 to December 23, 2020 (3 month ownership), and Michael Govan is the new owner from December 24, 2020 to present.

I have attached my grant deed when I bought the property, I owned the property from September 14, 2020 to December 23, 2020 and was not the owner when the first two inspections were completed. I also attached is 9A report for [4245 Don Alanis Place LA CA 90008](#) dated on 7/23/20, the report is to be valid for 6 months from date of issue and there was no warning at all regarding the brush fire notice on record. I also attached a letter from your office stating when the inspections were done on June 12, 2020 and August 24, 2020, I was not the owner at those inspection dates.

I hope the city will repeal the fine \$566 and the penalty of \$8103, due to fact I was was not the owner of the property when the first two inspections were completed, and the 9a report dated on 7/23/20 which is valid for 6 months did not show any issues on brush fire clearance notice. Attached is the 9A report and my grant deed showing ownership on 9/14/20.If you have any questions you can email me at davidheekang@gmail.com or call me at 310 955 6909.

Kindest Regards,

David Kang

5 attachments



Deeds - Don Alanis.pdf
232K



9a Don Alanis.pdf
475K



donalanisinspection.pdf
887K



brushdocumentupdate (1).pdf
53K



img-220329122414.pdf
332K

This page is part of your document - DO NOT DISCARD



20201099650



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

09/14/20 AT 08:00AM

Pages:
0003

FEES: 25.00

TAXES: 6,020.00

OTHER: 0.00

PAID: 6,045.00



LEADSHEET



202009140150014

00018896935



011176324

SEQ:

01

SECURE - 8:00AM



THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY:
Equity Title Company

AND WHEN RECORDED MAIL TO:

Mr. David Kang
20213 Jersey Ave
Lakewood, CA 90715

THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.: 3910120-05257
AP#: 5031-009-001

Escrow No.: 500-103994-MT

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) 20 44

DOCUMENTARY TRANSFER TAX is \$1182.50 CITY TRANSFER TAX \$ 4837.50

[X] computed on full value of property conveyed, or
[] computed on full value less value of liens or encumbrances remaining at time of sale.
[] Unincorporated area [X] City of Los Angeles AND

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Audrey H. Morrissey and Ivan Peter Dudynsky, Wife and Husband as Community Property with Right of Survivorship

hereby GRANT(s) to:

David Kang, a Single Man

the real property in the City of Los Angeles, County of Los Angeles, State of California, described as:
LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF
Also Known as: 4245 Don Alanis Place, Los Angeles, CA 90008-4201

Dated August 28, 2020

Audrey H. Morrissey

Ivan Peter Dudynsky

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

On Sept 3, 2020 before me,

appeared Ivan Peter Dudynsky & Audrey H. Morrissey

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

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

WITNESS my hand and official seal.

Signature K. Larsen

(Seal)



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

EXHIBIT "A"

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*****END OF LEGAL DESCRIPTION*****

This page is part of your document - DO NOT DISCARD



20201715490



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

12/23/20 AT 08:00AM

Pages:
0004

FEES:	33.00
TAXES:	0.00
OTHER:	0.00
<hr/> PAID:	33.00



LEADSHEET



202012230140053

00019594531



011607409

SEQ:
01

SECURE - 8:00AM



THIS FORM IS NOT TO BE DUPLICATED

RECORDED AT REQUEST OF
EQUITY TITLE CO

WHEN RECORDED MAIL TO
DOGTOWN MODERN LLC
20213 JERSEY AVENUE
LAKEWOOD, CA. 90705

(FOR RECORDER'S USE ONLY)

QUITCLAIM DEED

(Please fill in document Title(s) on this line)

SB 2 Exemptions (choose the statement that applies):

- ☒ Exempt from fee per GC 27388.1 (a) (2); recorded concurrently "in connection with a transfer subject to the imposition of documentary transfer tax"
- ☐ Exempt from fee per GC 27388.1 (a) (2); recorded concurrently "in connection with a transfer of real property that is a residential dwelling to an owner-occupier"
- ☐ Exempt from fee per GC 27388.1 (a) (1); "fee cap of \$225 reached"
- ☐ Exempt from fee per GC 27388.1 (a) (1); "not related to real property"

RECORDING REQUESTED BY:
Equity Title Company

AND WHEN RECORDED MAIL TO:

Dogtown Modern LLC
20213 Jersey Avenue
Lakewood, CA 90705

THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.: 3810120-10107

Escrow No.:

QUITCLAIM DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$NONE CITY TRANSFER TAX \$NONE

"The grantors and grantees in this conveyance are comprised of the same parties who continue to hold the same proportionate interest in the property, R&T 11911"

- ☐ computed on full value of property conveyed, or
☐ computed on full value less value of liens or encumbrances remaining at time of sale.
☐ Unincorporated area ☒ City of Los Angeles AND

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

David Kang, a single man

do(es) hereby remise, release and forever quitclaim to:

Dogtown Modern LLC, a Limited Liability Company

the real property in the City of Los Angeles, County of Los Angeles, State of California, described as:
LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF

A.P. # 5031-009-001

Also Known as: 4245 Don Alanis Place, Los Angeles, CA 90008-4201

Dated November 23, 2020

David Kang

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

On November 17, 2020

before me, Kimberly Phillips

appeared David Kang

A Notary Public personally
who proved to me on the

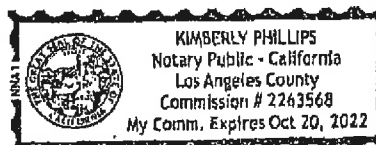
basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf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

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

WITNESS my hand and official seal.

Signature

(Seal)



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

EXHIBIT "A"

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*****END OF LEGAL DESCRIPTION*****

This page is part of your document - DO NOT DISCARD



20201715491



Pages:
0004

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

12/23/20 AT 08:00AM

FEES: 28.00

TAXES: 8,540.00

OTHER: 0.00

PAID: 8,568.00



LEADSHEET



202012230140053

00019594532



011607409

SEQ:
02

SECURE - 8:00AM



THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY:
Equity Title Company

AND WHEN RECORDED MAIL TO:

Michael Govan and Katherine Ross
444 S. Muirfield Road
Los Angeles, CA 90020

THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.: 3910120-10107

Escrow No.: 500-104209-MT

AP#: 5031-009-001

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$1,677.50
CITY TRANSFER TAX \$6,862.50

☒ computed on full value of property conveyed, or
☐ computed on full value less value of liens or encumbrances remaining at time of sale.
☐ Unincorporated area ☒ City of Los Angeles AND

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Dogtown Modern LLC, a Limited Liability Company

hereby GRANT(s) to:

Michael Govan and Katherine Ross, Husband and Wife as Joint Tenants

the real property in the City of Los Angeles, County of Los Angeles, State of California, described as:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF

Also Known as: 4245 Don Alanis Place, Los Angeles, CA 90008-4201

DATED: December 2, 2020

**Signature Page attached hereto
and made a part hereof .**

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

Title Order No.: 3910120-10107

Escrow No.: 500-104209-MT

AP#: 5031-009-001

SIGNATURE PAGE

Title of Document: GRANT DEED

Date of Document: December 2, 2020

Dogtown Modern LLC, a Limited Liability Company


Hee Won Kang, Managing Member


David Hee Kang, Managing Member

ACKNOWLEDGMENT

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

On December 17, 2020

before me, Kimberly Phillips

A Notary Public personally appeared

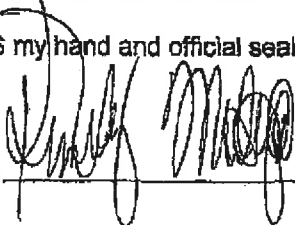
Hee Won Kang and David Hee Kang

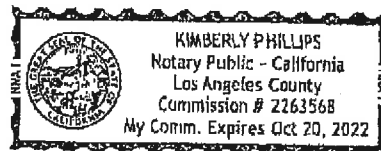
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s),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

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

WITNESS my hand and official seal.

Signature





(Seal)

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LOT 17 OF TRACT NO. 17452, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 481 PAGES 28 THROUGH 31 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

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*****END OF LEGAL DESCRIPTION*****

City of Los Angeles REPORT OF RESIDENTIAL PROPERTY RECORDS

I. MAIL-TO AND CONTACT INFORMATION

Company	COMMERCE ESCROW	Phone	(213) 484-0855
Contact-Title	ANDREW SOLIS	E-mail	ASOLIS@COMESCROW.COM
Address	1055 WILSHIRE BLVD., STE 1000	Escrow No.	20-84522-DB
City, State, Zip	LOS ANGELES, CA 90017	Return Method	EMAIL
Country	US		

II. ASSESSOR, ADDRESS, AND LEGAL DESCRIPTION OF PROPERTY TO BE SOLD

A. INFORMATION PROVIDED BY APPLICANT

ASSESSOR NUMBER	Book No.		Page No.	Parcel No.
	5031		009	001
ADDRESS(ES)	Bulding No.	Unit No.	Property Description	No. of Units
4245 DON ALANIS PL				
COMMUNITY NAME	90008			
LEGAL DESCRIPTION OF PROPERTY TO BE SOLD				
Tract	Block		Lot	Arb
17452				

B. INFORMATION OBTAINED THROUGH RESEARCH CONDUCTED BY CITY STAFF

ASSESSOR NUMBER	Book No.		Page No.	Parcel No.
	5031		009	001
ADDRESS(ES)	Building No.	Unit No.	Property Description	No. of Units
4245 W DON ALANIS PL			SINGLE FAMILY DWELLING	1
COMMUNITY NAME				
LEGAL DESCRIPTION OF PROPERTY TO BE SOLD				
Tract	Block		Lot	Arb
TR 17452			17	
Year(s) Built	1958-1			



RPR: I00188515
Receipt: 202019800151

Status: Completed
Group ID: 202019800151

Date Issued: 07/23/2020

III. IMPORTANT NOTES

- A. L.A.M.C Section 151.00 requires all owners whose rental units are subject to the Rent Stabilization Ordinance to register their rental units with the Rent Stabilization Division. No landlord shall demand or accept rent until such registration has been obtained. Contact the division at (866) 552-7368.
- B. L.A.M.C Section 96.300 requires owner or owner's agent to deliver this report to the buyer prior to the close of escrow or prior to sale or exchange of property.
- C. The information provided in this report relates only to the specific items listed. It is only a search of those official records. No field inspection was performed.
- D. This report does not cover any other items regarding the property such as illegal additions, improper construction, illegal uses, other liens, or existing corrective orders against the property. A complete inspection and report by the Los Angeles Department of Building and Safety (LADBS) on the property can be obtained through LADBS' "Building Inspection Service" which is available for a fee. For information call (213) 473-3231.
- E. Report is valid for six months from the date of issuance. However, the items reported on may change any time after the research or report search date.
- F. The City does not certify, guarantee, or warrant that the property in question necessarily satisfies all present or future requirements of the L.A.M.C. nor does the City assume any liability for errors or omissions in the furnishing of any information required to be provided in this report.

*****PART 1 OF 2 PARTS - REPORT OF SUPERINTENDENT OF BUILDING*****

IV. ZONING CLASSIFICATION AND AUTHORIZED OCCUPANCY AND USE

A. ZONING CLASSIFICATION AND PARCEL INFORMATION

For zoning information, call 213-482-6881

1. Classification for Parcel:	R1-1
2. Parcel Information:	
INFORMATION GROUPS	GEOGRAPHICAL INDICATOR OF DOCUMENT NUMBER
Geographical Indicators	VHFHSZ (FD);YES (HG);YES (LAN)
Building & Safety	ORD-129279 (ORD);ORD-171681 (ORD);ORD-171682 (ORD);ORD-162128 (ORD);ORD-102246 (ORD);ZI-2462 MODIFICATIONS TO SF ZONES AND SF ZONE HILLSIDE AREA REGULATIONS (ZI);ZI-1231 SOUTH LOS ANGELES ALCOHOL SALES (ZI)
City Planning	CPC-1983-506-SP (CPC);CPC-1990-346-CA (CPC);CPC-4923 (CPC);CPC-2006-5567-CPU (CPC);CPC-1983-506 (CPC)
Redevelopment/Historical	
Miscellaneous	



RPR: I00188515

Receipt: 202019800151

Status: Completed

Group ID: 202019800151

Date Issued: 07/23/2020

B. AUTHORIZED OCCUPANCY AND USE*For occupancy and use information, call 213-482-6777*

Authorized Occupancy and Use are based on the Building Permits and Certificates of Occupancy (C/O) of Records in LADBS. Any difference between this authorized use and the current use may indicate illegal use or conversion. A zero in the "No. of Records Found" box indicates that search of Department files has failed to reveal building permits or Certificates of Occupancy pertaining to the authorized occupancy and use for the requested property being sold. Please contact the Department of Building and Safety if additional information is required.

Struct. No.	Address	Building Description	Parking Structure	No. of Units	Records Found	C/O Attached
1	4245 W DON ALANIS PL	SINGLE FAMILY DWELLING	ATTACHED CARPORT	1	2	1
Additional Occupancy & Use Information:						

Note	If applicable, the estimated amount of Pending Assessments shown on LADBS records, resulting from the Superintendent of Building awarding a contract to repair, demolish, or secure buildings or structures or to clean premises, is listed under Part2, V. "Liens and Assessment".
------	---

Superintendent of Building's Report Authorized for Release By Suneeta Atyam Date Completed 07/23/2020

*****PART 2 OF 2 PARTS - REPORTS OF CITY ENGINEER*****

[This report does not include items collected on County Property Tax Bills]

V. SEWER AND LIEN AND ASSESSMENT INFORMATION**A. SEWER INFORMATION***For sewer information, call (213) 482-7483 or (213) 482-7479.*

Vacant Lot	NO	Sewer Permit	PERMIT ISSUED
Comments			



RPR: I00188515
Receipt: 202019800151

Status: Completed
Group ID: 202019800151

Date Issued: 07/23/2020

B. LIENS AND ASSESSMENT

For liens and assessment information, call (213) 482-7483 or (213) 482-7479.

DESCRIPTION OF CITY ENGINEER'S SPECIAL ASSESSMENT RECORDS REPORT

In accordance with Sec. 96.304(b) of the Los Angeles Municipal Code, being Ordinance No 144942, the report of the City Engineer includes a search of the following

1. Pending Special Assessment Liens for Public Improvements under State Law or City Ordinances for which an Ordinance of Intention has been adopted.
2. Existing liens of Record or Special Assessment Liens for Public Improvements under State Law or City Ordinance as shown City Engineer Records.
3. Notices of Record issued by the Department of Public Works under Chapter 22, Part 3, Division 7, of the Streets and Highways Code.
4. Notices to complete adjacent public improvements issued by the Department of Public Works under Chapter 27, Part 3, Division 7, of the Streets and Highways Code.
5. Notices of Record received by the Department of Public Works from the Fire Department requesting Brush or Weed Abatement.
6. Pending assessments for Weed Abatement performed or proposed to be performed under City Ordinance.
7. Referrals received from Los Angeles County Health Department requesting weed or debris abatement.
8. Applications for Essential Public Utilities assessment pursuant to Chapter 8, Division 6, Los Angeles Administrative Code.
9. Contracts awarded by Department of Building and Safety, to repair, demolish, or secure buildings or structures or to clean premises.

THIS PROPERTY IS CLEARED OF ALL ITEMS LISTED ABOVE IN "DESCRIPTION OF CITY ENGINEER'S SPECIAL ASSESSMENT RECORDS REPORT".

RESIDENTIAL PROPERTY REPORT VIA THE INTERNET!

Please visit our website at
<https://www.ladbsservices2.lacity.org/OnlineServices/> to:

- >Submit applications for Residential Property Reports
- >Check the status of a Report in progress
- >Obtain a copy of a completed Report
- >Research parcel information
- >Obtain refund information and forms



City of Los Angeles - Department of Building and Safety
REPORT OF RESIDENTIAL PROPERTY RECORDS DECLARATIONS ATTACHMENT

(Per Sec. 22.12, 22.13 L.A.M.C., refunds are not granted for a report where ANY work has been done on the report.)

PROJECT ADDRESS 4245 W DON ALANIS PL	ASSESSOR'S ID 5031-009-001
---	-------------------------------

Description of property being sold: ☐ 1-Family Dwelling ☐ 2-Family Dwelling ☐ Apartment ☐ Condo ☐ Vacant Lot ☐ Other

The Owner must complete item B in Section I for all reports. If the owner cannot complete all declarations under item A of Section I, the Buyer must complete Section "II. Buyer's Declaration". Check only one box under each number.

I. OWNER'S DECLARATION:

I, as owner, declare under penalty of perjury that the following statements are true and correct for the residential building for which this report is sought.

A. The following device(s) and/or material have been or will be installed as indicated below.

1) Water conservation devices

- a) ☒ Have been installed.
 b) ☐ Will be installed in compliance with Section 122.03 Los Angeles Municipal Code (L.A.M.C.).
 c) ☐ DWP Waiver.

****Water Conservation Certificate of Compliance, as specified in L.A.M.C. Section 122.03, must be filed prior to the close of escrow with the Department of Water and Power (LADWP). A Certificate of Compliance form may be obtained by calling LADWP at (800) 544-4498.****

2) Security Lighting and Locks

- a) ☒ Have been installed.
 b) ☐ Will be installed in compliance with Section 91.8607 L.A.M.C.
 c) ☐ The Security Lights and Locks Ordinance does not apply since no apartment building (3 or more units) is currently present on the property for which this report is being sought.

3) Seismic Gas Shut-Off Valves (SGSOV) or Excess Flow Shut-Off Valve (EFSOV)

- a) ☒ Have been installed.
 b) ☐ Will be installed in compliance with Section 94.1217 L.A.M.C.
 c) ☐ The Gas Shut-off Valves Ordinance does not apply since no gas fuel lines are provided for any building on the property for which this report is being sought.

4) Metal bars, grills, grates, security roll-down shutters, and similar devices installed over emergency escape windows in sleeping rooms.

- a) ☐ Have been installed.
 b) ☐ Will be installed in accordance with Section 91.1029 L.A.M.C.
 c) ☒ Are not installed.

5) Smoke and Carbon Monoxide Detectors

- a) ☒ Have been installed.
 b) ☐ Will be installed in compliance with Section 91.8603 L.A.M.C.; Section 91.420.6.2.3 L.A.M.C.

6) Impact Glazing/Approved Film for sliding glass panels of sliding-type doors

- a) ☒ Have been installed.
 b) ☐ Will be installed in compliance with Section 91.6101; Section 96.302 L.A.M.C.
 c) ☐ The Impact Hazard Glazing Ordinance does not apply.

Further, I (owner) certify that smoke detectors in compliance with Section 91.8603 L.A.M.C. and carbon monoxide detectors in compliance with Section 91.420.6.2.3 L.A.M.C. and impact glazing/approved film for sliding glass panels of sliding-type doors in compliance with Section 91.6101; Section 96.302 L.A.M.C. will be installed prior to entering into an agreement of sale or contracting for an exchange of said residential property, or, where an escrow agreement has been executed in connection therewith, prior to close of escrow, and that within 10 days after installation, I will so advise the Department of Building and Safety in writing to Residential Property Records, c/o Cashier, 201 N. Figueroa St., 4th Floor, Los Angeles, CA 90012-4869.

- B. 1) ☒ The property for which this report is being sought is one acre or less in size.
 2) ☐ The property for which this report is being sought exceeds one acre in size and I have inspected the property for the existence of protected trees. (For the purpose of this declaration the definition of "protected trees" set forth in L.A.M.C. Section 46.01 shall apply.) The number of protected trees identified as located on this property is _____ (If none, write "0").

I authorize the Department of Building and Safety to verify this information by entry upon the subject property. I understand that a fee, as specified in L.A.M.C. Section 98.0412(a), shall be collected by the Department of Building and Safety for any inspection required to verify this declaration.

Signature of Owner _____ Print Name AUDREY MORRISSEY Date _____

365B
CITY OF LOS ANGELES

APPLICATION TO CONSTRUCT NEW BUILDING AND FOR CERTIFICATE OF OCCUPANCY

DEPT. OF BUILDING AND SAFETY

LOT

17

BLK.

TRACT

17452

DIST. MAP

7948

FOR ADDRESS

4245 Don Alanis Pl

APPROVED

IB

ZONE

R-1

2. BETWEEN CROSS STREETS

Don Arellano Dr.

AND

Term

FIRE DIST.

3. PURPOSE OF BUILDING

Dwelling & Attached Carport

INSIDE

KEY

4. OWNER

Howard Waymire

PHONE

VE 80824

COR. LOT

REV. COR.

5. OWNER'S ADDRESS

3225 Provon Lane

P.O.

ZONE

LOT SIZE

6. CERT. ARCH.

Raymond Kappe

STATE LICENSE

PHONE

C 1632

GR 26910

irreg

7. LIC. ENGR.

Lawrence Breinen

STATE LICENSE

PHONE

AX 25158

REAR ALLEY

SIDE ALLEY

8. CONTRACTOR

Owner

STATE LICENSE

PHONE

BLDG. LINE

Kills

9. CONTRACTOR'S ADDRESS

P.O.

ZONE

AFFIDAVITS

10. SIZE OF NEW BLDG.

126 x 20

STORIES

1

HEIGHT

14'

NO. OF EXISTING BUILDINGS ON LOT AND USE

none

BLDG. AREA

2720

11. MATERIAL

EXT. WALLS:

☒ WOOD

☐ STUCCO

☐ METAL

☐ BRICK

☐ CONC. BLOCK

☐ CONCRETE

ROOF

CONST.

☒ WOOD

☐ CONC.

☐ STEEL

☐ OTHER

ROOFING

compo

SPRINKLERS

REQ'D.

SPECIFIED

1

4245 Don Alanis Pl

DISTRICT OFFICE

L.A.

VALIDATION LA 79880

JUN-20-57

35771

CASHIER'S USE ONLY

C - 2 CS

30.00

RE

GROUP

MAX. OCC.

V

R

UG-14-57

46734

B - 1 CK

67.00

OF O.

SUED

SPECTOR

UG-14-57

46735

B - 2 CK

10.00

P.C.

\$30.00

S.P.C.

10.00

B.P.

67.00

U.F.

G.S.

C/O

12. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING.

\$14,000

22,000.00

DWELL. UNITS

PARKING SPACES

GUEST ROOMS

FILE WITH

CONT. INSP.

I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State California relating to workmen's compensation insurance.

A. Sheldon Cairns

SIGNED

VALUATION APPROVED

Johnson

APPLICATION CHECKED

A. M. Lewis

PLANS CHECKED

Johnson

CORRECTIONS VERIFIED

Johnson

PLANS APPROVED

Johnson

APPLICATION APPROVED

Johnson

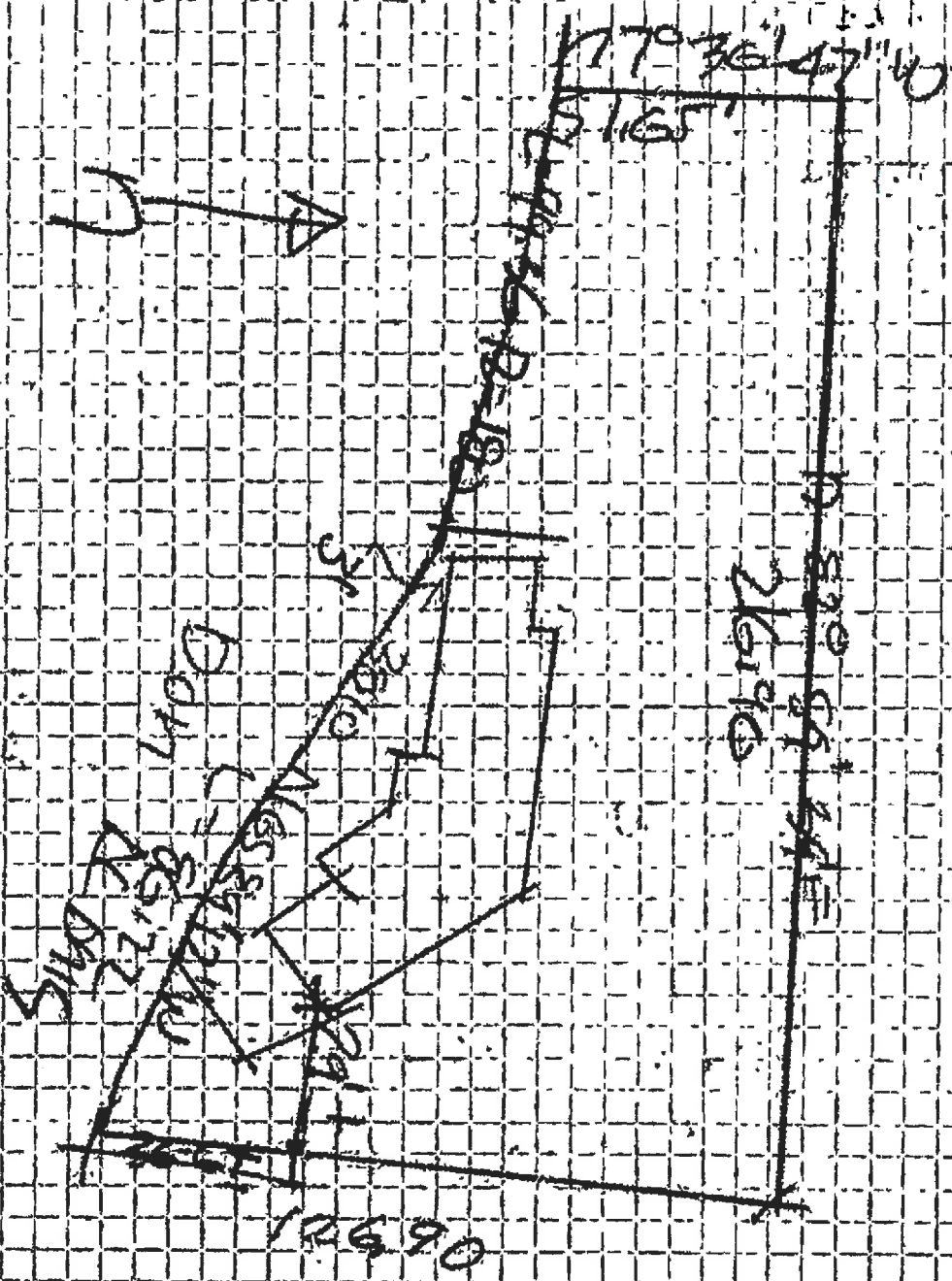
filled grd 1000

grading

This Form When Properly Validated is a Permit to Do Work Described.

Approved for driveways

ON PLOT PLAN SHOW ALL BUILDINGS ON LOT AND USE OF EACH



Occupancy will not be permitted until approved private sewage disposal facilities or sewer connection authorized by the Board of Public Works is ready for use.

Walter Davis

Form B-95x

CITY OF LOS ANGELES
Certificate of Occupancy

NOTE: Any change of use or occupancy must be approved by the Department of Building and Safety.

Issued

February 25, 1959

Address of
Building

4245 Don Alanis Place
LA 79880/57

Permit No.
and Year

This certifies that, so far as ascertained by or made known to the undersigned, the building at above address complies with the applicable requirements of the Municipal Code, as follows: Ch. 1, as to permitted uses; Ch. 9, Arts. 1, 3, 4, and 5; and with applicable requirements of State Housing Act,—for following occupancies:

1 story, type V, 126' x 20' dwelling
and attached carport. R-1 occupancy

G. E. MORRIS,
Superintendent of Building



By _____
A. E. Hewitt jr

1245 W Don Alanis Pl



Permit #:

02016 - 30000 - 16594

Plan Check #:

Printed: 08/28/02 12:07 PM

Event Code:

Bldg-Alter/Repair
1 or 2 Family Dwelling
Plan Check at Counter
No Submit Plan Check

City of Los Angeles - Department of Building and Safety
**APPLICATION FOR BUILDING PERMIT
AND CERTIFICATE OF OCCUPANCY**

Last Status: Ready to Issue

Status Date: 08/28/2002

TRACT	BLOCK	LOT(s)	ARB	MAP REF #	PARCEL ID # (PIN)	2. BOOK/PAGE/PARCEL
R 17452		17		M B 481-28/31	114B181 299	5031 - 009 - 001

PARCEL INFORMATION

IAS Branch Office - LA
Council District - 8
Community Plan Area - West Adams - Baldwin Park - L
Census Tract - 2364.000
District Map - 114B181

Energy Zone - 8
Hillside Grading Area - YES
Earthquake-Induced Landslide Area - YES
Near Source Zone Distance - 0.3
Thomas Brothers Map Grid - 673-D3

ONE(S): R1-17

4. DOCUMENTS

ZI - ZI-1231
ZI - ZI-1802
SPA - South Central Alcohol Sales
ORD - ORD-162128

ORD - ORD-171682
CPC - CPC-1983-506-SP
CPC - CPC-4923

5. CHECKLIST/ITEMS

Combine Elec - Wrk. per 91.107.2.1.1.1
Combine Plumbg - Wrk. per 91.107.2.1.1.1

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s):
Brodsky, Barbara E And 4245 Don Alanis Pl LOS ANGELES CA 90008

Tenant:
Applicant: (Relationship: Owner-Bldg)
- Owner-Builder

7. EXISTING USE**PROPOSED USE**

(01) Dwelling - Single Family
(07) Carport

8. DESCRIPTION OF WORK

Nonstructural interior remodel of existing bathroom in existing 1 story single family dwelling.

9. Bldg on Site & Use: 1) SFD W/ ATTACHED CARPORT**10. APPLICATION PROCESSING INFORMATION**

BLDG. PC By: John Conti
OK for Cashier: Felix Figueroa

DAS PC By:
Coord. OK:

Signature:

Date:

8/28/02

For information and/or inspection requests originating within LA County,

Call toll-free (888) LA4BUILD

Outside LA County, call (213)-977-6941.

(LA4BUILD = 524-2845)

For Cashier's Use Only

W/O #: 21616594

Project Name:

PROJECT VALUATION & FEE INFORMATION Final Fee Period

Permit Valuation: \$15,060 PC Valuation:

VAL TOTAL Bldg-Alter/Repair 386.92
mit Fee Subtotal Bldg-Alter/Rep 227.50
ctrical 59.15
mbing 59.15
n Check Subtotal Bldg-Alter/Rep 0.00
Hydrant Refuse-To-Pay
Instrumentation 1.50
Surcharge 6.95
Surcharge 20.84
nning Surcharge 6.83
nning Surcharge Misc Fee 5.00
mit Issuing Fee 0.00

ver Cap ID:

Total Bond(s) Due:

ATTACHMENTS

LA Department of Buildings and Safety
WL 10 17 024207 08/28/02 12:14PM

BUILDING PERMIT-RES \$227.5
ELECTRICAL PERMIT RES \$59.1
PLUMBING PERMIT RES \$59.1
EI RESIDENTIAL \$1.5
ONE STOP SURCH \$6.9
SYSTEMS DEVY FEE \$20.8
CITY PLANNING SURCH \$6.8
MISCELLANEOUS \$5.0

Total Due: \$386.9
Check: \$386.9

02WL 81338

APPLICATION COMMENTS

In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless, the information printed exceeds that required by Section 19825 of the Health and Safety Code of the State of California.

Building Released From:

CONTRACTOR, ARCHITECT, & ENGINEER NAME ADDRESS

) Wagner, Warren Wolff
) , Owner-Builder

1337 Palms Blvd,

Venice, CA 90291

CLASS LICENSE#

C19875

PHONE#

0

PERMIT EXPIRATION

This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by the Dept. of Building & Safety (Sec. 22.12 & 22.13 LAMC).

17. OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors' State License Law for the following reason (Section 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).):

☐ I, as the owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business & Professions Code; The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year from completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale).

OR ☒ I, as the owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business & Professions Code; The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law.)

18. WORKERS' COMPENSATION DECLARATION

I hereby affirm, under penalty of perjury, one of the following declarations:

☐ I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

☐ I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: _____ Policy Number: _____

☒ I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

19. ASBESTOS REMOVAL DECLARATION

I certify that notification of asbestos removal is either not applicable or was sent to the AQMD or EPA as per section 19827.5 of the Health and Safety Code.

20. FINAL DECLARATION

I certify that I have read this application INCLUDING THE ABOVE DECLARATIONS and state that the above information INCLUDING THE ABOVE DECLARATIONS is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).

By signing below, I certify that:

- (1) I accept all the declarations above namely the Owner-Builder Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration and Final Declaration; and
- (2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: BARBARA BROSKY Sign: T.B.C. Brodsky Date: 8/25/02 ☒ Owner ☐ Authorized Agent

2020 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 1, 2021 08:00 COUNCIL DISTRICT: FS 94
NAME: DAVID KANG
MAILING ADDRESS: 12729 BEACH STREET
CERRITOS CA 90703 United States
SITUS ADDRESS: 4245 DON ALANIS PL
LOS ANGELES 90008
ASSESSOR'S ID NO: 5031009001 / INVOICE NO: BN210001892

SUBSTANCE OF PROTEST

Owner claimed he did not own property until September 14, 2020.

DEPARTMENT INFORMATION

First Inspection performed on: June 12, 2020.

Second Inspection performed on: August 24, 2020.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$516.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

Confirm the assessment for the Non-compliance fee as set forth in the notice. At the time of reinspection, the Fire Inspector deemed the brush clearance work had not been completed.

The Fire Inspector made all appearances, mailed and posted all notices as legally required, giving the Appellant due process.

When the Fire Inspector examined the property for re-inspection the property was still in non-compliance. The assessment fee automatically attached.

Total assessment due is **\$516.00**



CITY OF LOS ANGELES

INVOICE

Page 1

Customer Number	Dept.	Invoice Number	Date Printed	Date Due
BR8568589	38	BN210001892	02-14-22	04-08-21
Customer Name				Amount Due
KANG DAVID				\$516.00

For any questions about this invoice, please contact: LAFD.Brushacctg@lacity.org
213-978-3424

Invoice Charges

Line No.	Description	Service Date From	Service Date To	Charges/Credits
1	2020 Brush Clearance Re-Inspection Noncompliance Fee:			\$516.00
2	APPEAL FEE			\$50.00

Total Invoice Charges \$566.00

Credit Payments Applied	\$50.00
Total Amount Due	\$516.00

If payment has already been made please disregard this notice.

APN: 5031009001
LOCATION OF PROPERTY: 4245 DON ALANIS PL LOS ANGELES CA 90008
INITIAL NONCOMPLIANCE NOTICE: 06/15/2020
SECOND NONCOMPLIANCE NOTICE: 09/15/2020
BRUSH CLEARANCE ORDINANCE #: 170976
L.A.M.C. SECTION: 57.104.12.1

Web payment available at <https://epay.lafd.org>

The APN and Invoice Number are required to make payments on the website

Billing Questions Call: (213) 978-3424 - Phone Hours: 8:00 a.m. to 2:00 p.m. - Email: lafd.brushacctg@lacity.org

IF PAYMENT IS NOT RECEIVED BY THE DUE DATE, YOU WILL BE ASSESSED AN ADDITIONAL PENALTY FEE EQUIVALENT TO 50% OF ORIGINAL NON-COMPLIANCE FEE AND FILING OF A SPECIAL ASSESSMENT AGAINST YOUR PROPERTY WITH THE LOS ANGELES COUNTY ASSESSOR'S OFFICE, AND POSSIBLE LEGAL ACTION BY THE LOS ANGELES CITY ATTORNEY'S OFFICE. A \$35 NSF FEE WILL BE ASSESSED ON ALL RETURNED ITEMS.

INVOICE



CITY OF LOS ANGELES

Please write Invoice Number on check or money order.
DO NOT MAIL CASH

Bill To:

KANG DAVID
20213 JERSEY AVE
LAKEWOOD CA 90715

Return this portion with your payment.

Customer Number	Dept.	Invoice Number	Date Printed
BR8568589	38	BN210001892	02-14-22
Customer Name			Date Due
KANG DAVID			04-08-21
Amount Due		Amount Enclosed	
\$516.00		\$	

Please make checks payable to: CITY OF LOS ANGELES, FIRE DEPT

Remit To:

CITY OF LOS ANGELES TREASURER
PO BOX 102595
PASADENA CA 91189-2595

102595 38 BN210001892 0000000000051600 1



CITY OF LOS ANGELES

INVOICE

Page 1

Customer Number	Dept.	Invoice Number	Date Printed	Date Due
BR8568589	38	BC210000428	02-28-22	04-17-21
Customer Name				Amount Due
KANG DAVID				\$8,103.00

For any questions about this invoice, please contact: LAFD.Brushacctg@lacity.org
213-978-3424

Invoice Charges

Line No.	Description	Service Date From	Service Date To	Charges/Credits
1	2020 Brush Clearance Contracting Fees:			\$6,800.00
2	2020 Brush Clearance Administrative Fees:			\$1,303.00
Total Invoice Charges				\$8,103.00
Credit Payments Applied				\$0.00
Total Amount Due				\$8,103.00

If payment has already been made, please disregard this notice.

APN: 5031009001
 LOCATION OF PROPERTY: 4245 DON ALANIS PL LOS ANGELES CA 90008
 INITIAL NONCOMPLIANCE NOTICE: 06/15/2020
 SECOND NONCOMPLIANCE NOTICE: 09/15/2020
 CLEARANCE BY CONTRACTOR: 10/08/2020
 BRUSH CLEARANCE ORDINANCE #: 172449
 L.A.M.C. SECTION: 57.322.2

Web payment available at <https://epay.lafd.org>

The APN and Invoice Number are required to make payments on the website

Billing Questions Call: (213) 978-3424 - Phone Hours: 8:00 a.m. to 2:00 p.m. - Email: lafd.brushacctg@lacity.org

UNPAID INVOICE WILL RESULT IN THE FILING OF SPECIAL ASSESSMENT AGAINST YOUR PROPERTY WITH THE LOS ANGELES COUNTY ASSESSOR'S OFFICE, AND POSSIBLE LEGAL ACTION BY THE LOS ANGELES CITY ATTORNEY'S OFFICE. A \$35 NSF FEE WILL BE ASSESSED ON ALL RETURNED ITEMS.

PAYMENTS VIA AN ELECTRONIC CARD (CREDIT/DEBIT) ARE SUBJECT TO A NON-REFUNDABLE 2.70% SERVICE FEE COLLECTED AND

Return this portion with your payment.

INVOICE



CITY OF LOS ANGELES

Customer Number	Dept.	Invoice Number	Date Printed
BR8568589	38	BC210000428	02-28-22
Customer Name			Date Due
KANG DAVID			04-17-21
Amount Due		Amount Enclosed	
\$8,103.00		\$	

Please write Invoice Number on check or money order.
DO NOT MAIL CASH

Bill To:

KANG DAVID
20213 JERSEY AVE
LAKEWOOD CA 90715

Please make checks payable to: CITY OF LOS ANGELES, FIRE DEPT

Remit To:

CITY OF LOS ANGELES TREASURER
PO BOX 102595
PASADENA CA 91189-2595

102595 38 BC210000428 0000000000810300 6

David Kang, Mailing Address: 12729 Beach St Cerritos CA 90703

RE: BC210000428, 4245 Don Alanis Place LA CA 90008.

Dear Sir or Madam:

I would like to appeal my brush clearance statement for BC210000428 at 4245 Don Alanis PI LA CA 90008. **I owned the property for three months from 9/14/20 to 12/23/20 and was not the owner when the inspections were performed on June 12 and August 24, 2020 and also on the 9A report dated on 7/23/20, there was no mention of a brush fire clearance notice.**

The first inspection was on June 12, 2020 notice was sent on **June 15, 2020. I did not own the property at that time**, a second inspection was complete on August 24, 2020 and I did not own the property at that time. **I did not receive both the notice and most likely the statement was not addressed to me, most likely was addressed to Ivan Peter Dudynsky, the owner at that time, he should be responsible for these fines.** The first two notices, June 15, 2020 and September 15, 2020 were addressed to previous owner Ivan Peter Dudynsky. The first inspection date was performed on June 12, 2020 and second inspection was performed on August 24, 2020. On June 12 and August 24, 2020 I did not own the property, the owner was Ivan Peter Dudynsky, the previous owner should be responsible for these fines, I became the owner on September 14, 2020. The previous owner of the property before me is Ivan Peter Dudynsky, who owned the property from June 29, 2005 to September 13, 2020 (15 years ownership), David Kang owned the property from September 14, 2020 to December 23, 2020 (3 month ownership), and Michael Govan is the new owner from December 24, 2020 to present.

I have attached my grant deed when I bought the property, I owned the property from September 14, 2020 to December 23, 2020 and was not the owner when the first two inspections were completed. I also attached is 9A report for 4245 Don Alanis Place LA CA 90008 dated on 7/23/20, the report is to be valid for 6 months from date of issue and there was no warning at all regarding the brush fire notice on record. I also attached a letter from your office stating when the inspections were done on June 12, 2020 and August 24, 2020, I was not the owner at those inspection dates.

I hope the city will repeal the fine \$566 and the penalty of \$8103, due to fact I was was not the owner of the property when the first two inspections were completed, and the 9a report dated on 7/23/20 which is valid for 6 months did not show any issues on brush fire clearance notice. Attached is the 9A report and my grant deed showing ownership on 9/14/20. If you have any questions you can email me at davidheekang@gmail.com or call me at 310 955 6909.

Kindest Regards,

David Kang

BOARD OF FIRE
COMMISSIONERS

JIMMIE WOODS-GRAY
PRESIDENT

JIMMY H. HARA, M.D.
VICE PRESIDENT

CORINNE TAPIA BABCOCK
DELIA IBARRA
REBECCA NINBURG

LETICIA GOMEZ
COMMISSION EXECUTIVE ASSISTANT II

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

FIRE DEPARTMENT

RALPH M. TERRAZAS
FIRE CHIEF

200 NORTH MAIN STREET
ROOM 1800
LOS ANGELES, CA 90012

(213) 978-3800
FAX: (213) 978-3815

HTTP://WWW.LAFD.ORG

April 6, 2022

Dear Property Owner:

The Board of Fire Commissioners concluded its portion of the **2020 Brush Clearance Appeals** process and it has approved the attached copy of the report and proposed decision of the hearing officer. The approved report will be transmitted to the City Clerk for placement on the City Council's calendar. If you have questions regarding your 2020 inspections or notices you may have received, please email to: lafdbush@lacity.org or call the Brush Clearance Unit at (800) 994-4444 for more information.

You may submit newly discovered or additional evidence that was NOT presented at the time of your hearing before the Board of Fire Commissioners. All newly discovered or additional evidence must be in writing, addressed to the Public Safety Committee, c/o City Clerk, and emailed to: lafdbush@lacity.org or mailed to the Brush Clearance Unit at 6262 Van Nuys Blvd., #451, Van Nuys, CA 91401. **The deadline will be Wednesday, March 30, 2022.** All new evidence will be considered by the Public Safety Committee via a "virtual" meeting.

The Public Safety Committee meeting is scheduled for **April 6, 2022, at 3:30 pm.** We will be using Zoom in order to adhere to COVID-19 protocols. **If you wish to present your submitted appeal to the committee members,** dial into the phone number provided and enter the meeting ID number:

Phone Number: 1 (669) 254 5252

Meeting ID: 161 586 7607

The audio for this meeting is broadcast live on the internet at www.lacity.org/government/follow-meetings/council-committee-meetings. The live audio can also be heard at: (213) 621-CITY (Metro), (818) 904-9450 (Valley), (310) 471-CITY (Westside), and (310) 547-CITY (San Pedro Area).

Please be advised that the meeting date and time are subject to change. To verify the Committee's meeting date and time **ONLY**, please contact Luigi Verano at (213) 978-1082 or you may email juan.l.verano@lacity.org.

Thank you for your courtesy and patience throughout the appeal process and please remember that brush clearance is a year-round responsibility.

Very truly yours,

Jimmy Woods-Grey, President
Board of Fire Commissioners

Attachments