

**BOARD OF FIRE
COMMISSIONERS**

JIMMIE WOODS-GRAY
PRESIDENT

JIMMY H. HARA, M.D.
VICE PRESIDENT

CORINNE TAPIA BABCOCK
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COMMISSION EXECUTIVE ASSISTANT II

CITY OF LOS ANGELES
CALIFORNIA



KAREN BASS
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)

January 6, 2023

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

COUNCIL FILE 22-1490 – 2021 BRUSH CLEARANCE ASSESSMENT APPEALS

Honorable Members:

In response to the Board of Fire Commissioners' approval of the 2021 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 <lafdbush@lacity.org>

Re: BRUSH CLEARANCE IN-PERSON APPEAL

1 message

bre May <lovebre@gmail.com>

Tue, Jan 3, 2023 at 12:58 PM

To: LAFD Brush <lafdbush@lacity.org>

Cc: bryan.nassour@lacity.org, "breanna.stott@finwellbenefits.com" <breanna.stott@finwellbenefits.com>

LAFD,

I received the attached notice from escrow from the sale of my home in January 2022. I was not mailed this notice.

I have appealed this already in July 2022. I flew in person and met with a member of your team and what seemed to be similar to a judge. We discussed the file, and I provided an invoice from my contractor in person, which was dated prior to this tree being trimmed and we looked online and photos for proof work was done to the landscaping of the home.

I was told in person that I had enough evidence to support my claim and the cost would be **reduced to a reasonable and fair cost relative to the trimming of a single tree.**

Your representative stated that the cost billed was exorbitant and agreed with me that it was not fair or just. To not worry, I would get an update within the month. I have had NO updates since.

I have provided:

- 3 quotes from tree trimming/ arborist providers averaging \$400 for the work, the most asking for \$1,000.
- Proof of a contractors visit before the tree was trimmed (your rep told me I didn't need to leave a copy of this invoice during the appeal, but he saw it, that my case would be settled, so you do not have this in my file)
- Work picture from the contractor (we looked on zillow together for proof of work, your representative and the "judge")
- Proof I never received notice (COVID + tenant occupied property), if it were there, my contractor would have seen it. The tenants or someone walking by, or weather, must have removed the posting. Nothing was mailed.
- Proof of USPS mail forwarding with no notices received for this case, but I received other materials from your office, I brought the mail forwarding confirmation AND the other annual notice I had received from your office
- Proof that I called prior to the tree being trimmed and being told there were no outstanding issues with the property, I provided dates and times. Your office later stated the offices do not talk to each other. This is not a home owners issue, this is a LAFD issue.

I had provided MY mailing address and contact information during this case and with the appeal, and yet I am still not getting any correspondence. WHY?

Your team has admittedly stated that your departments do not talk to each other and therefore may provide inaccurate information. That your team has had limited ability to handle work due to COVID. And your team agreed that this bill is exorbitant.

In my appeal, I was advised that I would get an update within a month. Your team updated the wrong person, nearly 6 months after. Your response does not even address the course of the appeal, the discussions we had in person or the verbal agreement that the costs were exorbitant and unfair and would be greatly reduced. Your team has already cashed the \$400 check I paid for the work that was done.

I have asked for status twice since the appeal, and have had to pay a fee to get status and have been told it is still pending.

Your office has failed to provide material information relative to my case, extensive delayed communications to third parties and have seemed to have lost my file. Otherwise, we wouldn't be here.

I am reading that I need to appeal again or pay via the notices I was just given from escrow. This is extremely unprofessional and has caused me a great deal of time, money, stress and anxiety. **Now I am at risk of being sued by the new homeowner.**

I would like my case to be reviewed and I would like to be part of this review. I will continue to escalate this as needed.

Since I am just getting notice of this next appeal, I am emailing your team last minute.

Breanna Stott
805-415-7830

On Fri, Jul 8, 2022 at 12:38 PM LAFD Brush <lafdbush@lacity.org> wrote:

Good morning,

Your Brush Clearance Hearing is confirmed for Tuesday, July 19, 2022, at 8:45 a.m.

Please let me know if you have any questions or concerns.

Thank you

 **baza fire.pdf**
1710K



CITY OF LOS ANGELES

INVOICE

Page 1

| Customer Number | Dept. | Invoice Number | Date Printed | Date Due |
|-----------------|-------|----------------|--------------|------------|
| BR4750871 | 38 | BC220000115 | 12-09-22 | 05-29-22 |
| Customer Name | | | | Amount Due |
| STOTT BREANNA M | | | | \$5,104.00 |

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 | 2021 Brush Clearance Contracting Fees: | | | \$4,056.00 |
| 2 | 2021 Brush Clearance Administrative Fees: | | | \$1,498.00 |

Total Invoice Charges \$5,554.00

| | | |
|-------------------------|----|-------------------|
| Credit Payments Applied | -- | \$450.00 |
| Total Amount Due | | \$5,104.00 |

If payment has already been made, please disregard this notice

APN: 2168020047
 LOCATION OF PROPERTY: 5265 BAZA AVE LOS ANGELES CA 91364
 INITIAL NONCOMPLIANCE NOTICE: 06/25/2021
 SECOND NONCOMPLIANCE NOTICE: 08/16/2021
 CLEARANCE BY CONTRACTOR: 12/04/2021
 BRUSH CLEARANCE ORDINANCE #: 172354
 L.A.M.C. SECTION: 57.322.2

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

INVOICE



CITY OF LOS ANGELES

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

STOTT BREANNA M
5265 BAZA AVE
WOODLAND HILLS CA 91364

Return this portion with your payment.

| Customer Number | Dept. | Invoice Number | Date Printed |
|-----------------|-------|-----------------|--------------|
| BR4750871 | 38 | BC220000115 | 12-09-22 |
| Customer Name | | | Date Due |
| STOTT BREANNA M | | | 05-29-22 |
| Amount Due | | Amount Enclosed | |
| \$5,104.00 | | \$ | |

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 BC220000115 0000000000510400 9

PLEASE READ

ADDITIONAL INFORMATION AND REFERENCE

Please find the following enclosed documents:

1. Public Safety Committee letter – It includes the information and instruction if you wish to submit newly discovered or additional evidence not presented at the time of your hearing.
2. Report and Proposed Decision on Assessment Hearing for 2021 Brush Clearance Appeals
3. Invoice – Total assessment due per the Report and Proposed Decision on Assessment Hearing for 2021 Brush Clearance Appeals

Payment options:

1. Online: <https://epay.lacity.org/lafd/brush>
 - Pay online using your checking account (eCHECK) or credit/debit card. You will need your Invoice Number and APN (Assessor's Parcel Number) to search and retrieve payment information. You can make online payments 24 hours a day, 7 days a week
2. Mail-in Payments:
 - Make your check or money order payable to the City of Los Angeles, Fire Department
 - Write the Invoice Number on the lower left-hand corner of your check or money order.
 - Enclose your payment stub(s) from your Invoice. Mail the payment in a sealed envelope, properly addressed, and with the required postage.
 - Do not attach staples, clips, tape, or correspondence.

**REPORT AND PROPOSED DECISION
ON ASSESSMENT HEARING FOR
2021 BRUSH CLEARANCE**

HEARING DATE: July 13, 2022 08:45

PACKAGE NO: 2021175025

COUNCIL DISTRICT: FS 84

NAME: HAMZELOU ARYA B AND OYNICK ELIZABETH M

MAILING ADDRESS: 5265 BAZA AVE
WOODLAND HILLS CA 91364

SITUS ADDRESS: 5265 BAZA AVE
LOS ANGELES CA 91364

ASSESSOR'S ID NO: 2168020047 / INVOICE NO: BC220000115

ASSESSMENT: \$5,554.00

| Cost of Clearance | Administrative Fee | Total Assessment Amount |
|-------------------|--------------------|-------------------------|
| \$4,056.00 | \$1,498.00 | \$5,554.00 |

SUBSTANCE OF PROTEST

Appellant claimed there was no notice.

DEPARTMENT INFORMATION

The Department issued an F-1308 Notice of Noncompliance on: June 25, 2021.

There was no record of an F-1307 Cleared-By-Owner Inspection Report on file. Therefore, a Second Notice of Noncompliance was issued on August 16, 2021.

A work order was prepared and the property was posted on November 18, 2021

The property was subsequently contracted to a City Contractor and work was completed on December 4, 2021

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

PROPOSED DECISION AND RECOMMENDATION

The proposed assessment against property 2168020047 has been confirmed in the amount set forth. The Fire Department has shown that due process was afforded to the Appellant with all notices being sent and posted to the property as legally required. No mail was returned.

The Fire Inspector and the 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 the City's vendor and the Administrative Fees for processing and inspections.

Total assessment due is \$5,554.00

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CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

FIRE DEPARTMENT

KRISTIN M. CROWLEY
FIRE CHIEF

BRUSH CLEARANCE UNIT

6262 VAN NUYS BOULEVARD
ROOM 451
VAN NUYS, CA 91401

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

HTTP://WWW.LAFD.ORG

November 30, 2022

Dear Property Owner:

The Board of Fire Commissioners concluded its portion of the **2021 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 **2021** 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, January 4, 2023.** All new evidence will be considered by the Public Safety Committee via a "virtual" meeting.

The Public Safety Committee meeting is scheduled for **January 11, 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: **42993**

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

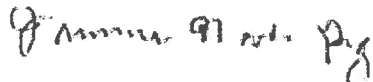
When joining the Zoom meeting, participants will see the "Please wait....." message and will be placed in a waiting room. While in the waiting room, you will not have access to the meeting audio/video. Only when required to speak, the Committee Chair will add you to the meeting – enable your microphone and camera. Be sure to mute all other audio so that there is no feedback.

The audio for this meeting is broadcast live on the internet at <https://clerk.lacity.org/calendar>. 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,

A handwritten signature in black ink, appearing to read "Jimmy Woods-Grey".

Jimmy Woods-Grey, President
Board of Fire Commissioners

Attachments

Docket CAREY

Dec 25 2022

To Public Safety Committee
c/o City Clerk

RE: ~~ASS.~~ ID # 2017018032

I think there is some confusion with
this lot.

I had met with Celest Hill a couple
of times when she was inspecting
around MAY 2022 and she indicated
that we had cleared everything.

Also the lot in mention is more than
200' from my property.

Thank you for your understanding,

Robert Carey

818 635 2463

robertCAREY@ic@gmail.com

**REPORT AND PROPOSED DECISION
ON ASSESSMENT HEARING FOR
2021 BRUSH CLEARANCE**

HEARING DATE: September 27, 2022 12:30 PACKAGE NO: 2021175012
COUNCIL DISTRICT: FS 106

NAME: DOCHET CAREY, JACQUELINE P TR
MAILING ADDRESS: 8679 VALLEY FLORES DRIVE
WEST HILLS CA 91307 USA
SITUS ADDRESS: V/L NE OF 8684 North VALLEY FLORES DR
WEST HILLS CA 91304
ASSESSOR'S ID NO: 2017018032 / INVOICE NO: BC220000070
ASSESSMENT: \$1,748.00

| Cost of Clearance | Administrative Fee | Total Assessment Amount |
|-------------------|--------------------|-------------------------|
| \$250.00 | \$1,498.00 | \$1,748.00 |

SUBSTANCE OF PROTEST

Appellant believed property was cleared.

DEPARTMENT INFORMATION

The Department issued an F-1308 Notice of Noncompliance on: May 24, 2021.

There was no record of an F-1307 Cleared-By-Owner Inspection Report on file. Therefore, a Second Notice of Noncompliance was issued on July 19, 2021.

A work order was prepared and the property was posted on October 14, 2021

The property was subsequently contracted to a City Contractor and work was completed on October 28, 2021

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

PROPOSED DECISION AND RECOMMENDATION

The proposed assessment against property 2017018032 has been confirmed in the amount set forth in the notice. The Fire Department has shown that due process was afforded to the Appellant with all notices being sent and posted to the property as legally required. No mail was returned.

The Fire Inspector and the 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 the City's vendor and the Administrative Fees for processing and inspections

Total assessment due is **\$1,748.00**

REBUTALL EVIDENCE

Site Address: None
 ZIP Code: None
 PIN Number: 185A091 148
 Parcel Area (Calculated): 7,960.2 (sq ft)
 Thomas Brothers Grid: PAGE 529 - GRID E1
 Assessor Parcel No. (APN): 2017018032
 Tract: TR 9889
 Map Reference: M B 148-41/43
 Block: C
 Lot: 16
 Arb (Lot Cut Reference): 2
 Map Sheet: 185A081

Jurisdictional
 Permitting and Zoning Compliance
 Planning and Zoning
 Assessor
 Assessor Parcel No. (APN): 2017018032
 Ownership (Assessor):
 Owner: DOCHET CAREY JACQUELINE P TR J P
 DOCHET CAREY TRUST
 8676 VALLEY FLORES DR
 WEST HILLS CA 91307
 Address

Measure Tool
 Length in:
 Feet: 187.051
 Miles: 0.035



Address: 8676
 Site Address: None
 ZIP Code: None
 PIN Number: 185A091 148
 Parcel Area (Calculated): 7,960.2 (sq ft)
 Thomas Brothers Grid: PAGE 529 - GRID E1
 Assessor Parcel No. (APN): 2017018032
 Tract: TR 9889
 Map Reference: M B 148-41/43
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 Ownership (Assessor):
 Owner: DOCHET CAREY JACQUELINE P TR J P
 DOCHET CAREY TRUST
 Measure Tool

Length in:
 Feet: 190.076
 Miles: 0.038



Center of property is within 200 ft of
 Structures from the east and west.

Docket CAREY

Dec 25 2022

To Public Safety Committee
c/o City Clerk

RE: ~~ASS.~~ ID # 2017018032

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 Owner: DOCHET CAREY JACQUELINE P TR J P
 DOCHET CAREY TRUST
 8676 VALLEY FLORES DR
 WEST HILLS CA 91307
 Measure Tool

Length in:
 Feet: 190.076
 Miles: 0.038



Center of property is within 200 ft of
 Structures from the east and west.



Christi Greer <gcgreer5@gmail.com>

Fwd: Evidence for new case CUSTOMER NUMBER : BR4934632 INVOICE # BC220000083

1 message

LAFD Brush <lafdbush@lacity.org>
To: gcgreer5@gmail.com

Wed, Jan 4, 2023 at 10:52 PM

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

From: **Viorel Tonef, Doris DiCicero** <tdv.innovations@gmail.com>

Date: Wed, Jan 4, 2023 at 9:19 PM

Subject: Evidence for new case CUSTOMER NUMBER : BR4934632 INVOICE # BC220000083

To: <lafdbush@lacity.org>

Hello please see attached letter for new evidence for case regarding

24433 HATTERAS ST
LOS ANGELES CA 91367

CUSTOMER NUMBER : BR4934632

INVOICE # BC220000083

Thank you for your time and consideration,

TDV INNOVATIONS INC.

Viorel Dimitrie Tonef

General Contractor/ EE/CEO

Cell. # 818 398 3956

Fax: 818-714-7179

tdv.innovations@gmail.com

 **letter to city .pdf**
114K

ASSESSOR'S ID NO: 2046002004/INVOICE NO: BC220000083

TONEF, VIOREL

24433 HATTERAS ST

LOS ANGELES CA 91367

Substance of protest: new evidence to present

The department claims they mailed out notices, however during the hearing on July 11, 2022, the department made it known that they had mailed out the notice to an address (5623 Fairhaven Ave) I had not resided at since 2009. They have in past years mailed it to the correct address where I reside now for the past 10 years, this is no fault of mine. This is proof that I did not and was not properly notified as I have stated in the hearing on July 11, 2022, and as I stated in the email when I contacted the fire inspector Celeste Hill. Based on this alone, and the fact that your fire inspector did not reply to my email or return any of my phone calls, demonstrates, the city's full ownership of fault.

Also, in the letter sent to me after the hearing, which included my invoice, my statements have been changed by the department, which is illegal. I never stated that I did not make any further attempt to contact the department, I made multiple phone calls, but there was no answer. Why did the department post a notice with a phone number and email when no one in your office return any phone calls or emails? This led to my rights have been infringed upon, and I will not be paying this bill because the city is at full fault for not properly notifying me, not responding to my multiple communication attempts, and then sending a contractor on my property without proper notification. (The letter letting me know a contractor was coming came weeks after the contractor cut the brush) and the contractor was rude and verbally abusive to me on the phone calling my a lair, when I told him I was never notified that he was coming, and to please leave my property. **This was all illegal.**

I have complied with all brush clearance ordinances for the entirety of my ownership of the property in question because I was properly notified, which gave me ample opportunity to arrange the brush clearance. This incident was in the middle of covid where most business were closed, and as I have stated multiple times made ample attempts to contact your offices I emailed and called over and over again there was no answer, my question is how many times is am I supposed to call ? at what point does your office actually do their job as described on the once notice I received and answer my questions and return my emails and phone calls or at least answer the phone?



Viorel Tonef

01/04/2023

REBUTALL EVIDENCE

APN: 2046002004

| | | | |
|------------------------------|--|-------------------------------|--|
| Owner Name: | TONEF,VIOREL | Name Overflow: | |
| Special Name: | | 2nd Owner Name: | |
| Situs Address: | 24433 HATTERAS ST LOS ANGELES CA 91367 | Mailing Address: | 5623 FAIRHAVEN AVE WOODLAND HILLS CA 91367 |
| Census Tract: | 137302 | Hazard City Key Code: | |
| Census Block: | 2022 | Hazard Info. No.: | 0000000000 |
| Council District: | 03 | Zone Code. No.: | LARE11 |
| Tax Area: | 00408 | Land Use Code: | 0101 |
| Agency No.: | 000000 | Ownership Code: | 3 |
| Tax Status Key Code : | 0 | Doc. Reason Code: | M |
| Delq Year: | 0 | Parcel Area: | 0.2570 |
| Recording Date: | 2009-04-10 | Recorder's Doc. Key: 1 | Recorder's Doc. Nbr: 0521250 |

Parcel Sales Information

| SALES_SEQ_NBR | SALES_DT_CD_TXT | SALES_AMT |
|---------------|-----------------|-----------|
| 1 | 2009-04-10 | \$9.00 |
| 2 | 2007-07-18 | \$0.00 |
| 3 | 2007-04-23 | \$0.00 |

Building Data

| SEQ. | YR BLT | SUB PART | DSGN TYP | CLASS SHAPE | NO. UNIT | NO. BDR | NO. BATH | IMPROV SQFT | BLDG CHG YR | UNIT COST MAIN AMT | RCN MAIN AMT |
|------|--------|----------|----------|-------------|----------|---------|----------|-------------|-------------|--------------------|--------------|
| 1 | 1964 | 0101 | 0131 | D7D | 1 | 4 | 3 | 2503 | 1978 | \$2,346.00 | \$58,720.00 |

Legal Description

TRACT NO 26727 LOT 70

2020 Roll Value

| | VALUE | YR | EXEMPTION INFORMATION | | | |
|-------------|--------------|------|-----------------------|--------|-----|-----|
| LAND | \$475,079.00 | 2020 | HOMEOWNER | \$0.00 | KEY | 000 |
| IMPROVEMENT | \$289,799.00 | 2020 | REAL ESTATE | \$0.00 | | |
| INVENTORY | \$0.00 | | INVENTORY | \$0.00 | | |
| FIXTURE | \$0.00 | | FIXTURE | \$0.00 | | |
| PERS PROP | \$0.00 | | PERS PROP | \$0.00 | | |
| | | | EX CLAIM TYPE CD | | | |

Important: The Public Records and commercially available data sources used on reports have errors. Data is sometimes entered poorly, processed incorrectly and is generally not free from defect. This system should not be relied upon as definitively accurate. Before relying on any data this system supplies, it should be independently verified. For Secretary of State documents, the following data is for information purposes only and is not an official record. Certified copies may be obtained from that individual state's Department of State. The criminal record data in this product or service may include records that have been expunged, sealed, or otherwise have become inaccessible to the public since the date on which the data was last updated or collected.

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Your DPPA Permissible Use: No Permissible Purpose

Your GLBA Permissible Use: No Permissible Purpose

Your DMF Permissible Use: No Permissible Purpose

Property Report (Assessment & Deeds)

Date: 01/05/23

PROPERTY ASSESSMENT RECORDS


(Assessment 1 of 46)

Name Owner: **TONEF VIOREL**
Property Address: **24433 HATTERAS ST, WOODLAND HILLS, CA 91367-3942**
Owner Address: **5623 FAIRHAVEN AVE, WOODLAND HILLS, CA 91367-3925**
County: **LOS ANGELES**
Data Source: **B**

SALES INFORMATION

Sale Price:
Prior Sale Date: **07/18/2007**
Recording Date: **04/10/2009**
Book:
Page:

TAX AND ASSESSMENT INFORMATION

Parcel Number: **2046-002-004** 
Document Number:
Legal Description: **LOT NUMBER: 70; TRACT: 26727;**
Land Usage: **SINGLE FAMILY RESIDENTIAL**
Market Land Value:
Market Improvement Value:
Total Market Value:
Assessed Value: **\$773,717**
Tax Year:
Tax Amount:
Homestead Exemption:

PROPERTY CHARACTERISTICS

Year Built: **1964**
Land Size: **11277 SF**
Living Size: **2,503 Square Feet**
Number Bedrooms: **4**
Number Full Baths: **3**
Number Half Baths:
Number of Stories:
Air Conditioning: **YES**
Heating: **CENTRAL**
Pool: **POOL**
Building Area: **2503 LIVING;**

PROPERTY DEED RECORDS

(Deed 1 of 27)

Property Address: **24433 HATTERAS ST, WOODLAND HILLS, CA 91367-3942**
Name Owner: **VIOREL TONEF**
County: **LOS ANGELES**
Data Source: **B**

Mortgage Release Information

Document Type: **SUBSTITUTION OF TRUSTEE AND FULL RECONVEYANCE**
Sale Price:
Loan Amount: **\$71,000**
Sale Date:
Recording Date: **01/30/2013**
Parcel Number: **2046-002-004** 

Book:
Page:

Document Type:

Transaction Type:
Loan Type:
Interest Rate:

Lender Name:

Title Company:

Document Number:

Interest Rate Type:

**JPMORGAN CHASE BANK, N.A.
SUCCESSOR IN I**

13-0154366

 [Historical Property Deed Records](#)



Christi Greer <gcgreer5@gmail.com>

Fwd: APPEAL SCHEDULE/ 5550 Pattilar Ave Woodland Hills/2046014019/ an additional evidence

1 message

LAFD Brush <lafbrush@lacity.org>
To: gcgreer5@gmail.com

Wed, Jan 4, 2023 at 2:16 PM

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

From: **5550 Pattilar** <5550pattilarave@gmail.com>
Date: Wed, Jan 4, 2023 at 8:13 AM
Subject: Fwd: APPEAL SCHEDULE/ 5550 Pattilar Ave Woodland Hills/2046014019/ an additional evidence
To: LAFD Brush <lafbrush@lacity.org>, Amir Bahzadi <Amirsbehzadi@yahoo.com>, Ali Yazdani <alenyazdani@hotmail.com>

Good Morning

Please see attached a copy of the property map pulled by a Title company. We would like to utilize this map picture to demonstrate inaccuracy of the pictures were provided by the inspector via satellite pictures.

Please confirm receiving our additional evidence.

We thank you all for a hard work doing for the city.

Sincerely

Mehr (Mosen) O'Hadi

Begin forwarded message:

From: Mosen O'Hadi <5550pattilarave@gmail.com>
Date: December 29, 2022 at 5:53:21 PM PST
To: Cathy McNiel <cathy.mcniel@lacity.org>
Cc: Amirsbehzadi@yahoo.com, LAFD Brushacctg <LAFD.Brushacctg@lacity.org>, alenyazdani@hotmail.com
Subject: Re: APPEAL SCHEDULE/ 5550 Pattilar Ave Woodland Hills/2046014019/PASSED

Ms. McNiel

We appreciate your efforts to help us. I do understand the department is understaffed and especially during COVID staffs did not have opportunity to roam around their designated fields. Also our side door is locked at all times, unless an appointment is set.

Also our parcel has an unusual shape which means it is more difficult to study on Google maps. I have attached a map pulled by a Title report company. If you compare it with your inspector's pulled pictures, you would see our property lines are not landing at the unattended area.

We would be grateful to resolve this issue with your help.

Thank you

On Thu, Dec 29, 2022 at 8:07 AM Cathy McNiel <cathy.mcniel@lacity.org> wrote:

Hello Mr. Ohadi

RE: APN 2046 014 019

Thank you for the letter authorizing you to receive information regarding the parcel

I am responding via email to address the questions which the owner may have.

The owner should have received the results of the Appeal for the re-inspection fee which was denied.

And should have received documents for the opportunity to meet with the Public Safety Committee.

If there is new evidence regarding results for the Cost of Clearance.

Please advise what your questions are so that I may address them

Kind regards

Cathy McNiel

LAFD BCU

On Wed, Dec 28, 2022 at 2:18 PM Cathy McNiel <cathy.mcniel@lacity.org> wrote:

Hello Mr. Ohadi

RE: APN 2046 014 019

You are not the owner therefore I am unable to give you information regarding the parcel.

I am responding via email to address the questions which the owner may have.

The owner should have received the results of the Appeal for the re-inspection fee which was denied.

And should have received documents for the opportunity to meet with Public Safety Committee

If there is new evidence regarding results for the Cost of Clearance.

I have attached the documents.

If you have any further questions please do not hesitate to contact me

Kind regards

Cathy McNiel
LAFD BCU

On Wed, Dec 28, 2022 at 11:03 AM 5550 Pattilar <5550pattilarave@gmail.com> wrote:

Hello

I spoke to lady named Sharon. I was told a person would call me back regarding our bill. Unfortunately no one has.
I have called your phone number however the voicemail stated is full.
I appreciate your cooperation with this issue.
Sincerely

Mehr (Mosen) O'Hadi

On Dec 15, 2022, at 12:09 PM, LAFD Brush <lafdbush@lacity.org> wrote:

RE: APN 2046014019

Dear Mehr (Mosen) O'Hadi

The picture of the website which states the inspection was passed is for the year 2022.

It appears you received a invoice, a letter regarding your Appeal for 2021.
Please review the letter which shares information regarding the next step in the Appeal process.

Kind regards
Cathy McNiel
LAFD BCU

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

From: LAFD Brushacgtg <LAFD.Brushacgtg@lacity.org>

Date: Thu, Dec 15, 2022 at 10:16 AM

Subject: Re: APPEAL SCHEDULE/ 5550 Pattilar Ave Woodland Hills/2046014019/PASSED

To: 5550 Pattilar <5550pattilarave@gmail.com>

Cc: LAFD Brush <lafdbush@lacity.org>, Morgan Halvorson <morganhcapa@gmail.com>, Amir Bahzadi <Amirsbehzadi@yahoo.com>, Zabela Kharbertyan <zabela.kharbertyan@lacity.org>, ali yazdani <alenyazdani@hotmail.com>

Please show us a picture of the invoice you received and all the paperwork that came in the envelope.

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

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

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

On Thu, Dec 15, 2022 at 9:54 AM 5550 Pattilar <5550pattilarave@gmail.com> wrote:

Dear Fire Department

Please review attached picture below. According to your website the inspection was passed, however I received a bill for over \$5000.

I would appreciate your cooperation with this matter.
Sincerely

Mehr (Mosen) O'Hadi

Begin forwarded message:

From: 5550 Pattilar <5550pattilarave@gmail.com>

Date: December 15, 2022 at 9:49:06 AM PST

To: 5550 Pattilar <5550pattilarave@gmail.com>

Subject: Fwd: APPEAL SCHEDULE/ 5550 Pattilar Ave Woodland Hills/2046014019/PASSED

Mehr (Mosen) O'Hadi

Begin forwarded message:

From: 5550 Pattilar <5550pattilarave@gmail.com>

Date: July 26, 2022 at 3:42:33 PM PDT

To: ali yazdani <alenyazdani@hotmail.com>, Amir Bahzadi <Amirsbehzadi@yahoo.com>

Subject: Re: APPEAL SCHEDULE/ 5550 Pattilar Ave Woodland Hills/2046014019/PASSED

<image0.jpeg>

Mehr (Mosen) O'Hadi

On Jul 19, 2022, at 1:37 PM, Zabela Kharbertyan
<zabela.kharbertyan@lacity.org> wrote:

Thank you for the information.

On Tue, Jul 19, 2022 at 11:47 AM 5550 Pattilar <5550pattilarave@gmail.com> wrote:

Hello

The owner personally attended the meeting today. Unfortunately due to the lack of understanding English language he could not explain the pictures exhibited in the meeting are not belong to his backyard . It belongs to the neighbor.

Please share this information with the judge.

Thank you

Mehr (Mosen) O'Hadi

On Jul 5, 2022, at 2:10 PM, Zabela Kharbertyan
<zabela.kharbertyan@lacity.org> wrote:

Good morning,

This is to confirm your Brush Clearance Appeal Hearing Date of July 19, 2022, at 11:00 a.m. at the Marvin Braude Building, 6262 Van Nuys Blvd. Room 451, Van Nuys, CA 91401.

Thank you

On Thu, Jun 30, 2022 at 10:34 AM 5550 Pattilar
<5550pattilarave@gmail.com> wrote:

Good Morning

July 19th please, what time ?.

11 AM?.

Thank you

Mehr (Mosen) O'Hadi

On Jun 15, 2022, at 9:08 PM, LAFD Brush
<lafdbush@lacity.org> wrote:

Dear Mehr (Mosen) O'Hadi

The last day for Appeals is July 19, 2022.
You may reschedule to July 18th or July 19th or keep your scheduled date of July 11that at 11am.

Please let us know asap.

Kind regards
Cathy McNiel
LAFD BCU

On Wed, Jun 15, 2022 at 4:36 AM 5550 Pattilar
<5550pattilarave@gmail.com> wrote:

Thank you setting up an appeal for us.

Can I reschedule it to the month of August please?.

Due to a family issue I will not be available in person on the month of July.

I appreciate your cooperation.

Mehr (Mosen) O'Hadi

On Jun 7, 2022, at 3:28 PM,
Zabela Kharbertyan
<zabela.kharbertyan@lacity.org
> wrote:

Good afternoon,

I left a message regarding your
scheduled Appeal time and
date:

It's scheduled for July 11, 2022
at 11:00 am.

Please come to our office at
[6262 Van Nuys Blvd. Suite 451](#)
at your appointed time.

Thank you

--

Brush Clearance Unit

www.lafd.org/customer-survey


--
Brush Clearance Unit


www.lafd.org/customer-survey

--
Brush Clearance Unit

www.lafd.org/customer-survey

2 attachments

 **2046-014-019 CC.pdf**
615K

 **2046-014-019 Map.pdf**
340K



PROPERTY PROFILE

Property Information

Primary Owner : KOCHESARAI ALI Y
Secondary Owner : YAZDANI FAMILY TRUST
Site Address : 5550 PATTILAR AVE
WOODLAND HILLS, CA 91367-4048
Mailing Address : 11901 SANTA MONICA BLVD # 582
LOS ANGELES, CA 90025-2767
Assessor Parcel Number : 2046-014-019
CountyName : Los Angeles
Tax Account ID :
Phone : N/A
Census Tract : 1373.02
Housing Tract Number : 26845
Lot Number : 66
Page Grid : 559-E2
Legal Description : Lot: 66 ; Tract No: 26845 ; Abbreviated Description: LOT:66
TR#:26845 TRACT NO 26845 LOT 66

Property Characteristics

| | | |
|-------------------------|--------------------------|---|
| Bedrooms : 3 | Year Built : 1962 | Square Feet : 1936 |
| Bathrooms : 2.0 | Garage : N/A | Lot size : 16971 SF |
| Partial Bath : 0 | Fireplace : N/A | Number of Units : 0 |
| Total Rooms : 0 | Pool/Spa : P | Use Code : Single Family Residential |
| Zoning : LARE11 | | |

Sale/Loan Information

| | |
|-----------------------------------|--------------------------------|
| Transfer Date : 12/30/2009 | Document # : 09-1981880 |
| Transfer Value : \$625,000 | Cost/Sq Feet : \$ 322 |
| First Loan Amt : N/A | Lender : |

Assessment/Tax Information

| | |
|--------------------------------------|--------------------------------|
| Assessed Value : \$745,319 | Tax Amount : \$9,146.21 |
| Land Value : \$436,818 | Tax Status : Current |
| Improvement Value : \$308,501 | Tax Rate Area : 0-408 |
| Percent Improvement : 41 % | Homeowner Exemption : Y |



Prior Transfer

| | | | |
|-----------------|---|----------------|------------------------------------|
| Recording Date: | 02/28/2020 | Document #: | 20-0239710 |
| Price: | | Document Type: | Intrafamily Transfer & Dissolution |
| First TD: | | Type of Sale: | Transfer Tax on doc. indicated as |
| Lender Name: | | | |
| Buyer Name: | KOCHEKSARAI, ALI YAZDANI; 2019 YAZDANI FAMILY TRUST, | | |
| Buyer Vesting: | Family Trust | | |
| Sell Name: | YAZDANI, ALI; KOCHEKSARAI, ALI YAZDANI | | |
| City/Muni/Twp: | LOS ANGELES | | |
| Legal: | LOT:66 CITY:LOS ANGELES TR#:26845 MAP REF:MB 688 PG 51-55 | | |

Foreclosure Record

| | | | |
|-----------------|------------|----------------|----------------------|
| Recording Date: | 01/11/2010 | Document #: | 10-0032334 |
| Original Doc: | 09-1646905 | Document Type: | Notice of Rescission |

Prior Transfer

| | | | |
|-----------------|---|----------------|---------------------------------|
| Recording Date: | 12/30/2009 | Document #: | 09-1981880 |
| Price: | \$625,000 | Document Type: | Grant Deed |
| First TD: | | Type of Sale: | Full-Computed from Transfer Tax |
| Lender Name: | | | |
| Buyer Name: | YAZDANI, ALI | | |
| Buyer Vesting: | Married Man as his sole and separate property | | |
| Sell Name: | SANTANA, PAUL | | |
| City/Muni/Twp: | WOODLAND HILLS | | |
| Legal: | LOT:66 CITY:LOS ANGELES TR#:26845 MAP REF:MB688 PG51-55 | | |

Prior Transfer

| | | | |
|-----------------|---|----------------|------------------------------------|
| Recording Date: | 12/30/2009 | Document #: | 09-1981879 |
| Price: | | Document Type: | Intrafamily Transfer & Dissolution |
| First TD: | | Type of Sale: | Transfer Tax on doc. indicated as |
| Lender Name: | | | |
| Buyer Name: | YAZDANI, ALI | | |
| Buyer Vesting: | Married Man as his sole and separate property | | |
| Sell Name: | KOMURA, KAORL | | |
| City/Muni/Twp: | WOODLAND HILLS | | |
| Legal: | LOT:66 CITY:LOS ANGELES TR#:26845 MAP REF:MB688 PG51-55 | | |

Foreclosure Record

| | | | |
|------------------|--|----------------|-------------------|
| Recording Date: | 11/02/2009 | Document #: | 09-1646905 |
| Mortgage Doc: | 06-2200158 | Document Type: | Notice of Default |
| Truster Name: | SANTANA, PAUL | TS #: | 09-35586 |
| Trustee/Contact | CENTRAL MORTGAGE COMPANY | | |
| Mailing Address: | 801 JOHN BARROW RD 1 LITTLE ROCK AR 72205 Phone #:800-366-2132 | | |
| C/O: Attn | NATALIE MCCLENDON | | |
| Delinq \$: | \$16,961 | Unpaid \$: | |
| Beneficiary | CENTRAL MORTGAGE CO | | |
| As Of: | 10/30/2009 | | |
| Loan: | Date 10/03/2006; Amount \$637,600 | | |

Mortgage Record

| | | | |
|-----------------|---|--------------------|--------------------|
| Recording Date: | 10/03/2006 | Document #: | 06-2200159 |
| Loan Amount: | \$159,400 | Loan Type: | Stand Alone Second |
| TD Due Date: | 10/01/2021 | Type of Financing: | |
| Lender Name: | SEA BREEZE FINANCIAL SERVICES INC | | |
| Lender Type: | Finance Company | | |
| Buyer Vesting: | SANTANA, PAUL | | |
| Vesting: | Married Man as his sole and separate property | | |

Prior Transfer

| | | | |
|-----------------|---|----------------|------------------------------------|
| Recording Date: | 10/03/2006 | Document #: | 06-2200157 |
| Price: | | Document Type: | Intrafamily Transfer & Dissolution |
| First TD: | | Type of Sale: | Non-Arms Length Transfer |
| Lender Name: | | | |
| Buyer Name: | SANTANA, PAUL | | |
| Buyer Vesting: | Married Man as his sole and separate property | | |
| Sell Name: | SANTANA, TAMARA | | |
| City/Muni/Twp: | WOODLAND HILLS | | |
| Legal: | LOT:66 CITY:LOS ANGELES TR#:26845 MAP REF:MB688 PG51-55 | | |

Prior Transfer

| | | | |
|-----------------|---|----------------|---------------------------------|
| Recording Date: | 10/03/2006 | Document #: | 06-2200156 |
| Price: | \$797,000 | Document Type: | Grant Deed |
| First TD: | \$637,600 | Type of Sale: | Full-Computed from Transfer Tax |
| Lender Name: | SEA BREEZE FINANCIAL SERVICES INC | | |
| Buyer Name: | SANTANA, PAUL | | |
| Buyer Vesting: | Married Man as his sole and separate property | | |
| Sell Name: | LORSBACH, EDWARD M; JACOB, SALLY M | | |
| City/Muni/Twp: | WOODLAND HILLS | | |
| Legal: | LOT:66 CITY:LOS ANGELES TR#:26845 MAP REF:MB688 PG51-55 | | |

Prior Transfer

| | | | |
|-----------------|---|----------------|---------------------------------|
| Recording Date: | 02/12/2004 | Document #: | 04-0320229 |
| Price: | \$690,000 | Document Type: | Grant Deed |
| First TD: | \$517,500 | Type of Sale: | Full-Computed from Transfer Tax |
| Lender Name: | CITIMORTGAGE INC | | |
| Buyer Name: | JACOB, SALLY M; LORSBACH, EDWARD M | | |
| Buyer Vesting: | Joint Tenancy | | |
| Sell Name: | SALEHI, ALI; AJDARI, MARIAM ANIA | | |
| City/Muni/Twp: | WOODLAND HILLS | | |
| Legal: | LOT:66 CITY:LOS ANGELES TR#:26845 MAP REF:MB688 PG51-55 | | |

Mortgage Record

| | | | |
|-----------------|----------------------------------|--------------------|-------------------------|
| Recording Date: | 12/05/2002 | Document #: | 02-2957315 |
| Loan Amount: | \$155,000 | Loan Type: | Credit Line (Revolving) |
| TD Due Date: | | Type of Financing: | VAR |
| Lender Name: | WASHINGTON MUTUAL BANK FA | | |
| Lender Type: | Bank | | |
| Buyer Vesting: | SALEHI, ALI; AJDARI, MARIAM ANIA | | |
| Vesting: | Joint Tenancy | | |

Mortgage Record

Recording Date: 11/13/2002
Loan Amount: \$257,000
TD Due Date: 12/01/2017
Lender Name: AMERICAS WHOLESALE LNR
Lender Type: Lending institution
Buyer Vesting: SALEHI,ALI; AJDARI,MARIAM ANIA
Vesting: Joint Tenancy

Document #: 02-2733695
Loan Type: Unknown
Type of Financing:

Mortgage Record

Recording Date: 04/27/1999
Loan Amount: \$252,000
TD Due Date: 05/01/2029
Lender Name: 1ST FED BANK
Lender Type: Bank
Buyer Vesting: SALEHI,ALI; AJDARI,MARIAM ANIA
Vesting:

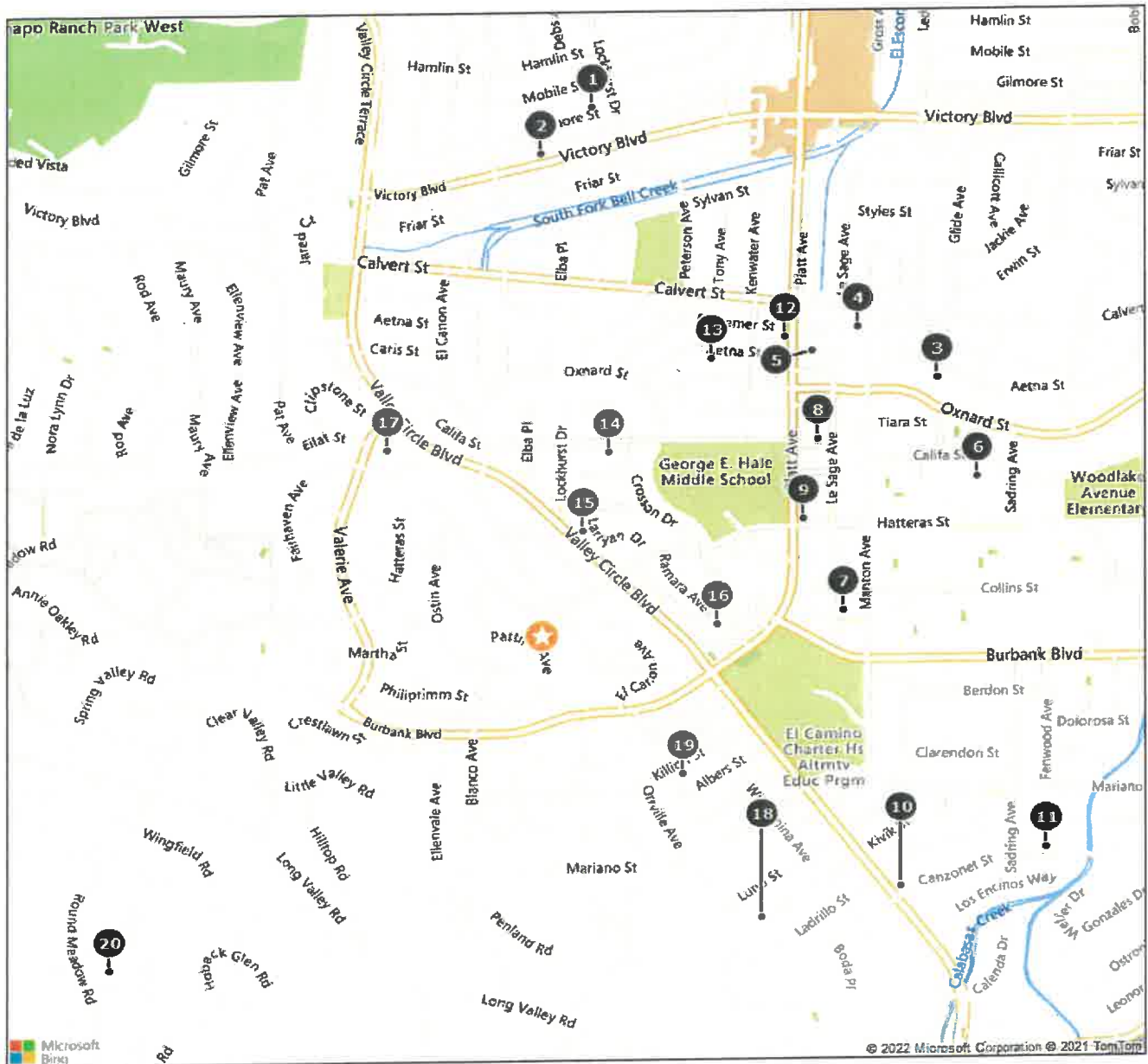
Document #: 99-0738179
Loan Type: Unknown
Type of Financing:

Mortgage Record

Recording Date: 01/12/1998
Loan Amount: \$248,000
TD Due Date: 01/01/2028
Lender Name: NORTH AMERICAN MTG
Lender Type: Mortgage company
Buyer Vesting: SALEHI,ALI; AJDARI,MARIAM ANIA
Vesting:

Document #: 98-0047647
Loan Type: Unknown
Type of Financing:

**5550 PATTILAR AVE
WOODLAND HILLS, CA 91367-4048**



| | | | | | |
|---------------------------------------|------------|-------------|--|------------|-------------|
| 1. 24015 Gilmore St, West Hills | 05/03/2022 | \$1,201,000 | 11. 23333 Canzonet St, Woodland Hills | 06/30/2022 | \$1,510,000 |
| 2. 24115 Victory Blvd, West Hills | 06/08/2022 | \$1,065,000 | 12. 23700 Bessemer St, Woodland Hills | 05/18/2022 | \$1,075,000 |
| 3. 23500 Aetna St, Woodland Hills | 07/27/2022 | \$990,000 | 13. 23820 Aetna St, Woodland Hills | 06/03/2022 | \$1,110,000 |
| 4. 6109 Manton Ave, Woodland Hills | 06/28/2022 | \$1,070,000 | 14. 23938 Califa St, Woodland Hills | 07/11/2022 | \$1,353,000 |
| 5. 23649 Aetna St, Woodland Hills | 07/07/2022 | \$1,125,000 | 15. 5729 Larryan Dr, Woodland Hills | 07/07/2022 | \$1,585,000 |
| 6. 23428 Califa St, Woodland Hills | 07/01/2022 | \$1,500,000 | 16. 23730 Carard St, Woodland Hills | 05/16/2022 | \$1,285,000 |
| 7. 5630 Le Sage Ave, Woodland Hills | 06/30/2022 | \$1,325,000 | 17. 24300 Clipstone St, Woodland Hills | 06/16/2022 | \$1,200,000 |
| 8. 23643 Califa St, Woodland Hills | 07/01/2022 | \$1,175,000 | 18. 23757 Kivik St, Woodland Hills | 06/09/2022 | \$1,355,000 |
| 9. 23657 Hatteras St, Woodland Hills | 07/14/2022 | \$1,760,000 | 19. 23836 Killion St, Woodland Hills | 05/31/2022 | \$1,500,000 |
| 10. 23533 Canzonet St, Woodland Hills | 05/27/2022 | \$1,630,000 | 20. 5531 Bonneville Rd, Hidden Hills | 06/07/2022 | \$2,900,000 |

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08/04/2022 16:40:53 PM

Customer Service Rep: Ryan McMahon



Criteria Selected:

Searched by Radius: 1 miles
 Minimum Area: 1,548 SqFt.
 Maximum Bathrooms: 3
 Maximum Bedrooms: 4
 Pool: All
 Land Use: Same as Subject
 Date Range: 02/05/2022 to 08/04/2022

Maximum Area: 2,323 SqFt.
 Minimum Bathrooms: 1
 Minimum Bedrooms: 2

Area Sales Analysis

| | Low | Median | High |
|----------------------------|-----------|-------------|-------------|
| Bedrooms: | 3 | 3 | 4 |
| Baths: | 2 | 2 | 3 |
| Lot Size: | 0 | 10,040 | 19,129 |
| Living Area (SqFt): | 1,587 | 2,031 | 2,310 |
| Sale Price: | \$990,000 | \$1,305,000 | \$2,900,000 |
| Year Built: | 1958 | 1961 | 1971 |
| Age: | 51 | 61 | 64 |

Subject Property

Sale Date: 12/30/2009 **Year Built:** 1962 **Price:** \$625,000 **Pool:** P
Lot Size: 16,971 SF **Square Feet:** 1,936 **\$/SF:** \$322 **BR/Bth:** 3/2.0

Comparable Sales Data

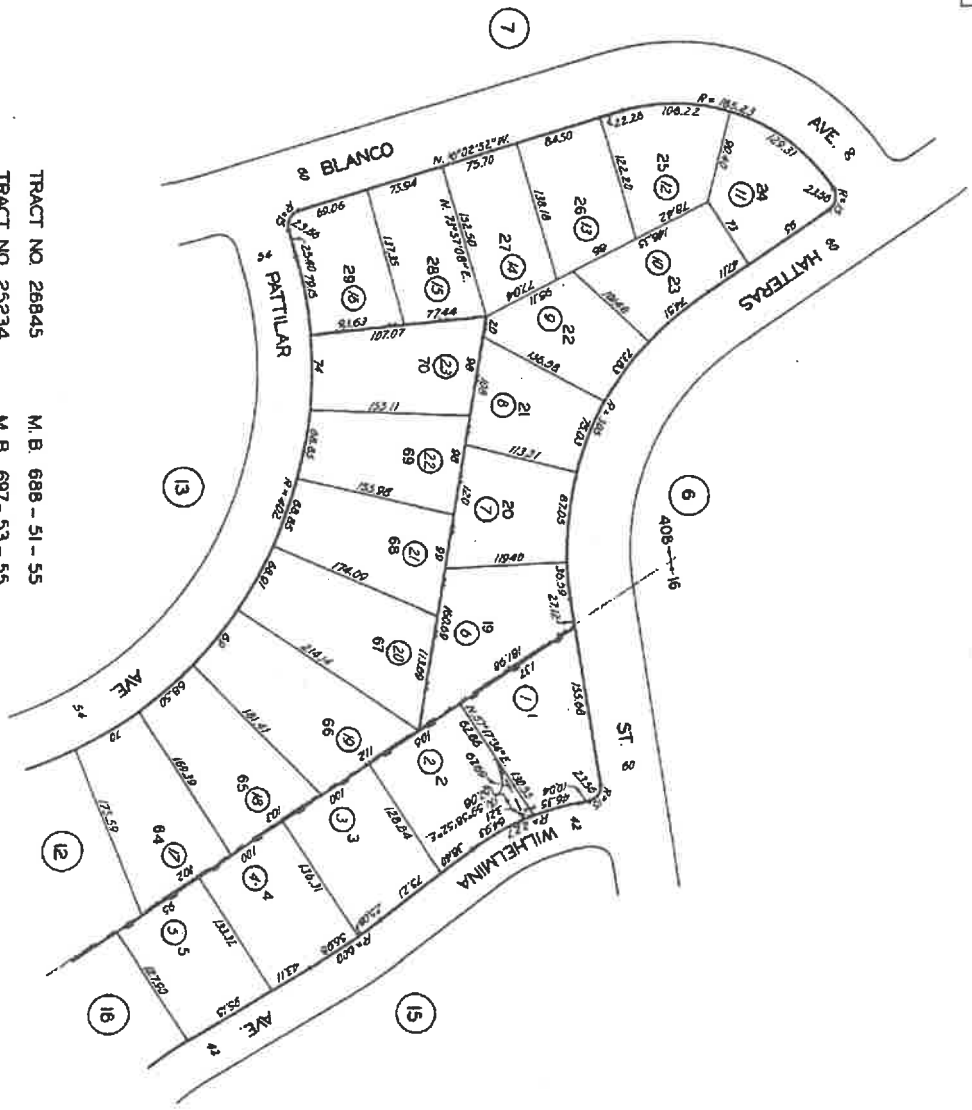
| No. | Address | Date | Price | Loan | \$/SF | SqFt | BR/Bth | Year Built | Lot Size | Pool |
|---|---|------------|-------------|-----------|-------|-------|--------|------------|-----------|------|
| 1 | 24015 GILMORE ST WEST HILLS, CA 91307 | 05/03/2022 | \$1,201,000 | \$700,000 | \$597 | 2,011 | 4/2 | 1960 | 7,863 SF | P |
| Owner: JACOB SOLOMON SCHERB, SHIRA MIRIAM Seller: TODD KING, DONNA GATEWOOD KING APN: 2033-004-034 Document #: 22-0478514 Legal: Lot:140 Tract No:21893 Map Ref:MB 658 PG 27-32City/Muni/Twp:LOS ANGELES Land Use: Single Family Residential Located approximately 0.99 miles from subject property. | | | | | | | | | | |
| 2 | 24115 VICTORY BLVD WEST HILLS, CA 91307 | 06/08/2022 | \$1,065,000 | \$852,000 | \$671 | 1,587 | 4/3 | 1960 | 7,300 SF | P |
| Owner: ERIKA L SOCKACI, JENNIFER C DEATON Seller: ELLEN T WILLIAMS, KEITH L WILLIAMS & APN: 2033-012-030 Document #: 22-0611234 Legal: Lot:27 Tract No:21894 Map Ref:MB 653 PG 76-82City/Muni/Twp:LOS ANGELES Land Use: Single Family Residential Located approximately 0.90 miles from subject property. | | | | | | | | | | |
| 3 | 23500 AETNA ST WOODLAND HILLS, CA 91367 | 07/27/2022 | \$990,000 | \$0 | \$482 | 2,051 | 4/2 | 1965 | 12,155 SF | N/A |
| Owner: AHMAD ADEL, TAHEREH Seller: BARBARA LAZAROFF, ESTATE OF DANIEL APN: 2035-003-044 Document #: 22-0762534 Legal: Lot:27 Tract No:19993 Map Ref:MB 683 PG 23-28City/Muni/Twp:LOS ANGELES Land Use: Single Family Residential Located approximately 0.83 miles from subject property. | | | | | | | | | | |
| 4 | 6109 MANTON AVE WOODLAND HILLS, CA 91367 | 06/28/2022 | \$1,070,000 | \$962,900 | \$492 | 2,174 | 4/2 | 1963 | 11,156 SF | N/A |
| Owner: JOHNNY WAYNE HUSTON, DARAE EOM Seller: CAMERON BRANSTROM, STELLA APN: 2035-005-013 Document #: 22-0672236 Legal: Lot:37 Tract No:20788 Map Ref:MB 607 PG 78-82City/Muni/Twp:LOS ANGELES Land Use: Single Family Residential Located approximately 0.79 miles from subject property. | | | | | | | | | | |

Comparable Sales Data

| Comparable Data | | | | | | | | | | |
|--|---|---|-------------|-------------|-------|-------|--------|------------|-----------|------|
| No. | Address | Date | Price | Loan | \$/SF | SqFt | BR/Bth | Year Built | Lot Size | Pool |
| 5 | 23649 AETNA ST WOODLAND HILLS, CA 91367 | 07/07/2022 | \$1,125,000 | \$900,000 | \$652 | 1,724 | 3/2 | 1958 | 7,669 SF | P |
| Owner: JEFF HUGUELET, JAMIE ZAGORIA | | Seller: MARK DONOUGH, ANGELA CLARE | | | | | | | | |
| APN: 2035-006-015 | | Document #: 22-0700432 | | | | | | | | |
| Legal: Lot:15 Tract No:20788 Map Ref:MB 607 PG 78-82City/Muni/Twp:LOS ANGELES | | | | | | | | | | |
| Land Use: Single Family Residential | | Located approximately 0.70 miles from subject property. | | | | | | | | |
| 6 | 23428 CALIFA ST WOODLAND HILLS, CA 91367 | 07/01/2022 | \$1,500,000 | \$1,350,000 | \$860 | 1,744 | 3/2 | 1971 | 17,954 SF | N/A |
| Owner: SOCALLIVING LLC | | Seller: CARLOS C FORTEZA | | | | | | | | |
| APN: 2041-004-005 | | Document #: 22-0685523 | | | | | | | | |
| Legal: Tract No:9530 Map Ref:MB 133 PG 48-50Abbreviated Description:PORTION LOT3 City/Muni/Twp:LOS | | | | | | | | | | |
| Land Use: Single Family Residential | | Located approximately 0.80 miles from subject property. | | | | | | | | |
| 7 | 5630 LE SAGE AVE WOODLAND HILLS, CA 91367 | 06/30/2022 | \$1,325,000 | \$1,060,000 | \$812 | 1,631 | 3/2 | 1958 | 7,529 SF | N/A |
| Owner: AURELIO DEGUZMAN | | Seller: HOME SALE SOLUTIONS LLC | | | | | | | | |
| APN: 2041-025-012 | | Document #: 22-0683631 | | | | | | | | |
| Legal: Lot:131 Tract No:20788 Map Ref:MB 607 PG 78-82City/Muni/Twp:LOS ANGELES | | | | | | | | | | |
| Land Use: Single Family Residential | | Located approximately 0.52 miles from subject property. | | | | | | | | |
| 8 | 23643 CALIFA ST WOODLAND HILLS, CA 91367 | 07/01/2022 | \$1,175,000 | \$1,057,500 | \$635 | 1,849 | 4/2 | 1958 | 7,420 SF | N/A |
| Owner: TIMOTHY MICHAEL CORY, ELIZABETH | | Seller: LINDA REEVES | | | | | | | | |
| APN: 2041-028-014 | | Document #: 22-0688137 | | | | | | | | |
| Legal: Lot:57 Tract No:20788 Map Ref:MB 607 PG 78-82City/Muni/Twp:LOS ANGELES | | | | | | | | | | |
| Land Use: Single Family Residential | | Located approximately 0.60 miles from subject property. | | | | | | | | |
| 9 | 23657 HATTERAS ST WOODLAND HILLS, CA 91367 | 07/14/2022 | \$1,760,000 | \$0 | \$904 | 1,945 | 3/2 | 1959 | 7,158 SF | N/A |
| Owner: SEYED HAMID OKHOVAT ALAVIAN, JALEH | | Seller: TABRIZI INVESTMENTS INC, RADIN | | | | | | | | |
| APN: 2041-029-016 | | Document #: 22-0723447 | | | | | | | | |
| Legal: Lot:83 Tract No:20788 Map Ref:MB 607 PG 78-82City/Muni/Twp:LOS ANGELES | | | | | | | | | | |
| Land Use: Single Family Residential | | Located approximately 0.50 miles from subject property. | | | | | | | | |
| 10 | 23533 CANZONET ST WOODLAND HILLS, CA 91367 | 05/27/2022 | \$1,630,000 | \$970,800 | \$760 | 2,142 | 3/2 | 1961 | 14,162 SF | P |
| Owner: MATTHEW J SCHMOLL, ELIZABETH | | Seller: DAYTONA PROPERTIES GROUP INC | | | | | | | | |
| APN: 2044-013-009 | | Document #: 22-0575069 | | | | | | | | |
| Legal: Lot:54 Tract No:25231 Map Ref:MB 670 PG 32-34City/Muni/Twp:LOS ANGELES | | | | | | | | | | |
| Land Use: Single Family Residential | | Located approximately 0.78 miles from subject property. | | | | | | | | |
| 11 | 23333 CANZONET ST WOODLAND HILLS, CA 91367 | 06/30/2022 | \$1,510,000 | \$760,000 | \$697 | 2,165 | 3/3 | 1963 | 11,031 SF | P |
| Owner: SHAHRIAR TAGHAVI | | Seller: SHALOM SHAI BEN DAVID | | | | | | | | |
| APN: 2044-015-026 | | Document #: 22-0680230 | | | | | | | | |
| Legal: Lot:11 Tract No:28059 Map Ref:MB 709 PG 71&72City/Muni/Twp:LOS ANGELES | | | | | | | | | | |
| Land Use: Single Family Residential | | Located approximately 0.96 miles from subject property. | | | | | | | | |
| 12 | 23700 BESSEMER ST WOODLAND HILLS, CA 91367 | 05/18/2022 | \$1,075,000 | \$860,000 | \$479 | 2,240 | 4/2 | 1959 | 8,068 SF | N/A |
| Owner: ANNABEL DEITCHMAN, JUSTIN | | Seller: JASON SAMANSKY, DALIA SAMANSKY | | | | | | | | |
| APN: 2045-011-005 | | Document #: 22-0538083 | | | | | | | | |
| Legal: Lot:35 Tract No:21745 Map Ref:MB 608 PG 96-99City/Muni/Twp:LOS ANGELES | | | | | | | | | | |
| Land Use: Single Family Residential | | Located approximately 0.69 miles from subject property. | | | | | | | | |

Comparable Sales Data

| No. | Address | Date | Price | Loan | \$/SF | SqFt | BR/Bth | Year Built | Lot Size | Pool |
|-----|---|------------|-------------|-------------|---------|-------|--------|------------|-----------|------|
| 13 | 23820 AETNA ST WOODLAND HILLS, CA 91367 | 06/03/2022 | \$1,110,000 | \$888,000 | \$604 | 1,836 | 3/2 | 1960 | 7,401 SF | N/A |
| | Owner: MOHAMMADREZA MOAZENI, GHAAZALEH Seller: VICTORIA BROWN, VICTORIA BROWN APN: 2045-013-009 Document #: 22-0595866 Legal: Lot:103 Tract No:21745 Map Ref:MB 608 PG 96-99City/Muni/Twp:LOS ANGELES Land Use: Single Family Residential Located approximately 0.59 miles from subject property. | | | | | | | | | |
| 14 | 23938 CALIFA ST WOODLAND HILLS, CA 91367 | 07/11/2022 | \$1,353,000 | \$553,000 | \$709 | 1,908 | 4/2 | 1961 | 11,278 SF | P |
| | Owner: WERNER MARTIN EGGERS, KATRIN Seller: OMAR ELHADARY, KATHERINE HUNT APN: 2045-020-004 Document #: 22-0708547 Legal: Lot:4 Tract No:25444 Map Ref:MB 659 PG 12-16City/Muni/Twp:LOS ANGELES Land Use: Single Family Residential Located approximately 0.36 miles from subject property. | | | | | | | | | |
| 15 | 5729 LARRYAN DR WOODLAND HILLS, CA 91367 | 07/07/2022 | \$1,585,000 | \$0 | \$724 | 2,187 | 4/3 | 1961 | 11,184 SF | N/A |
| | Owner: SUSAN LAURIE SILAVIN, SUSAN LAURIE Seller: JENNIFER DODD RAWLINGS APN: 2045-021-003 Document #: 22-0698485 Legal: Lot:25 Tract No:25444 Map Ref:MB 659 PG 12-16City/Muni/Twp:LOS ANGELES Land Use: Single Family Residential Located approximately 0.21 miles from subject property. | | | | | | | | | |
| 16 | 23730 CARARD ST WOODLAND HILLS, CA 91367 | 05/16/2022 | \$1,285,000 | \$0 | \$558 | 2,301 | 3/2 | 1961 | 9,090 SF | P |
| | Owner: 406 WREN DRIVE LLC Seller: STEVEN N SIFF, FRANCINE J SIFF APN: 2045-025-022 Document #: 22-0526450 Legal: Lot:91 Tract No:25444 Map Ref:MB 659 PG 12-16City/Muni/Twp:LOS ANGELES Land Use: Single Family Residential Located approximately 0.30 miles from subject property. | | | | | | | | | |
| 17 | 24300 CLIPSTONE ST WOODLAND HILLS, CA 91367 | 06/16/2022 | \$1,200,000 | \$960,000 | \$619 | 1,936 | 3/2 | 1964 | 12,051 SF | N/A |
| | Owner: ELIAS STEVE MUSALLAM, JENNIFER Seller: MARK LERTZMAN, LORI LERTZMAN APN: 2046-004-027 Document #: 22-0638295 Legal: Lot:140 Map Ref:MB 81 PG 37-42City/Muni/Twp:LOS ANGELES Land Use: Single Family Residential Located approximately 0.44 miles from subject property. | | | | | | | | | |
| 18 | 23757 KIVIK ST WOODLAND HILLS, CA 91367 | 06/09/2022 | \$1,355,000 | \$469,428 | \$607 | 2,232 | 3/2 | 1962 | 19,129 SF | P |
| | Owner: KIVIK LLC Seller: SHELDON A LENTER APN: 2047-005-013 Document #: 22-0615437 Legal: Lot:25 Tract No:25232 Map Ref:MB 674 PG 74-76City/Muni/Twp:LOS ANGELES Land Use: Single Family Residential Located approximately 0.65 miles from subject property. | | | | | | | | | |
| 19 | 23836 KILLION ST WOODLAND HILLS, CA 91367 | 05/31/2022 | \$1,500,000 | \$1,200,000 | \$649 | 2,310 | 3/2 | 1962 | 10,991 SF | P |
| | Owner: DAVID LANDAU, NATALIE LANDAU Seller: ANN DU VAL, BRENT DU VAL REVOCABLE APN: 2047-008-003 Document #: 22-0577384 Legal: Lot:79 Tract No:25233 Map Ref:MB 680 PG 78-81City/Muni/Twp:LOS ANGELES Land Use: Single Family Residential Located approximately 0.36 miles from subject property. | | | | | | | | | |
| 20 | 5531 BONNEVILLE RD HIDDEN HILLS, CA 91302 | 06/07/2022 | \$2,900,000 | \$2,000,000 | \$1,299 | 2,231 | 3/3 | 1960 | 1.26 SF | P |
| | Owner: 5502 PARADISE VALLEY LLC Seller: EVELYN MARIE LUNDIN APN: 2049-023-037 Document #: 22-0606460 Legal: Lot:1 Subdivision:PARCEL MAP NO 2196 Map Ref:MB 39 PG 52City/Muni/Twp:HIDDEN HILLS Land Use: Single Family Residential Located approximately 0.96 miles from subject property. | | | | | | | | | |



CODE
16
408

TRACT NO. 26845 M.B. 688 - 51 - 55
TRACT NO. 25234 M.B. 697 - 53 - 55
TRACT NO. 26847 M.B. 705 - 61 - 63

FOR PREV. ASSMT SEE:
2043 - 17, 41 & 52

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.



Jan 2 2023

PUBLIC SAFETY COMMITTEE
C/O CITY CLERK

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

REF:
CUSTOMER BR7622517
INVOICE BC220000102
APN 2151034057

In regards to the Report and Proposed findings.

Unfortunately, During the hearing I was not allowed to make my case. The hearing officer kept interrupting me. I was very disappointed in how I was not able to make my case. So, I will try here.

The information listed in the report is incorrect. There are several reasons I am protesting the findings by the hearing officer.

"The substance of Protest" is not correct and should be stated as noted below:

1. We received no notice of any violation, that is true, however I cannot verify if it was mailed out or why we didn't receive it.
2. The trees in question actually are covering the sidewalk and part of the street. So, legally the trees cover City property, the street. (Photo attachments A1 A2)
3. The fire department supposedly performed all of this alleged notification during a Covid Pandemic. No offices were open and still are not. People were not

opening doors at this time, especially if you are 90 years old with severe health issues.

4. The so called "Contractor" trespassed on my property without my or anyone else's authorization. Also, after one year they submitted an outrageous bill to the FD for \$8,800, which should have cost \$750. Also, the FD issued a \$1,498 "Administration fee" fine. I believe any reasonable person would consider this outrageous. It seems there is no oversight or management by the FD to make sure these fraudulent contractors are held to account. The FD sure doesn't communicate with residents so, how do they know these contractors are honest? I can prove that this one was not.
5. In all the documents I reviewed, after the fact, I see no estimate of cost of work to be performed, and no date when they are to perform it. How is this legal?
6. This is discrimination. I have attached photos of trees that are in much worse shape than what I am being finned for. (Photo Attachments B1 B2 B3 B4 B5 B6 B7) The photos are trees within a 2 mile radius of my house. Some of the worst ones are on LAUSD, and City of Los Angeles property. If this is actually a fire hazard, wouldn't it make sense for the FD to clear up schools, City, and County properties before you start finning Single family homeowners? There are a lot of innocent children at these schools. This arguably is more important than a single family home, with no prior violations.
7. Hopefully the FD is aware and understands that there is a big and courageous effort by Mayor Karen Bass to solve the homelessness crisis in the City of Los Angeles, maybe they shouldn't make it difficult for existing home owners to keep the homes they have. Two steps forward and one step back?
8. This does seem like a punitive action by the FD, without due process, in a court of law.

I am respectfully just asking for a fair resolution to this matter. I have owned Property in Los Angeles for the past 45 years, I have never been fined by any City, County, or State Agency for any reason. I am a retired Civil Servant and currently I am Care Giver for my disabled parents 90 and 89. I would not be able to pay this fine and it would cause me extreme hardship. The choice is pay for food, and Utilities or pay for a fine and a bill from a fraudulent Contractor.

I thank you for your consideration of this matter.

Shahram Ardalan
20808 Martha St.
Woodland Hills, CA 91367

Cc: Honorable Karen Bass, Mayor@lacity.gov
Lindsey P. Horvath Thirddistrict@bos.lacounty.gov







B3



B6



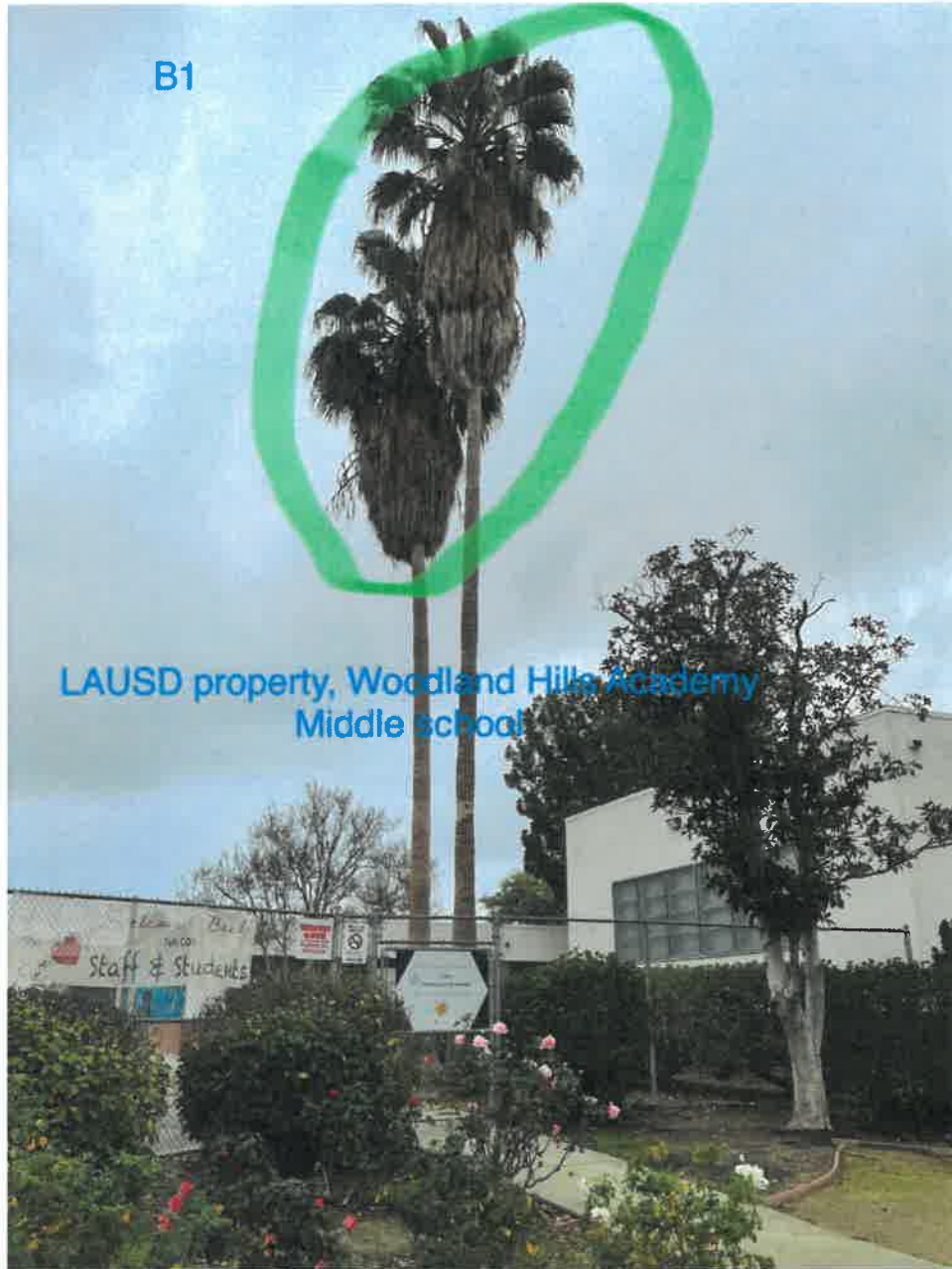
B7





B1

LAUSD property, Woodland Hills Academy
Middle school





REBUTALL EVIDENCE



City of Los Angeles
FIRE DEPARTMENT
NOTICE OF NONCOMPLIANCE



F-1308

| | | | |
|---|---|---|--|
| APN: | 2151-034-057 (Map Book-Page-Parcel) | Compliance Due Date: 07/09/2021 | |
| SHOKOOHY, NILOOFAR TR NILOO TRUST 4224 TOSCA RD WOODLAND HILLS CA 91364 | | Inspection Date: 06/08/2021 Notice Printed: 06/09/2021 Inspector Id: 322485 Fire Station District: 84 | Hazard Location: 20808 MARTHA ST LOS ANGELES 91367 |
| <p>An inspection of the parcel indicated above has confirmed that brush clearance progress is not complete on your property as per the Fire Code (L.A.M.C. Section 57.322).</p> <p>In accordance with the Fire Code, you are required to maintain, as described below, all native brush, weeds, grass, trees and hazardous vegetation on your property within 200 feet of all structures, whether those structures are on your property or adjoining properties, and within 10 feet of any combustible fence or any roadway/driveway used for vehicular travel. Please see the specific violations checked below:</p> | | <p>Next Action: A re-inspection of your property will occur on or after the Compliance Due Date. If found in compliance, a "CLEANED BY OWNER" inspection record will be made. If your property is not in compliance at the time of re-inspection, a \$668.00 (subject to change) noncompliance re-inspection fee will be assessed. The City may then complete the work on your behalf at an additional cost to you. The cost, including an administrative fee plus the noncompliance re-inspection fee, will become a special assessment. 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 property tax bill.</p> | |
| <p><input type="checkbox"/> 1. Maintain all weeds and grasses at a maximum height of 3 inches.</p> <p><input type="checkbox"/> 2. Maintain the lower 1/3rd of trees and shrubs by removing all leafy foliage, twigs, and branches up to a maximum of six feet from the ground (i.e., any tree 18 feet or higher requires only 6 feet of clearance).</p> <p><input checked="" type="checkbox"/> 3. Remove all dead trees, shrubs and vegetation.</p> <p><input type="checkbox"/> 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.</p> <p><input type="checkbox"/> 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).</p> <p><input type="checkbox"/> 6. Remove any portion of a tree or shrub within 10-foot radius of a chimney outlet.</p> <p><input type="checkbox"/> 7. Maintain the roofs of all structures free of leaves, needles, twigs and other combustible matter.</p> <p><input type="checkbox"/> 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.</p> <p><input checked="" type="checkbox"/> 9. Once brush clearance is conducted, remove and safely dispose of all cut or bagged vegetation, all dead trees, and all debris (includes combustible rubbish and trash). In lieu of disposal, cut vegetation may be machine processed, chipped, and spread on site.</p> <p><input type="checkbox"/> 10. Other (see comments).</p> | | <p>Comments and Instructions: Brush clearance is a year round requirement. Maintain your property in compliance so it does not spread or add to the intensity of the brush fire. Every hazard of your property may not have been documented on this notice, but it is the land owner's responsibility to ensure all hazards are cleared from their property. Remove all the dead palm fronds from the trees located throughout the property</p> | |
| Los Angeles Fire Department Brush Clearance Unit 6262 Van Nuys, Blvd. #451 Van Nuys California 91401 | | 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 Phone: 800 994 4444 Kristin M. Crowley, Fire Marshal | |



City of Los Angeles
FIRE DEPARTMENT

2nd NOTICE OF NONCOMPLIANCE



F-1308

APN: **2151-034-057**
(Map Book-Page-Parcel)

Compliance Due Date: **07/09/2021**

SHOKOOHY, NILOOFAR TR NILOO TRUST
4224 TOSCA RD
WOODLAND HILLS CA 91364

1st Inspection Date: **06/08/2021**
2nd Inspection Date: **08/24/2021**
2nd Notice Printed: **08/25/2021**
Inspector Id: **322485**
Fire Station District: **84**

Hazard Location:
20808 MARTHA ST LOS
ANGELES 91367

An inspection of the parcel indicated above has confirmed that brush clearance progress is not complete on your property as per the Fire Code (L.A.M.C. Section 57.322).

In accordance with the Fire Code, you are required to maintain, as described below, **all native brush, weeds, grass, trees and hazardous vegetation on your property within 200 feet of all structures**, whether those structures are on your property or adjoining properties, and within **10 feet of any combustible fence or any roadway/driveway used for vehicular travel**. Please see the specific violations checked below:

- ☐ 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 six 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 (includes combustible rubbish and trash). In lieu of disposal, cut vegetation may be machine processed, chipped, and spread on site.**
- ☐ 10. Other (see comments).

Next Action:

Your property was found non-compliant at the time of this re-inspection and is now subject to a **Noncompliance Fee of \$668.00** (subject to change). The property has been posted with a Notice to Abate a Public Nuisance and Fire Hazard. The City may complete the work on your behalf and bill you for **the cost of the work (TBD) plus an Administrative Processing Fee of \$1498.00** (subject to change). 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.

Comments and Instructions:

Brush clearance is a year round requirement. Maintain your property in compliance so it does not spread or add to the intensity of the brush fire.

Every hazard of your property may not have been documented on this notice, but it is the land owner's responsibility to ensure all hazards are cleared from their property.

Re inspection failed

Remove all the dead palm fronds from the trees located throughout the property

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

APN: 2151034057

| | | | |
|------------------------------|---|-------------------------------|--|
| Owner Name: | SHOKOOHY,NILOOFAR TR | Name Overflow: | NILOO TRUST |
| Special Name: | | 2nd Owner Name: | |
| Situs Address: | 20808 MARTHA ST LOS ANGELES CA 91367 | Mailing Address: | 4224 TOSCA RD WOODLAND HILLS CA 91364 |
| Census Tract: | 137104 | Hazard City Key Code: | |
| Census Block: | 1016 | Hazard Info. No.: | 0000000000 |
| Council District: | 03 | Zone Code. No.: | LAR1 |
| Tax Area: | 00016 | Land Use Code: | 01A6 |
| Agency No.: | 000000 | Ownership Code: | 3 |
| Tax Status Key Code : | 1 | Doc. Reason Code: | A |
| Delq Year: | 2020 | Parcel Area: | 0.1758 |
| Recording Date: | 2019-07-26 | Recorder's Doc. Key: 1 | Recorder's Doc. Nbr: 0736867 |

Parcel Sales Information

| SALES_SEQ_NBR | SALES_DT_CD_TXT | SALES_AMT |
|----------------------|------------------------|------------------|
| 3 | 1984-11-30 | \$0.00 |
| 2 | 1998-01-07 | \$0.00 |
| 1 | 2019-07-26 | \$726,007.00 |

Building Data

| SEQ. | YR BLT | SUB PART | DSGN TYP | CLASS SHAPE | NO. UNIT | NO. BDR | NO. BATH | IMPROV SQFT | BLDG CHG YR | UNIT COST MAIN AMT | RCN MAIN AMT |
|-------------|---------------|-----------------|-----------------|--------------------|-----------------|----------------|-----------------|--------------------|--------------------|---------------------------|---------------------|
| 1 | 1959 | 0102 | 0120 | D65B | 1 | 3 | 2 | 1688 | 2021 | \$0.00 | \$0.00 |
| 2 | 1959 | 0202 | 0130 | D65A | 1 | 1 | 1 | 400 | 0 | \$0.00 | \$0.00 |

Legal Description

TRACT # 22971 LOT 70

2020 Roll Value

| | VALUE | YR | EXEMPTION INFORMATION | | | |
|--------------------|--------------|-----------|------------------------------|--------|------------|-----|
| LAND | \$559,000.00 | 2020 | HOMEOWNER | \$0.00 | KEY | 000 |
| IMPROVEMENT | \$212,052.00 | 2020 | REAL ESTATE | \$0.00 | | |
| INVENTORY | \$0.00 | | INVENTORY | \$0.00 | | |
| FIXTURE | \$0.00 | | FIXTURE | \$0.00 | | |
| PERS PROP | \$0.00 | | PERS PROP | \$0.00 | | |
| | | | EX CLAIM TYPE CD | | | |



Christi Greer <gcgreer5@gmail.com>

Fwd: APN#2166033012, Inv#BC220000106, 20401 Ventura Blvd. Brush Clearance EVIDENCE

1 message

LAFD Brush <lafdbush@lacity.org>
To: gcgreer5@gmail.com

Wed, Jan 4, 2023 at 4:35 PM

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

From: **Jacob Anavim** <jacob@megaintl.com>

Date: Wed, Jan 4, 2023 at 3:51 PM

Subject: APN#2166033012, Inv#BC220000106, 20401 Ventura Blvd. Brush Clearance EVIDENCE

To: <lafdbush@lacity.org>

Cc: <bryan.nassour@lacity.org>, Kamyar Marouni <kamyar@megaintl.com>, Jacob Anavim <Jacob@megaintl.com>

Please see attached our invoice for our 2020 Brush Clearance contract for subject property. As stated earlier in the hearing on July 18, 2022 and my phone conversation this morning, the fee charged to us for this job is grossly over-inflated and unreasonable.

We have stated several times that we have owned this property for over 6 years and never faced this situation before. Our mailboxes were vandalized on several occasions and mail stolen, which prevented us from getting fair and timely correspondence from the City of Los Angeles Fire Department to act on 2021 Brush clearance for our property.

I look forward to talking to you on the January 11, 2023 zoom meeting.

Best Regards,

Jacob S. Anavim
20401 Ventura LLC

6862 Hayvenhurst Avenue

Suite A

Van Nuys, CA 91406

Office : (818) 510-4878

Cell: (213) 448-8880

✉E-mail: Jacob@Megaintl.com

2 attachments



Brush Clearance scan.pdf

1481K



Invoice (No. 6784) from High View Inc..pdf

336K



ALTAMIRA LANDSCAPE DESIGN

15427 Saticoy St. Van Nuys, CA 91406

Telephone 818-787-6538 Fax 818-787-9516

Email altamiralandscape@gmail.com

Invoice

| | |
|-------------|----------|
| Date | 09/24/20 |
| Invoice No. | 6784 |

Bill To

20401 Ventura Blvd. LLC
20401 Ventura Blvd.
Woodland Hills, CA 91364

| Description | Qty | Rate | Amount |
|--|-----|--------------------|---------------|
| Clean Up | | | |
| - Weed Clearance | | 2,200.00 | 2,200.00 |
| - Property cleaning of Vegetation 4'ft high or lower. | | | |
| * Any plants, shrubs, bushes or vegetation over 4' ft. tall not included | | | |
| - Hauling of all vegetation removed | | | |
| * Freeway Fence perimeter NOT INCLUDED | | | |
| Construction Bins | | | |
| - Three (3) 40 yard containers | 3 | 650.00 | 1,950.00 |
| - Over Weight Charges | | 484.60 | 484.60 |
| * 5 ton Limit | | | |
| Semi Truck Loads | | | |
| - Hauling of Two (2) cement load | 2 | 650.00 | 1,300.00 |
| - 10% surcharge on all Dump Hauling related fees | | 373.46 | 373.46 |
| Skid Steer/ Tractor Service | | | |
| - Tractor service w/ operator | 2 | 650.00 | 1,300.00 |
| Total | | \$7,608.06 | |
| Credit | | \$-7,608.06 | |
| Balance | | | \$0.00 |



Christi Greer <gcgreer5@gmail.com>

Fwd: 17721 Alonzo Pl. - appeal

1 message

LAFD Brush <lafdbush@lacity.org>
To: gcgreer5@gmail.com

Tue, Jan 3, 2023 at 7:58 AM

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

From: **Tyler Salame** <tsalamerealty@gmail.com>
Date: Fri, Dec 30, 2022 at 9:51 AM
Subject: 17721 Alonzo Pl. - appeal
To: LAFD Brush <lafdbush@lacity.org>
Cc: robin salame <rsalame4@gmail.com>

Attn: Public Safety Committee

Please find attached new and updated appeal materials for APN #2182025021.

FYI we also Federal Expressed this package along with a 24x36 size aerial view of the property with surveyor lot lines. This will arrive at [6262 Van Nuys Blvd #451, Van Nuys, CA 91401](#) by the 4th of January deadline.

We are scheduled and set to appeal on January 11th at 3:30 with zoom ID #42993

Please confirm receipt of this email. Thank you.

--

"You will always find a solution with a positive attitude"

Sincerely,

Tyler Salame

Premier Financial

22020 Clarendon Street, Suite 201

Woodland Hills, CA 91367

Office: (818) 436-7565

Fax: (818) 436-0689

IMPORTANT WARNING: This message is intended for the use of the person or entity to which is addressed and may contain information that is privileged and confidential, the disclosure of which is governed by applicable law. If the reader of this message is not the intended recipient, the employee, or agent responsible to deliver it to the intended recipient, you are hereby notified that any dissemination, distribution, or copy of this information is STRICTLY PROHIBITED. If you have received this message in error, please notify us immediately at (818) 436-7565 and destroy the related message. Thank you for your cooperation

PLEASE REPLY TO THE PERSON OR ENTITY TO WHOM THIS MESSAGE IS ADDRESSED. IF YOU ARE NOT THE ADDRESSEE, PLEASE DO NOT REPLY TO THIS MESSAGE OR DISCLOSE ITS CONTENTS TO ANY OTHER PERSON OR ENTITY. IF YOU ARE THE ADDRESSEE, PLEASE REPLY TO THIS MESSAGE.



Salame brush clearance appeal .pdf

843K

ATT: Public Safety Committee

We have supplied the following documents to show you the hillside in question is not our property.

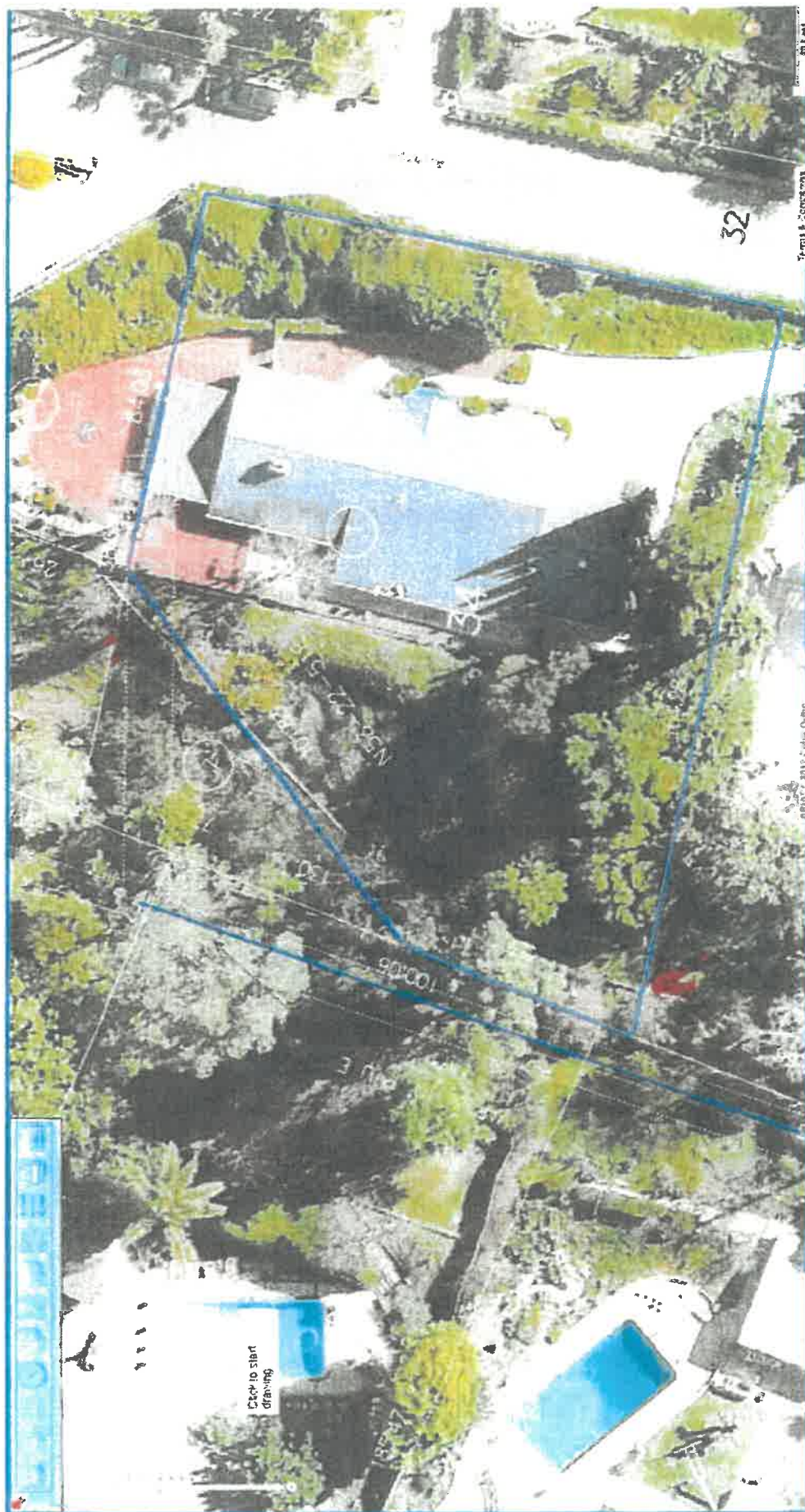
- 1) Letter from surveyor**
- 2) Enlarged print of property aerial picture, with property lines and fences**
- 3) Small print picture**
- 4) Copy of invoice for clearing our property**
- 5) Copy of cancelled check for invoice**
- 6) Title company print of property**
- 7) Picture sent by Fire Department that we cleared**

SAVVIS LETTER

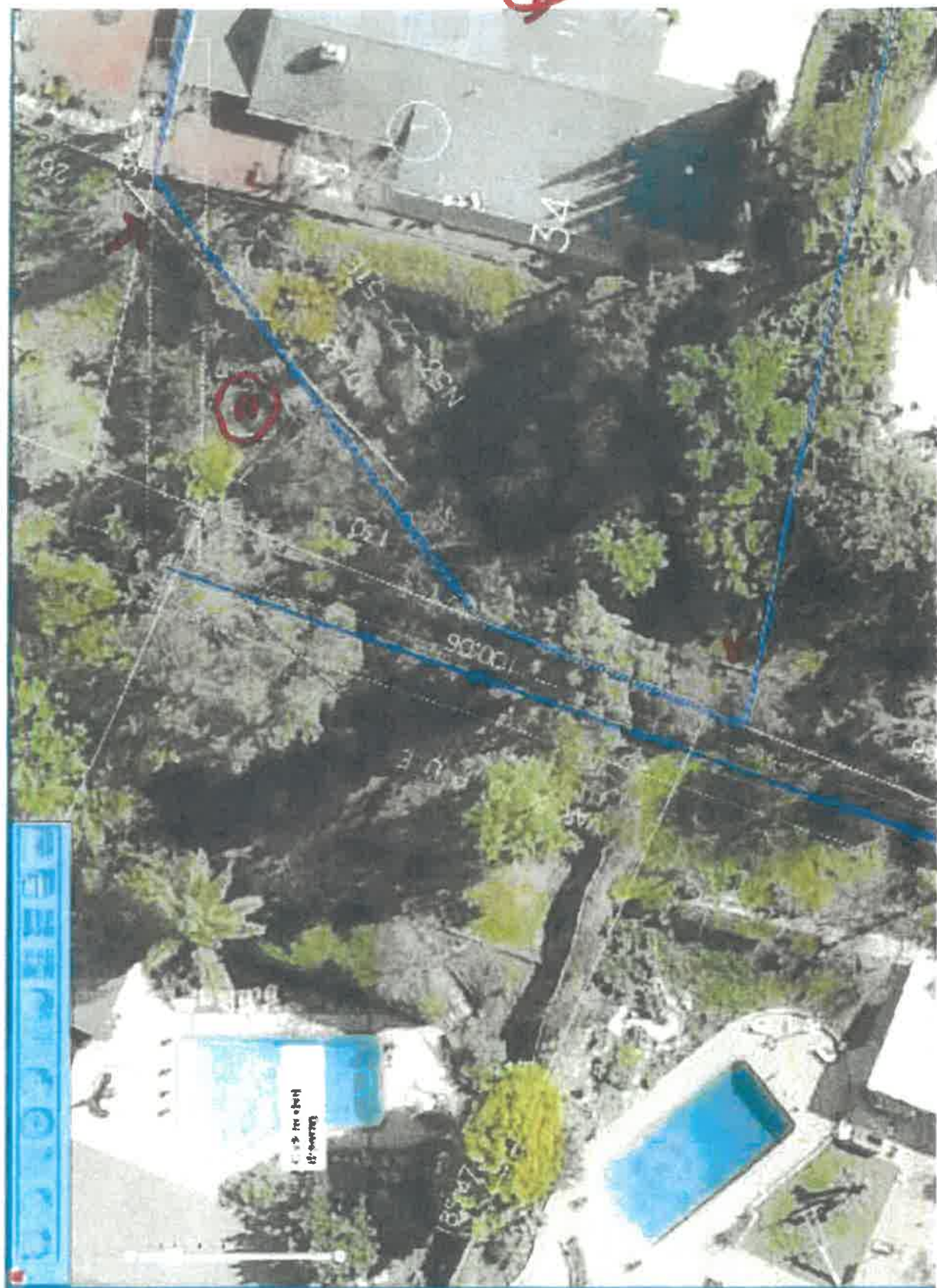
Mr. Salame and To Whom It May Concern

Please be advised, I sent you a photograph from <http://zimas.lacity.org/> that clearly shows your westerly and northwesterly fence lines adjacent and slightly skewed to your adjacent property line which are represented by a GIS shapefile created by the City of Los Angeles. In general, the fence follows the same alignment as the GIS property line. As a licensed surveyor who has done boundary surveys in the City of Los Angeles since 2010, it is my experience and opinion that the Zimas GIS data closely matches the man-made improvements such as fences, houses, power poles and paving as they exist on the ground compared to the boundaries that I have established and monumented through my boundary surveys.

I have experienced an average accuracy between the GIS mapping images and field surveyed data to be within +/- a few feet. For the purpose of determining the limits of brush clearance, I am of the professional opinion that the fence location, Zimas GIS images and line work are accurate enough for brush clearing limit determinations without going to the extent of performing a boundary survey. The dark blue/purple polygon represents the portion of Lot 34 owned by Mr. Salame. See the attached Photo.



②
PER
SURVEYOR
PURPLE LINES
ARE PROPERTY
LINES
WHITE FENCE
LINES
ARE VISIBLE
LARGE BLIND-UP
SHOWS CLEARLY
SEE →





Pedro's landscaping services

1117 E Fairview Blvd
Inglewood, Ca 90302
(310)9953487

INVOICE

INV0006

DATE

11/30/2021

DUE

On Receipt

BILL TO

Tyler

17721 Alonzo Pl

| DESCRIPTION | RATE | QTY | AMOUNT |
|-------------------------------------|------------|-----|-------------------|
| Hillside clearing up to fence lines | \$2,500.00 | 1 | \$2,500.00 |
| SUBTOTAL | | | \$2,500.00 |
| DEPOSIT | | | \$ 0.00 |
| BALANCE DUE | | | \$2,500.00 |

3

Front Back

TYLER SALAME
17721 ALONZO PL
ENCINO, CA 91316

1002

11/19/22
DATE

11/21/22
131

PAY TO THE
ORDER OF

Pedro Hernandez

\$ 2500.00

two thousand five hundred and 00/100 Dollars

FIRST REPUBLIC BANK

36000 Venice Blvd
Encino, CA 91316
Tel: 818-408-0316

For Landscaping

[Signature]

⑆3321081669⑆ 80009915135⑈ 01002

5

Front Back

0000000000

0000000000

Security Features exceed industry standards and include:

on the back of the card, a microchip and a black ink security

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on the back of the card, a microchip and a black ink security

Date: 01/26/22

Batch: 607337

Seq: 26

Seq: 000026 01/26/22
Batch: 000000 01/26/2022
Account: *****1900

R/T# 540930135

Cash Check

CRCHCA*****

WRITE NAME OF FIN INSTITUTION ON LINE ABOVE

CHECK FOR DEPOSIT

\$2,500.00
06/24

REVISE
8-7-6
750264
710117
1980/19000001-02

JAN 2 9 1999

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

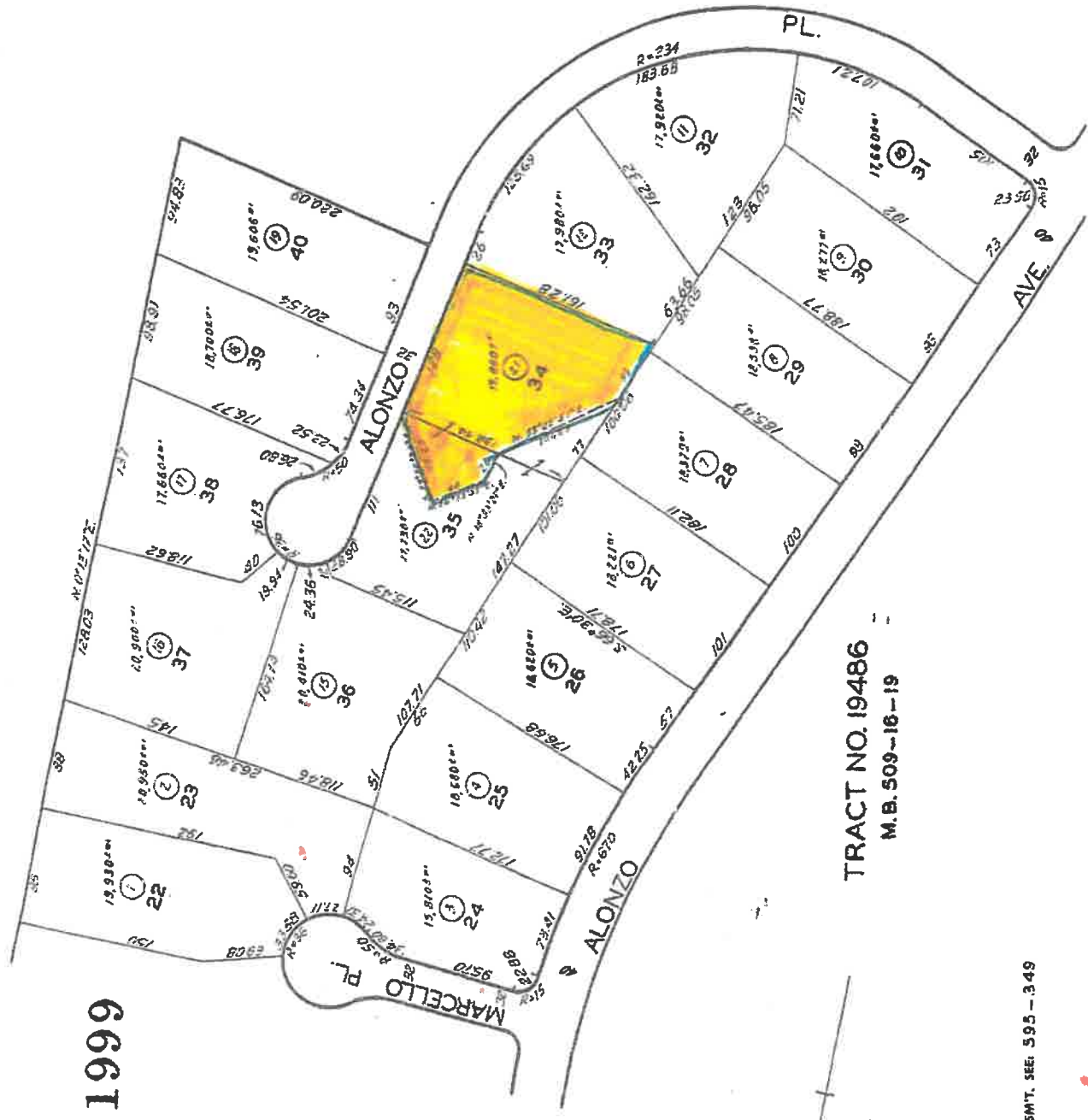
SCALE IN 1/10 OF AN INCH



1-800-345-7334

2182 25
SCALE 1" = 80'

1999

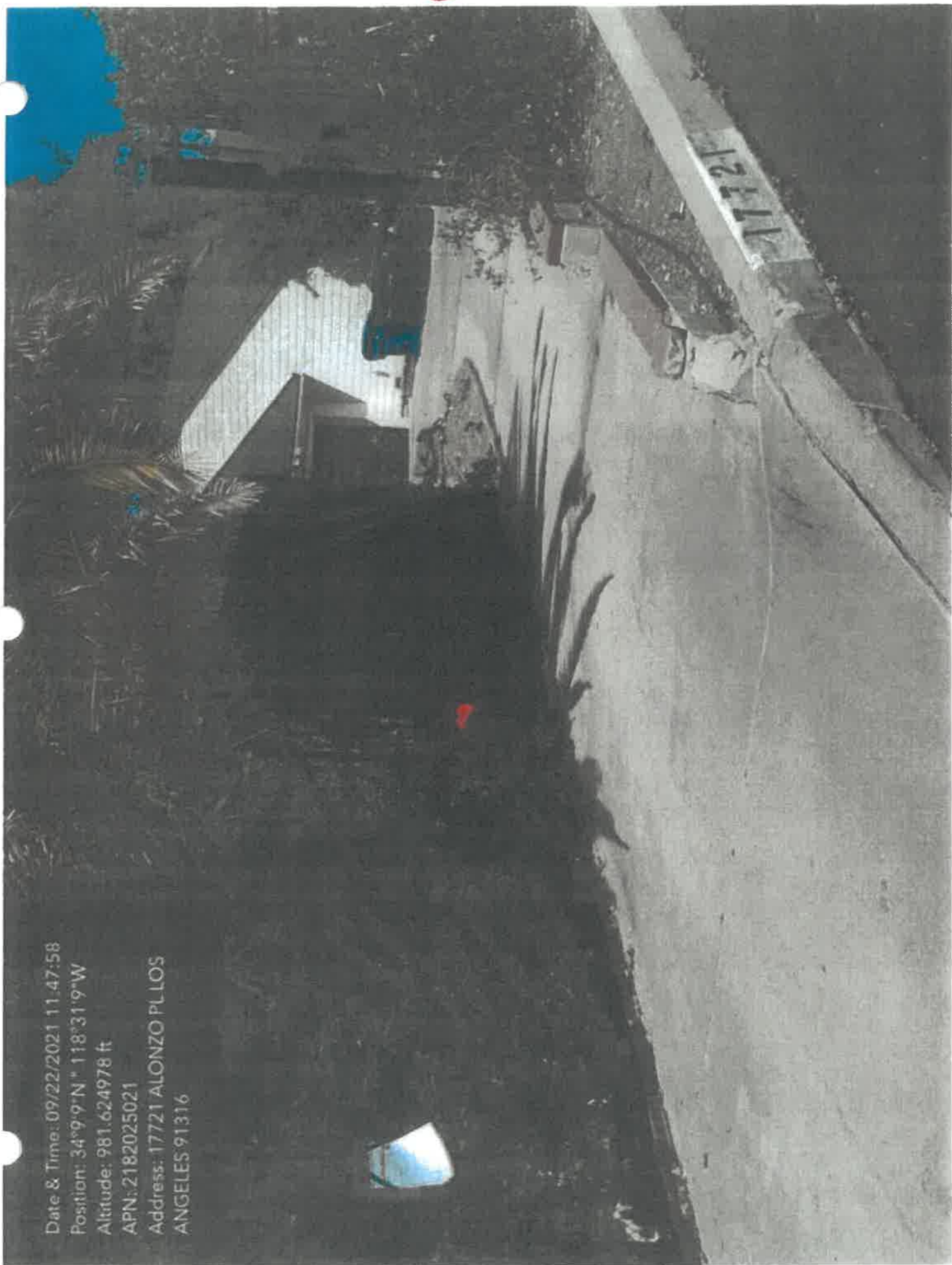


TRACT NO. 19486
M.B. 509-16-19

CODE
37

FOR PREV. ASSMT. SEE 595-349

Date & Time: 09/22/2021 11:47:58
Position: 34°9'9"N 118°31'9"W
Altitude: 981.624978 ft
APN: 2182025021
Address: 17721 ALONZO PLLOS
ANGELES 91316



Date & Time: 09/22/2021 11:02:49
Position: 34°9'10"N 118°31'11"W
Altitude: 965.447517 ft
APN: 2182025021
Address: 17721 ALONZO PLLOS
ANGELES 91316





Christi Greer <gcgreer5@gmail.com>

Fwd: Second Appeal Request, APN 2291010032

2 messages

LAFD Brush <lafdbush@lacity.org>
To: gcgreer5@gmail.com

Wed, Jan 4, 2023 at 2:08 PM

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

From: **Araceli Alonso** <aalonso@amgland.com>
Date: Wed, Jan 4, 2023 at 12:06 PM
Subject: Second Appeal Request, APN 2291010032
To: LAFD Brush <lafdbush@lacity.org>

Good morning,

Per the 2021 Brush Clearance notice that was received recently, we are submitting a second appeal. I have attached the paperwork.

We will log via zoom, per your instructions.

Thank you.

Araceli Alonso | AMG & Associates, LLC

Phone: 818.380.2600 Ext. 20



Second Appeal Request APN2291010032.pdf
1416K

LAFD Brush <lafdbush@lacity.org>
To: gcgreer5@gmail.com

Wed, Jan 4, 2023 at 2:10 PM

[Quoted text hidden]



Second Appeal Request APN2291010032.pdf
1416K

Alexis Gevorgian
P.O. Box 260770
Encino, CA 91426
818-380-2600
Agevorgian@amgland.com

January 3, 2023

Public Safety Committee
c/o City Clerk
6262 Van Nuys Boulevard, Room 451
Van Nuys, CA 91401

Re: [Second Appeal Request, APN# 2291010032]

Madam or Sir:

This letter serves as a second request to appeal the Los Angeles Board of Fire Commissioner's verdict on my property, 16835 West Adlon Road, for the 2021 Brush Clearance Season.

Upon additional research, I have found new evidence which I will be presenting to The Public Safety Committee.

I understand that you will be using Zoom in order to adhere to COVID-19 protocols, so on January 11, at 3:30 p.m. I will be logged in.

Attached, you will find my supported evidence.

Thank you.

A handwritten signature in dark ink, consisting of a large, stylized 'A' followed by a horizontal line extending to the right.

Alexis Gevorgian

From: Hosep Stepanian <hosep@hosepstepanian.com>
Sent: Thursday, May 13, 2021 12:41 PM
To: Araceli Alonso <aalonso@amgland.com>
Subject: Re: City of Los Angeles Brush Fires properties

Good Morning Araceli,

Properties 3-6 will be completed by 5/15/21.

Berdandino was supposed to connect with Alexis directly for Adlon and Oak view. Do you know if he confirmed those two with Berdandino?

Thanks



HOSEP STEPANIAN

Broker/Trust - The Elite All-Broker Real Estate Network

BROKER CAL BRE: 01780506

HOSEP@HOSEPSTEPANIAN.COM

DIRECT: 818.426.1117



[Quoted text hidden]

Hosep Stepanian <hosep@hosepstepanian.com>
To: Araceli Alonso <aalonso@amgland.com>

Tue, May 25, 2021 at 11:58 AM

Good Morning Araceli,

I met Berdandino last week at 16839 Adlon and showed him exactly what he needs to take care of. He was working on finishing it up this past weekend.

I did not meet him at 17164 Oak View Dr., but he did say he spoke to Alexis and took care of the weed abatement there.

I will confirm with him once I speak to him.

All of the other properties have been completed.

Thanks



HOSEP STEPANIAN

Broker/Trust - The Elite All-Broker Real Estate Network

BROKER CAL BRE: 01780506

HOSEP@HOSEPSTEPANIAN.COM

DIRECT: 818.426.1117



From: Araceli Alonso <aalonso@amgland.com>
Sent: Tuesday, May 25, 2021 11:47 AM
[Quoted text hidden]

[Quoted text hidden]

Araceli Alonso <aalonso@amgland.com>

Tue, May 25, 2021 at 12:00 PM

To: Hosep Stepanian <hosep@hosepstepanian.com>

Thanks Hosep ☺

Araceli Alonso | AMG & Associates, LLC

Phone: 818.380.2600 Ext. 20

From: Hosep Stepanian <hosep@hosepstepanian.com>
Sent: Tuesday, May 25, 2021 11:58 AM
To: Araceli Alonso <aalonso@amgland.com>
Subject: Re: City of Los Angeles Brush Fires_properties

Good Morning Araceli,

I met Berdandino last week at 16839 Adlan and showed him exactly what he needs to take care of. He was working on finishing it up this past weekend.

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HOSEP STEPANIAN
Broker/Trust - The Elite All-Broker Real Estate Network

BROKER CAL BRE: 01780506

HOSEP@HOSEPSTEPANIAN.COM

DIRECT: 818.426.1117



[Quoted text hidden]

Hosep Stepanian <hosep@hosepstepanian.com>
To: Araceli Alonso <aalonso@amgland.com>

Tue, May 25, 2021 at 5:09 PM

Hi Araceli,

Berdandino has finished all of the properties, including Oak View.

He will be sending out the invoices shortly.

Thanks



HOSEP STEPANIAN

BrokerInTrust - The Elite All-Broker Real Estate Network

BROKER CAL BRE: 01780506

HOSEP@HOSEPSTEPANIAN.COM

DIRECT: 818.426.1117



From: Araceli Alonso <aalonso@amgland.com>

Sent: Tuesday, May 25, 2021 12:00 PM

[Quoted text hidden]

[Quoted text hidden]

Araceli Alonso <aalonso@amgland.com>

To: Hosep Stepanian <hosep@hosepstepanian.com>

Wed, May 26, 2021 at 8:13 AM

☺ Thank you Hosep.

Araceli Alonso | AMG & Associates, LLC

Phone: 818.380.2600 Ext. 20

From: Hosep Stepanian <hosep@hosepstepanian.com>

Sent: Tuesday, May 25, 2021 5:09 PM

To: Araceli Alonso <aalonso@amgland.com>

Subject: Re: City of Los Angeles Brush Fires_properties

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HOSEP STEPANIAN

BrokerInTrust - The Elite All-Broker Real Estate Network

BROKER CAL BRE: 01780506

HOSEP@HOSEPSTEPANIAN.COM

DIRECT: 818.426.1117



[Quoted text hidden]

Araceli Alonso <aalonso@amgland.com>

"Alexis M. Gevorgian" <agevorgian@amgland.com>

Tue, Jun 1, 2021 at 9:26 AM

See below, per Hosep.

Araceli Alonso | AMG & Associates, LLC

Phone: 818.380.2600 Ext. 20

From: Hosep Stepanian <hosep@hosepstepanian.com>
Sent: Tuesday, May 25, 2021 5:09 PM
To: Araceli Alonso <aalonso@amgland.com>
Subject: Re: City of Los Angeles Brush Fires_properties

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He will be sending out the invoices shortly.

Thanks



HOSEP STEPANIAN

Broker/Trust - The Elite All-Broker Real Estate Network

BROKER CAL BRE: 01780506

HOSEP@HOSEPSTEPANIAN.COM

DIRECT: 818.426.1117



[Quoted text hidden]

Alexis Gevorgian <agevorgian@amgland.com>
To: Araceli Alonso <aalonso@amgland.com>

Tue, Jun 1, 2021 at 8:26 AM

Got it, thanks!

Alexis Gevorgian | AMG & Associates, LLC
Phone: 818.514.9728 | Cell: 818.317.4168

[Quoted text hidden]



Current Date: July 08, 2022
Account Number: 1002240305
Capture Date: June 11, 2021
Item Number: 5250082764299
Posted Date: June 11, 2021
Posted Item Number: 52564299
Amount: 3,200.00
Record Type: Debit
Serial Number: 1188

AMG & ASSOCIATES LLC
(URBAN PLANNING & ENGINEERING)
PO BOX 260770
ENCINO CA 91426

THIS CHECK IS VOID WITHOUT A TWO-TONED COLORED BACKGROUND AND AN ARTIFICIAL WATERMARK ON THE BACK - HOLD AT ANGLE TO VIEW

AMG & Associates, LLC
P.O. Box 260770
Encino, CA 91316

Pacific Western Bank
15821 Ventura Blvd., Suite 100
Encino, CA 91438

1188

6/1/2021

PAY TO THE ORDER OF Bernardino Aparicio \$ **3,200.00

Three Thousand Two Hundred and 00/100 DOLLARS

Bernardino Aparicio
13465 Cornelius Street
Pacifica, CA 91331

MEMO

AUTHORIZED SIGNATURE

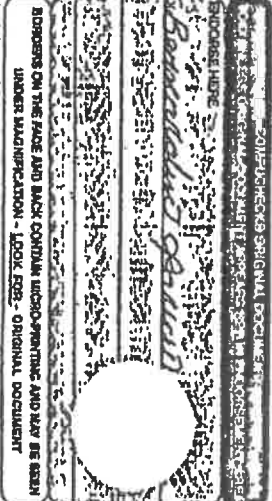
⑈001188⑈ ⑆122238200⑆ 1002240305⑈

THIS CHECK ALSO CONTAINS THE FOLLOWING SECURITY FEATURES:

1. MICRO PRINTING on border, on face and back. Under magnification
2. Faces of check has a TWO COLORED BACKGROUND and contains MICRO PRINTING in the border.
3. Paper contains ORIGINAL DEFICIENT color-reactive ARTIFICIAL WATERMARK. Hold at an angle to view or rub with a coin to read.
4. ENDOCRSMENT AREA contains a color patterned background and HEAT SENSITIVE ORIGINAL DOCUMENT SEAL. Void without seal.
5. Signature area on face contains different background than the rest of the check.

06102021 01:25 RC:84567 Emp No:45417 Seq:27

06102021 01:25 RC:84567 Emp No:45417 Seq:27



FS83; APN 2291010033 - 16839 Adlon Rd - NOTICE

Messages

Christopher Sanz-Agero <christopher.sanz-agero@lacity.org>
To: kcalica@amgland.com
Cc: agevorgian@amgland.com, alexisgevorgian@yahoo.com

FS83; APN 2291010033 - 16839 Adlon Rd - NOTICE

Kimberly CALICA (for owner Alexis M. GEVORGIAN)
AMG & Associates, LLC
Phone: 818.697.4919 Cell: 818.517.7284
kcalica@amgland.com

2 9/15/19

I have been in the field away from my office phone conducting inspections but have received your emails. As your District Brush Inspector, I have over 13,500 parcels in my area (Fire Station Fire Station 84 - Woodland Hills). I'm usually in the field inspecting and find it challenging to respond to the hundreds of emails I receive; it slows me down and keeps me from inspecting partake in protracted email conversations. Rest assured I will endeavor to abate the hazards in my district.

Please know that the new owner (GEVORGIAN) has received a new initial notice which starts the process over again. On 08.14.19 while on scene I spoke to Hosesep STEPANIAN who stated meeting brush contractors to clear hazards. STEPANIAN informed me that GEVORGIAN recently purchased the property and did not receive the 1st or 2nd notice in the mail. Our office sub the process over again with a new notice (see below). I also walked the property with STEPANIAN and his brush clearance contractors pointing out various hazards requiring abatement.

PLEASE register at <http://vms3.lafd.org> using your APN (2291010033) and PIN (12446632) to view aerial maps/diagrams and photos of the hazards that still require abatement. If you encounter phone our office (800.994.4444).

PLEASE refer to the below information we prepared to inform new owners who have received a notice.

NOTE: GEVORGIAN (Alexis & Sofia) also appear to be the listed owner on the adjacent parcel (APN 229101032 - PIN 12449868). Though not cited at this time, this parcel also has violation fail the next time it is inspected. Brush clearance is a year round requirement and owners must maintain their property in compliance so it does not add to the spread or intensity in the case of a wild fire.

Thank you for sharing a mutual concern for fire and life safety.

Regards,

Christopher Sanz-Agero, Fire Inspector
Brush Clearance Unit
Fire Prevention Bureau
Los Angeles Fire Department
6262 Van Nuys Blvd, Suite 451
Van Nuys, CA 91401
Phone: 800.994.4444
lafd.org/customer-survey

AX

I am including the below information on noncompliance notices, brush procedures, and useful website links.

Please take note of the following standard procedures that are lengthy, but extremely informative for those facing the following possible brush clearance related fees:

Failed Initial Inspection Fee (\$29).

Failed 2nd Inspection (reinspection) Fee (\$508).

Failed Pre-Bid Inspection AND subsequent Administration Fee after the property has been cleared by a City qualified contractor (\$1312).

Be advised that in addition to the Administration Fee of \$1312, there is the actual cost of the clearance conducted by a City Qualified Contractor (amount varies per parcel).

[NOTE: The above fees are per parcel and subject to change approximately once per year upon review and approval by the City. All billing is conducted through the Accounting Services Section. Invoices, or fees attached to tax bills should be directed to Accounting at 213.978.3424 or email LAFD.BRUSHACCTG@LACITY.ORG.

All property located within the Very High Fire Hazard Severity Zone (VHFHSZ) must be maintained free of fire hazards per the Fire Code (LAMC Sec 57.322). Annual inspections begin in May. Task Force (BTF) approximately two months to complete the approximate 140,000 inspections. This is a year-round requirement which means owners shall maintain their property free of fire hazards. Landowners mistakenly believed their land only had to be free of hazards at the start of our annual brush inspections on May 1st. Although annual inspections usually start May 1st, property notices or observations, it is imperative owners maintain their property free of fire hazards at all times so as not to contribute to the spread or intensity of a fire.

The specific areas to maintain free of hazards are defined by any area on your property within 200 feet of an inhabitable structure, whether those structures are on your property or adjoining a combustible fence or any roadway/driveway used for vehicular travel.

If a parcel fails an Initial (1st) inspection, a Notice of Noncompliance is mailed to the legal owner/address on file with the LA County Assessor's Office (assessor.lacounty.gov). Per the Fire Code, abate all the hazards on their entire parcel. An additional five days are added to mailed notices to allow time for delivery. Thus the due date to abate all the hazards is determined by adding 21 days to the date the notice was mailed. All Notices of Noncompliance are issued and mailed by the BCU (800.994.4444). The Failed Initial Inspection Fee of \$29, and all billing, is handled and mailed by the Accounting Services Section. Anytime after the initial due date, a 2nd Inspection (reinspection) is conducted and if ALL the hazards have been abated, the property will be entered in our system to indicate the fire hazards have been abated. No further action or fees will apply. If any of the hazards still exist, the hazards will be photographed, property posted with a red Notice to Abate and a 2nd Notice of Noncompliance will be mailed by the time of this 2nd inspection, a \$508 noncompliance reinspection fee will be assessed and the City will move to complete the work on the owner's behalf and expense.

The mailing of the 2nd Notice of Noncompliance usually initiates the process in which the City will move to abate the hazard at the landowner's expense. That process usually begins on the day of the 2nd Notice. However, we get backlogged and delays occur. The next step after the 2nd Notice was issued is to prepare the properties for the "bid phase." This office completes paperwork "packages." The independent contractors certified by the City will pick up the "packages" and have one week to research the list of properties. The following Thursday (bid day) the City certifies the brush clearance jobs. Thursday morning, or a couple days before, the property is reinspected again (3rd inspection - "Pre-Bid Inspection") to verify if any hazards still need abatement. If then the property is pulled from the bid process and entered in our system to indicate the fire hazards were cleared by Owner (CBO). No further action or fees will apply (except for the \$29 Failed Initial Inspection Fee). If all the hazards are not abated on the entire property per the notice, the missed areas and hazards will again be photographed/documented and we will continue with the process as outlined below.

Parcels still requiring clearance are awarded to the lowest bidder. Some owners will find the "lowest bid" is still much higher than estimates they personally received to clear the hazards. One of the City's Request for Qualifications (RFQ) process in which all City qualified contractors are required to pay at least the prevailing minimum working wages to their employees and their contractors and bonded. Some contracts require the on-site presence of a licensed/certified arborist.

Per the Los Angeles Municipal Code, the City qualified brush clearance contractors are immediately authorized to make entry, conduct brush clearance, and abate the hazards. They will have to present to the owners (and police if obstructed). Brush clearance contractors usually must complete the job within 14 days after the contract was awarded. City certified contractors are required to photograph to document the clearance performed by the City certified contractors. Every individual parcel cleared by a City certified contractor will subject the owner to a \$1312 administrative fee by the contractor (lowest bidding contractor). Property owners will be notified by mail (February/March) of the Brush Clearance Appeal Hearings and how to protest any fees (see the process: lafd.org/fire_prevention/brush/inspection-process). Landowners will have the opportunity to submit a written appeal for the \$508 Noncompliance Reinspection Fee and personally at administered contractor clearance (\$1312 administrative fee PLUS the cost of the actual clearance conducted by the contractor).

Notice of Noncompliance Guidance:

First, the LOCATIONS where owners must clear all hazards are defined on the notice as areas "... on your property within 200 feet of all structures, whether those structures are on your property or adjacent to any combustible fence or any roadway/driveway used for vehicular travel." Owner's clearance responsibility also extends from their parcel to 1/2 of any adjacent roadway, paper-street, or

maintain the landscape to the center of adjacent streets. Further, many owners mistake fences, walls, or other topographical features as property lines. However, the Brush Clearance Unit must the parcel maps with the Office of the Los Angeles County Assessor. Please refer to the maps located online at zimas.lacounty.org. There are measuring tools and more online to include aerial photos.

Second, review the HAZARDS checked on the notice but also read all other hazards to ensure you are in full compliance (E.g., grass/weeds maintained no higher than 3 inches, trees trimmed material and debris removed from the entire tree/shrub). More detailed "Clearance Requirements" are available online at lafd.org/brush.

VIEW THESE SHORT BRUSH CLEARANCE INSTRUCTIONAL VIDEOS:

<https://vimeo.com/164489261>

<https://vimeo.com/164354384>

Third, be aware of the brush PROCEDURES and what will happen if the property continues to be in violation. Although summarized on your notice under "Next Action," please refer to the details at lafd.org/brush.

Fourth, the LAFD cannot grant EXTENSIONS or modify the process outlined in the Los Angeles Municipal Code (LAMC). The LAMC states under Section 322.2.1 of Article 7, Chapter 5, "... the give notice to the owner of record to abate the nuisance within 15 days. The notice shall be either posted on the parcel or mailed to the owner or both." Although it is possible to be reinspected at a later date, the reality is that the reinspections are often conducted days after and sometimes much later depending on the district workload and backlog. After the hazards are cleared please watch the property. This is a year-round requirement which means owners shall maintain their property free of fire hazards at all times.

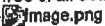
Fifth, the LAFD cannot RECOMMEND A VENDOR to conduct brush clearance. However, we understand that many gardeners are not professional brush clearance contractors and often need to be reviewing the requirements on the notices and determining property lines. For information only, we have made available to the public the list of vendors that have passed certain city requirement prevention/brush/clearance-contractor-list. You may use one of these vendors if you want to ensure your clearance is conducted correctly by a contractor who has received special training by the city who completed the training and had many years of experience as a City contractor <http://www.greenleafzone.com/>.



Sixth, we cannot schedule the Inspector to MEET THE OWNER and walk the grounds with them. We receive hundreds of these requests and it is impossible for this unit to both meet these requests and preserve life and property through prevention. Your Brush Clearance Unit is responsible for approximately 140,000 properties in the Very High Fire Hazard Severity Zone (VHFHSZ) and simply with the property owners.

We sincerely hope the answers to your questions were found in this informative email and extensive links provided.

WHAT DOES IT MEAN TO CLEAR THE LOWER 1/3rd OF TREES?

I will elaborate in an effort to clarify some hazards (e.g., the requirement on the notice that states, "Maintain the lower 1/3rd of trees and shrubs by removing all leafy foliage, twigs, and branches from the ground [i.e., any tree 18 feet or higher requires only 6 feet of clearance]."). It is the removal of all living and dead foliage/branches (also saplings=suckers/water sprouts) from the lower 6 feet of trees/shrubs. Property trimmed up trees and tree like shrubs in the fire zone resemble broccoli standing on its stem. The reason for it is to prevent the "fire ladder." The fire ladder is when fire where it is readily spread by the winds (e.g., An ember lands on the ground and ignites the grass [light flashy fuel], jumps up to low hanging limbs/branches and then climbs up the tree igniting the lower foliage also ensures water and nutrients nourish the main tree. This requirement does not apply to fruit trees, privacy hedges, and ornamental shrubbery (e.g., Italian cypress trees) provided they are free of all dead and dry material. See attached Minimum Requirements sheet with examples of some before and after photos of this code requirement.

image.png

| | | | |
|---|--|--|--|
|  | <p align="center">City of Los Angeles FIRE DEPARTMENT NOTICE OF NONCOMPLIANCE</p> | |  |
| APN: 2291-010-033 (Map Book-Page-Parcel) | Compliance Due Date: 09/03/2019 | | |
| ALEXIS M GEVORGIAN 17164 OAK VIEW DRIVE VAN NUYS CA 91316 USA | Inspection Date: 05/14/2019 Notice Printed: 08/14/2019 Inspector Id: 309819 Fire Station District: 83 | Hazard Location: 16839 ADL LOS CA 91436 | |
| <p>An inspection of the parcel indicated above has confirmed that brush clearance progress is not complete on your property as per the Fire Code (L.A.M.C. Section 57.322).</p> <p>In accordance with the Fire Code, you are required to maintain, as described below, all native brush, weeds, grass, trees and hazardous vegetation on your property within 200 feet of all structures, whether those structures are on your property or adjoining properties, and within 10 feet of any combustible fence or any roadway/driveway used for vehicular travel. Please see the specific violations checked below:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> 1. Maintain all weeds and grasses at a maximum height of 3 inches. <input checked="" type="checkbox"/> 2. Maintain the lower 1/3rd of trees and shrubs by removing all leafy foliage, twigs, and branches up to a maximum of six feet from the ground (i.e., any tree 18 feet or higher requires only 6 feet of clearance). <input checked="" type="checkbox"/> 3. Remove all dead trees, shrubs and vegetation. <input type="checkbox"/> 4. Maintain all weeds/grasses at a maximum height of 3 inches and all other vegetation located within 10 feet of any | | Next Action: A re-inspection of your property will occur on or after the Compliance Date. If found in compliance, a "CLEANED BY OWNER" inspection will be made. If your property is not in compliance at the time of re-inspection, a \$508.00 (subject to change) noncompliance re-inspection fee will be assessed. The City may then complete the work on at an additional cost to you. The cost, including an administrative fee, the noncompliance re-inspection fee, will become a special assessment. Upon City Council confirmation and recordation of that order, the assessment will be attached to the above parcel to be collected on the next regular property tax bill. | |

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 (includes combustible rubbish and trash). In lieu of disposal, cut vegetation may be machine processed, chipped, and spread on site.
- ☒ 10. Other (see comments).

Comments and Instructions:

Brush clearance is a year round requirement. Maintain your property compliance so it does not spread or add to the intensity of the brush fire.

Every hazard of your property may not have been documented on notice, but it is the land owner's responsibility to ensure all hazards are cleared from their property.

05.14.19 FAILED INSPECTION BY THE BRUSH TASK FORCE: Please complete brush clearance by abating ALL hazards on your ENTIRE property from the front to the REAR property lines as indicated on this notice.

SPECIFICALLY

- Maintain weeds/grass at max height of 3 inches.
- Remove any dead undergrowth and vegetation.
- Also remove all living and dead foliage/branches (also saplings/suckers/water sprouts) from the lower 6 feet or 1/3rd [whichever is less] of all trees/shrubs. This is done to inhibit the ladder; the upward spread of fire. It also ensures water and nutrients reach the main tree.

Owners must check their entire property to ensure any and all hazards are abated (e.g., weeds/grass max height of 3 inches, foliage removed from lower 6 feet or 1/3rd [whichever is less] of all trees/shrubs, remove any dead trees, shrubs, branches, vegetation, debris). Your entire property will only be cleared if ALL hazards are abated.

Please REGISTER at our website at: vms3.lafd.org to have access to photos of hazards, notices and more.

Email: LAFDBrush@lacity.org

Still in violation as of 6/14.

06.19.19 FAILED REINSPECTION: Per the first Notice which is now due, please complete all brush clearance by abating ALL hazards on your ENTIRE parcel as indicated on this Notice.

FURTHER:

- Ensure to Clear to your property lines and refer to the assessor's office located at zimas.lacity.org.
- On entire parcel, remove all living and dead foliage/branches (also saplings=suckers/water sprouts) from the lower 6 feet or 1/3rd [whichever is less] of all trees/shrubs. This is done to inhibit the

ladder; the upward spread of fire. It also ensures water and nutrients nourish the main tree.

-Remove all small dead combustible trees, shrubs, branches and vegetation.

REGISTER at our website (vms3.lafd.org) to have access to photos, hazards, maps, notices and more.

Email: Christopher.Sanz-Agero@lacity.org

Phone: 800.994.4444

08.14.19 FAILED PRE-CONTRACTOR BID INSPECTION: NO ABATEMENT CONDUCTED - ALL HAZARDS STILL PRESENT.

On scene at pre-bid inspection spoke to Hovsep STEPANIAN who is meeting brush contractors to clear hazards for new owner Alexis GEVORGIAN 818.697.4919 KCalica@amgland.com who bought parcel about April 2019. Has copy of red post but states new owner never received any other notices. Informed him that I would extend parcel 15 days from today if I find we mailed notice to old owners.

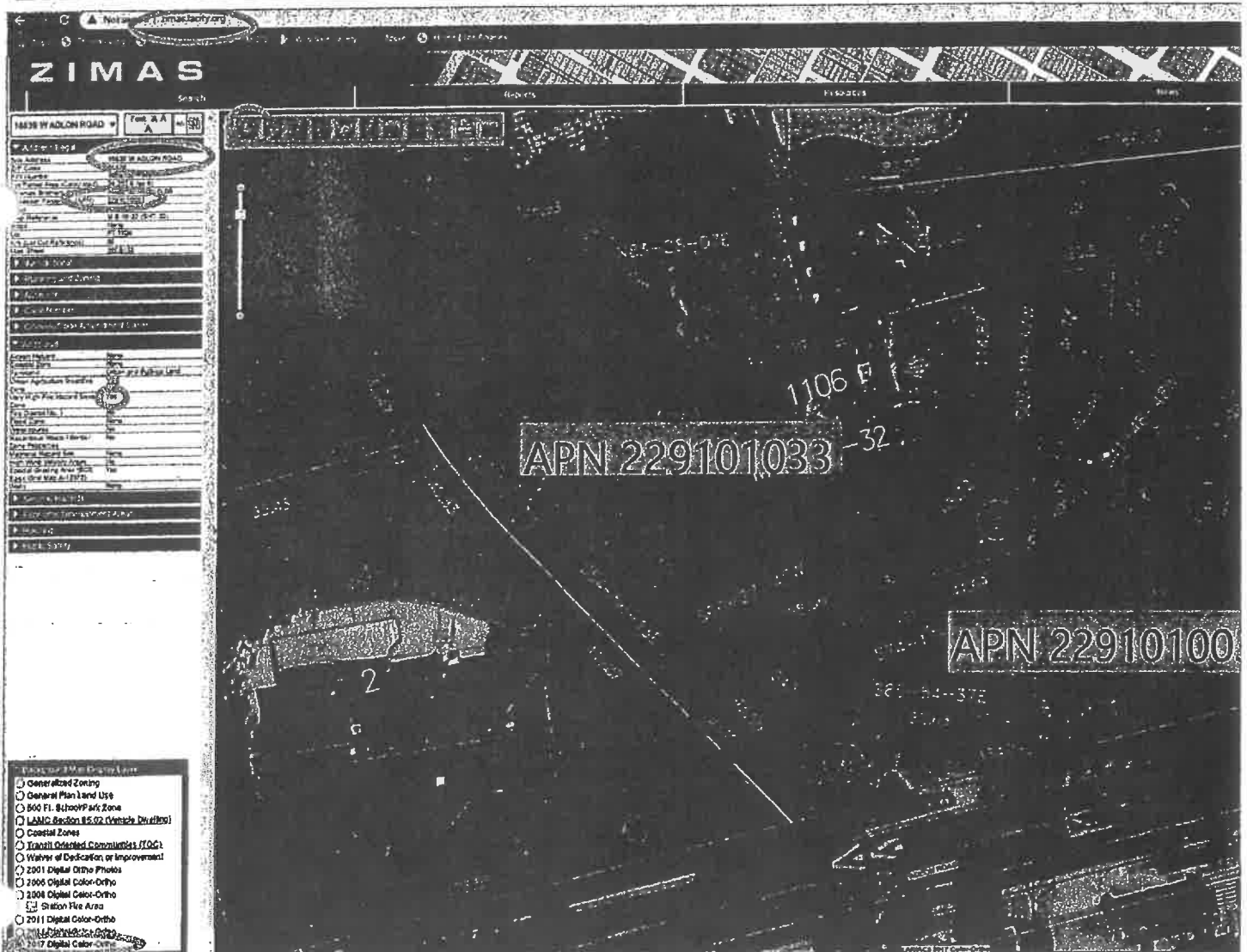
To view the status of your parcel: vms3.lafd.org

To view brush clearance info visit: lafd.org/brush

To verify your property lines visit: zimas.lacity.org

Los Angeles Fire Department
Brush Clearance Unit 6262 Van Nuys Blvd. #451 Van Nuys California 91401

Phone: 800.994.4444
Kristin M. Crowley, F-1



----- Forwarded message -----
From: Kimberly Calica <kcalica@amgland.com>
Date: Mon, Aug 19, 2019 at 12:39 PM
Subject: RE: 16839 Adlon - Notice to Abate
To: <christopher.sanz-agero@lacity.org>

Hi Christopher,

I hope you had a nice weekend. Can you give me a call when you have a chance please?

Thank you,

Kimberly Calica | AMG & Associates, LLC

Phone: 818.697.4919 | Cell: 818.517.7284

From: Kimberly Calica <kcalica@amgland.com>

Sent: Friday, August 16, 2019 9:21 AM

To: 'christopher.sanz-agero@lacity.org' <christopher.sanz-agero@lacity.org>

Subject: 16839 Adlon - Notice to Abate


Hi Christopher,

Do you have a moment to speak? Can you give me a call on my cell please?

Thank you,

Kimberly Calica | AMG & Associates, LLC

Phone: 818.697.4919 | Cell: 818.517.7284

 1Clearance Requirements and Before-After Examples.pdf
242K

Alexis Gevorgian <agevorgian@amgland.com>

To: Christopher Sanz-Agero <christopher.sanz-agero@lacity.org>

Cc: Kimberly Calica <kcalica@amgland.com>, alexisgevorgian@yahoo.com

Tue, Aug 20, 2019 at 11:47 AM

Please call me on my cell phone. We retained the contractor to start work today. Thanks,

Alexis Gevorgian | AMG & Associates, LLC

Phone: 818.514.9728 | Cell: 818.317.4168

[Quoted text hidden]

Mail Delivery Subsystem <mailer-daemon@googlemail.com>

To: agevorgian@amgland.com

Tue, Aug 20, 2019 at 11:47 AM



Address not found

Your message wasn't delivered to **alexisgevorgian@yahoo.com** because the address couldn't be found, or is unable to receive mail.

The response from the remote server was:

554 delivery error: dd This user doesn't have a yahoo.com account (alexisgevorgian@yahoo.com) [-9] - mta4370.mail.ne1.yahoo.com

Final-Recipient: rfc822; alexisgevorgian@yahoo.com

Action: failed

Status: 5.0.0

Remote-MTA: dns; mta7.am0.yahoodns.net. (98.136.96.81, the server for the domain yahoo.com.)

Diagnostic-Code: smtp; 554 delivery error: dd This user doesn't have a yahoo.com account (alexisgevorgian@yahoo.com) [-9] - mta4370.mail.ne1.yahoo.com

Last-Attempt-Date: Tue, 20 Aug 2019 11:47:41 -0700 (PDT)

Forwarded message

From: Alexis Gevorgian <agevorgian@amgland.com>

To: Christopher Sanz-Agero <christopher.sanz-agero@lacity.org>

Cc: Kimberly Calica <kcalica@amgland.com>, alexisgevorgian@yahoo.com

Bcc:

Date: Tue, 20 Aug 2019 11:47:21 -0700

Subject: Re: FS83; APN 2281010033 - 16839 Adlon Rd - NOTICE

Please call me on my cell phone. We retained the contractor to start work today. Thanks,

INVOICE

DATE 5-25 2021

NAME &
ADDRESS

Alextoe



(Brush Fire clearance)

LAWN SERVICE

FULL

YES ☐

NO ☐

MOW, EDGE
AND CLEAN

WEEKLY ☐

OTHER ☐

GARDEN SERVICE

PRUNE AND TRIM

CLEAN-UP

FERTILIZER

SEED & TOPPING

PLANTS & COLOR

IRRIGATION SPRINKLERS

PLANTER WORK

SPRAY

16839 Addison Rd

700

FAIRFAX CA

17167 Oak View Dr Encino

700

18884 Dylan St Port Roca

700

10715 Laurel canyon sunfern

6700

9080 Laurel canyon sunvale

700

TOTAL

3,200

GARDENER

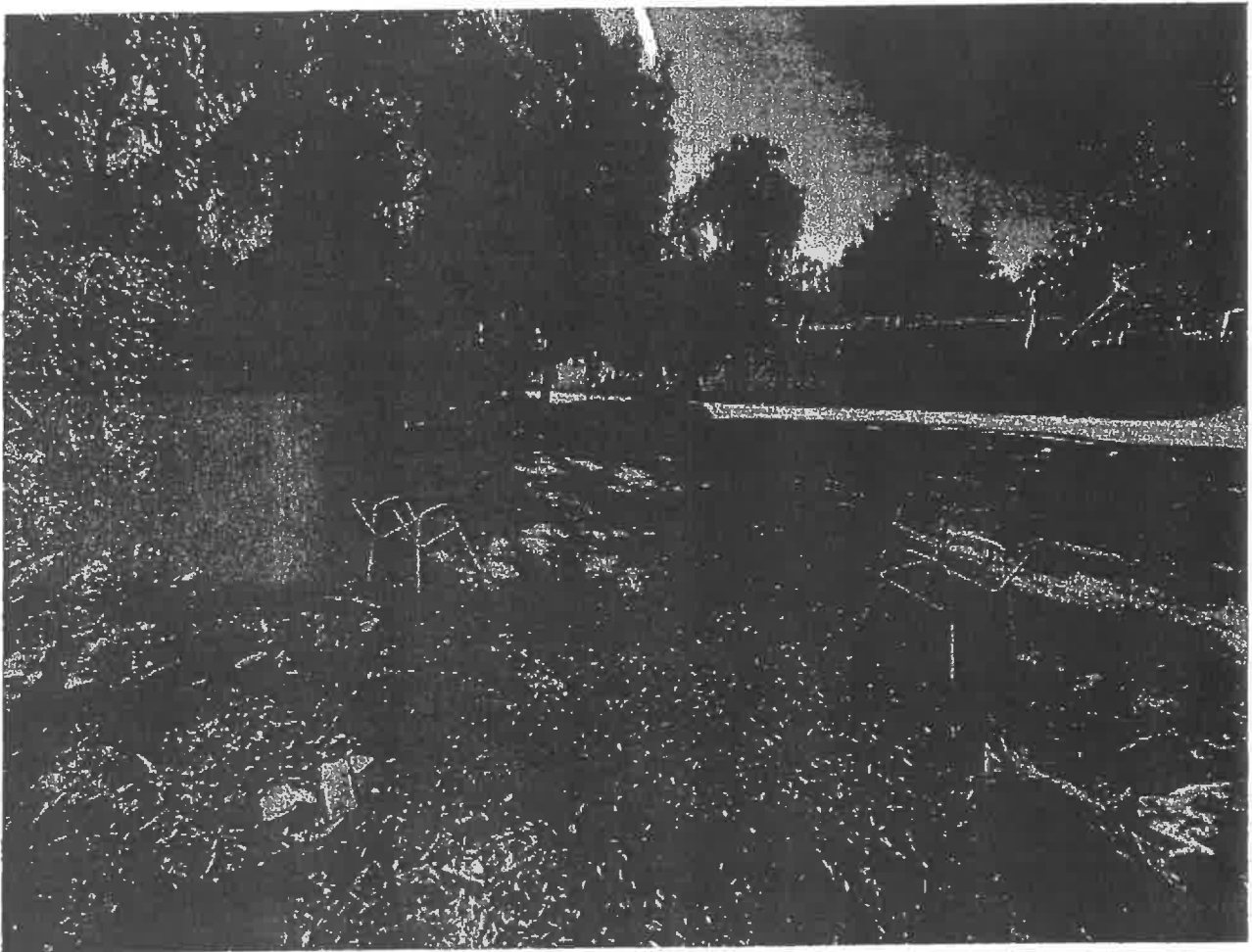
Bernardino APONCIO

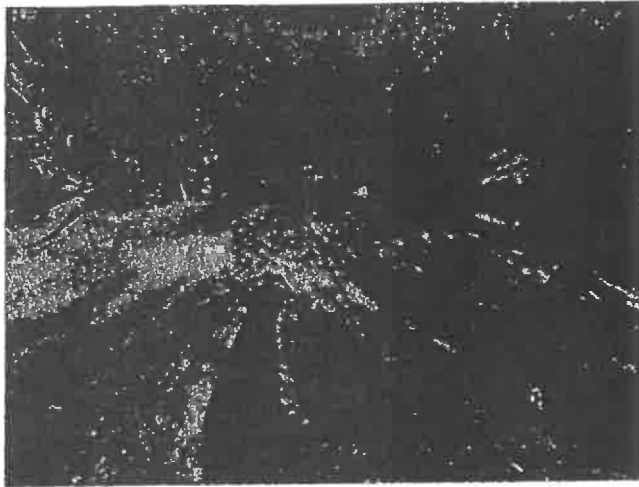
13465 Cornelios St

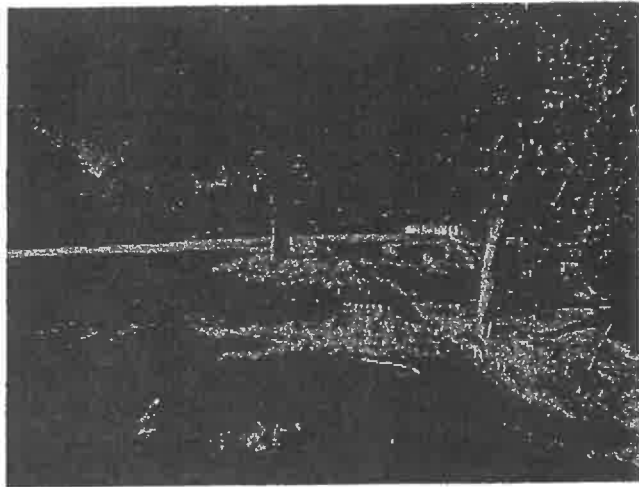
Pacoima CA 91331

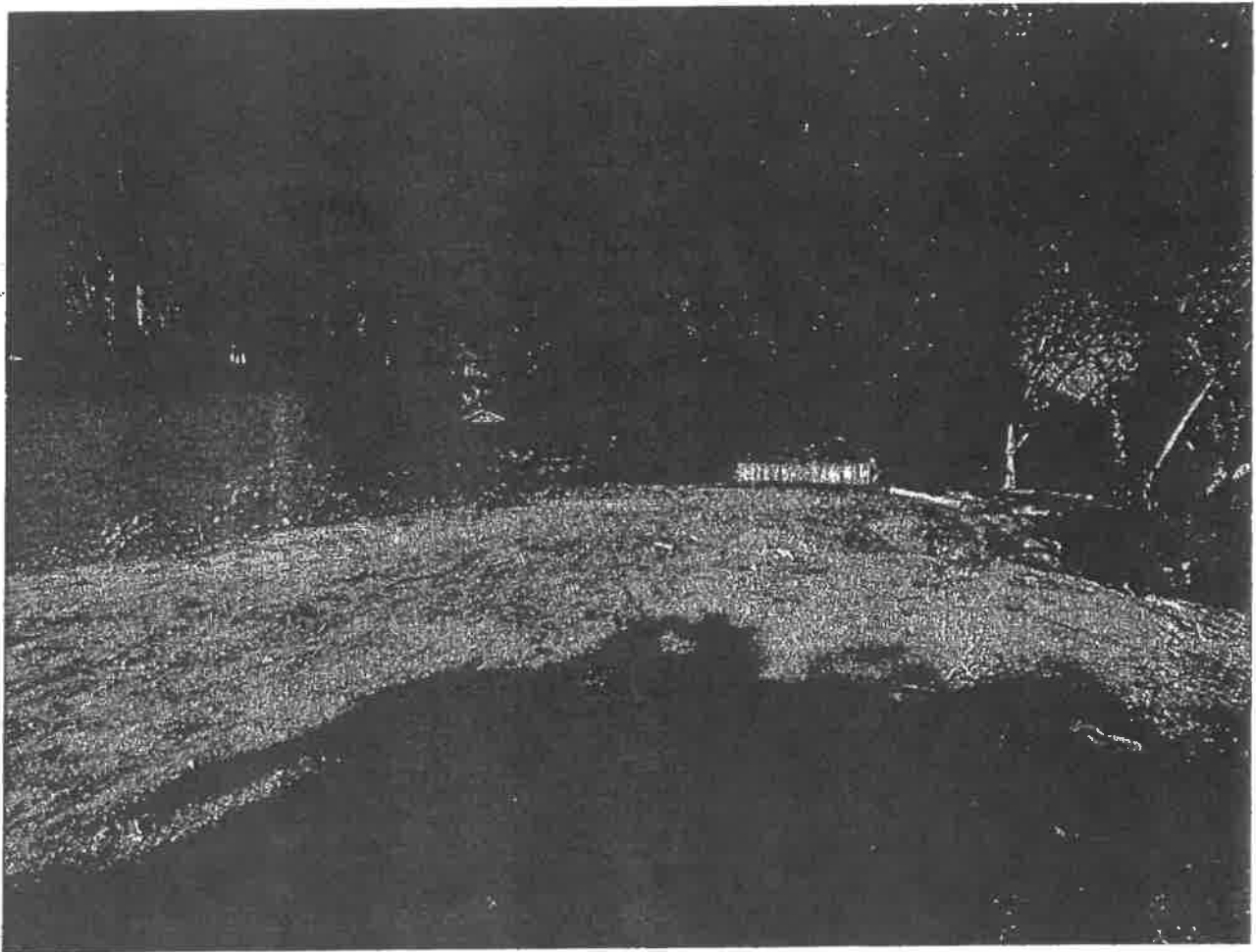
STAR GARDEN SUPPLY, INC.

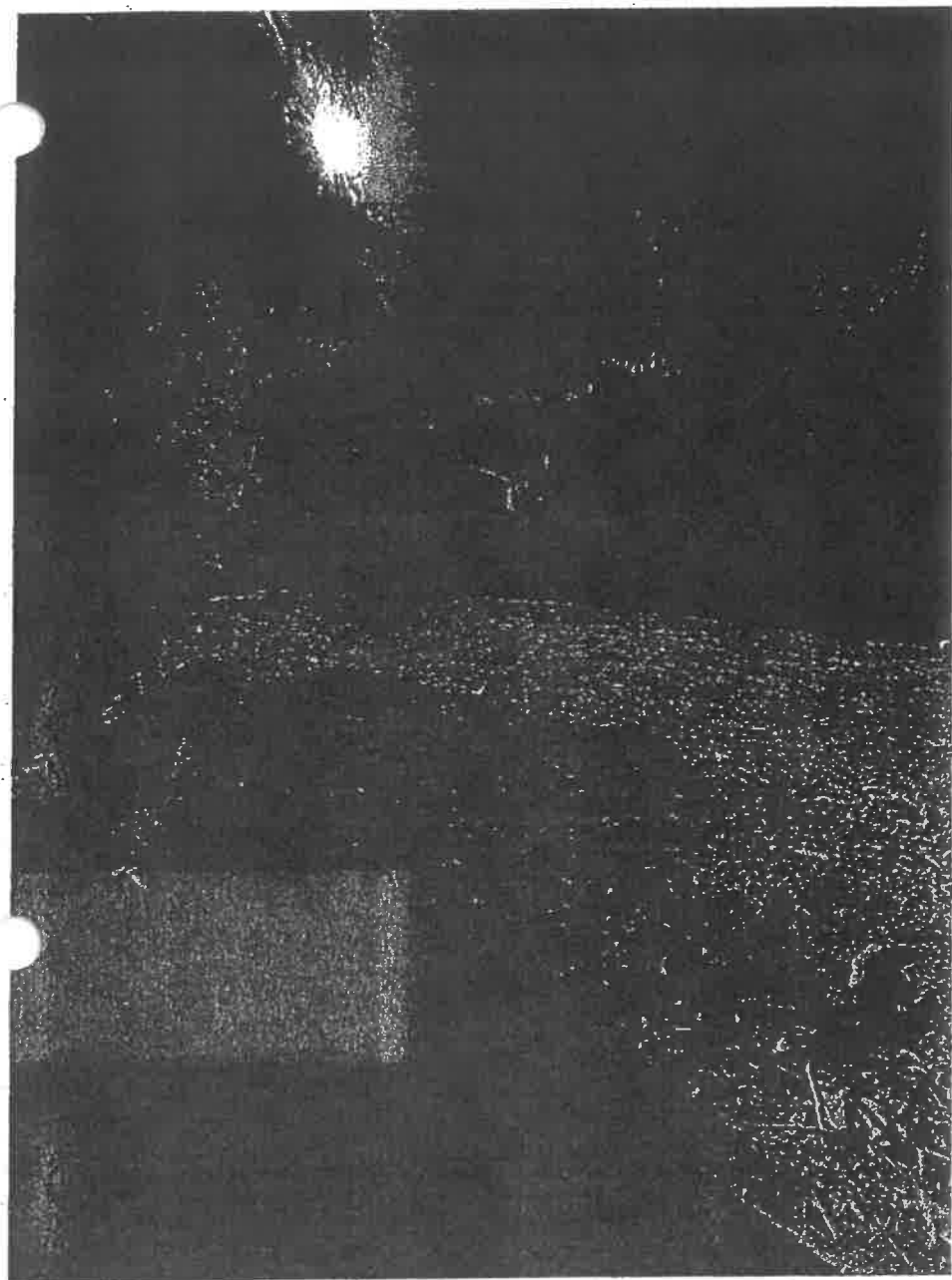












Fwd: Re 9737 Shoup avenue Los Angeles 91311. APN 2727004017

1 message

LAFD Brush <lafdbush@lacity.org>

Wed, Jan 4, 2023 at 7:39 AM

To: gcgreer5@gmail.com

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

From: **Koosha Rez** <koosha20@gmail.com>

Date: Tue, Jan 3, 2023 at 9:49 PM

Subject: Re 9737 Shoup avenue Los Angeles 91311. APN 2727004017

To: LAFD Brush <lafdbush@lacity.org>

Dear Public Safety Committee/City Clerk

Explaining the detail of this matter is not easy for me to do by email. I'm doing my best to explain it in the best possible way. I hope that I can get my point across and join the zoom meeting on January 11th at 3:30 p.m. in regard to this matter.

I cut the grass and clear the property when I got the notice from the fire department. I asked the inspector to tell us what they wanted us to do so I can resolve the issue but due to COVID-19 and lack of stuff, I didn't get any visitation. Then they came one day they cut the head of one tree. After that they sent us another notice that we have to clear the property. I called and said you just came and cleared this property. Can you please show what is the problem so I can resolve the issue. Then they told us one of the tree branches is close to the ground and we have to trim that, which I did. I asked why this tree wasn't trimmed if this was the problem in the first place and I still haven't got any answer back.

This whole thing happened because of lack of communication during covid and not being clear on what I have to do. I purchased this property in 2016 I'm not familiar with all the fire department laws that's supposed to be followed because of this property is in the fire hazard zone. and when I looked at my property compared to the properties of my neighbors and property that is owned by the city I did not see any substandard yard maintenance on my property. the cost of living mortgages and property tax is already making life very difficult for us. I would like you to reconsider this fine and penalty.

Best regards

Koosha Rezaei

To Brush Clearance Unit

RE: APN 4378-003-004 (BC220000303 and APN 4378-011-015 (BC220000304)

I am writing this in connection with an appeal of the above referenced invoices. The Parcels in question comprise approximately 250 acres of undeveloped severely sloped canyon in Bel Air between Bel Air Crest and Roscomare Valley School. The property is extremely difficult to access but has been properly maintained as required Los Angeles Municipal Code since we acquired the Property in 2006. During that period we have worked closely with the Brush Clearance Unit to ensure that we were in compliance with the Code and the direction of the Brush Clearance officers handling the property.

Since 2010 we have engaged Cruz Construction to assist with the maintenance of the property. They have done so each and every year in essentially the same manner and continue to satisfy the requirement of the LAMC. If any issues came up they worked hand in hand with the Brush Clearance Unit to remedy those issues to make certain that the Property had been sufficiently cleaned as well as confirming that it meet the requirements of code.

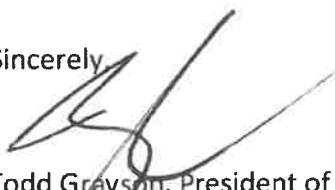
2021 was no exception. Cruz Construction cleaned the property as it had done for the previous 11 years. Upon receipt of the Notice of Non-Compliance we immediately contacted the Brush Clearance Unit via email and telephone to again work with them to confirm that we had done everything needed and to do anything additional remediation that was requested. In connection with the notice, we received a picture of a very small portion of only APN 4378-011-015 (the smaller of the 2 parcels) and in addition to asking for further clarification to make sure we did what was requested we went out to the property again performed additional work in an attempt to satisfy the request of the Brush Clearance Officer even though it was unclear exactly what additional work was being requested. In fact, we asked that a representative come out to the property to not only confirm that the additional measures taken were sufficient but to guarantee that everything required had been done. The city was unable or unwilling to do so. Later we received a second notice of non-compliance and again immediately contacted the Brush Clearance Unit in an attempt to work together in make sure we were in compliance. Again we had a very difficult time receiving any communication from anyone whether by email or telephone. In fact, we were basically told that they were very busy and that we should go online. We did everything we were asked and told to do. Again, suggesting, due to the nature of the property and very limited direction from the city, that an on-site meeting would be the most effective way to guarantee compliance. We never received any further information regarding a meeting and were unaware that any additional work was required after we attempted to satisfy the requests for additional clearance. Again, the Property at issue is over 250 acres of extremely sloping terrain. We have maintained the Property in the same manner for over 11 years and never avoided or refused to do what was necessary to satisfy the Brush Clearance Unit or the Code. In fact, quite the opposite is true. Notwithstanding our numerous attempts we were not provided with sufficient assistance in order to avoid what was an unnecessary expense by the city. Attached hereto you will find all the email correspondence between Cruz Construction and the Brush Clearance Unit in our repeated and consistent efforts to work with the Brush Clearance Unit to do whatever they asked. After your review I am confident that you will agree that we did everything in our power to ensure compliance and that the third party fees and administrative expenses were unnecessary and could have easily been avoided.

Also, for your information I have attached copies of the invoices from Cruz Construction since 2010 for the maintenance of the entire 250 acres. The fees during that period of time are between \$5800 and \$15000 for the maintenance of the entire property. The pictures provided by the Brush Clearance Unit on one small portion of one of the above parcels cannot possibly equate to invoices from a third party contractor that total almost \$95,000.00. In fact, if that third party contractor even maintained the entire 250 acres that fee would be extremely unreasonable as Cruz Construction has done so for years for almost 85% less and the third party vendor apparently wasn't engaged to maintain the entire property but only a small portion that was in question.

Finally, we have maintained the property in its entirety for over 15 years and have worked with the Brush Clearance Unit as required to guarantee compliance. I believe that we have done everything to make sure that the Property meet the requirements of the Code and the city and immediately upon receipt of any notice suggesting that it had not been we contacted the Brush Clearance Unit to make sure that it would.

In light of the foregoing and all the attached, I respectfully request that the fees for contracting and administrative expenses referenced above be waived and/or abated.

Sincerely,



Todd Grayson, President of

Giro Management, Inc, Manager of

Giro Properties, LLC

Subject: Re: Fw: Please GOD



Jo C <cruzconstruction@hotmail.com>
to Todd Grayson

Wed, May 4, 2021

You are viewing an attached message. City of Los Angeles Mail can't verify authenticity of attached messages.

on July 6th. I wrote that we had complied!

From: J C <cruzconstruction@hotmail.com>
Sent: Tuesday, July 6, 2021 3:35 PM
To: LAFDBRUSH@lacity.org <LAFDBRUSH@lacity.org>
Subject: Re: Fw: Please GOD

Hello Fire Marshall!

We believe we took care of these issues, can you let me know if it's approved? We missed anything else? Thanks much, greatly appreciate all your inputs/information! jc/Ricky

CRUZ CONSTRUCTION & LANDSCAPE, INC.

18842 Devonshire St.
Northridge, CA 91324
Office: (818)217-4881

From: J C <cruzconstruction@hotmail.com>
Sent: Thursday, June 17, 2021 6:31 PM
To: LAFDBRUSH@lacity.org <LAFDBRUSH@lacity.org>
Subject: Fw: Fw: Please GOD

Great thanks, but can you do me a favor and give me some better directions? I see you have "positions & altitudes".....
Can you please send me better directions, like address or something pleaseeeeeee.....Greatly appreciated, thanks! jc/Ricky

Subject: Re: Fw: Please GOD



Jo C <cruzconstruction@hotmail.com>
to Todd Grayson

Wed, May 4, 2022, 3:14 PM

You are viewing an attached message. City of Los Angeles Mail can't verify the authenticity of attached messages.

They finally replied around 7/22/21

From: Jo C <cruzconstruction@hotmail.com>
Sent: Thursday, July 22, 2021 11:15 AM
To: Todd Grayson <tig@graysonesq.com>
Subject: Fw: Fw: Please GOD

Good Morning Todd,

Re: APN 4378011015

Thank you for taking the time to contact the LAFD Brush Clearance Unit. As the Brush Season is a very busy time for the Brush Unit, we try to respond to your email in a timely manner. I understand you would like to make sure your property is in compliance. **After reviewing your property, I found that the Inspector has not gone to revisit your property yet. Once the Inspector returns for the reinspection, he will determine at that time if your property has PASSED or FAILED the reinspection.**

You may refer to the Owners Notification Mailer for the Minimum Requirements or you may also refer to the website:

vms3.lafd.org.

**PLEASE VIEW THESE SHORT BRUSH CLEARANCE
INSTRUCTIONAL VIDEOS:**

<https://vimeo.com/164469261>

<https://vimeo.com/164354384>

Thank you again for sharing a mutual concern for fire and life safety.

Regards

Subject: Re: Fw: Please GOD



Jo C <cruzconstruction@hotmail.com>
to Todd Grayson

Wed, May 4, 2022, 3:17 PM

You are viewing an attached message. City of Los Angeles Mail can't verify the authenticity of attached messages.

that email was from Inspector "Linda Gonzalez" on 7/22/21
here's my reply to her bellow:

From: Jo C <cruzconstruction@hotmail.com>
Sent: Thursday, July 22, 2021 11:22 AM
To: Linda Gonzalez <linda.lafd@gmail.com>
Subject: Re: Fw: Please GO

it's very difficult contacting somebody at your office (meaning the LAFD brush clearance office) so, yes i would very much appreciate, if we could contact you, when we have questions or concerns...

these are very humongous/oversize vacant lots with canyons and slopes, so it's not easy to know, if we have complied with every aspect of the inspections...

BTW: we do the yearly clean-up for Mr. Todd Grayson, our Boss.
thanks again and in advance for all your future cooperation,
jc/Ricky

CRUZ CONSTRUCTION & LANDSCAPE, INC.
18842 Devonshire St.
Northridge, CA 91324
Office: (818)217-4881



2 of 4

LAFD Brush <lafdbush@lacity.org>

RE: APN: 4378003004/BC220000303 and 4378011015/BC 220000304 3 of 4

1 message

Todd Grayson <tig@graysonesq.com>

Thu, Jan 5, 2023 at 2:08 PM

To: LAFD Brush <lafdbush@lacity.org>

Cc: "Inc. Cruz Construction & Landscape (cruzconstruction@hotmail.com)" <cruzconstruction@hotmail.com>, Cathy McNiel <cathy.mcniel@lacity.org>

Cathy – Please see attached as 2 of 4. Please confirm receipt and let me know if you need anything else. Thank you. Todd

TODD I. GRAYSON**Grayson & Associates****149 S. Barrington Avenue, Suite 724****Los Angeles, California 90049**Email: TIG@GRAYSONESQ.COM

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Circular 230 Disclosure: To assure compliance with Treasury Department rules governing tax practice, we inform you that any advice (including in any attachment) (1) was not written and is not intended to be used, and cannot be used, for the purpose of avoiding any federal tax penalty that may be imposed on the taxpayer, and (2) may not be used in connection with promoting, marketing or recommending to another person any transaction or matter addressed herein.

From: cathy.mcniel@lacity.org <cathy.mcniel@lacity.org> **On Behalf Of** LAFD Brush**Sent:** Thursday, January 5, 2023 1:37 PM**To:** Todd Grayson <tig@graysonesq.com>**Cc:** Inc. Cruz Construction & Landscape (cruzconstruction@hotmail.com) <cruzconstruction@hotmail.com>; Cathy McNiel <cathy.mcniel@lacity.org>**Subject:** Re: APN: 4378003004/BC220000303 and 4378011015/BC 220000304 3 of 4

Dear Mr. Grayson

This is Cathy McNiel from LAFD Brush Clearance Unit.

Please resend Page 1 of 4 and 2 of 4

I received pg 3 of 4 and two of 4 of 4

Kind regards

Cathy McNiel

LAFD BCU

On Sun, Dec 18, 2022 at 1:21 PM Todd Grayson <tig@graysonesq.com> wrote:

To Public Safety Committee: Please see the attached correspondence in connection with the hearing before the Board of Fire Commissioners. I intend on attending the meeting scheduled for January 11, 2023 at 3:30 on behalf of Giro Properties, LLC.

Do to the size of the documents this will be 3 of 4 emails.

Thank you

TODD I. GRAYSON

Grayson & Associates
149 S. Barrington Avenue, Suite 724
Los Angeles, California 90049

Email: TIG@GRAYSONESQ.COM

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Circular 230 Disclosure: To assure compliance with Treasury Department rules governing tax practice, we inform you that any advice (including in any attachment) (1) was not written and is not intended to be used, and cannot be used, for the purpose of avoiding any federal tax penalty that may be imposed on the taxpayer, and (2) may not be used in connection with promoting, marketing or recommending to another person any transaction or matter addressed herein.

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

From: Todd Grayson <tig@graysonesq.com>

To: "lafdbbrush@lacity.org" <lafdbbrush@lacity.org>

Cc: "Inc. Cruz Construction & Landscape (cruzconstruction@hotmail.com)" <cruzconstruction@hotmail.com>

Bcc:

Date: Sun, 18 Dec 2022 21:21:31 +0000

Subject: APN: 4378003004/BC220000303 and 4378011015/BC 220000304 2 of 4

To Public Safety Committee: Please see the attached correspondence in connection with the hearing before the Board of Fire Commissioners. I intend on attending the meeting scheduled for January 11, 2023 at 3:30 on behalf of Giro Properties, LLC.

Do to the size of the documents this will be 2 of 4 emails.

Thank you

TODD I. GRAYSON

Grayson & Associates

149 S. Barrington Avenue, Suite 724

Los Angeles, California 90049

Email: TIG@GRAYSONESQ.COM

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Circular 230 Disclosure: To assure compliance with Treasury Department rules governing tax practice, we inform you that any advice (including in any attachment) (1) was not written and is not intended to be used, and cannot be used, for the purpose of avoiding any federal tax penalty that may be imposed on the taxpayer, and (2) may

not be used in connection with promoting, marketing or recommending to another person any transaction or matter addressed herein.

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

From: Jo C <cruzconstruction@hotmail.com>

To: Todd Grayson <tig@graysonesq.com>

Cc:

Bcc:

Date: Wed, 4 May 2022 22:20:23 +0000

Subject: Fw: Fw: Please GOD

her reply bellow on 7/22/21

From: Linda Gonzalez <linda.lafd@gmail.com>

Sent: Thursday, July 22, 2021 1:59 PM

To: Jo C <cruzconstruction@hotmail.com>

Subject: Re: Fw: Please GOD

Hello Jo,

Re: APN 4378011015

Aww. Thank you very much. I'm glad I was able to help. Please understand the Brush Clearance Season is a very busy time for the Brush Clearance Unit. We try to respond to the Email(s) in a timely manner.

You may email me directly for any questions or concerns. However, please include lafdbush@lacity.org as well. I may be out of the office and your email may not get answered in a timely manner. To ensure your email will get answered, it is always safe if you utilize both email addresses.

Again, Thank you for sharing a mutual concern for fire and life safety.

Regards,

On Thu, Jul 22, 2021 at 11:22 AM Jo C <cruzconstruction@hotmail.com> wrote:

OMG Ms./Mrs. Gozalez, thanks for getting back to me! do you mind being my personal contact forever???? lol.....

on a serious note, it's very difficult contacting somebody at your office (meaning the LAFD brush clearance office) so, yes i would very much appreciate, if we could contact you, when we have questions or concerns...

these are very humongous/oversize vacant lots with canyons and slopes, so it's not easy to know, if we have complied with every aspect of the inspections...

BTW: we do the yearly clean-up for Mr. Todd Grayson, our Boss.

thanks again and in advance for all your future cooperation, jc/Ricky

CRUZ CONSTRUCTION & LANDSCAPE, INC.

18842 Devonshire St.

Northridge, CA 91324

Office: (818)217-4881

From: Linda Gonzalez <linda.lafd@gmail.com>
Sent: Thursday, July 22, 2021 8:57 AM
To: cruzconstruction@hotmail.com <cruzconstruction@hotmail.com>
Subject: Re: Fw: Please GOD

Good Morning Todd,

Re: APN 4378011015

Thank you for taking the time to contact the LAFD Brush Clearance Unit. As the Brush Season is a very busy time for the Brush Unit, we try to respond to your email in a timely manner. I understand you would like to make sure your property is in compliance. After reviewing your property, I found that the Inspector has not gone to revisit your property yet. Once the Inspector returns for the reinspection, he will determine at that time if your property has PASSED or FAILED the reinspection.

You may refer to the Owners Notification Mailer for the Minimum Requirements or you may also refer to the website:

vms3.lafd.org.

PLEASE VIEW THESE SHORT BRUSH CLEARANCE INSTRUCTIONAL VIDEOS:

<https://vimeo.com/164469261>

<https://vimeo.com/164354384>

Thank you again for sharing a mutual concern for fire and life safety.

Regards,

On Wed, Jul 14, 2021 at 9:08 AM LAFD Brush <lafdbrush@lacity.org> wrote:

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

From: Jo C <cruzconstruction@hotmail.com>
Date: Thu, Jul 8, 2021 at 2:34 PM
Subject: Fw: Please GOD
To: LAFDBRUSH@lacity.org <LAFDBRUSH@lacity.org>

Dear Fire Marshal: Second request, this is do tmrrw. please lmk, if we have complied with your requirements?
or, if not, if we could please meet an inspector on site??? thanks so much for your attention/reply,
jc/Ricky

CRUZ CONSTRUCTION & LANDSCAPE, INC.

18842 Devonshire St.
Northridge, CA 91324
Office: (818)217-4881

From: Todd Grayson <tig@graysonesq.com>
Sent: Monday, June 14, 2021 1:21 PM
To: J C <cruzconstruction@hotmail.com>
Subject: Please GOD

TODD I. GRAYSON

Grayson & Associates
149 S. Barrington Avenue, Suite 724
Los Angeles, California 90049

Email: TIG@GRAYSONESQ.COM

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--
Linda Gonzalez, Clerk typist
Brush Clearance Unit
Los Angeles Fire Department
6262 Van Nuys Blvd, Suite 451
Van Nuys, CA 91401
Office: (800)994-4444
Fax: (818)778-4911
E-mail: linda.lafd@gmail.com



Virus-free. www.avast.com

--
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From: Jo C <cruzconstruction@hotmail.com>
To: Todd Grayson <tig@graysonesq.com>
Cc:
Bcc:
Date: Wed, 4 May 2022 22:31:13 +0000
Subject: Fw: Fw: Canyon
Linda's reply and my reply:

From: Jo C <cruzconstruction@hotmail.com>
Sent: Monday, October 4, 2021 1:43 PM
To: Linda Gonzalez <linda.lafd@gmail.com>
Subject: Re: Fw: Canyon

Ok Ms. Gonzalez, i registered all 3-parcells
next can you please help me understand the locations, as there's no addresses. you guys go by
"position & altitude" the pics are good. except that these parcels are humongous, they run from the
SFV to LA/Beverly Hills.
what does "to be contracted by the city" mean???
what can we do to avoid any financial penalties??? remember "i'm not the owner, just a "Peon" that
will need to pay for any fees/penalties incurred....
again, thanks soooo much! jc/Ricky Gonzalez

BTW: thanks for your help n patience!!!!

CRUZ CONSTRUCTION & LANDSCAPE, INC.

18842 Devonshire St.
Northridge, CA 91324
Office: (818)217-4881

From: Linda Gonzalez <linda.lafd@gmail.com>
Sent: Monday, October 4, 2021 11:45 AM
To: Jo C <cruzconstruction@hotmail.com>
Subject: Re: Fw: Canyon

Good Afternoon Jo,

Re: APN;s 4378003004, 4378011015

Thank you for your email. I understand you need more clarification of your property in what needs to be done. It is a very busy time for the Inspector to meet with the property owners in a timely manner. We have tools on our website to help better assist you on what should be cleared.

You may also register your property as I suggested to you in my previous email. This way you will be able to view the pictures the Inspector took while he was out at your property, so that you may have a better understanding on what would need to be cleared.

APN 4378003004 - PIN #99059649
APN 4378011015 - PIN #99060087

Please see below Instructions on how to register.

INSTRUCTIONS FIRST TIME TO REGISTER YOUR PROPERTY

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we do not have access to your password.

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Step 4 - Click on Login - Enter your Email Address and Password that you recently created.

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Step 6 - Once you click on Add Property, the system will take you to a screen to input your PIN Number and click on save. The PIN Number is located at the bottom of
Page 4 of the Owner's Notification Mailer that was mailed sometime in March.

Step 7 - The system will read **Your Property has been added**.

Please Note: If you need to add additional parcels you may do so by repeating the following steps: Click on the " Add Property(s) - Red Box Enter PIN that is associated with the APN that you should have received in the mail (Multiple properties will receive an Owner's Notification Mailer for each property with its own PIN Number).

I hope this helps.

Regards,

On Mon, Oct 4, 2021 at 10:08 AM Jo C <cruzconstruction@hotmail.com> wrote:

Ms. Linda, here's the latest one we got!

please lmk, what we can or should do? thanks much, jc/Ricky

CRUZ CONSTRUCTION & LANDSCAPE, INC.

18842 Devonshire St.
Northridge, CA 91324
Office: (818)217-4881

From: Todd Grayson <tig@graysonesq.com>

Sent: Thursday, September 23, 2021 12:15 PM

To: J C <cruzconstruction@hotmail.com>

Subject: Canyon

You are killing me!!!!

TODD I. GRAYSON

Grayson & Associates
149 S. Barrington Avenue, Suite 724
Los Angeles, California 90049

Email: TIG@GRAYSONESQ.COM

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Linda Gonzalez, Clerk typist
Brush Clearance Unit

Los Angeles Fire Department
6262 Van Nuys Blvd, Suite 451
Van Nuys, CA 91401

Office: (800)994-4444
Fax: (818)778-4911
E-mail: linda.lafd@gmail.com

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

From: Jo C <cruzconstruction@hotmail.com>

To: Todd Grayson <tig@graysonesq.com>

Cc:

Bcc:

Date: Wed, 4 May 2022 22:35:26 +0000

Subject: Fw: Canyon APN # 4378003004

Here's my last email to them, Linda Gonzalez. but, i never heard anything back until now, 7-months later exactly????

From: Jo C <cruzconstruction@hotmail.com>

Sent: Wednesday, October 6, 2021 5:30 PM

To: Linda Gonzalez <linda.lafd@gmail.com>

Subject: Canyon APN # 4378003004

I'm so sorry Linda, maybe i'm not expressing myself correctly. yes, i do have the parcel size and location. (see attached)

fyi, we have already cleaned up these canyons. what we need to know are the specific location of the areas/pics that do not comply with the LAFD requirements.

i'm attaching a map of one of the parcels. it's the size of a city, as you can see! maybe you're not familiar with these vacant lots/cities.

but, looking for those areas on the pics, that do not comply? it's like finding a needle in haystack, literally???

am i making sense now, of what we need? addresses of the "delinquent" locations/areas, pleaseeeeeeeeeee.....thanks again, jc/Ricky Gonzalez

CRUZ CONSTRUCTION & LANDSCAPE, INC.

18842 Devonshire St.
Northridge, CA 91324
Office: (818)217-4881

From: Linda Gonzalez <linda.lafd@gmail.com>

Sent: Wednesday, October 6, 2021 7:57 AM

To: Jo C <cruzconstruction@hotmail.com>

Subject: Re: Fw: Canyon

Good Morning Joe,

The APN Numbers that are provided is the (map book, page, parcel) if you input the APN Number in the zimas website you will be able to view the location of the property. visit zimas.lacity.org.

Thank you for your cooperation.

On Tue, Oct 5, 2021 at 5:18 PM Jo C <cruzconstruction@hotmail.com> wrote:

Sorry Linda, maybe you didn't read my previous notes. these are not small lots or properties. these are **humongous empty canyons** that run from the San Fernando Valley (Sherman Oaks) all the way to Sunset (Bel-Air Estates.)

yeah, if we had real addresses that would be wonderful....please lmk, thanks again for your patience! jc/Ricky

CRUZ CONSTRUCTION & LANDSCAPE, INC.

18842 Devonshire St.
Northridge, CA 91324
Office: (818)217-4881

From: Linda Gonzalez <linda.lafd@gmail.com>

Sent: Tuesday, October 5, 2021 7:46 AM

To: Jo C <cruzconstruction@hotmail.com>

Subject: Re: Fw: Canyon

Good Morning Jo

Re: APN 4378003004 & 4378011015

Thank you for your response. Are you saying you don't know where this property is located? If so, you can visit zimas.lacity.org.

On Mon, Oct 4, 2021 at 9:00 PM Jo C <cruzconstruction@hotmail.com> wrote:

WOW Linda!!!! now i feel much worse than before, this is tougher or stricter than anybody i dealt with before.....

so, we're on it, just please allow us some time.

the last thing i need from you is, i have all these pics. but how do i find the location, can you please help me out with that?

i would greatly appreciate that and everything you've done for us, so far! thanks again, jc/Ricky

CRUZ CONSTRUCTION & LANDSCAPE, INC.

18842 Devonshire St.

Northridge, CA 91324

Office: (818)217-4881

From: Linda Gonzalez <linda.lafd@gmail.com>

Sent: Monday, October 4, 2021 3:00 PM

To: Jo C <cruzconstruction@hotmail.com>

Subject: Re: Fw: Canyon

Hello Jo,

Re: APN;s 4378003004, 4378011015

Thank you for your response. Unfortunately, you would have to walk with the property owner and have him view the pictures or walk the entire premises on your own. The Inspectors are currently out in the field and they do not have the manpower to walk through with the property owner to identify the hazards.

The parcels listed above have failed the reinspection. The Inspector will return and see if the property is cleared, once he/she sees the property has been cleared, he/she will PASS your property and no other fees will be assessed. However, if the parcels are found not to be in compliance after the 3rd visit, A "RED CARD" is posted on the property which is still not in compliance informing the property owner that a Certified Private Contractor, hired by the City, will be on the property to begin the work. During that time a Certified Private Contractors may visit the property to view the hazard in order to estimate the work to be done and prepare their bids. The Brush Clearance Inspector will visit the property again to ensure that the property owner has still not cleared the property, and to take photographs documenting that a hazard still exists. Later that same day, private contractors will submit their bids for individual parcels of land grouped into "packages." The contract is awarded to the lowest bidder and they are then given a period of time (normally two weeks) to complete the work described on the work order. The Certified Private Contractors perform the work on the property according to the work order issued by the Brush Clearance Inspector. The contractor takes photos before, during and after to document the abatement of the hazardous conditions. After the Certified Private Contractor completes the work, the Brush Clearance Inspector is notified and makes an inspection to determine that the work was completed satisfactorily. The Brush Clearance Inspector takes photographs to document the completion of the work.

All Property Owners whose property was cleared by the City through Certified Private Contractors are sent an invoice including the cost of the work performed, an administrative fee of \$1,498.00 and a non-compliance fee of \$668.00.

We appreciate your cooperation in working with the Los Angeles Fire Department to make our city a safe place.

Regards,

On Mon, Oct 4, 2021 at 1:43 PM Jo C <cruzconstruction@hotmail.com> wrote:

Ok Ms. Gonzalez, i registered all 3-parcels
next can you please help me understand the locations, as there's no addresses. you guys go by
"position & altitude" the pics are good. except that these parcels are humongous, they run from
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that will need to pay for any fees/penalties incurred....
again, thanks soooo much! jc/Ricky Gonzalez

BTW: thanks for your help n patience!!!!

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please lmk, what we can or should do? thanks much, jc/Ricky

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E-mail: linda.lafd@gmail.com

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

From: Jo C <cruzconstruction@hotmail.com>

To: Todd Grayson <tig@graysonesq.com>

Cc:

Bcc:

Date: Sat, 14 May 2022 17:41:00 +0000

Subject: Canyon Invoices

Todd:

Invoices from 2010 (couldn't retrieve anything older than this year.) thru 2021

note: Al Schroeck (the new sheriff in town) came with new standards in 2011 (see invoice dated 7/26/11)

on 2/16/16 we did some extra work per Mr. Al Schroeck (see invoice: updated 02/18/2016) idk, if you want to include this invoice???)

CRUZ CONSTRUCTION & LANDSCAPE, INC.

18842 Devonshire St.

Northridge, CA 91324

Office: (818)217-4881

20 attachments



thumbnail_IMG_3037.jpg
661K



thumbnail_Thursday, June 17, 2010.jpg
114K



thumbnail_Saturday, June 22, 2013.jpg
110K



thumbnail_006.jpg
199K



thumbnail_003.jpg
232K

 **Fw: Fw: Please GOD.eml**
46K

 **Fw: Fw: Canyon.eml**
38K

 **Fw: Canyon APN # 4378003004.eml**
971K

 **Monday, May 02, 2011.pdf**
3480K

 **Tuesday, July 26, 2011 (3).pdf**
3480K

 **Document (2).pdf**
3480K

 **updated02182016.pdf**
524K

 **todd06022016.pdf**
949K

 **Todd07102017.pdf**
983K

 **Todd05252018.pdf**
912K

 **LAFD-105212019.pdf**
996K

 **Todd06122020.pdf**
924K

 **Todd-105302021.pdf**
958K

 **Canyon Invoices.eml**
23742K

 **APN: 4378003004/BC220000303 and 4378011015/BC 220000304 2 of 4.eml**
24808K

Subject: APN: 4378003004/BC220000303 and 4378011015/BC 220000304



Todd Grayson <tig@graysonesq.com>

to lafdbbrush@lacity.org, Inc. Cruz Construction & Landscape (cruzconstruction@hotmail.com)

You are viewing an attached message. City of Los Angeles Mail can't verify the authenticity of attached i

To Public Safety Committee: Please see the attached correspondence in connection with the hearing before the City of Los Angeles Board of Public Works on January 11, 2023 at 3:30 on behalf of Giro Properties, LLC.

Due to the size of the documents this will be 2 of 4 emails.

Thank you

TODD I. GRAYSON

Grayson & Associates

149 S. Barrington Avenue, Suite 724

Los Angeles, California 90049

Email: TIG@GRAYSONESQ.COM

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4 Attachments • Scanned by Gmail

Fw: Fw: Please G..

Fw: Fw: Canyon.e.

Fw: Canyon APN ..



Subject: Fw: Fw: Please GOD



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ensure your email will get answered, it is always safe if you utilize both email addresses.

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BTW: we do the yearly clean-up for Mr. Todd Grayson, our Boss.

thanks again and in advance for all your future cooperation, jc/Ricky

CRUZ CONSTRUCTION & LANDSCAPE, INC.

18842 Devonshire St

Subject: Fw: Fw: Canyon



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BTW: thanks for your help n patience!!!!

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Re: APN;s 4378003004, 4378011015

Subject: Fw: Canyon APN # 4378003004



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Sent: Wednesday, October 6, 2021 5:30 PM
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Subject: Canyon APN # 4378003004

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Good Morning Joe,

The APN Numbers that are provided is the (map book, page, parcel) if you inq
the location of the property. visit zimas.lacity.org.

?

Cruz Construction & Landscape, Inc.

18842 Devonshire St.
Northridge, CA 91324
(818) 217-4881
Fax: (818) 217-4205

Invoice

| Date | Invoice # |
|-----------|-----------|
| 6/17/2010 | 12691 |

| |
|---|
| Bill To |
| Todd Grayson 9401 Wilshire Blvd. Beverly Hills, Ca. 90212 |

| |
|--|
| Ship To |
| Giro Properties LLC 9401 Wilshire Blvd. Beverly Hills, Ca. 90212 |

| P.O. Number | Terms | Rep | Ship | Via | F.O.B. | Project |
|-------------|-----------|--|-----------|-----|--------------|------------|
| | | | 6/17/2010 | | | |
| Quantity | Item Code | Description | | | Price Each | Amount |
| 1 | 10 | Cleaned up 3-parcels # 4378-011-015, 4378-003-004, 4377-002-004 per Fire department requirements. Approved by Inspector Shawn Dean per tel-com on 6/17/10 with Jose Cruz | | | 5,800.00 | 5,800.00 |
| | | | | | Total | \$5,800.00 |

Cruz Construction & Landscape, Inc.

18842 Devonshire St.
Northridge, CA 91324
(818) 217-4881
Fax: (818) 217-4205

Invoice

| Date | Invoice # |
|-----------|-----------|
| 6/22/2013 | 14648 |

| |
|---|
| Bill To |
| Todd Grayson 9401 Wilshire Blvd. Beverly Hills, Ca. 90212 |

| |
|--|
| Ship To |
| Giro Properties LLC 9401 Wilshire Blvd. Beverly Hills, Ca. 90212 |

| P.O. Number | Terms | Rep | Ship | Via | F.O.B. | Project |
|-------------|-----------|---|-----------|-----|--------------|-----------|
| | C.O.D | J.R.C | 6/22/2013 | | | |
| Quantity | Item Code | Description | | | Price Each | Amount |
| | 1 | Cleared up Giro Properties per Sheriff Al Shreck and LAFD brush clearance code. | | | 7,000.00 | 7,000.00 |
| | | | | | Total | 57,000.00 |

619564

Cruz Construction Co.
18842 Devonshire St.
Northridge, Ca. 91324
(818)217-4881 Fax: (818)217-4205

| | | | |
|--|-----------------|-------------------------------|-----------------|
| NAME GIRD PROPERTIES, LLC | | SHIP TO ATTN: TODD GRAYSON | |
| ADDRESS 9401 Wilshire Blvd | | ADDRESS | |
| CITY, STATE, ZIP BEVERLY Hills CA 90212 | | CITY, STATE, ZIP | |
| ORDER NUMBER Verbal | DEPARTMENT - | SALESPERSON J. W. | WHEN SHIP - |
| TERMS C.O.D. | | HOW SHIP - | DATE 5/23/14 |

| QUANTITY | DESCRIPTION | PRICE | AMOUNT |
|-----------|--------------------------------------|-------|--------|
| 1 | CLEANED UP slopes per LAFD STANDARDS | | 7,000- |
| Total Due | | \$ | 7,000- |

BUYER:

8100

KEEP THIS SLIP FOR REFERENCE

81-11

Cruz Construction Co.
18842 Devonshire St.
Northridge, Ca. 91324
(818)217-4881 Fax: (818)217-4205

794640

| | | | | | | |
|--|--------------------------------------|------------------------------|----------------|----------------|---------------|-----------------|
| NAME Cairo properties LLC | | SHIP TO Att: Todd Grayson | | | | |
| ADDRESS 9401 Wilshire Blvd. | | ADDRESS | | | | |
| CITY, STATE, ZIP Beverly Hills Ca 90212 | | CITY, STATE, ZIP | | | | |
| ORDER NUMBER Verbal | DEPARTMENT — | SALESPERSON J. Cruz | WHEN SHIP — | TERMS C.O.D | HOW SHIP — | DATE 5/29/15 |
| QUANTITY | DESCRIPTION | | | | PRICE | AMOUNT |
| 1 | Cleaned up slope per LAFD standards. | | | | | 7,000.00 |
| | Total due | | | | | 7,000.00 |
| BUYER: | | | | | | |

2000

KEEP THIS SLIP FOR REFERENCE

11-3

Cruz Construction & Landscape, Inc.

18842 Devonshire St.
Northridge, CA 91324
(818) 217-4881
Fax: (818) 217-4205

Invoice

| Date | Invoice # |
|-----------|-----------|
| 4/30/2011 | 13289 |

| |
|---|
| Bill To |
| Todd Grayson 9401 Wilshire Blvd. Beverly Hills, Ca. 90212 |

| |
|--|
| Ship To |
| Giro Properties LLC 9401 Wilshire Blvd. Beverly Hills, Ca. 90212 |

| P.O. Number | Terms | Rep | Ship | Via | F.O.B. | Project |
|------------------------------------|-----------|---|-----------|--------|------------|------------|
| | C.O.D | J.R.C | 4/30/2011 | E-mail | | |
| Quantity | Item Code | Description | | | Price Each | Amount |
| | 10 | Cleaned up parcels # 4378-011-015, 4378-003-004, 4377-002-004 per L.A. city fire department requirements. | | | 5,800.00 | 5,800.00 |
| We appreciate your prompt payment. | | | | | Total | \$5,800.00 |

Cruz Construction & Landscape, Inc.

18842 Devonshire St.
Northridge, CA 91324
(818) 217-4881
Fax: (818) 217-4205

Invoice

| Date | Invoice # |
|-----------|-----------|
| 2/16/2016 | 16547 |

| |
|---|
| Bill To |
| Todd Grayson 9401 Wilshire Blvd. Beverly Hills, Ca. 90212 |

| |
|--|
| Ship To |
| Giro Properties LLC 9401 Wilshire Blvd. Beverly Hills, Ca. 90212 |

| P.O. Number | Terms | Rep | Ship | Via | F.O.B. | Project |
|-------------|-------|-------|-----------|-----|--------|---------|
| | C.O.D | J.R.C | 2/16/2016 | | | |

| Quantity | Item Code | Description | Price Each | Amount |
|----------|-----------|--|--------------|-------------------|
| | 10 | Work required by the city and " The New Sheriff in Town" storm water damage: dirt, debris, vegetation and tree removal required. Over and above the yearly, fire prevention requirements | 9,450.00 | 9,450.00 |
| | | | Total | \$9,450.00 |

619564

Cruz Construction Co.
 18842 Devonshire St.
 Northridge, Ca. 91324
 (818)217-4881 Fax: (818)217-4205

| | | | |
|--|-----------------|-------------------------------|-----------------|
| NAME GIRD PROPERTIES, LLC | | SHIP TO ATTN: TODD GRAYSON | |
| ADDRESS 9401 Wilshire Blvd | | ADDRESS | |
| CITY, STATE, ZIP BEVERLY HILLS, CA. 90212 | | CITY, STATE, ZIP | |
| ORDER NUMBER Verbal | DEPARTMENT - | SALESPERSON J. Gu | WHEN SHIP - |
| TERMS C.O.D | | HOW SHIP - | DATE 5/23/14 |

| QUANTITY | DESCRIPTION | PRICE | AMOUNT |
|-----------|--------------------------------------|-------|----------|
| 1 | CLEANED UP slopes per LAFD STANDARDS | | 7,000 |
| Total Due | | | \$ 7,000 |

BUYER.

KEEP THIS SLIP FOR REFERENCE

Cruz Construction Co.
18842 Devonshire St.
Northridge, Ca. 91324
(818)217-4881 Fax: (818)217-4205

794640

| | | | |
|--|--------------------------------------|------------------------------|-----------------|
| NAME Cairo properties LLC | | SHIP TO Att: Todd Grayson | |
| ADDRESS 9401 Wilshire Blvd. | | ADDRESS | |
| CITY, STATE, ZIP Beverly Hills Ca 90212 | | CITY, STATE, ZIP | |
| ORDER NUMBER Verbal | DEPARTMENT — | SALESPERSON J. Cruz | DATE 5/29/15 |
| TERMS C.O.D | | HOW SHIP — | |
| QUANTITY | DESCRIPTION | PRICE | AMOUNT |
| 1 | Cleaned up slope per LAFD standards. | | 7,000.00 |
| Total due | | | 7,000.00 |
| BUYER: | | | |

41-33

KEEP THIS SLIP FOR REFERENCE

Cruz Construction & Landscape, Inc.

18842 Devonshire St.
Northridge, CA 91324
(818) 217-4881
Fax: (818) 217-4205

Invoice

| Date | Invoice # |
|-----------|-----------|
| 4/30/2011 | 13289 |

| |
|---|
| Bill To |
| Todd Grayson 9401 Wilshire Blvd. Beverly Hills, Ca. 90212 |

| |
|--|
| Ship To |
| Giro Properties LLC 9401 Wilshire Blvd. Beverly Hills, Ca. 90212 |

| P.O. Number | Terms | Rep | Ship | Via | F.O.B. | Project |
|------------------------------------|-----------|---|-----------|--------|------------|------------|
| | C.O.D | J.R.C | 4/30/2011 | E-mail | | |
| Quantity | Item Code | Description | | | Price Each | Amount |
| | 10 | Cleaned up parcels # 4378-011-015, 4378-003-004, 4377-002-004 per L.A. city fire department requirements. | | | 5,800.00 | 5,800.00 |
| We appreciate your prompt payment. | | | | | Total | \$5,800.00 |

Cruz Construction & Landscape, Inc.

18842 Devonshire St.
Northridge, CA 91324
(818) 217-4881
Fax: (818) 217-4205

Invoice

| Date | Invoice # |
|-----------|-----------|
| 4/30/2011 | 13289 |

| |
|---|
| Bill To |
| Todd Grayson 9401 Wilshire Blvd. Beverly Hills, Ca. 90212 |

| |
|--|
| Ship To |
| Giro Properties LLC 9401 Wilshire Blvd. Beverly Hills, Ca. 90212 |

| P.O. Number | Terms | Rep | Ship | Via | F.O.B. | Project |
|-------------|-------|-------|-----------|--------|--------|---------|
| | C.O.D | J.R.C | 4/30/2011 | E-mail | | |

| Quantity | Item Code | Description | Price Each | Amount |
|----------|-----------|---|------------|----------|
| | 10 | Cleaned up parcels # 4378-011-015, 4378-003-004, 4377-002-004 per L.A. city fire department requirements. | 5,800.00 | 5,800.00 |

We appreciate your prompt payment.

Total

\$5,800.00

537982

Jose Cruz
18842 Devonshire st
Northridge Ca 91324
(818)217-4881 Fax (818)217-4205
License B-622304

| | | | | | | |
|-----------------------------------|---|----------------------|----------------|------------------|---------------|-----------------|
| NAME Gino Properties, LLC | | | | SHIP TO | | |
| ADDRESS 9401 Wilshire Blvd | | | | ADDRESS | | |
| CITY, STATE, ZIP B.H. CA 90210 | | | | CITY, STATE, ZIP | | |
| ORDER NUMBER T.G. | DEPARTMENT — | SALESPERSON Ricky | WHEN SHIP — | TERMS C.O.D. | HOW SHIP — | DATE 5/29/20 |
| QUANTITY | DESCRIPTION | | | | PRICE | AMOUNT |
| | FINAL INVOICE: | | | | | |
| 1 | Completed Brush Clearance/ cleanup of slope/canyons per L.A. F.D. FIRE CODES. | | | | | 14,000— |
| | Total Due | | | | | \$14,000— |

KEEP THIS SLIP FOR REFERENCE

Cruz Construction
18842 Devonshire St.
Northridge, Ca. 91324
(8)217-4881 Fax (818)217-4205
License B-622304

| | | | | | | |
|------------------------------------|-----------------|----------------------|----------------|-----------------|---------------|---------------------|
| NAME Gino Properties, LLC | | SHIP TO | | | | |
| ADDRESS 9401 Wilshire Blvd | | ADDRESS | | | | |
| CITY, STATE, ZIP B.H. Ca. 90210 | | CITY, STATE, ZIP | | | | |
| ORDER NUMBER T.G. | DEPARTMENT — | SALESPERSON Rocky | WHEN SHIP — | TERMS G.O.D. | HOW SHIP — | DATE 5 / 31 / 21 |

| QUANTITY | DESCRIPTION | PRICE | AMOUNT |
|----------|--|-------|--------|
| | FINAL INVOICE: | | |
| ① | Completed brush clearance/cleaned up of all Rotten canyons per L.A.F.D. FIRE CODES. GUARANTEED TO PASS INSPECTION thru 8/31/21 | | 15,000 |
| | Total Due | \$ | 15,000 |



LAFD Brush <lafdbush@lacity.org>

APN: 4378003004/BC220000303 and 4378011015/BC 220000304 3 of 4

1 message

Todd Grayson <tig@graysonesq.com>

Sun, Dec 18, 2022 at 1:21 PM

To: "lafdbush@lacity.org" <lafdbush@lacity.org>

Cc: "Inc. Cruz Construction & Landscape (cruzconstruction@hotmail.com)" <cruzconstruction@hotmail.com>

To Public Safety Committee: Please see the attached correspondence in connection with the hearing before the Board of Fire Commissioners. I intend on attending the meeting scheduled for January 11, 2023 at 3:30 on behalf of Giro Properties, LLC.

Do to the size of the documents this will be 3 of 4 emails.

Thank you

TODD I. GRAYSON**Grayson & Associates****149 S. Barrington Avenue, Suite 724****Los Angeles, California 90049**Email: TIG@GRAYSONESQ.COM

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

From: Jo C <cruzconstruction@hotmail.com>

To: Todd Grayson <tig@graysonesq.com>

Cc:

Bcc:

Date: Sat, 14 May 2022 18:16:50 +0000

Subject: Fw: Fw: Please GOD

Ok here it is, starting with the first notice of noncompliance on 6/9/21

on 6/16/21 i gotta a hold of inspector Kristin Crowley, asking for help, locating the areas of non-compliance.

bellow you can see what i got. 2-lousy pics. with no place or location. i asked for help again on 6/17/21 which i never got a reply on.....

From: J C <cruzconstruction@hotmail.com>

Sent: Thursday, June 17, 2021 6:31 PM

To: LAFDBRUSH@lacity.org <LAFDBRUSH@lacity.org>

Subject: Fw: Fw: Please GOD

Great thanks , but can you do me a favor and give me some better directions? i see you have "positions & altitudes".....

can u please send me better directions, like address or something like that, pleaseeeeeee.....Greatly appreciated, thanks! jc/Ricky

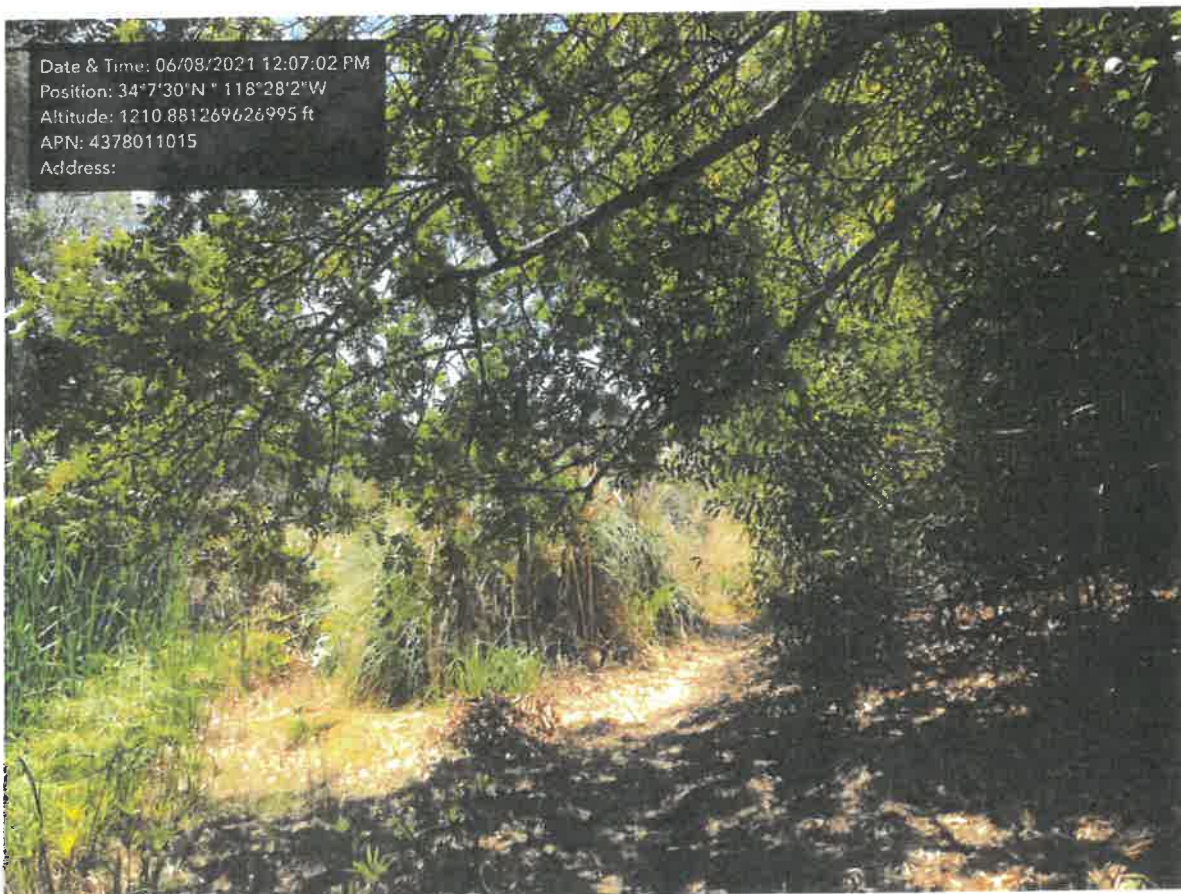
----- Forwarded message -----

From: LAFD Brush <lafdbush@lacity.org>

Date: Thu, Jun 17, 2021 at 11:24 AM

Subject: Re: Fw: Please GOD

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



On Wed, Jun 16, 2021 at 10:16 AM LAFD Brushacctg <LAFD.Brushacctg@lacity.org> wrote:

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

From: J C <cruzconstruction@hotmail.com>

Date: Wed, Jun 16, 2021 at 9:52 AM

Subject: Fw: Please GOD

To: lafd.brushacctg@lacity.org Kristin M. Crowley-Fire Marshal <lafd.brushacctg@lacity.org>

Hello Ms. Crowley, we just got this notice again, is it possible to meet somebody on site? as you may know, these are Humongous Canyons and it's like finding a needle in a haystack??? please lmk, or you can text me at 818-540-6210. thanks in advance for your attention, jose cruz

CRUZ CONSTRUCTION & LANDSCAPE, INC.

18842 Devonshire Street

Northridge, Ca. 91324

Office: 818-217-4881

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

From: Jo C <cruzconstruction@hotmail.com>

To: Todd Grayson <tig@graysonesq.com>

Cc:

Bcc:

Date: Sat, 14 May 2022 18:25:04 +0000

Subject: Fw: Please GOD

2-days later on 7/8/21 i wrote again for approval or disapproval, since the due date was 7/9/21 never heard back from anyone. all these emails are backed up or followed up by phone calls, that unfortunately "i can't prove it"???

From: Jo C <cruzconstruction@hotmail.com>

Sent: Thursday, July 8, 2021 2:34 PM

To: LAFDBRUSH@lacity.org <LAFDBRUSH@lacity.org>

Subject: Fw: Please GOD

Dear Fire Marshal: Second request, this is do tmrrw. please lmk, if we have complied with your requirements?

or, if not, if we could please meet an inspector on site??? thanks so much for your attention/reply, jc/Ricky

CRUZ CONSTRUCTION & LANDSCAPE, INC.

18842 Devonshire St.

Northridge, CA 91324

Office: (818)217-4881

From: Todd Grayson <tig@graysonesq.com>

Sent: Monday, June 14, 2021 1:21 PM

To: J C <cruzconstruction@hotmail.com>

Subject: Please GOD

TODD I. GRAYSON

Grayson & Associates

149 S. Barrington Avenue, Suite 724

Los Angeles, California 90049

Email: TIG@GRAYSONESQ.COM

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

From: Jo C <cruzconstruction@hotmail.com>

To: Todd Grayson <tig@graysonesq.com>

Cc:

Bcc:

Date: Sat, 14 May 2022 18:29:18 +0000

Subject: Fw: Fw: Please GOD

Simultaneously, besides talking to Inspector Crowley, i was desperately trying to talk to other people and get help or attention from anybody that cared: bellow is communication with "Pat Acosta"

but, with same results....

From: J C <cruzconstruction@hotmail.com>

Sent: Thursday, June 17, 2021 12:15 PM

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

Subject: Re: Fw: Please GOD

Great thanks Pat, but can do do me a favor and give me some better directions? i see you have "positions & altitudes".....

can u please send me better directions, like address or something like that, pleaseeeeeee.....Greatly appreciated, thanks! jc/Ricky

From: pat.acosta@lacity.org <pat.acosta@lacity.org> on behalf of LAFD Brushacctg <LAFD.Brushacctg@lacity.org>
Sent: Thursday, June 17, 2021 11:59 AM
To: J C <cruzconstruction@hotmail.com>
Subject: Fwd: Fw: Please GOD

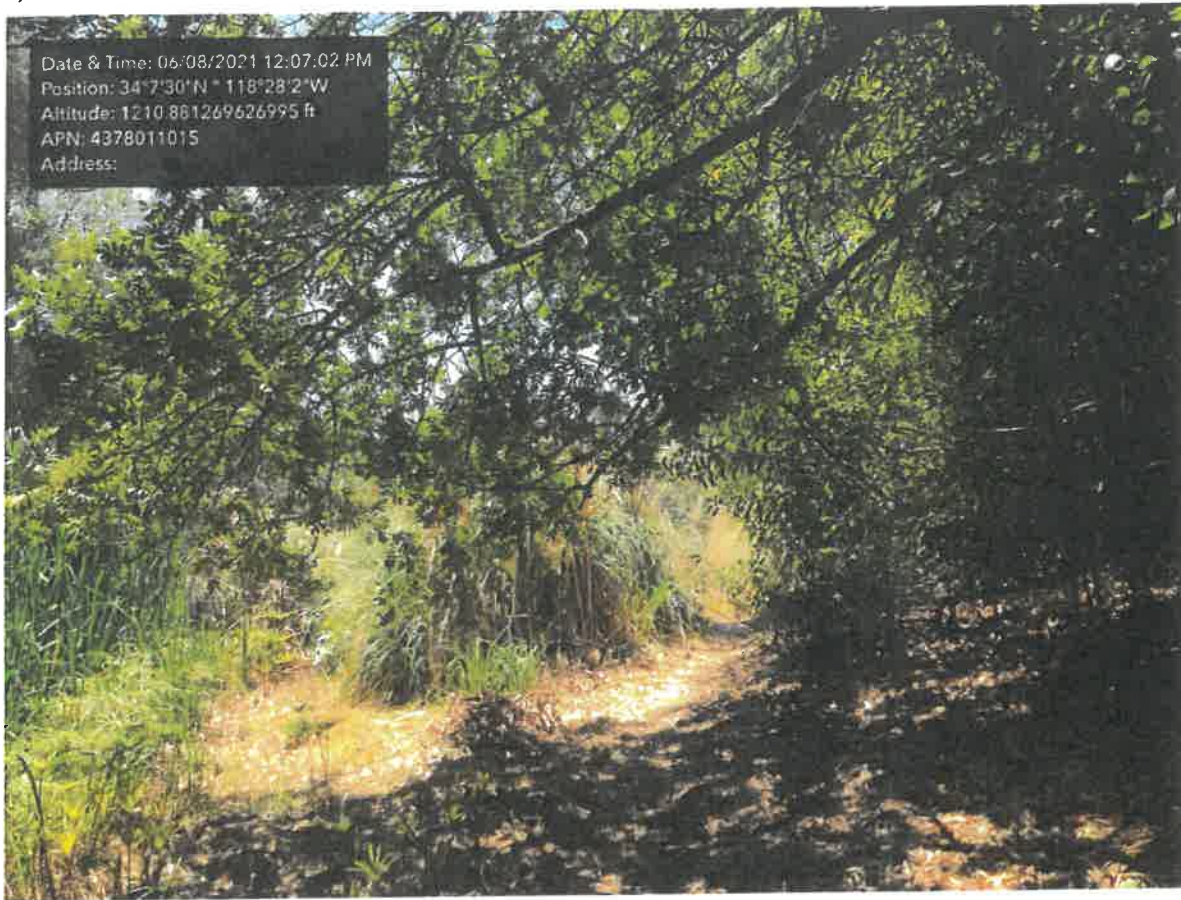
See attached images received from the Brush Clearance Unit.
Los Angeles Fire Dept.
Brush Clearance Billing Unit & Accounts Receivable
(213) 978-3424

**To pay your invoice online: <https://epay.lafd.org/>*
**To check property status: <https://vms3.lafd.org/>*

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

From: LAFD Brush <lafdbush@lacity.org>
Date: Thu, Jun 17, 2021 at 11:24 AM
Subject: Re: Fw: Please GOD
To: LAFD Brushacctg <LAFD.Brushacctg@lacity.org>





On Wed, Jun 16, 2021 at 10:16 AM LAFD Brushacctg <LAFD.Brushacctg@lacity.org> wrote:

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

From: J C <cruzconstruction@hotmail.com>

Date: Wed, Jun 16, 2021 at 9:52 AM

Subject: Fw: Please GOD

To: lafd.brushacctg@lacity.org Kristin M. Crowley-Fire Marshal <lafd.brushacctg@lacity.org>

Hello Ms. Crowley, we just got this notice again, is it possible to meet somebody on site? as you may know, these are Humongous Canyons and it's like finding a needle in a haystack??? please lmk, or you can text me at 818-540-6210. thanks in advance for your attention, jose cruz

CRUZ CONSTRUCTION & LANDSCAPE, INC.

18842 Devonshire Street

Northridge, Ca. 91324

Office: 818-217-4881

From: Todd Grayson <tig@graysonesq.com>

Sent: Monday, June 14, 2021 1:21 PM

To: J C <cruzconstruction@hotmail.com>

Subject: Please GOD

TODD I. GRAYSON

Grayson & Associates
149 S. Barrington Avenue, Suite 724
Los Angeles, California 90049

Email: TIG@GRAYSONESQ.COM

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

From: Jo C <cruzconstruction@hotmail.com>

To: Todd Grayson <tig@graysonesq.com>

Cc:

Bcc:

Date: Sat, 14 May 2022 18:47:19 +0000

Subject: Fw: Canyon

Never heard back from anybody after all my begging....forward to 9/23/21 again, asking for help and/or directions???

From: Jo C <cruzconstruction@hotmail.com>

Sent: Thursday, September 23, 2021 1:34 PM

To: LAFDBRUSH@lacity.org <LAFDBRUSH@lacity.org>; pat.acosta@lacity.org <pat.acosta@lacity.org>; lafd.brushacctg@lacity.org Kristin M. Crowley-Fire Marshal <lafd.brushacctg@lacity.org>

Subject: Fw: Canyon

Hello Pat, can you please direct me, who i should talk to about or email about this Non-Compliance notice??? please lmk, much appreciated, thanks! jc

CRUZ CONSTRUCTION & LANDSCAPE, INC.
18842 Devonshire St.
Northridge, CA 91324
Office: (818)217-4881

From: Todd Grayson <tig@graysonesq.com>
Sent: Thursday, September 23, 2021 12:15 PM
To: J C <cruzconstruction@hotmail.com>
Subject: Canyon

You are killing me!!!!

TODD I. GRAYSON

Grayson & Associates
149 S. Barrington Avenue, Suite 724
Los Angeles, California 90049


Email: TIG@GRAYSONESQ.COM

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6 attachments

 **Fw: Fw: Please GOD.eml**
6527K

 **CCF_000190.pdf**
1373K

 **Fw: Please GOD.eml**
1902K

 **Fw: Fw: Please GOD.eml**
6536K

 **CCF_000239.pdf**
1218K

 **Fw: Canyon.eml**
1689K



City of Los Angeles
FIRE DEPARTMENT
NOTICE OF NONCOMPLIANCE



F-1308

| | | | |
|--|--|---|-------------------------|
| APN: 4378-003-004 (Map Book-Page-Parcel) | | Compliance Due Date: 07/09/2021 | |
| GIRO PROPERTIES LLC 00149 S BARRINGTON AVE LOS ANGELES CA 90049 STE 724 | | Inspection Date: 06/08/2021 Notice Printed: 06/09/2021 Inspector Id: 301968 Fire Station District: 109 | Hazard Location: |
| <p>An inspection of the parcel indicated above has confirmed that brush clearance progress is not complete on your property as per the Fire Code (L.A.M.C. Section 57.322).</p> <p>In accordance with the Fire Code, you are required to maintain, as described below, all native brush, weeds, grass, trees and hazardous vegetation on your property within <u>200 feet</u> of all structures, whether those structures are on your property or adjoining properties, and within <u>10 feet</u> of any combustible fence or any roadway/driveway used for vehicular travel. Please see the specific violations checked below:</p> <ul style="list-style-type: none"><input checked="" type="checkbox"/> 1. Maintain all weeds and grasses at a maximum height of 3 inches.<input checked="" type="checkbox"/> 2. Maintain the lower 1/3rd of trees and shrubs by removing all leafy foliage, twigs, and branches up to a maximum of six feet from the ground (i.e., any tree 18 feet or higher requires only 6 feet of clearance).<input checked="" type="checkbox"/> 3. Remove all dead trees, shrubs and vegetation.<input type="checkbox"/> 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.<input type="checkbox"/> 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).<input type="checkbox"/> 6. Remove any portion of a tree or shrub within 10-foot radius of a chimney outlet.<input type="checkbox"/> 7. Maintain the roofs of all structures free of leaves, needles, twigs and other combustible matter.<input checked="" type="checkbox"/> 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.<input checked="" type="checkbox"/> 9. Once brush clearance is conducted, remove and safely dispose of all cut or bagged vegetation, all dead trees, and all debris (includes combustible rubbish and trash). In lieu of disposal, cut vegetation may be machine processed, chipped, and spread on site.<input type="checkbox"/> 10. Other (see comments). | | <p>Next Action: A re-inspection of your property will occur on or after the Compliance Due Date. If found in compliance, a "CLEANED BY OWNER" inspection record will be made. If your property is not in compliance at the time of re-inspection, a \$668.00 (subject to change) noncompliance re-inspection fee will be assessed. The City may then complete the work on your behalf at an additional cost to you. The cost, including an administrative fee plus the noncompliance re-inspection fee, will become a special assessment. 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 property tax bill.</p> <p>Comments and Instructions: Brush clearance is a year round requirement. Maintain your property in compliance so it does not spread or add to the intensity of the brush fire. Every hazard of your property may not have been documented on this notice, but it is the land owner's responsibility to ensure all hazards are cleared from their property. Maintain all weeds and grasses at a maximum height of 3 inches 200 ft from all structures including 15400 Milldale dr Maintain all weeds and grasses at a maximum height of 3 inches 200 ft from all structures including 15433 Brownwood Maintain all weeds and grasses at a maximum height of 3 inches 200 ft from all structures Maintain all weeds and grasses at a maximum height of 3 inches 200 ft from all structures and 10 ft from all roadsides.</p> | |
| <p>Los Angeles Fire Department Brush Clearance Unit 6262 Van Nuys, Blvd. #451 Van Nuys California 91401</p> | | <p>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</p> <p>Phone: 800 994 4444 Kristin M. Crowley, Fire Marshal</p> | |



City of Los Angeles
FIRE DEPARTMENT
2nd NOTICE OF NONCOMPLIANCE



F-1308

| | | | |
|--|--|--|------------------|
| APN: 4378-003-004 (Map Book-Page-Parcel) | | Compliance Due Date: 07/09/2021 | |
| GIRO PROPERTIES LLC 00149 S BARRINGTON AVE LOS ANGELES CA 90049 STE 724 | | 1st Inspection Date: 06/08/2021 2nd Inspection Date: 09/01/2021 2nd Notice Printed: 09/02/2021 Inspector Id: 19532 Fire Station District: 109 | Hazard Location: |
| <p>An inspection of the parcel indicated above has confirmed that brush clearance progress is not complete on your property as per the Fire Code (L.A.M.C. Section 57.322).</p> <p>In accordance with the Fire Code, you are required to maintain, as described below, all native brush, weeds, grass, trees and hazardous vegetation on your property within 200 feet of all structures, whether those structures are on your property or adjoining properties, and within 10 feet of any combustible fence or any roadway/driveway used for vehicular travel. Please see the specific violations checked below:</p> <ul style="list-style-type: none"><input checked="" type="checkbox"/> 1. Maintain all weeds and grasses at a maximum height of 3 inches.<input checked="" type="checkbox"/> 2. Maintain the lower 1/3rd of trees and shrubs by removing all leafy foliage, twigs, and branches up to a maximum of six feet from the ground (i.e., any tree 18 feet or higher requires only 6 feet of clearance).<input checked="" type="checkbox"/> 3. Remove all dead trees, shrubs and vegetation.<input type="checkbox"/> 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.<input type="checkbox"/> 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).<input type="checkbox"/> 6. Remove any portion of a tree or shrub within 10-foot radius of a chimney outlet.<input type="checkbox"/> 7. Maintain the roofs of all structures free of leaves, needles, twigs and other combustible matter.<input checked="" type="checkbox"/> 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.<input checked="" type="checkbox"/> 9. Once brush clearance is conducted, remove and safely dispose of all cut or bagged vegetation, all dead trees, and all debris (includes combustible rubbish and trash). In lieu of disposal, cut vegetation may be machine processed, chipped, and spread on site.<input type="checkbox"/> 10. Other (see comments). | | <p>Next Action: Your property was found non-compliant at the time of this re-inspection and is now subject to a Noncompliance Fee of \$668.00 (subject to change). The property has been posted with a Notice to Abate a Public Nuisance and Fire Hazard. The City may complete the work on your behalf and bill you for the cost of the work (TBD) plus an Administrative Processing Fee of \$1498.00 (subject to change). 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.</p> <p>Comments and Instructions: Brush clearance is a year round requirement. Maintain your property in compliance so it does not spread or add to the intensity of the brush fire. Every hazard of your property may not have been documented on this notice, but it is the land owner's responsibility to ensure all hazards are cleared from their property.</p> <p>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</p> | |
| 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 | |



City of Los Angeles
FIRE DEPARTMENT
NOTICE OF NONCOMPLIANCE



F-1308

APN: **4378-011-015**
(Map Book-Page-Parcel)

Compliance Due Date: **07/09/2021**

GIRO PROPERTIES LLC
00149 S BARRINGTON AVE STE 724
LOS ANGELES CA 90049

Inspection Date: **06/08/2021**

Hazard Location:

Notice Printed: **06/09/2021**

Inspector Id: **301968**

Fire Station District: **109**

An inspection of the parcel indicated above has confirmed that brush clearance progress is not complete on your property as per the Fire Code (L.A.M.C. Section 57.322).

In accordance with the Fire Code, you are required to maintain, as described below, all native brush, weeds, grass, trees and hazardous vegetation on your property within **200 feet** of all structures, whether those structures are on your property or adjoining properties, and within **10 feet** of any combustible fence or any roadway/driveway used for vehicular travel. Please see the specific violations checked below:

- ☒ 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 six 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 (includes combustible rubbish and trash). In lieu of disposal, cut vegetation may be machine processed, chipped, and spread on site.
- ☐ 10. Other (see comments).

Next Action:

A re-inspection of your property will occur on or after the Compliance Due Date. If found in compliance, a "CLEANED BY OWNER" inspection record will be made. If your property is not in compliance at the time of re-inspection, a **\$668.00** (subject to change) **noncompliance re-inspection fee** will be assessed. The City may then complete the work on your behalf at an additional cost to you. The cost, including an administrative fee plus the noncompliance re-inspection fee, will become a special assessment. 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 property tax bill.

Comments and Instructions:

Brush clearance is a year round requirement. Maintain your property in compliance so it does not spread or add to the intensity of the brush fire.

Every hazard of your property may not have been documented on this notice, but it is the land owner's responsibility to ensure all hazards are cleared from their property.

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



City of Los Angeles
FIRE DEPARTMENT
2nd NOTICE OF NONCOMPLIANCE



F-1308

APN: **4378-011-015**
(Map Book-Page-Parcel)

Compliance Due Date: **07/09/2021**

GIRO PROPERTIES LLC
00149 S BARRINGTON AVE
LOS ANGELES CA 90049

STE 724

1st Inspection Date: **06/08/2021**

2nd Inspection Date: **09/01/2021**

2nd Notice Printed: **09/02/2021**

Inspector Id: **19532**

Fire Station District: **109**

Hazard Location:

An inspection of the parcel indicated above has confirmed that brush clearance progress is not complete on your property as per the Fire Code (L.A.M.C. Section 57.322).

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- ☒ 2. Maintain the lower 1/3rd of trees and shrubs by removing all leafy foliage, twigs, and branches up to a maximum of six 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.
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- ☐ 10. Other (see comments).

Next Action:

Your property was found non-compliant at the time of this re-inspection and is now subject to a Noncompliance Fee of **\$668.00** (subject to change). The property has been posted with a Notice to Abate a Public Nuisance and Fire Hazard. The City may complete the work on your behalf and bill you for the cost of the work (TBD) plus an Administrative Processing Fee of **\$1498.00** (subject to change). 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.

Comments and Instructions:

Brush clearance is a year round requirement. Maintain your property in compliance so it does not spread or add to the intensity of the brush fire.
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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

Subject: Fw: Fw: Please GOD



Jo C <cruzconstruction@hotmail.com>
to Todd Grayson

You are viewing an attached message. City of Los Angeles Mail can't verify the authenticity of attached i

**Ok here it is, starting with the first notice of noncompliance on 6/9/21
on 6/16/21 i gotta a hold of inspector Kristin Crowley, asking for help, locating the areas of nc
bellow you can see what i got. 2-lousy pics. with no place or location. i asked for help again o**

From: J C <cruzconstruction@hotmail.com>
Sent: Thursday, June 17, 2021 6:31 PM
To: LAFDBRUSH@lacity.org <LAFDBRUSH@lacity.org>
Subject: Fw: Fw: Please GOD

Great thanks , but can you do me a favor and give me some better directions? i see you have "p
can u please send me better directions, like address or something like that, pleaseeeeeee.....C

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

From: **LAFD Brush** <lafdbbrush@lacity.org>
Date: Thu, Jun 17, 2021 at 11:24 AM
Subject: Re: Fw: Please GOD
To: LAFD Brushacctg <LAFD.Brushacctg@lacity.org>



Subject: Fw: Please GOD



Jo C <cruzconstruction@hotmail.com>
to Todd Grayson

You are viewing an attached message. City of Los Angeles Mail can't verify the authenticity of attached i

2-days later on 7/8/21 i wrote again for approval or disapproval, since the due date was 7/9/21. I never heard back from anyone. all these emails are backed up or followed up by phone calls,

From: Jo C <cruzconstruction@hotmail.com>
Sent: Thursday, July 8, 2021 2:34 PM
To: LAFDBRUSH@lacity.org <LAFDBRUSH@lacity.org>
Subject: Fw: Please GOD

Dear Fire Marshal: Second request, this is do tmrrw. please lmk, if we have complied with your request or, if not, if we could please meet an inspector on site??? thanks so much for your attention/request

CRUZ CONSTRUCTION & LANDSCAPE, INC.

18842 Devonshire St.
Northridge, CA 91324
Office: (818)217-4881

From: Todd Grayson <tig@graysonesq.com>
Sent: Monday, June 14, 2021 1:21 PM
To: J C <cruzconstruction@hotmail.com>
Subject: Please GOD

TODD I. GRAYSON

Grayson & Associates
149 S. Barrington Avenue, Suite 724
Los Angeles. California 90049

Subject: Fw: Fw: Please GOD



Jo C <cruzconstruction@hotmail.com>
to Todd Grayson

You are viewing an attached message. City of Los Angeles Mail can't verify the authenticity of attached i

Simultaneously, besides talking to Inspector Crowley, i was desperately trying to talk to other communication with "Pat Acosta" but, with same results....

From: J C <cruzconstruction@hotmail.com>
Sent: Thursday, June 17, 2021 12:15 PM
To: LAFD Brushacctg <LAFD.Brushacctg@lacity.org>
Subject: Re: Fw: Please GOD

Great thanks Pat, but can do do me a favor and give me some better directions? i see you have can u please send me better directions, like address or something like that, pleaseeeeeee.....C

From: pat.acosta@lacity.org <pat.acosta@lacity.org> on behalf of LAFD Brushacctg <LAFD.Brushacctg@lacity.org>
Sent: Thursday, June 17, 2021 11:59 AM
To: J C <cruzconstruction@hotmail.com>
Subject: Fwd: Fw: Please GOD

See attached images received from the Brush Clearance Unit.

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/>*

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

From: LAFD Brush <lafdbrush@lacity.org>
Date: Thu, Jun 17, 2021 at 11:24 AM
Subject: Re: Fw: Please GOD
To: LAFD Brushacctg <LAFD.Brushacctg@lacity.org>

Subject: Fw: Canyon



Jo C <cruzconstruction@hotmail.com>
to Todd Grayson

You are viewing an attached message. City of Los Angeles Mail can't verify the authenticity of attached i

Never heard back from anybody after all my begging....forward to 9/23/21 again, asking for h

From: Jo C <cruzconstruction@hotmail.com>
Sent: Thursday, September 23, 2021 1:34 PM
To: LAFDBRUSH@lacity.org <LAFDBRUSH@lacity.org>; pat.acosta@lacity.org <pat.acosta@lacity.org>; la
Subject: Fw: Canyon

Hello Pat, can you please direct me, who i should talk to about or email about this Non-Complia

CRUZ CONSTRUCTION & LANDSCAPE, INC.

18842 Devonshire St.
Northridge, CA 91324
Office: (818)217-4881

From: Todd Grayson <tig@graysonesq.com>
Sent: Thursday, September 23, 2021 12:15 PM
To: J C <cruzconstruction@hotmail.com>
Subject: Canyon

You are killing me!!!!

TODD I. GRAYSON

Grayson & Associates
149 S. Barrington Avenue, Suite 724
Los Angeles, California 90049

Email: TIG@GRAYSONESQ.COM



APN: 4378003004/BC220000303 and 4378011015/BC 220000304 4 of 4

Sun, Dec 18, 2022 at 1:21 PM

To: "lafdbush@lacity.org" <lafdbush@lacity.org>
Cc: "Inc. Cruz Construction & Landscape (cruzconstruction@hotmail.com)" <cruzconstruction@hotmail.com>

Do to the size of the documents this will be 4 of 4 emails.

TODD I. GRAYSON

Email: TIG@GRAYSONESQ.COM

Circular 230 Disclosure: To assure compliance with Treasury Department rules governing tax practice, we inform you that any advice (including in any attachment) (1) was not written and is not intended to be used, and cannot be used, for the purpose of avoiding any federal tax penalty that may be imposed on the taxpayer, and (2) may not be used in connection with promoting, marketing or recommending to another person any transaction or matter addressed herein.

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

From: Jo C <cruzconstruction@hotmail.com>

To: Todd Grayson <tig@graysonesq.com>

Cc:

Bcc:

Date: Sat, 14 May 2022 18:47:19 +0000

Subject: Fw: Canyon

Never heard back from anybody after all my begging....forward to 9/23/21 again, asking for help and/or directions???

From: Jo C <cruzconstruction@hotmail.com>

Sent: Thursday, September 23, 2021 1:34 PM

To: LAFDBRUSH@lacity.org <LAFDBRUSH@lacity.org>; pat.acosta@lacity.org
<pat.acosta@lacity.org>; lafd.brushacctg@lacity.org Kristin M. Crowley-Fire Marshal
<lafdbushacctg@lacity.org>

Subject: Fw: Canyon

Hello Pat, can you please direct me, who i should talk to about or email about this Non-Compliance notice??? please lmk, much appreciated, thanks! jc

CRUZ CONSTRUCTION & LANDSCAPE, INC.

18842 Devonshire St.

Northridge, CA 91324

Office: (818)217-4881

From: Todd Grayson <tig@graysonesq.com>

Sent: Thursday, September 23, 2021 12:15 PM

To: J C <cruzconstruction@hotmail.com>

Subject: Canyon

You are killing me!!!!

TODD I. GRAYSON

Grayson & Associates

149 S. Barrington Avenue, Suite 724

Los Angeles, California 90049

Email: TIG@GRAYSONESQ.COM

Notice: This message and any attachment(s) are confidential and may be privileged or otherwise protected from disclosure. If you are not the intended recipient and have received this email in error, please telephone or email the sender and delete this message and any attachment from your system. If you are not the intended recipient, you must not copy this message or any attachment, disclose the contents to any other person, or take any action in reliance on this message or any attachment.

Circular 230 Disclosure: To assure compliance with Treasury Department rules governing tax practice, we inform you that any advice (including in any attachment) (1) was not written and is not intended to be used, and cannot be used, for the purpose of avoiding any federal tax penalty that may be imposed on the taxpayer, and (2) may not be used in connection with promoting, marketing or recommending to another person any transaction or matter addressed herein.

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

From: Jo C <cruzconstruction@hotmail.com>

To: Todd Grayson <tig@graysonesq.com>

Cc:

Bcc:

Date: Sat, 14 May 2022 19:56:00 +0000

Subject: Fw: Fw: Please GOD

The only reply i got was from Ms. Linda Gonzalez, here's my email to her:

From: Jo C <cruzconstruction@hotmail.com>

Sent: Monday, October 4, 2021 10:03 AM

To: Linda Gonzalez <linda.lafd@gmail.com>

Subject: Re: Fw: Please GOD

Hello Ms./Mrs. Gonzalez, i would really, really appreciate you helping out with these dilemmas/issues, that idk who to turn to.

so, we got the first notice on or around june-17th.

then, by July 6-th. we completed the clean-up again, based on some very vague directions of the site location like "positions & altitudes" that really can not comprehend???

i've requested inspections walk-thru, to no avail...but, we did get invoices for "failure to comply" which will send to you shortly....

our APN: 4378-003-004

4377-002-004

4378-011-015

please help us out! thanks again,jc/Ricky

my Cell # 818-540-6210

From: J C <cruzconstruction@hotmail.com>

Sent: Tuesday, July 6, 2021 3:35 PM

To: LAFDBRUSH@lacity.org <LAFDBRUSH@lacity.org>

Subject: Re: Fw: Please GOD

Hello Fire Marshall!

we believe we took care of these issues, can you lmk, if it's approved? or if we missed anything else? thanks much, greatly appreciate all your inputs/information! jc/Ricky

CRUZ CONSTRUCTION & LANDSCAPE, INC.

18842 Devonshire St.

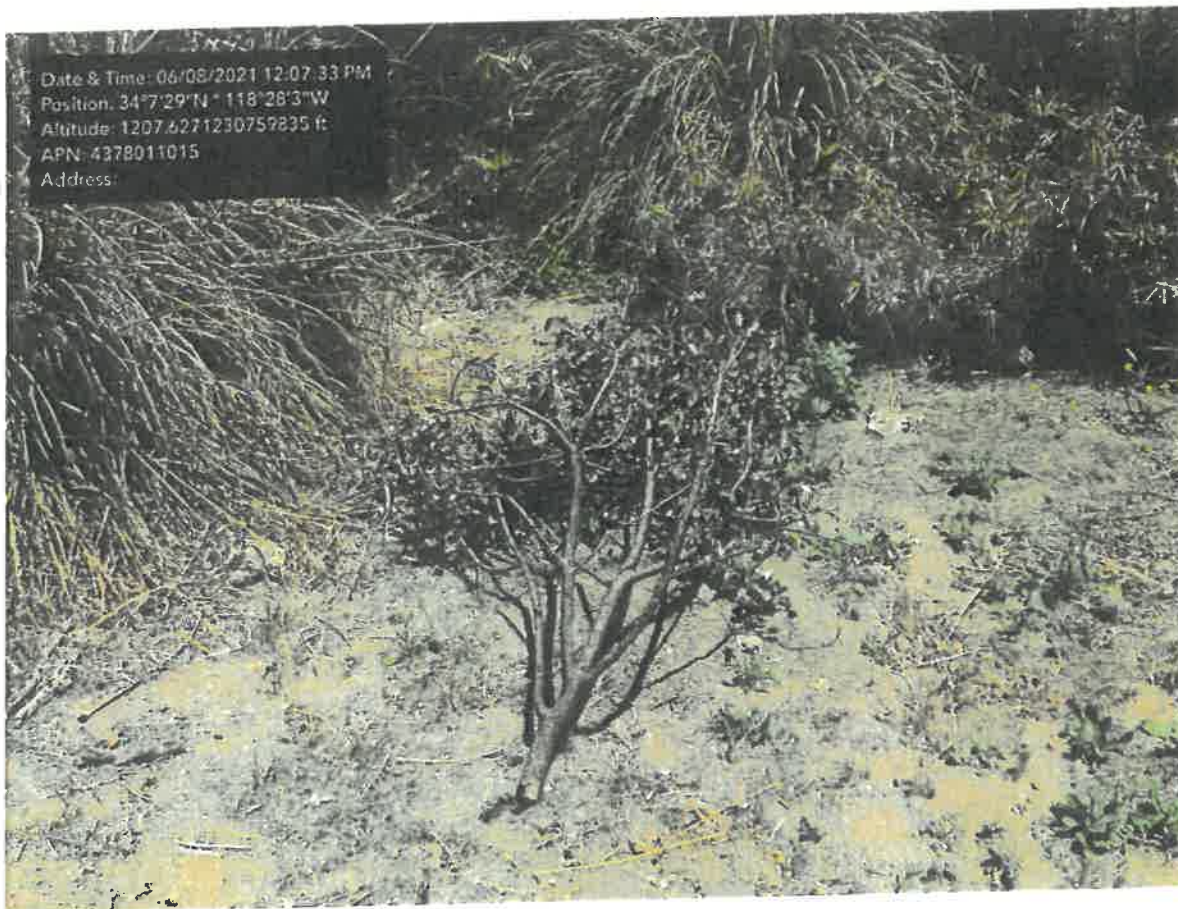
Northridge, CA 91324

Office: (818)217-4881

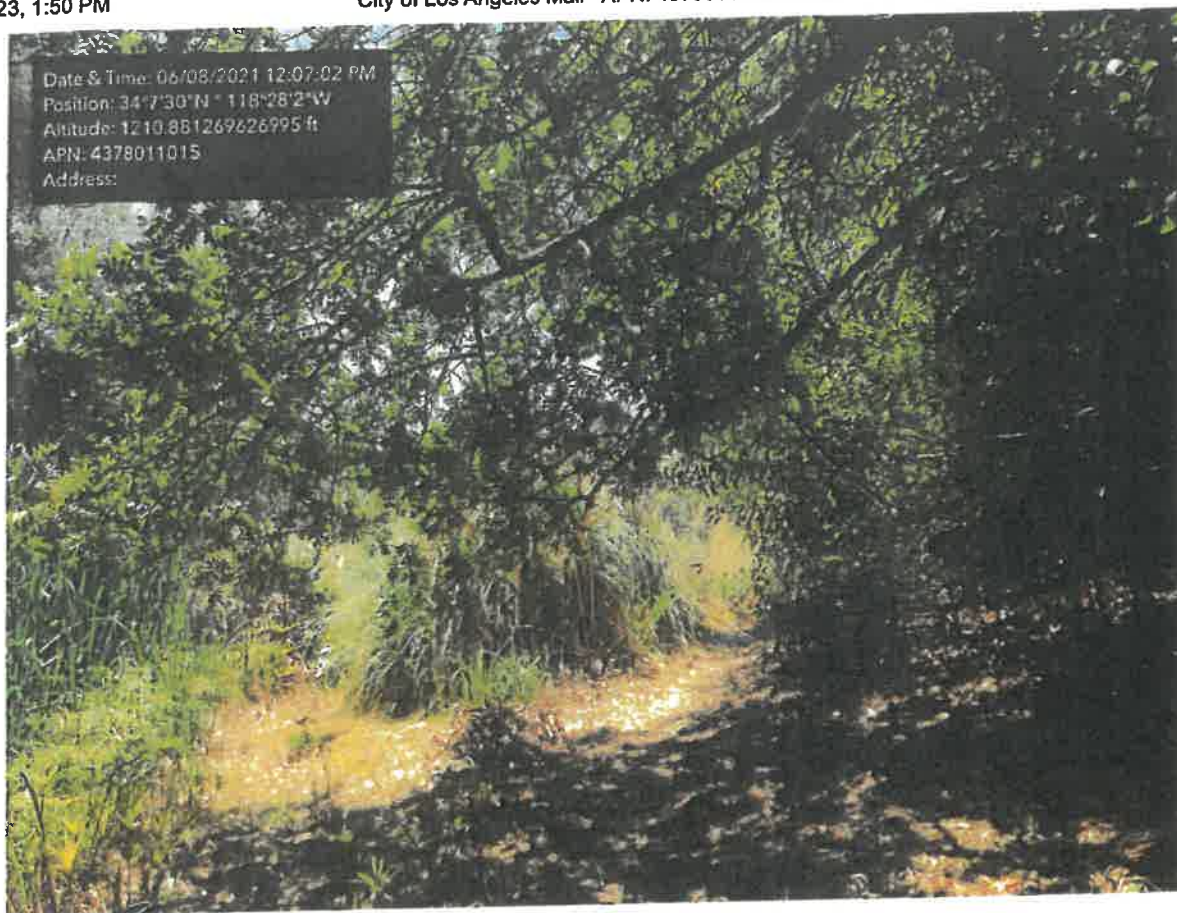
From: J C <cruzconstruction@hotmail.com>
Sent: Thursday, June 17, 2021 6:31 PM
To: LAFDBRUSH@lacity.org <LAFDBRUSH@lacity.org>
Subject: Fw: Fw: Please GOD

Great thanks , but can you do me a favor and give me some better directions? i see you have "positions & altitudes".....
can u please send me better directions, like address or something like that, pleaseeeeeee.....Greatly appreciated, thanks! jc/Ricky

----- Forwarded message -----
From: LAFD Brush <lafdbush@lacity.org>
Date: Thu, Jun 17, 2021 at 11:24 AM
Subject: Re: Fw: Please GOD
To: LAFD Brushacctg <LAFD.Brushacctg@lacity.org>



Date & Time: 06/08/2021 12:07:33 PM
Position: 34°7'29"N 118°28'3"W
Altitude: 1207.6271230759835 ft
APN: 4378011015
Address:



On Wed, Jun 16, 2021 at 10:16 AM LAFD Brushacctg <LAFD.Brushacctg@lacity.org> wrote:

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

From: J C <cruzconstruction@hotmail.com>

Date: Wed, Jun 16, 2021 at 9:52 AM

Subject: Fw: Please GOD

To: lafd.brushacctg@lacity.org Kristin M. Crowley-Fire Marshal <lafd.brushacctg@lacity.org>

Hello Ms. Crowley, we just got this notice again, is it possible to meet somebody on site? as you may know, these are Humongous Canyons and it's like finding a needle in a haystack??? please lmk, or you can text me at 818-540-6210. thanks in advance for your attention, jose cruz

CRUZ CONSTRUCTION & LANDSCAPE, INC.

18842 Devonshire Street

Northridge, Ca. 91324

Office: 818-217-4881

From: Todd Grayson <tig@graysonesq.com>

Sent: Monday, June 14, 2021 1:21 PM

To: J C <cruzconstruction@hotmail.com>

Subject: Please GOD

TODD I. GRAYSON

Grayson & Associates
149 S. Barrington Avenue, Suite 724
Los Angeles, California 90049

Email: TIG@GRAYSONESQ.COM

Notice: This message and any attachment(s) are confidential and may be privileged or otherwise protected from disclosure. If you are not the intended recipient and have received this email in error, please telephone or email the sender and delete this message and any attachment from your system. If you are not the intended recipient, you must not copy this message or any attachment, disclose the contents to any other person, or take any action in reliance on this message or any attachment.

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

From: Jo C <cruzconstruction@hotmail.com>

To: Todd Grayson <tig@graysonesq.com>

Cc:

Bcc:

Date: Sat, 14 May 2022 20:02:48 +0000

Subject: Fw: Fw: Canyon

Her reply and my reply to her. i did as she asked/suggested...

From: Jo C <cruzconstruction@hotmail.com>

Sent: Monday, October 4, 2021 1:43 PM

To: Linda Gonzalez <linda.lafd@gmail.com>

Subject: Re: Fw: Canyon

Ok Ms. Gonzalez, i registered all 3-parcells
next can you please help me understand the locations, as there's no addresses. you guys go by
"position & altitude" the pics are good. except that these parcels are humongous, they run from the
SFV to LA/Beverly Hills.

what does "to be contracted by the city" mean???

what can we do to avoid any financial penalties??? remember "i'm not the owner, just a "Peon" that
will need to pay for any fees/penalties incurred....

again, thanks soooo much! jc/Ricky Gonzalez

BTW: thanks for your help n patience!!!!

CRUZ CONSTRUCTION & LANDSCAPE, INC.

18842 Devonshire St.

Northridge, CA 91324

Office: (818)217-4881

From: Linda Gonzalez <linda.lafd@gmail.com>**Sent:** Monday, October 4, 2021 11:45 AM**To:** Jo C <cruzconstruction@hotmail.com>**Subject:** Re: Fw: Canyon

Good Afternoon Jo,

Re: APN;s 4378003004, 4378011015

Thank you for your email. I understand you need more clarification of your property in what needs to be done. It is a very busy time for the Inspector to meet with the property owners in a timely manner. We have tools on our website to help better assist you on what should be cleared.

You may also register your property as I suggested to you in my previous email. This way you will be able to view the pictures the Inspector took while he was out at your property, so that you may have a better understanding on what would need to be cleared.

APN 4378003004 - PIN #99059649

APN 4378011015 - PIN #99060087

Please see below Instructions on how to register.

INSTRUCTIONS FIRST TIME TO REGISTER YOUR PROPERTY

Step 1 – Click Register - Enter the Information that is on the drop-down screen. (phone number optional) **Please keep the Password you created in a safe place as**

we do not have access to your password.

Step 2 - Check your Email for a link that would have been sent to you. **You might want to check your Spam Folder.**

Step 3 - Once you click on the Link the system will instruct you to return to the vms3.

Step 4 - Click on Login - Enter your Email Address and Password that you recently created.

Step 5 - The system will take you to a screen that reads Add Property, you will **click on Add Property.**

Step 6 - Once you click on Add Property, the system will take you to a screen to input your PIN Number and click on save. The PIN Number is located at the bottom of

Page 4 of the Owner's Notification Mailer that was mailed sometime in March.

Step 7 - The system will read **Your Property has been added.**

Please Note: If you need to add additional parcels you may do so by repeating the following steps: Click on the " Add Property(s) - Red Box Enter PIN that is associated with the APN that you should have received in the mail (Multiple properties will receive an Owner's Notification Mailer for each property with its own PIN Number).

I hope this helps.

Regards,

On Mon, Oct 4, 2021 at 10:08 AM Jo C <cruzconstruction@hotmail.com> wrote:

Ms. Linda, here's the latest one we got!

please lmk, what we can or should do? thanks much, jc/Ricky

CRUZ CONSTRUCTION & LANDSCAPE, INC.

18842 Devonshire St.

Northridge, CA 91324

Office: (818)217-4881

From: Todd Grayson <tig@graysonesq.com>

Sent: Thursday, September 23, 2021 12:15 PM

To: J C <cruzconstruction@hotmail.com>

Subject: Canyon

You are killing me!!!!

TODD I. GRAYSON

Grayson & Associates

149 S. Barrington Avenue, Suite 724

Los Angeles, California 90049

Email: TIG@GRAYSONESQ.COM

Notice: This message and any attachment(s) are confidential and may be privileged or otherwise protected from disclosure. If you are not the intended recipient and have received this email in error, please telephone or email the sender and delete this message and any attachment from your system. If you are not the intended recipient, you must not copy this message or any attachment, disclose the contents to any other person, or take any action in reliance on this message or any attachment.

Circular 230 Disclosure: To assure compliance with Treasury Department rules governing tax practice, we inform you that any advice (including in any attachment) (1) was not written and is not intended to be used, and cannot be used, for the purpose of avoiding any federal tax penalty that may be imposed on the taxpayer, and (2) may not be used in connection with promoting, marketing or recommending to another person any transaction or matter addressed herein.


Linda Gonzalez, Clerk typist
Brush Clearance Unit
Los Angeles Fire Department
6262 Van Nuys Blvd, Suite 451
Van Nuys, CA 91401

1/5/23, 1:50 PM

City of Los Angeles Mail - APN: 4378003004/BC220000303 and 4378011015/BC 220000304 4 of 4

Office: (800)994-4444
Fax: (818)778-4911
E-mail: linda.lafd@gmail.com

4 attachments

 **CCF_000239.pdf**
1218K

 **Fw: Canyon.eml**
1689K

 **Fw: Fw: Please GOD.eml**
6540K

 **Fw: Fw: Canyon.eml**
40K

Subject: Fw: Canyon



Jo C <cruzconstruction@hotmail.com>
to Todd Grayson

You are viewing an attached message. City of Los Angeles Mail can't verify the authenticity of attached i

Never heard back from anybody after all my begging....forward to 9/23/21 again, asking for h

From: Jo C <cruzconstruction@hotmail.com>
Sent: Thursday, September 23, 2021 1:34 PM
To: LAFDBRUSH@lacity.org <LAFDBRUSH@lacity.org>; pat.acosta@lacity.org <pat.acosta@lacity.org>; la
Subject: Fw: Canyon

Hello Pat, can you please direct me, who i should talk to about or email about this Non-Complie

CRUZ CONSTRUCTION & LANDSCAPE, INC.

18842 Devonshire St.
Northridge, CA 91324
Office: (818)217-4881

From: Todd Grayson <tig@graysonesq.com>
Sent: Thursday, September 23, 2021 12:15 PM
To: J C <cruzconstruction@hotmail.com>
Subject: Canyon

You are killing me!!!!

TODD I. GRAYSON

Grayson & Associates
149 S. Barrington Avenue, Suite 724
Los Angeles, California 90049

Email: TIG@GRAYSONESQ.COM

?

You are viewing an attached message. City of Los Angeles Mail can't verify the authenticity of attached i

From: Jo C <cruzconstruction@hotmail.com>
Sent: Monday, October 4, 2021 10:03 AM
To: Linda Gonzalez <linda.lafd@gmail.com>
Subject: Re: Fw: Please GOD

4377-002-004
4378-011-015

please help us out! thanks again,jc/Ricky
my Cell # 818-540-6210

From: J C <cruzconstruction@hotmail.com>
Sent: Tuesday, July 6, 2021 3:35 PM
To: LAFDBRUSH@lacity.org <LAFDBRUSH@lacity.org>
Subject: Re: Fw: Please GOD

we believe we took care of these issues, can you lmk, if it's approved? or if we missed anything

CRUZ CONSTRUCTION & LANDSCAPE, INC.

Subject: Fw: Fw: Canyon



Jo C <cruzconstruction@hotmail.com>
to Todd Grayson

You are viewing an attached message. City of Los Angeles Mail can't verify the authenticity of attached i

Her reply and my reply to her. i did as she asked/suggested...

From: Jo C <cruzconstruction@hotmail.com>
Sent: Monday, October 4, 2021 1:43 PM
To: Linda Gonzalez <linda.lafd@gmail.com>
Subject: Re: Fw: Canyon

Ok Ms. Gonzalez, i registered all 3-parcells
next can you please help me understand the locations, as there's no addresses. you guys go by
they run from the SFV to LA/Beverly Hills.
what does "to be contracted by the city" mean???
what can we do to avoid any financial penalties??? remember "i'm not the owner, just a "Peon"
again, thanks soooo much! jc/Ricky Gonzalez

BTW: thanks for your help n patience!!!!

CRUZ CONSTRUCTION & LANDSCAPE, INC.

18842 Devonshire St.
Northridge, CA 91324
Office: (818)217-4881

From: Linda Gonzalez <linda.lafd@gmail.com>
Sent: Monday, October 4, 2021 11:45 AM
To: Jo C <cruzconstruction@hotmail.com>
Subject: Re: Fw: Canyon

Good Afternoon Jo,

Re: APN;s 4378003004, 4378011015



Christi Greer <gcgreer5@gmail.com>

Fwd: REVISED Brush Clearance Appeal of invoice BC2200000305, Package No. 2021181047, APN 4378019004 (2337 Roscomare Rd, Los Angeles)

1 message

LAFD Brush <lafdbush@lacity.org>
To: gcgreer5@gmail.com

Wed, Jan 4, 2023 at 7:39 AM

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

From: **mc baywood** <baywoodmc@hotmail.com>

Date: Tue, Jan 3, 2023 at 11:00 PM

Subject: REVISED Brush Clearance Appeal of invoice BC2200000305, Package No. 2021181047, APN 4378019004 (2337 Roscomare Rd, Los Angeles)

To: lafdbush@lacity.org <lafdbush@lacity.org>

Dear Sir or Madam,

We have added additional new information to the appeal submitted on December 23rd, and the revised appeal is attached.

Very truly yours,
Charles Reinhart
Bel Air Group, LP
cell - 310-766-2896
baywoodmc@hotmail.com

From: mc baywood <baywoodmc@hotmail.com>

Sent: Friday, December 23, 2022 12:15 PM

To: lafdbush@lacity.org <lafdbush@lacity.org>

Subject: Brush Clearance Appeal of invoice BC2200000305, Package No. 2021181047, APN 4378019004 (2337 Roscomare Rd, Los Angeles)

Dear Sir or Madam,

For consideration by the Public Safety Committee, attached is newly discovered and additional evidence that was not presented at the time of our hearing before the Board of Fire Commissioner.

We would appreciate your acknowledgement of receipt of this email.

Very truly yours,
Charles Reinhart
President, Baywood Management Corp, General Partner of the Bel Air Group, L.P.
baywoodmc@hotmail.com
310-766-2896 (cell)

 **appealpubsafetyrev.pdf**
8173K

Public Safety Committee
c/o City Clerk
lafdbush@lacity.org

REVISED

Re: Brush Clearance Appeal BC220000305 - Newly discovered and additional evidence

Public Safety Committee meeting scheduled for January 11 at 3:30 pm

Owner Name and Contact Information:

Bel Air Group, LP, a California limited partnership
Charles Reinhart, President, Baywood Management Corp., its general partner

310-766-2896 (cell)
baywoodmc@hotmail.com
P.O. Box 2414
Palos Verdes Peninsula, CA 90274

Situs Address:

2337 Roscomare Road
Los Angeles, CA 90077

Assessor's ID Number:

4378019004

Invoice Number:

BC220000305

1. NO HEARING NOTICE

We received a phone call with a proposed hearing date. We advised the caller we could not attend the meeting because we would be out of the country. The person we spoke to indicated she would call with a new hearing date. No such call was ever received and we were never advised that the hearing would take place on July 14, 2022.

2. NEW PICTURES PROVE THE CONTRACTOR PERFORMED NO WORK ON OUR PROPERTY

The pictures taken by the Fire Department on January 11, 2022, and the City Contractor on January 6 and 8, 2022, were not available to us when we prepared our appeal. The below comparison of those pictures with the pictures taken by the Fire Department on November 5, 2021, and those we took on November 29, 2021, after our landscaping company had cleared the hill, prove without question the contractor did no work on our property. In fact, the City Contractor's pictures depict vegetation present on the property belonging to one or more other property owners. **Per LAMC Sec. 57.322.2.1.1, the City can only charge for completed work on the property of the subject owner. Since the City Contractor performed no work on our property, the City has no right to demand payment from us.**

PICTURES OF OUR PROPERTY LOOKING DOWNHILL FROM THE PARKING LOT

The cleared area in the Bel Air Group photos taken November 29, 2021 (photo nos. 2, 3, 4, 8, and 11) represents the entirety of the portion of our property located on the hillside. (The boundaries of our property are depicted on Tract Map No. 21584, LA County Records, and on an ALTA survey dated 9/15/1994, both of which are attached hereto as Exhibit 1.) Any vegetation located below, to the right and left of the cleared area is on property belonging to one or more other owners. We have no obligation to clear vegetation belonging to another owner, and in fact may not legally do so.

A comparison of the November 5, 2021 Fire Department photos (photo nos. 1, 6, 7, and 10) to the November 29, 2021 Bel Air Group photos (photo nos. 2, 3, 4, 8, and 11) shows that all vegetation on our property had been cleared by us before November 29, 2021. A further comparison of the Bel Air Group photos (photo nos. 2, 3, 4, 8, and 11) to those taken by the Fire Department on January 11, 2022 (photo nos. 5, 9, and 12) shows that no vegetation was removed from our property after November 29, 2021. All vegetation present on November 29, 2021 was still present on January 11, 2022. Accordingly, the City Contractor did no brush clearance work on our property on December 29, 2021, the date they claim they performed brush removal.

CITY CONTRACTOR PHOTOS ARE NOT OF OUR PROPERTY

The City Contractor only submitted photos taken on January 6 and 8, 2022, after December 28, 2021, the date it claimed to have done the work on our property (See Report and Proposed Decision and City Contractor invoice which both identify December 28, 2021, as the date the work was done). Contrary to the "Department Information" contained in the decision, the City Contractor did not submit photos taken "before, during and after clearance." ALL of its photos were taken AFTER the date it said it did the work. The photos that best show the condition of the Bel Air Group property prior to December 28, 2021, the date the City Contractor claims to have done the work, are the Bel Air Group photos taken on November 29, 2021.

The Fire Department Contractor Worksheet included pictures taken from the parking area of our property looking down the hill (Photo nos. 1, 6, 7, and 10) and included a site map specifically identifying the vegetation to be addressed by marked "X"es. A copy of that site map is attached as Exhibit 2. Comparing this site map to the survey of our property attached as Exhibit 1, confirms that all of the identified vegetation to be addressed was above the second culvert. When the City Contractor came to do the work on December 28, 2021, all of the work identified in the Worksheet had already been completed by our landscape contractor (see Photo nos. 2, 3, 4, 8, and 11). Rather than notifying the City that the work set forth in the Worksheet had already been completed, the City Contractor entered property belonging to other property owners and removed vegetation from their parcels without any permission or authority and then billed the City for that work. You will note that there is not one picture taken by the City Contractor that corresponds to the pictures taken by the Fire Inspector on November 5, 2021 (see City Contractor Photo nos. 13 through 24 and Fire Inspector Photo nos. 1, 6, 7, and 10).

A careful comparison of the photos taken by the City Contractor (photo nos. 13 through 24) to the Bel Air Group photos taken on November 29, 2021 (photo nos. 2, 3, 4, 8, and 11) in conjunction with the survey attached as Exhibit 1 shows the property depicted in the City Contractor photos is located beyond our borders. (See Exhibit 3, we have marked the areas of work depicted in the City Contractor's photos in relation to identifiable land marks on the survey and in our pictures from November 29, 2021.) The most obvious proof that the City Contractor was not working on our land is their photo number 13. This photo was taken directly below the condominium complex located next door. The roof of our building is just visible in the upper right corner and our property line runs to the right of the tree located at the far right side of the picture.

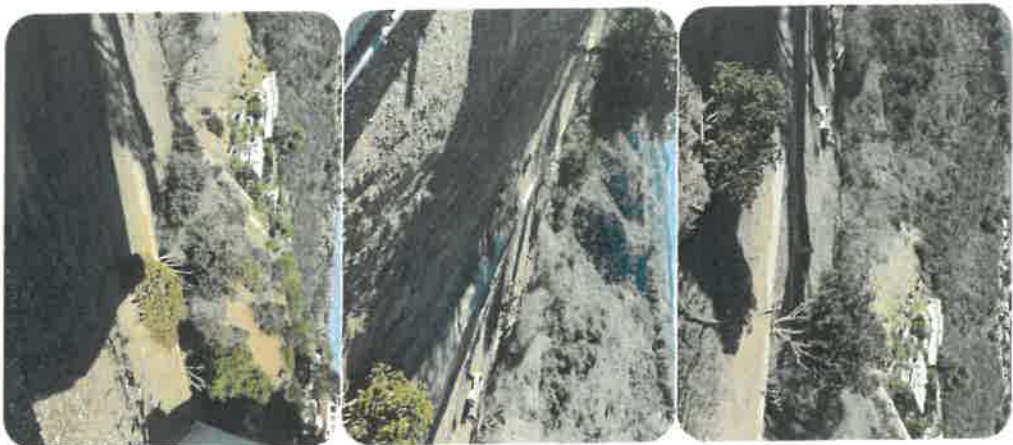
As noted above, the City Contractor claims to have performed brush clearance on our property on December 28, 2021 and submitted its photos as its "after work" photos. The vegetation depicted in these "after work" photos does not exist on the Bel Air Group property. Accordingly, if the City Contractor did any work at all, it was done without permission or authority on property belonging to other owners. We are not responsible for such work and the City may not charge us for same.

10:39



David

Nov 29, 2021 at 10:37 AM



Text Message



10:40

92%



David



Text Message



10:40

92%

< David >



Text Message



PICTURES OF OUR PROPERTY LOOKING DOWNHILL FROM THE PARKING LOT

The cleared area in the Bel Air Group photos taken November 29, 2021 (photo nos. 2, 3, 4, 8, and 11) represents the entirety of the portion of our property located on the hillside. Any vegetation located below, to the right and left of the cleared area is on property belonging to one or more other owners. We have no obligation to clear vegetation belonging to another owner, and in fact may not legally do so.

A comparison of the November 5, 2021 Fire Department photos (photo nos. 1, 6, 7, and 10) to the November 29, 2021 Bel Air Group photos (photo nos. 2, 3, 4, 8, and 11) shows that all vegetation on our property had been cleared by us before November 29, 2021. A further comparison of the Bel Air Group photos (photo nos. 2, 3, 4, 8, and 11) to those taken by the Fire Department on January 11, 2022 (photo nos. 5, 9, and 12) shows that no vegetation was removed from our property after November 29, 2021. All vegetation present on November 29, 2021 was still present on January 11, 2022. Accordingly, the City Contractor did no brush clearance work on our property on December 28, 2021, the date they claim they performed brush removal.

PHOTO 2 BEL AIR GROUP 11/29/2021



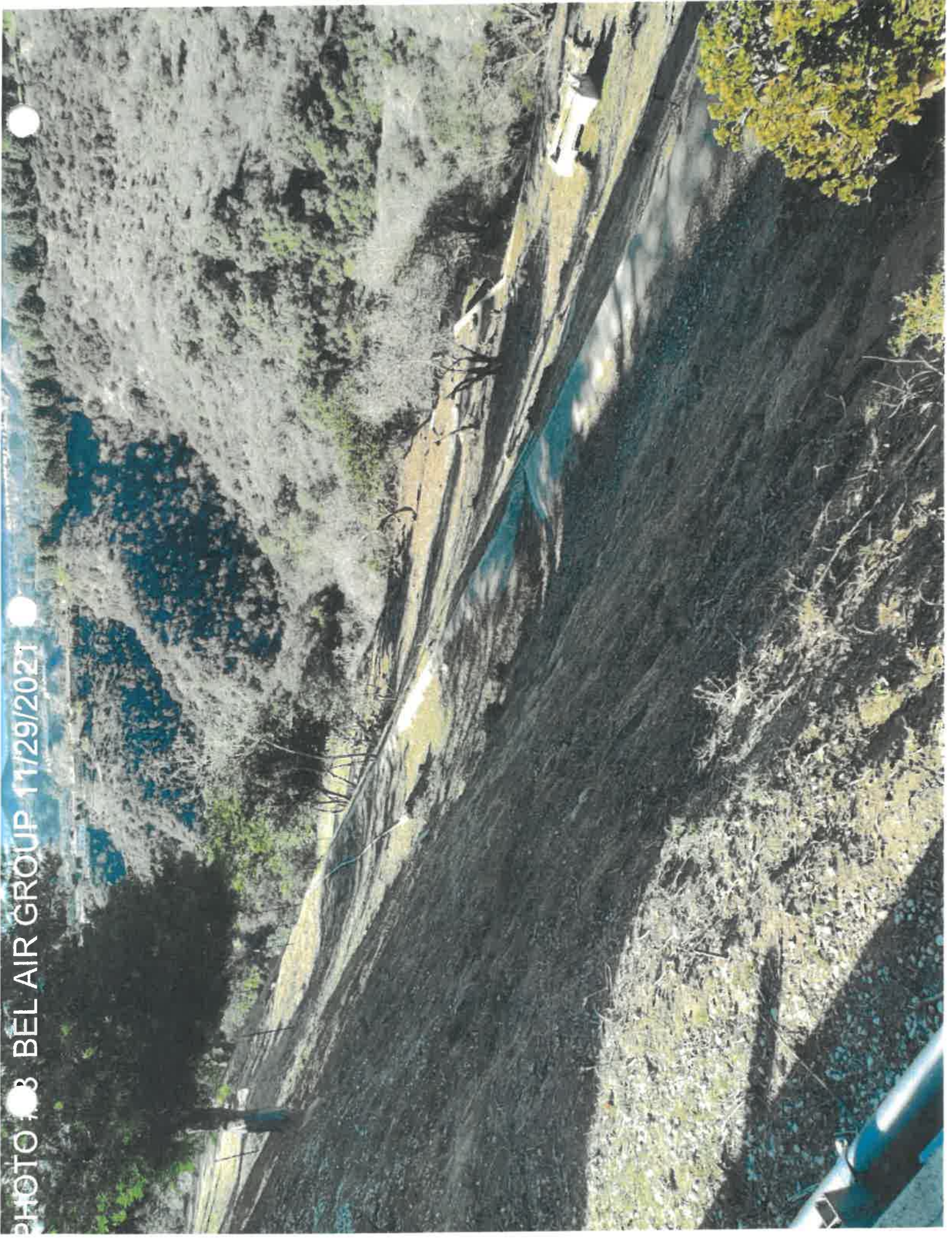


PHOTO 03 BEL AIR GROUP 11/29/2021

PHOTO #1 BEL AIR GROUP 11/29/2021

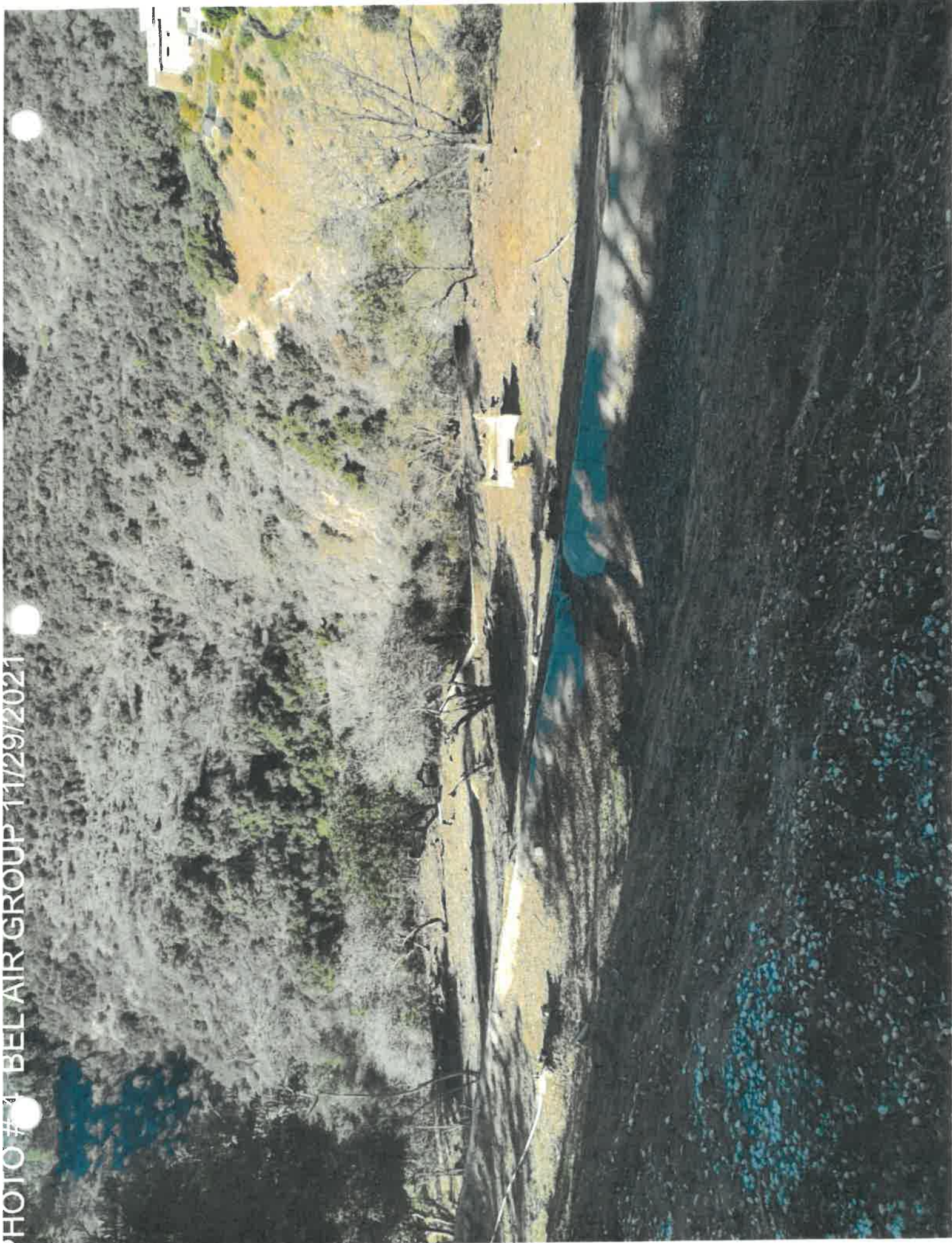
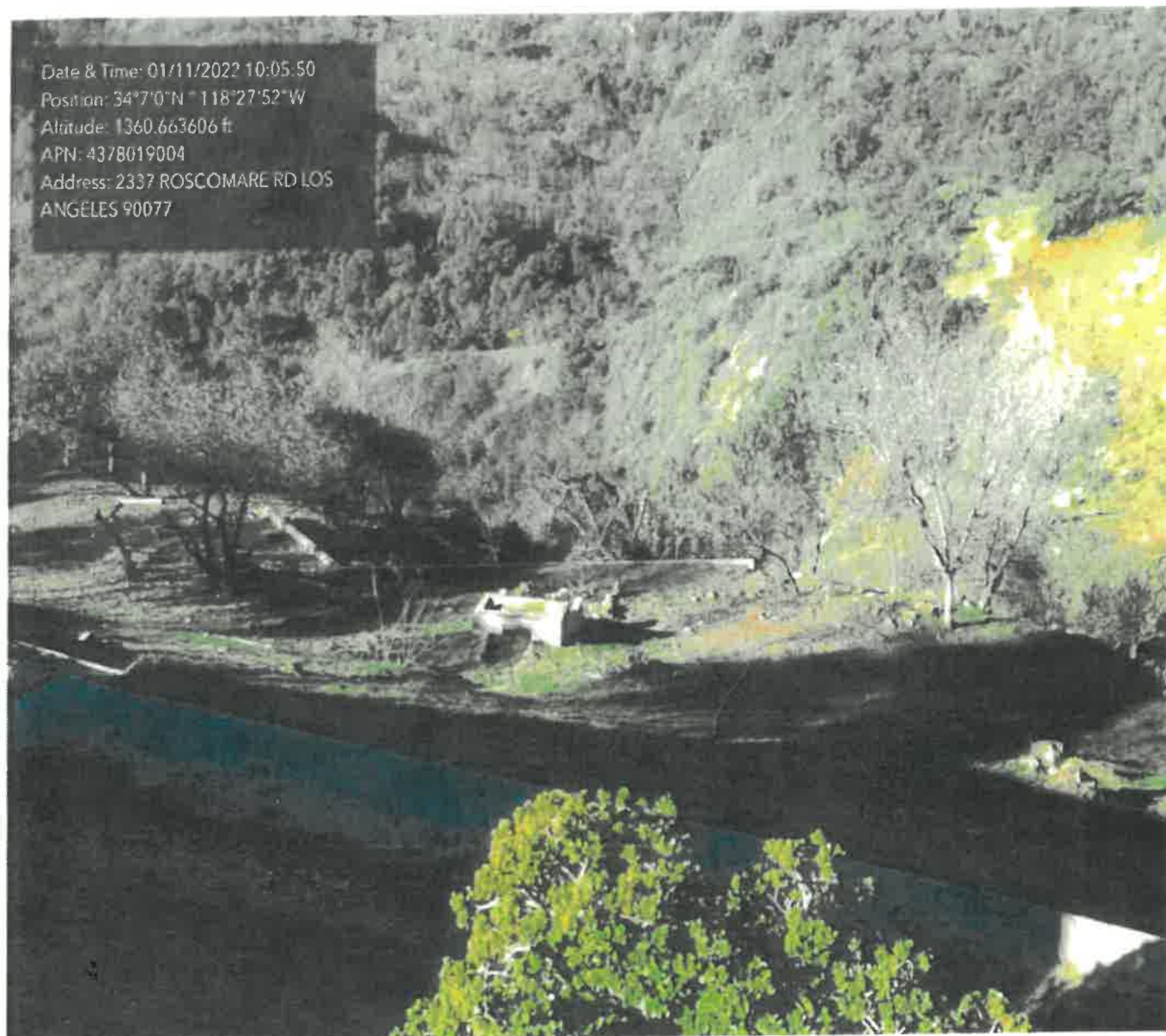
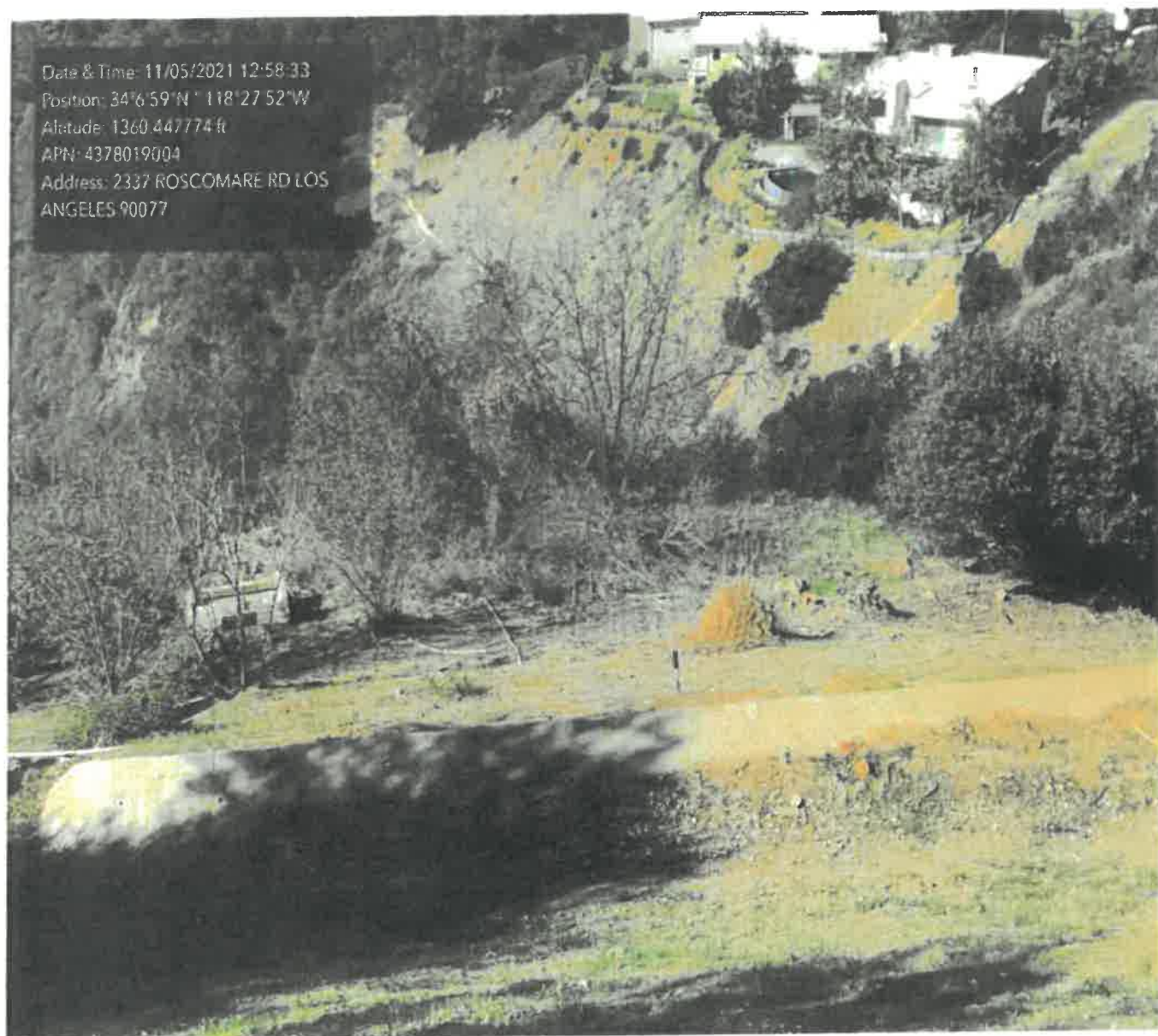


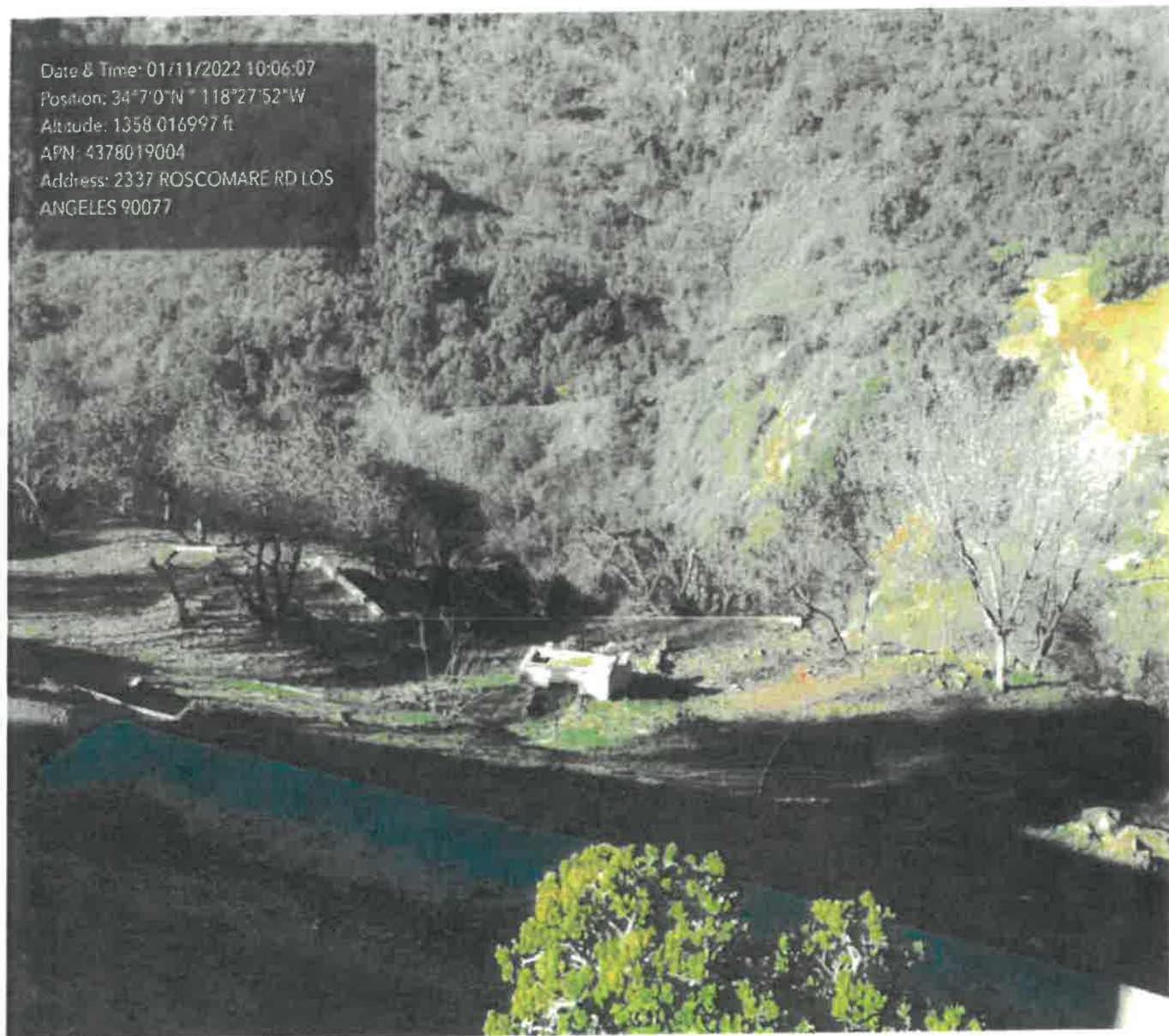
PHOTO # 5 LAFD 01/11/2022

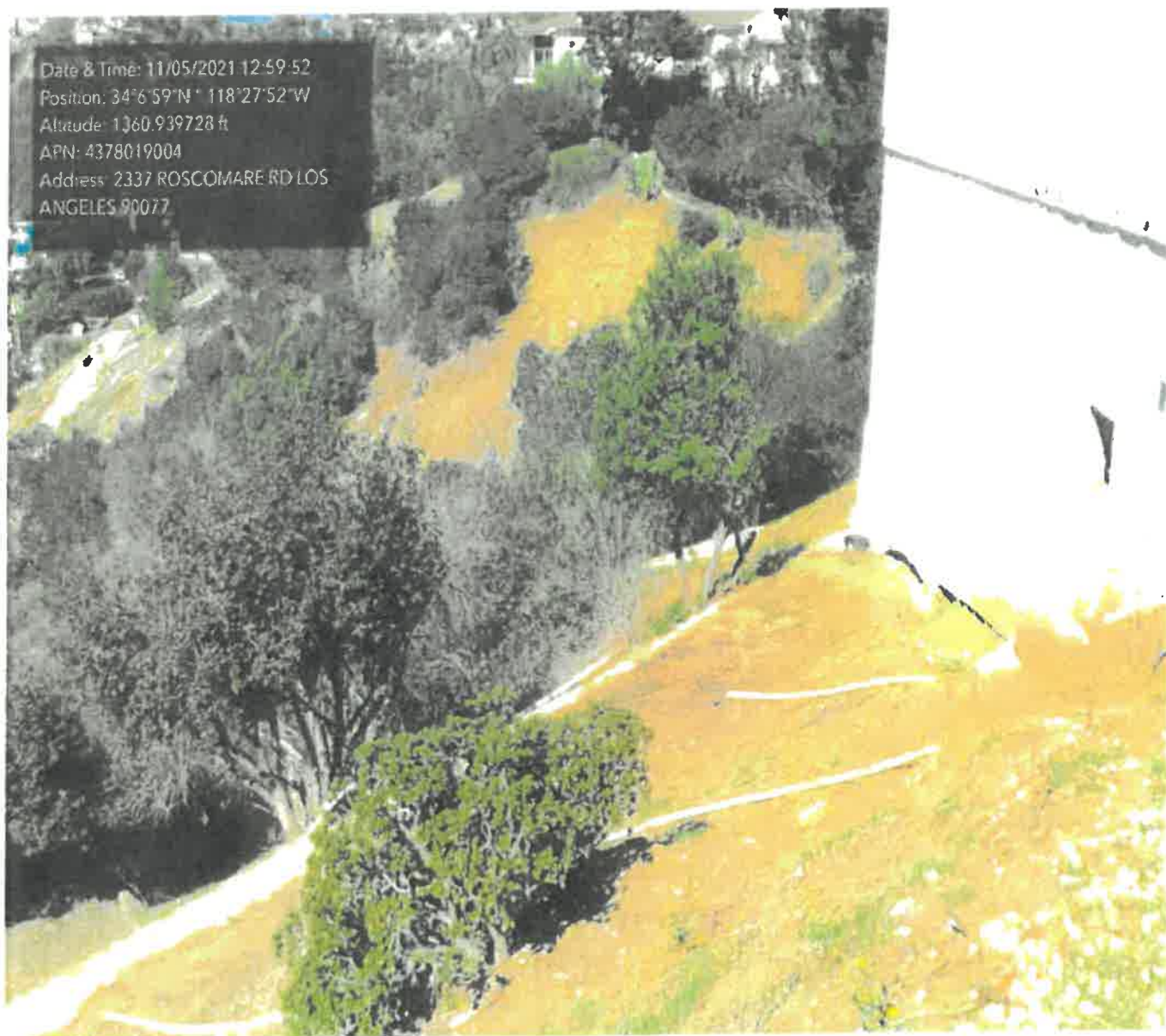


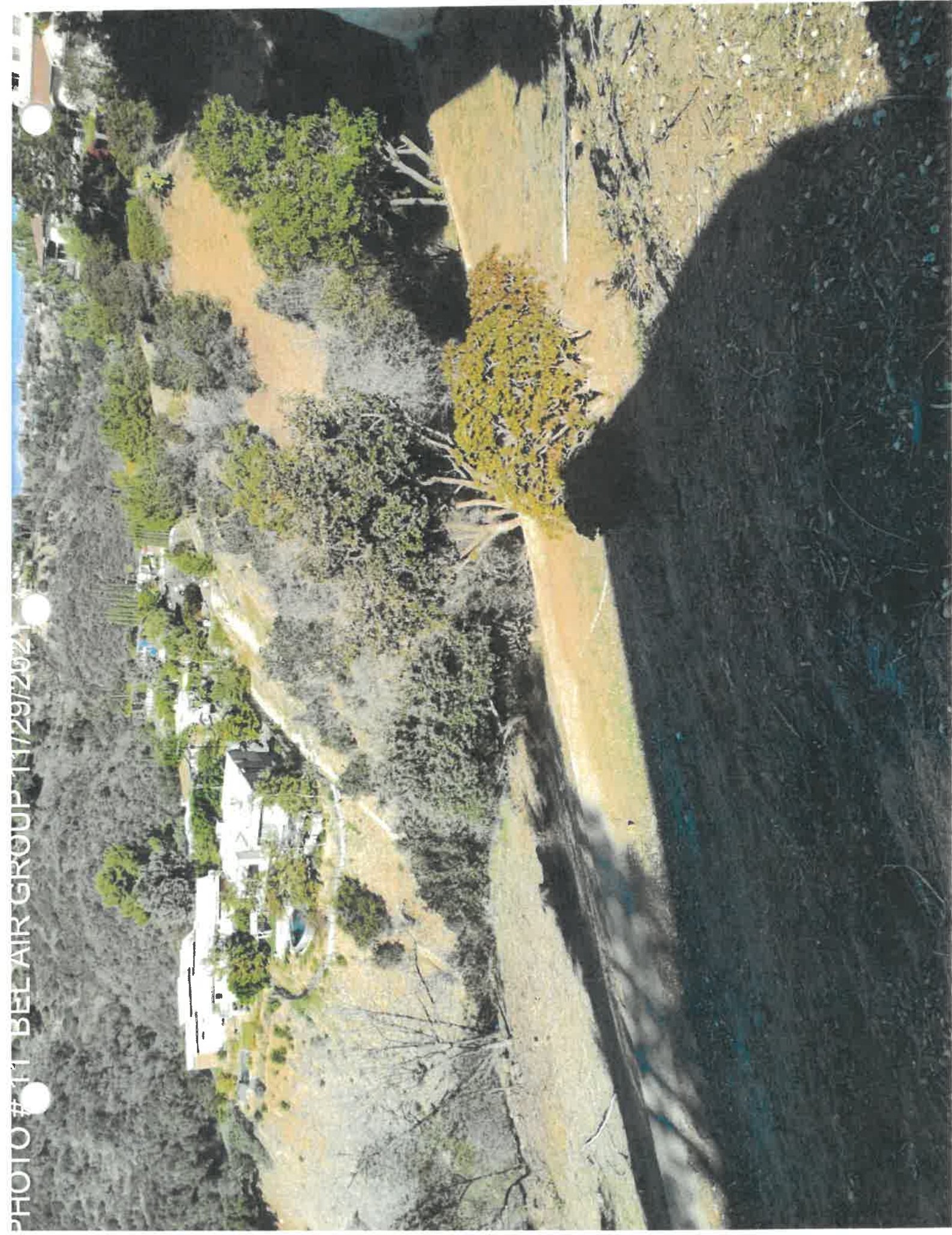












Uploaded Document Information



Date & Time: 01/11/2022 10:06:34
Position: 34°7'0"N * 118°27'52"W
Altitude: 1360.751054 ft
APN: 4378019004
Address: 2337 ROSCOMARE RD LOS
ANGELES 90077

CITY CONTRACTOR PHOTOS ARE NOT OF OUR PROPERTY

The City Contractor only submitted photos taken on January 6 and 8, 2022, after the date it claimed to have done the work on our property (See Report and Proposed Decision and City Contractor invoice which both identify December 28, 2021, as the date the work was done). Contrary to the "Department Information" contained in the decision, the City Contractor did not submit photos taken "before, during and after clearance." ALL of its photos were taken AFTER the date it said it did the work. The photos that best show the condition of the Bel Air Group property prior to December 28, 2021, the date the City Contractor claims to have done the work, are the Bel Air Group photos taken on November 29, 2021.

A comparison of the photos submitted by City Contractor taken on January 6 and 8, 2022 (photo nos. 13 through 24) to the Bel Air Group photos taken on November 29, 2021 (photo nos. 2, 3, 4, 8, and 11) shows the property depicted in the City Contractor photos is not part of the Bel Air Group property. As noted above, the City Contractor claims to have performed brush clearance on our property on December 28, 2021 and submitted its photos as its "after work" photos. The vegetation depicted in these "after work" photos does not exist on the Bel Air Group property (see Bel Air Group photo nos. 2, 3, 4, 8, and 11 and Fire Department photo nos. 5, 9 and 12); therefore, the City Contractor's photos cannot be pictures of our property. In fact, photo number 13 shows the photos were likely taken on property belonging to the apartment building situated next door to the Bel Air Group property. Our building is visible in the upper right hand corner of photo 13. The borderline of our property is located to the right of the tree located at the far right side of the picture. The vegetation depicted in photo no. 13 is on the apartment building property.



PHOTO # 14 CITY CONTRACTOR 01/06/2022







PHOTO # 17 CITY CONTRACTOR 01/08/2022



PHOTO # 18 CITY CONTRACTOR 01/06/2022



PHOTO # 19 CITY CONTRACTOR 01/06/2022









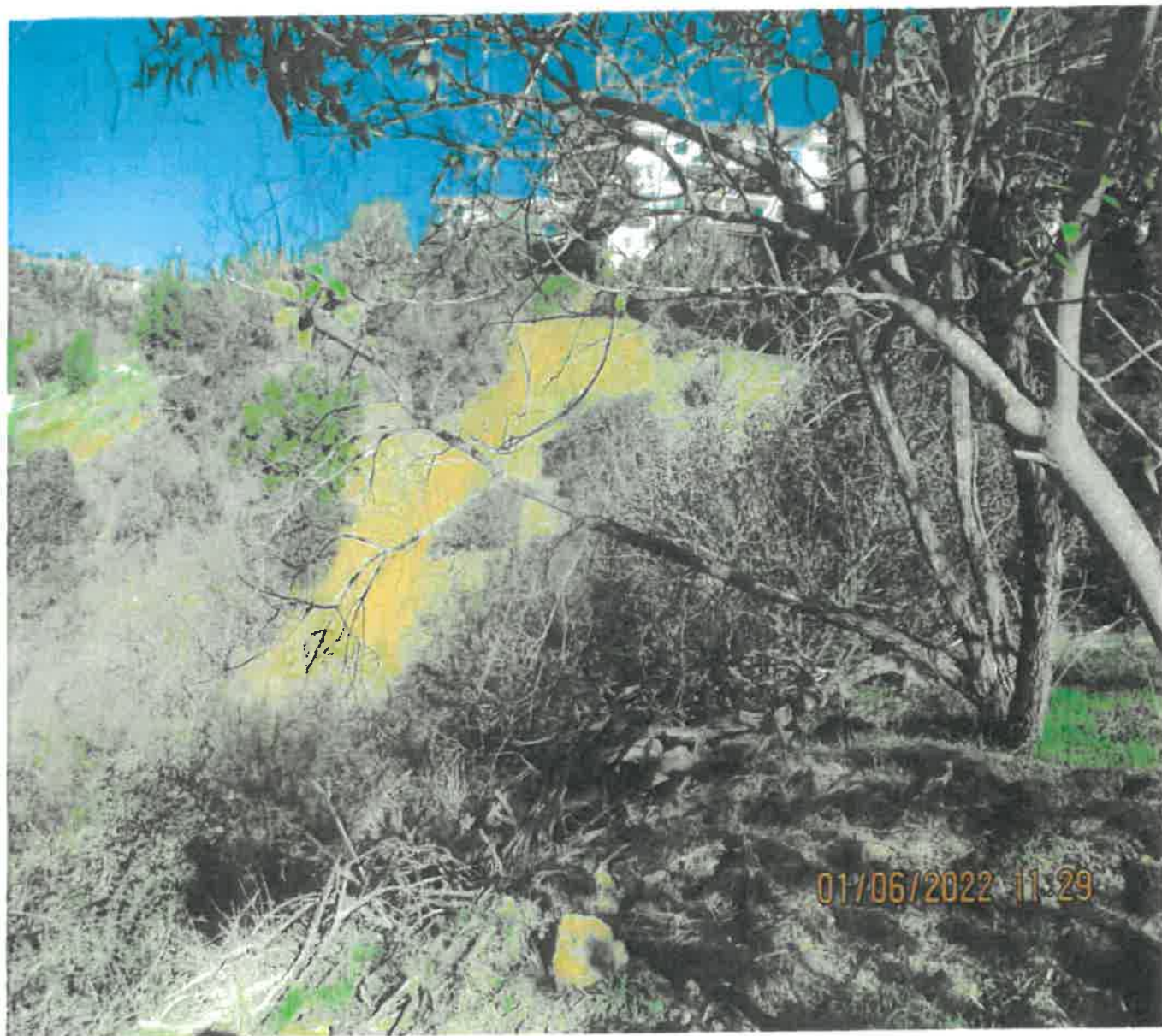
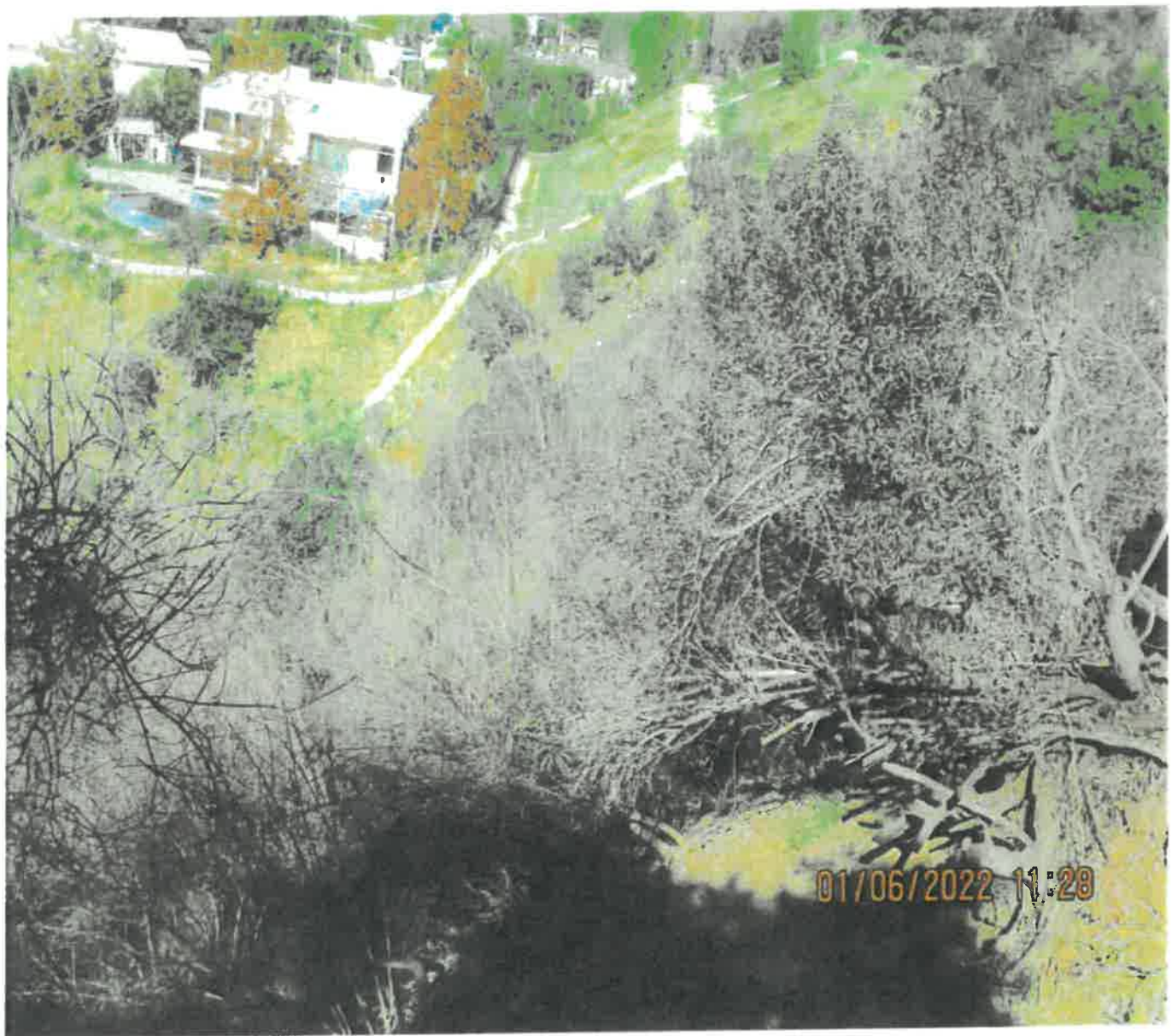


PHOTO # 24 CITY CONTRACTOR 01/06/2022



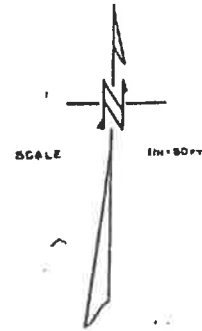
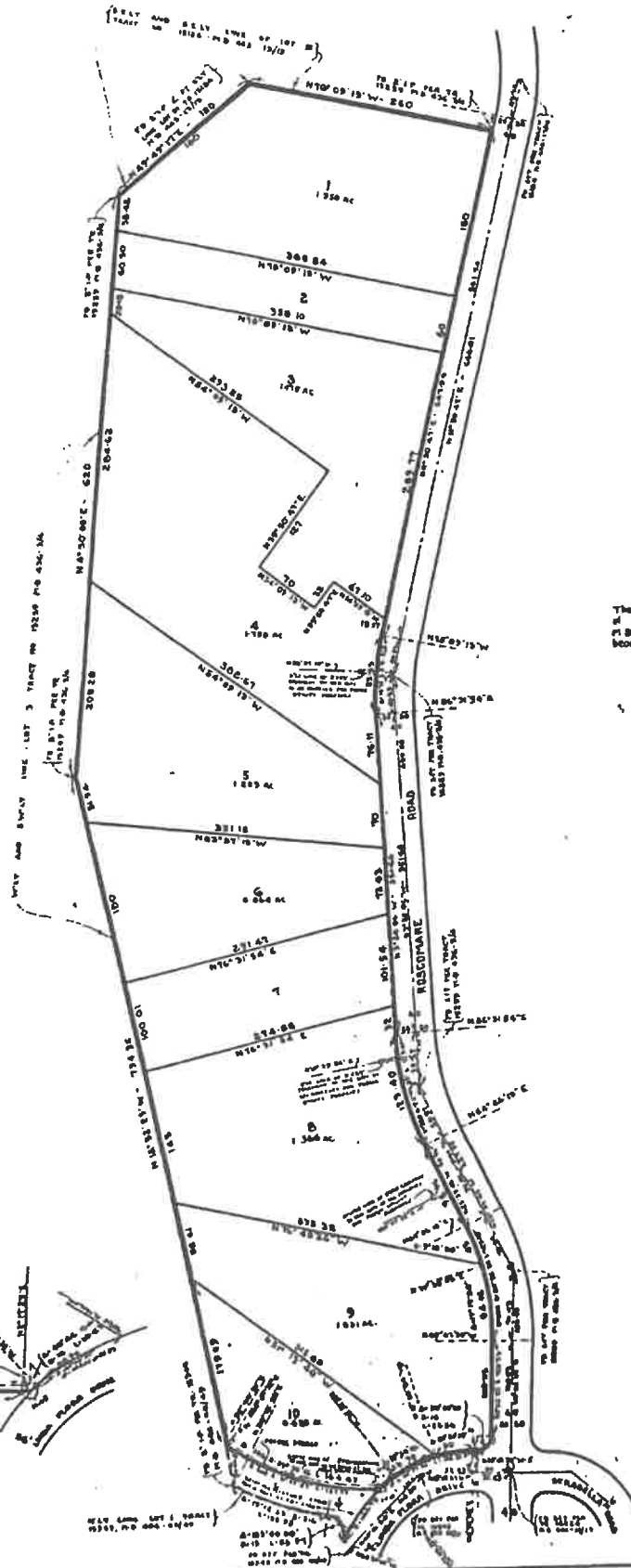
01/06/2022 11:28

Exhibit 1
page 1

TRACT NO. 21584

IN THE
CITY OF LOS ANGELES

MARCH 2, 1912
52 3/4 H.
57 1/2
[Signature]



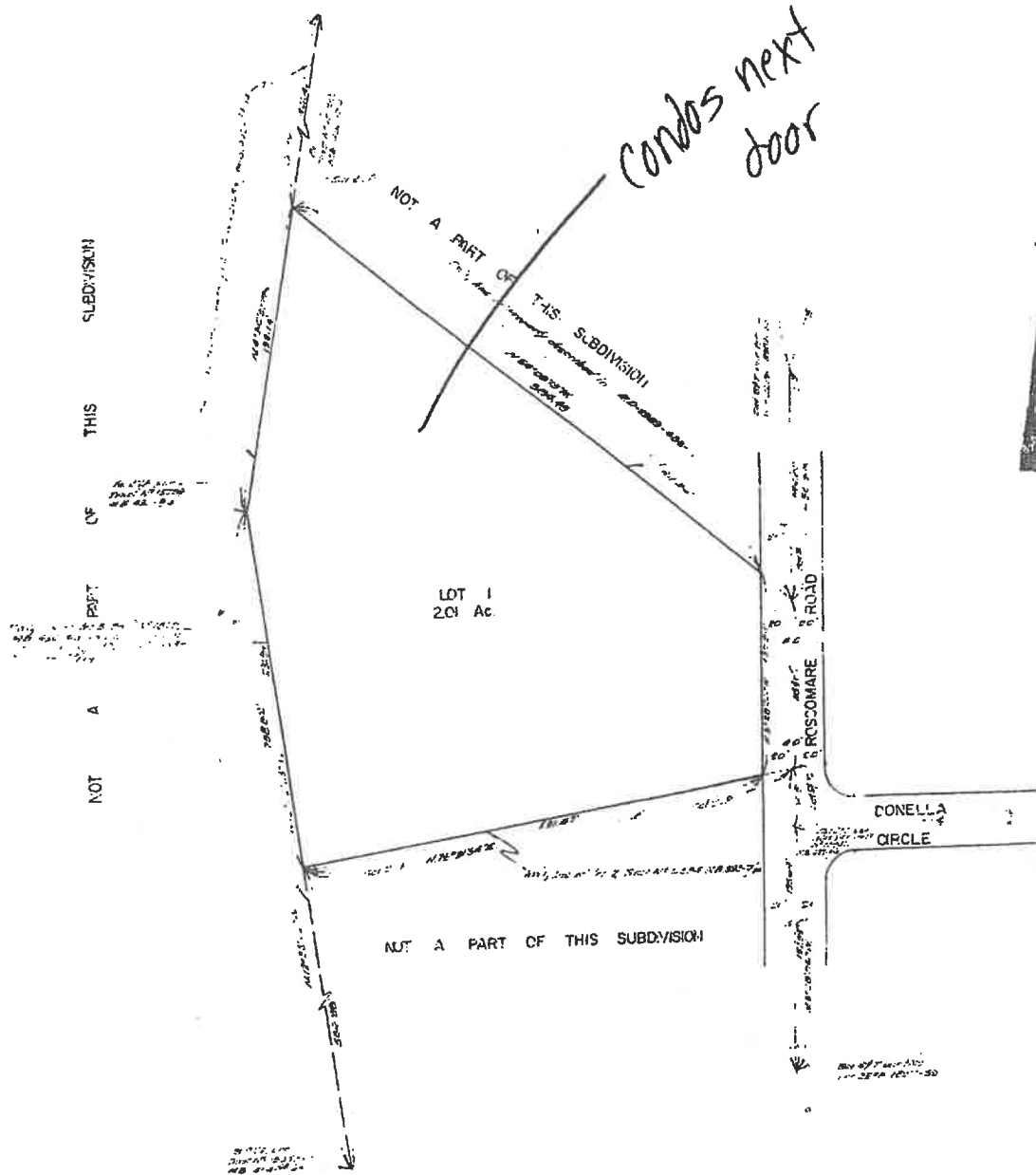
BASED ON BEARINGS
The bearings and distances along the center line of Roscomare Road as shown on Tract 15255 P.B. 436 P. 544, was used as the basis of bearings for this subdivision.

SCALE 1" = 50'

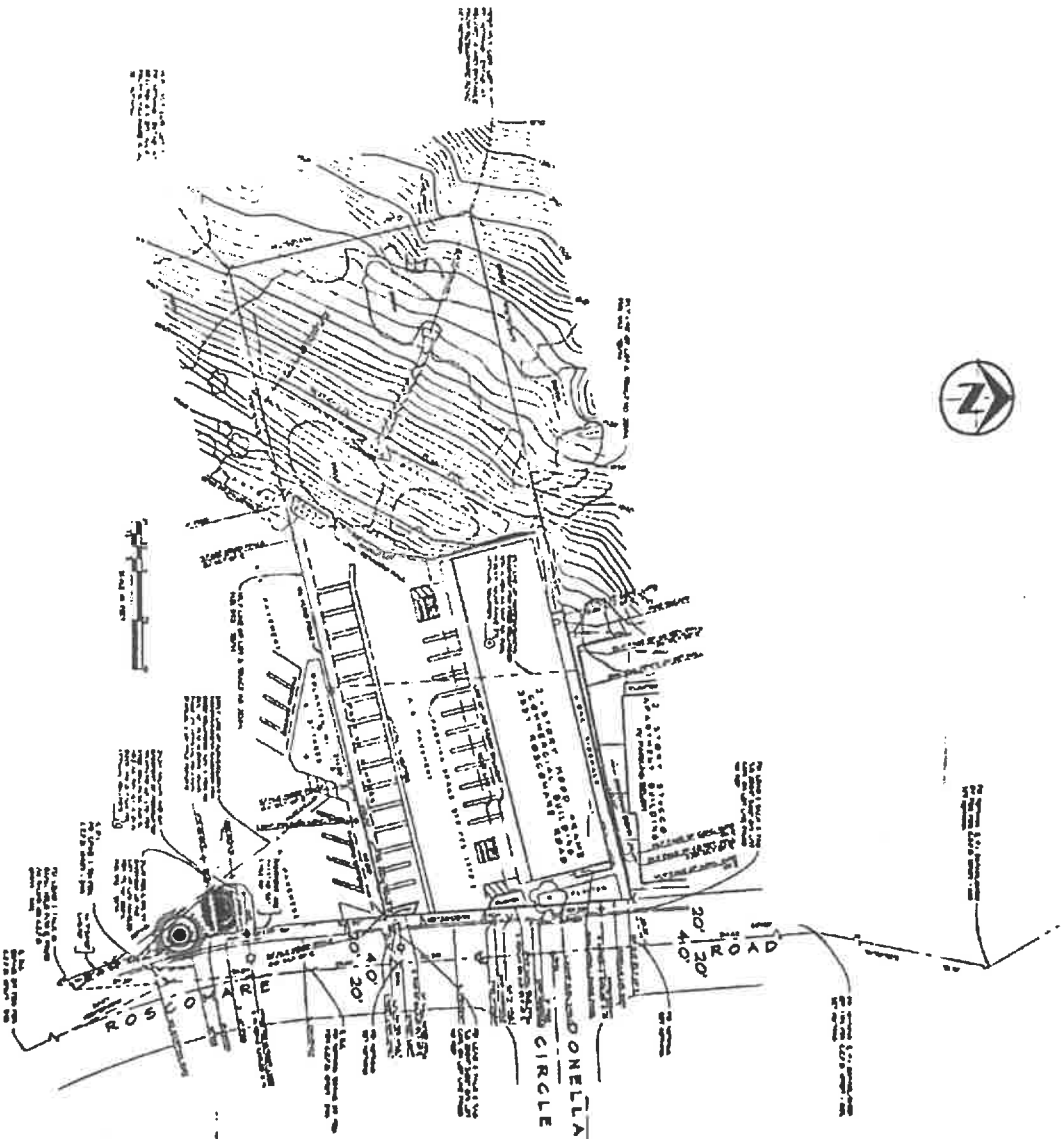
TRACT No 22434

IN THE CITY OF LOS ANGELES
STATE OF CALIFORNIA

FILED WITH
COUNTY RECORDS
JUL 11 1971



ALTA /ACSMI LAND TITLE SURVEY



ALL RIGHTS RESERVED
NO PART OF THIS SURVEY
SHALL BE REPRODUCED OR
TRANSMITTED IN ANY FORM
OR BY ANY MEANS, ELECTRONIC
OR MECHANICAL, INCLUDING
PHOTOCOPYING, RECORDING, OR
BY ANY INFORMATION STORAGE
AND RETRIEVAL SYSTEM, WITHOUT
PERMISSION IN WRITING FROM
THE SURVEYOR.

THE SURVEYOR'S OFFICE IS
LOCATED AT 1000 N. 1000 E.
SALT LAKE CITY, UT 84143.
PHONE: (801) 555-1234
FAX: (801) 555-5678
WWW.ALTASURVEYING.COM



Exhibit 2

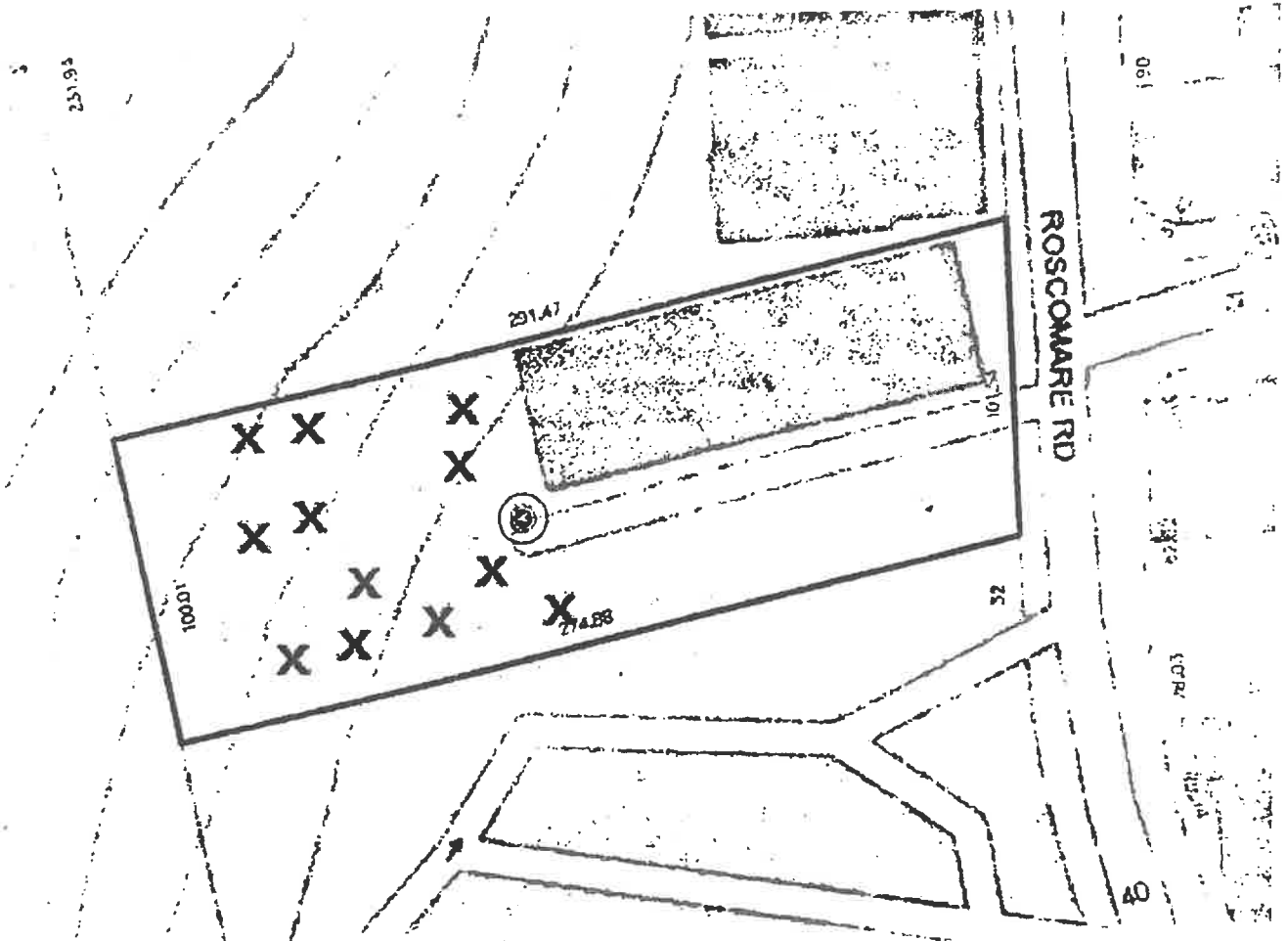


Exhibit 3

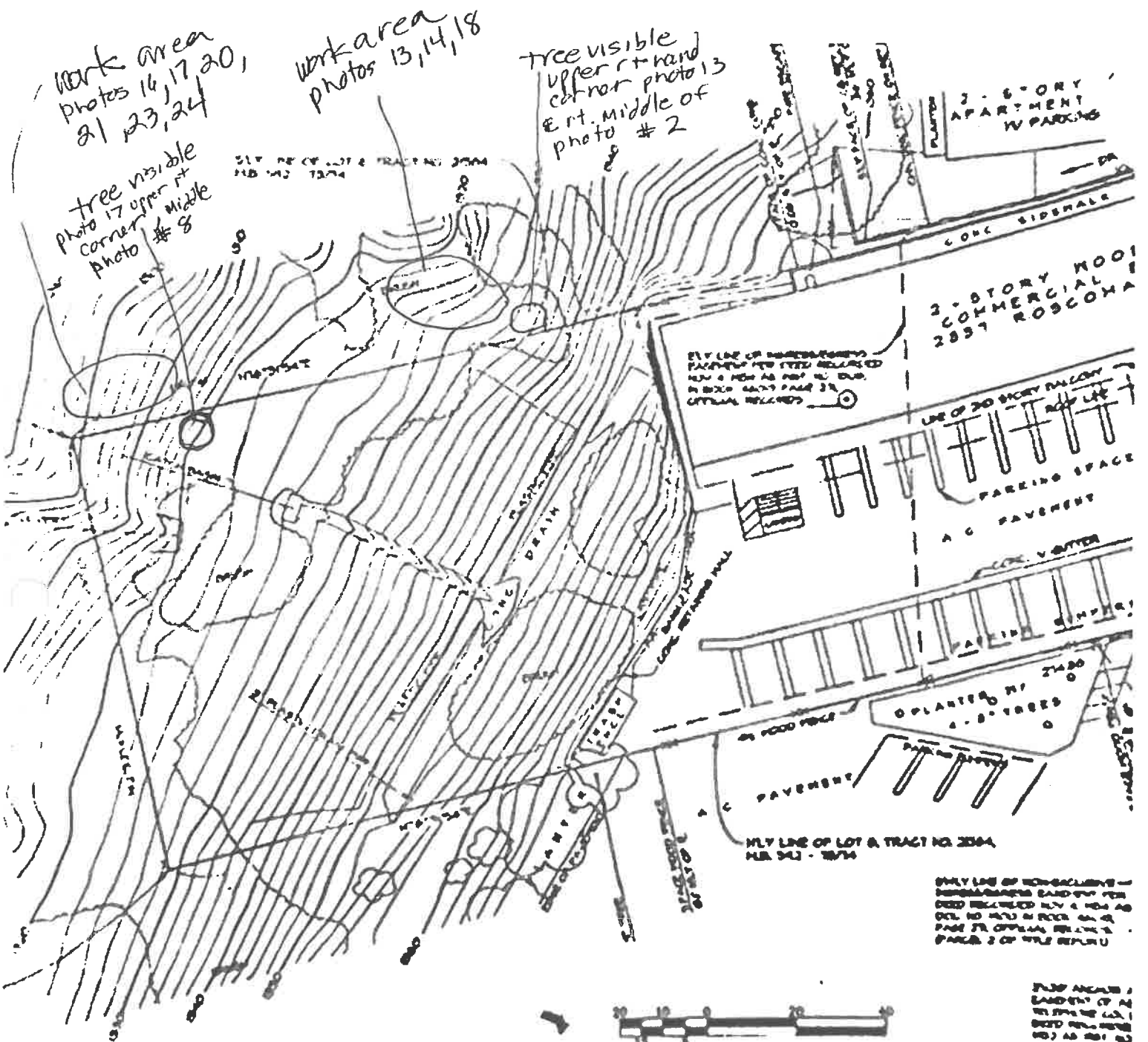


Photo numbers 15, 19, 22

No such trees are located anywhere on or near the borders of our property. This area is not on our property but we are not able to determine where the pictures were taken.

**REPORT AND PROPOSED DECISION
ON ASSESSMENT HEARING FOR
2021 BRUSH CLEARANCE**

HEARING DATE: July 14, 2022 14:00 PACKAGE NO: 2021181047
COUNCIL DISTRICT: FS 109

NAME: BEL AIR GROUP

MAILING ADDRESS: 00000 PO BOX 2414
PALOS VERDES PNSLA CA 90274

SITUS ADDRESS: 2337 ROSCOMARE RD
LOS ANGELES CA 90077

ASSESSOR'S ID NO: 4378019004 / INVOICE NO: BC220000305

ASSESSMENT: \$11,398.00

| Cost of Clearance | Administrative Fee | Total Assessment Amount |
|-------------------|--------------------|-------------------------|
| \$9,900.00 | \$1,498.00 | \$11,398.00 |

SUBSTANCE OF PROTEST

The Appellant did not appear for the appeal hearing.

DEPARTMENT INFORMATION

The Department issued an F-1308 Notice of Noncompliance on: August 17, 2021.

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

A work order was prepared and the property was posted on November 23, 2021

The property was subsequently contracted to a City Contractor and work was completed on December 28, 2021

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

PROPOSED DECISION AND RECOMMENDATION

The proposed assessment against Appellant's property has been confirmed in the amount as set forth in the notice.

The Appellant did not appear for the appeal hearing.

The Fire Department gave Notice of Noncompliance. Later, the property was Red Posted with a Notice to Abate Nuisance and Fire Hazard because of the hazardous conditions on the property. The posting occurs to notify the property owner that brush clearance must be completed or the City Contractor will perform the clearance.

Since clearance was not performed, the City's Contractor performed the brush clearance to abate the nuisance and fire hazard according to the rules established by the Fire Department.

The Fire Inspector and City Contractor provided photographs which depict the hazardous conditions that existed at the time the clearance was performed.

The Appeal is denied and the Assessment is confirmed in the amount as set forth in the notice.

Total assessment due is **\$11,398.00**



Christi Greer <gcgreer5@gmail.com>

Fwd: Additional Appeal Documents for Brush Clearance APN: 4420025013

1 message

LAFD Brush <lafdbush@lacity.org>

Tue, Jan 3, 2023 at 2:51 PM

To: gcgreer5@gmail.com

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

From: **Brett Keshtkar** <bkeshtkar@yahoo.com>

Date: Tue, Jan 3, 2023 at 12:12 PM

Subject: Additional Appeal Documents for Brush Clearance APN: 4420025013

To: lafdbush@lacity.org <lafdbush@lacity.org>, Brett Keshtkar <bkeshtkar@yahoo.com>

Public Safety Committee, c/o City Clerk,

I have attached additional documents to appeal the assesment of \$4,948.00 related to APN: 4420025013.

Property Address: 1120 Vista Grande Drive, Pacific Palisades, CA 90272

Attached as follows:

1. Letter stating information on the brush removal.
2. Map showing property.
3. Photo showing our contractor removing brush.
4. Copies of two checks that we paid our contractor.

Sincerley,

Brett Keshtkar (Owners Son)

 **Additional Docs. Brush Clearance 1120 Vista Grande Dr..pdf**
5358K

1-3-2023

2021 Brush Clearance Appeal

Jack Keshtkar/ Brett Keshtkar (Owners Son)
1120 Vista Grand Dr., Pacific Palisades, CA 90272

Assessor's ID No: 4420025013

Public Safety Committee and City Clerk,

We are appealing this Assessment for brush clearing for the follow reasons and have attached additional documents to show proof of clearing.

1. Our lot comes in contact with 5 other properties and is not fenced at the lowest point of the slope. I have attached a lot map that is highlighted in yellow.
2. At no time was any city contractor on our property. The only access to the slope is from the street from our house. We hired our own Contractor to remove the brush. I have attached a photo showing his trucks removing the brush time stamped.
3. We paid our contractor two payments of \$3,000.00 to do the work. I have attached copies of the dated checks.
4. It is possible that your city contractor did work on a property that is next to our property. We have been clearing this property regularly since ownership in 2007.
5. I request proof of what clearing your city contractor actually did as there was nothing to clear inside our property line.

Sincerley,

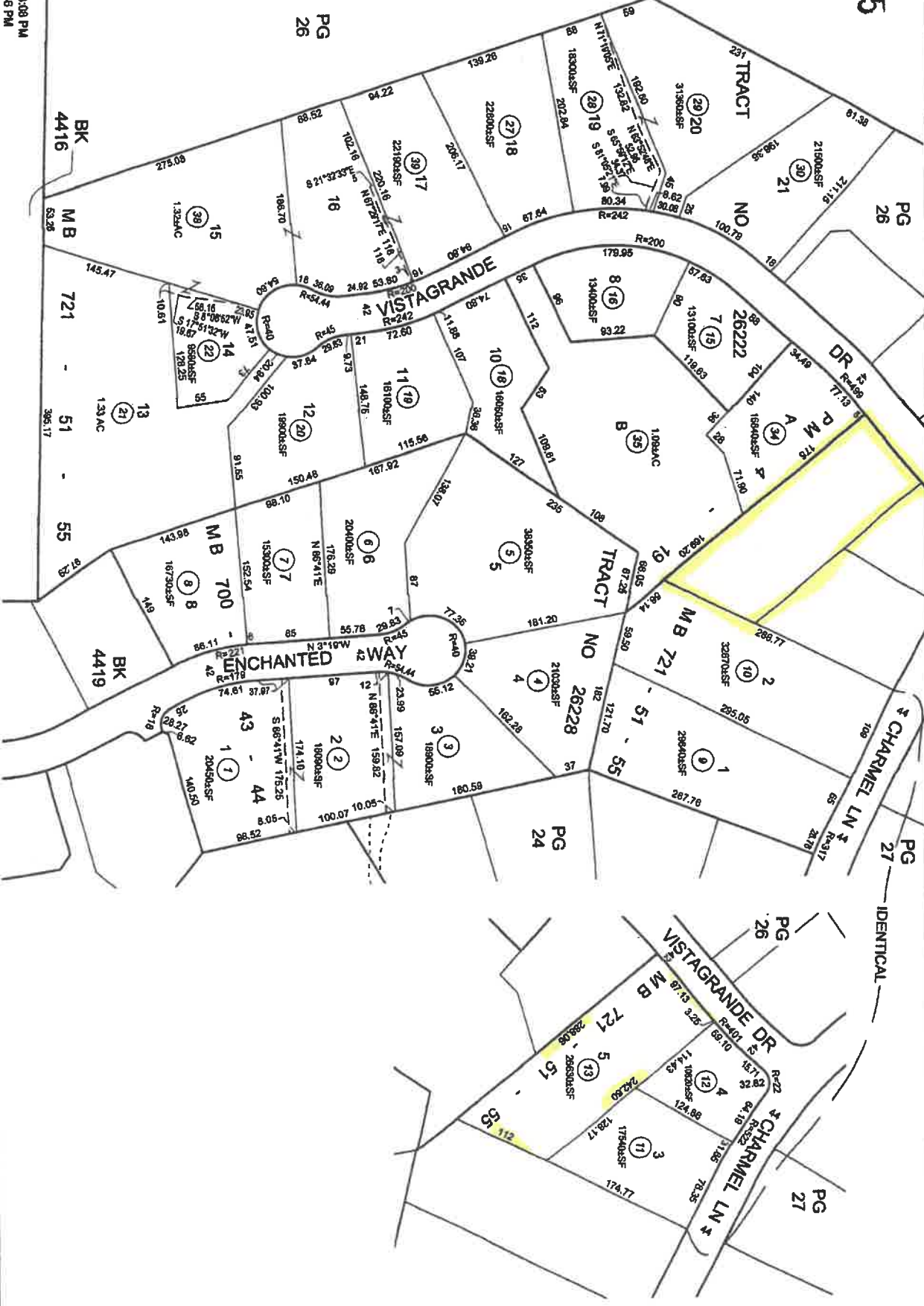
A handwritten signature in black ink, appearing to be 'Brett Keshtkar', written over a horizontal line.

Brett Keshtkar (Owners Son)



MAPPING AND GIS
SERVICES
SCALE 1" = 100'

6015



11:37

5G E



August 7, 2021
9:58 AM

[Edit](#)

⦿ LIVE

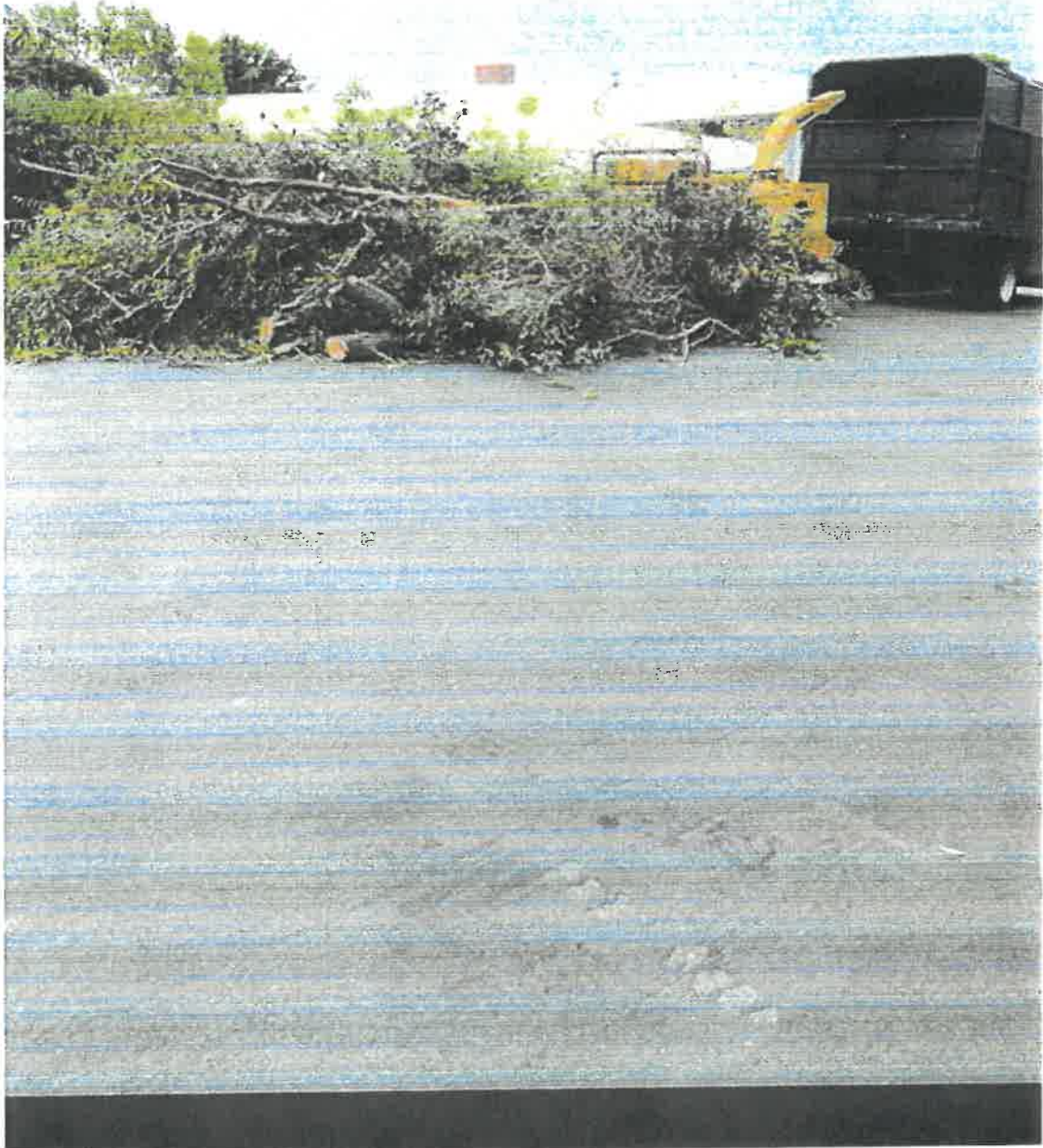


IMAGE DETAILS

S. JACK KESHTKAR
P.O. BOX 1113
PACIFIC PALMSDALS, CA 90272-1113

60-7162/2022

5458

DATE May 8, 2021

PAY TO THE ORDER OF OSCAR CORONA

\$ *3,000.00*

--THREE THOUSAND DOLLARS & 00/100----- DOLLARS @

CHASE

Chase Bank, N.A.
www.Chase.com

MEMO VG brush clearance

03322716271

111,28907721151,50

S. Jack Keshtkar

IMAGE DETAILS

1000 1000

S. JACK KESHTKAR
P.O. BOX 1113
PACIFIC PALISADES, CA 90272-1113

80-1102/302

5552

DATE 1-12-2002

PAY TO THE
ORDER OF

DEAR CAROL

\$3000.00

THREE THOUSAND DOLLARS ONLY

THREE 0000000000

CHASE

JPMorgan Chase Bank, N.A.
www.Chase.com

MEMO

BRUSH CLEANING

April 10/02

03222746270

4442840772115552

12/20/2022

To The Board of Appeal Committee Members:

First, I would like to thank you for waving the administration fee.

In the previous appeal letter, dated, May 2020, I did state that I never received the June and August non-compliance notices, due to Covid 19. At that time we had a lot of problems receiving mail. I also mentioned that at the end of April I had Covid 19 and was bedridden for more than one month.

Because of Covid restrictions for the years 2020 and 2021, I had to postpone three surgeries, bilateral hernias and gallbladder removal.

Due to the mentioned health issues, I could no longer walk for long distances and had intense pain from gallbladder attacks. On the beginning of October 2021 I was able to have all three surgeries done, and needed an extended recovery period.

Unfortunately, at the present time the financial situation did not improve at all. Actually, the situation deteriorated in comparison with previous years.

I would greatly appreciate, in the light of this situation, if you would waive the cost of land cleaning.

Please see attached pictures with the work that a crew of 4 people performed at the site.

The cleaning crew removed three full big dumping trucks, with all the debris, as can be seen in one of the pictures. If possible, I would like to meet in person with the committee, as I never participated in a Zoom meeting, and afraid that I may not be able to deal with the technology.

Thank you very much for your time and consideration.

Sincerely,

A handwritten signature in dark ink, appearing to read "Lionel Mondocea", with a long horizontal flourish extending to the right.

Lionel Mondocea



CITY OF LOS ANGELES

INVOICE

Page 1

| Customer Number | Depl. | Invoice Number | Date Printed | Date Due |
|-----------------|-------|----------------|--------------|------------|
| BR4422033010 | 38 | BC220000327 | 12-09-22 | 06-04-22 |
| Customer Name | | | | Amount Due |
| IONEL MONDOCEA | | | | \$5,990.00 |

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 | 2021 Brush Clearance Contracting Fees: | | | \$5,990.00 |
| 2 | 2021 Brush Clearance Administrative Fees: ADJUSTED DUE TO PARTIAL GRANTED APPEAL | | | \$0.00 |

Total Invoice Charges \$5,990.00

| | | |
|-------------------------|---|-------------------|
| Credit Payments Applied | - | \$0.00 |
| Total Amount Due | | \$5,990.00 |

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

APN: 4422033010
 LOCATION OF PROPERTY:
 INITIAL NONCOMPLIANCE NOTICE: 06/01/2021
 SECOND NONCOMPLIANCE NOTICE: 08/23/2021
 CLEARANCE BY CONTRACTOR: 11/17/2021
 BRUSH CLEARANCE ORDINANCE #: 172354
 L.A.M.C. SECTION: 57.322.2

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

INVOICE



CITY OF LOS ANGELES



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

IONEL MONDOCEA
 1223 CAMPBELL ST
 GLENDALE CA 91207-1445

Return this portion with your payment.

| Customer Number | Depl. | Invoice Number | Date Printed |
|-----------------|-------|-----------------|--------------|
| BR4422033010 | 38 | BC220000327 | 12-09-22 |
| Customer Name | | | Date Due |
| IONEL MONDOCEA | | | 06-04-22 |
| Amount Due | | Amount Enclosed | |
| \$5,990.00 | | \$ | |

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 BC220000327 000000000599000 2

**REPORT AND PROPOSED DECISION
ON ASSESSMENT HEARING FOR
2021 BRUSH CLEARANCE**

HEARING DATE: July 14, 2022 08:45

PACKAGE NO: 2021181035

COUNCIL DISTRICT: FS 69

NAME: IONEL MONDOCEA

MAILING ADDRESS: 1223 CAMPBELL ST
GLENDALE CA 91207

SITUS ADDRESS: N/A

ASSESSOR'S ID NO: 4422033010 / **INVOICE NO:** BC220000327

ASSESSMENT: \$7,488.00

| Cost of Clearance | Administrative Fee | Total Assessment Amount |
|-------------------|--------------------|-------------------------|
| \$5,990.00 | \$1,498.00 | \$7,488.00 |

SUBSTANCE OF PROTEST

Appellant states he is retired and Appellant's wife works as a hairdresser. But due to COVID, she lost most of her clients. Appellant and his wife are elderly and live on a small income. Appellant believes he does not own APN# 4422033010.

DEPARTMENT INFORMATION

The Department issued an F-1308 Notice of Noncompliance on: June 1, 2021.

There was no record of an F-1307 Cleared-By-Owner Inspection Report on file. Therefore, a Second Notice of Noncompliance was issued on August 23, 2021.

A work order was prepared and the property was posted on November 4, 2021

The property was subsequently contracted to a City Contractor and work was completed on November 17, 2021

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

PROPOSED DECISION AND RECOMMENDATION

The proposed assessment against your property has been confirmed in part. The Cost of Contractor Clearance has been assessed. However, the administrative fee was waived due to financial hardship.

The Fire Department showed due process was afforded to the Appellant because all notices were sent as legally required. No mail was returned.

The Fire Inspector red posted the property with a Notice to Abate Public Nuisance and Fire Hazard. The Fire Inspector and the City Contractor provided photographs depicting the hazardous conditions that existed at the time of clearance.

Appellant says he does not own APN# 4422033010. Appellant provided a deed for APN# 4422033011 showing the property was transferred to a public entity. The Assessor's Parcel Map shows the parcel is owned by the State of California. Appellant did not provide Recorder's property records for APN# 4422033010. The Fire Inspector ran a property search showing that APN# 4422033010 belongs to Appellant. Because APN# 4422033010 is at issue in this Appeal, evidence regarding the adjacent parcel ending in "011" is not helpful.

Total assessment due is \$5,990.00

INVOICE NO:
BCLZC000327





PARCEL NO.
442203301
INVOICE NO
BC22000032



PARCEL NO.

4422033010

INVOICE NO:

BC220000327



PAREEL NO:

4422033010

INVOICE NO: BC2200000327

PARCEL
NO.
442203304
INVOICE
NO.
80220000
327





PARCEL NO. 4422033010
INVOICE NO. BC220000327



1



Fwd: APN #4431-038-049, 2021 Brush Clearance Appeal

1 message

LAFD Brush <lafdbush@lacity.org>

Wed, Dec 28, 2022 at 7:27 AM

To: gcgreer5@gmail.com

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

From: <dloev@loevlaw.com>

Date: Mon, Dec 19, 2022 at 11:21 AM

Subject: APN #4431-038-049, 2021 Brush Clearance Appeal

To: <lafdbush@lacity.org>

Cc: Harold Minkowitz <harold@minkowitzmd.com>

Public Safety Committee

c/o City Clerk

I would like to submit additional evidence that was not submitted at the prior hearing before the Board of Fire Commissioners.

I am attaching a copy of an access agreement dated April 28, 2022, and recorded on May 11, 2022, with the Enclave Community Association. Just prior to entering into this agreement, we began to have access to our property. It took us many months of negotiation with the home owners association before they would permit us access to our own property.

I am also attaching a contract with a realtor dated March 17, 2022.

I would like to be present to submit my appeal to the committee members on January 11, 2023 at 3:30 pm via zoom.

The owners of this property, including myself, originally provided a loan to the prior owner who did not pay us back and we eventually took ownership of the property. We were not able to access our property and had to enter into an access agreement and pay a monthly fee in order to have access.

We learned of the requirement for brush work and immediately engaged someone to do the brush work which was performed in June 2022.

We have been communicating and provided information about the items above to Fire Captain Bryan Nassour.

We do not believe we should be penalized for not having knowledge or access to a property regarding a brush work issue. We did not have access to our property until just prior to our entry into the access agreement around April 2022. We have paid property taxes, brush work, HOA fees and other expenses and have been timely with payments once we have become aware of such obligations. I have attached a copy of the brush work receipt. We learned of such obligation and made arrangements within a week for the performance of such brush work.

I have attempted to update our address on several occasions, and I have still not received any direct correspondence. The correspondence is still being sent to Federal Home Loans, the company through which we provided a loan.

Thank you in advance for your consideration.

Best regards,

David M. Loev, JD and CPA

Managing Partner

The Loev Law Firm, PC

Securities • Corporate • Mergers & Acquisitions • Litigation

6300 West Loop South, Suite 280 | Bellaire, Texas 77401

Direct: (832) 930-6432 | Fax: (713) 920-9372

Main: (713) 524-4110 | Skype: davidloev1

dloev@loevlaw.com | www.loevlaw.com

3 attachments



brushworkreceiptJune2022.jpeg
7442K



Agreement regarding Lots 56 and 57 between The Enclave Community Association Alexander Minkowitz and Loev - Recorded 5.11.22 1 (002).pdf
461K



contractwithjoyce.pdf
4306K

No. 266807

\$ 8,000

date 06/10/22

received from David

amount _____ dollars

Brush Work

for payment of _____

☐ cash

☐ money order

☐ credit card

☐ check # _____

| | | |
|-------------|--|--|
| amount due | | |
| amount paid | | |
| balance | | |

from Miguel to _____

signature _____

ceeg

a 88SWS



DISCLOSURE REGARDING REAL ESTATE AGENCY RELATIONSHIP

(Seller's Brokerage Firm to Seller)
(As required by the Civil Code)
(C.A.R. Form AD, Revised 12/18)

COMPASS

(If checked) This form is being provided in connection with a transaction for a leasehold interest exceeding one year as per Civil Code Section 2079.13(f), (k) and (l).

When you enter into a discussion with a real estate agent regarding a real estate transaction, you should from the outset understand what type of agency relationship or representation you wish to have with the agent in the transaction.

SELLER'S AGENT

A Seller's agent under a listing agreement with the Seller acts as the agent for the Seller only. A Seller's agent or a subagent of that agent has the following affirmative obligations:

To the Seller: A fiduciary duty of utmost care, integrity, honesty and loyalty in dealings with the Seller.

To the Buyer and the Seller:

- (a) Diligent exercise of reasonable skill and care in performance of the agent's duties.
- (b) A duty of honest and fair dealing and good faith.
- (c) A duty to disclose all facts known to the agent materially affecting the value or desirability of the property that are not known to, or within the diligent attention and observation of, the parties. An agent is not obligated to reveal to either party any confidential information obtained from the other party that does not involve the affirmative duties set forth above.

BUYER'S AGENT

A Buyer's agent can, with a Buyer's consent, agree to act as agent for the Buyer only. In these situations, the agent is not the Seller's agent, even if by agreement the agent may receive compensation for services rendered, either in full or in part from the Seller. An agent acting only for a Buyer has the following affirmative obligations:

To the Buyer: A fiduciary duty of utmost care, integrity, honesty and loyalty in dealings with the Buyer.

To the Buyer and the Seller:

- (a) Diligent exercise of reasonable skill and care in performance of the agent's duties.
- (b) A duty of honest and fair dealing and good faith.
- (c) A duty to disclose all facts known to the agent materially affecting the value or desirability of the property that are not known to, or within the diligent attention and observation of, the parties. An agent is not obligated to reveal to either party any confidential information obtained from the other party that does not involve the affirmative duties set forth above.

AGENT REPRESENTING BOTH SELLER AND BUYER

A real estate agent, either acting directly or through one or more salespersons and broker associates, can legally be the agent of both the Seller and the Buyer in a transaction, but only with the knowledge and consent of both the Seller and the Buyer.

In a dual agency situation, the agent has the following affirmative obligations to both the Seller and the Buyer:

- (a) A fiduciary duty of utmost care, integrity, honesty and loyalty in the dealings with either the Seller or the Buyer.
- (b) Other duties to the Seller and the Buyer as stated above in their respective sections.

When representing both Seller and Buyer, a dual agent may not, without the express permission of the respective party, disclose to the other party confidential information, including, but not limited to, facts relating to either the Buyer's or Seller's financial position, motivations, bargaining position, or other personal information that may impact price, including the Seller's willingness to accept a price less than the listing price or the Buyer's willingness to pay a price greater than the price offered.

SELLER AND BUYER RESPONSIBILITIES

Either the purchase agreement or a separate document will contain a confirmation of which agent is representing you and whether that agent is representing you exclusively in the transaction or acting as dual agent. Please pay attention to that confirmation to make sure it accurately reflects your understanding of your agent's role.

The above duties of the agent in a real estate transaction do not relieve a Seller or Buyer from the responsibility to protect his or her own interests. You should carefully read all agreements to assure that they adequately express your understanding of the transaction. A real estate agent is a person qualified to advise about real estate. If legal or tax advice is desired, consult a competent professional.

If you are a Buyer, you have the duty to exercise reasonable care to protect yourself, including as to those facts about the property which are known to you or within your diligent attention and observation.

Both Sellers and Buyers should strongly consider obtaining tax advice from a competent professional because the federal and state tax consequences of a transaction can be complex and subject to change.

Throughout your real property transaction you may receive more than one disclosure form, depending upon the number of agents assisting in the transaction. The law requires each agent with whom you have more than a casual relationship to present you with this disclosure form. You should read its contents each time it is presented to you, considering the relationship between you and the real estate agent in your specific transaction. This disclosure form includes the provisions of Sections 2079.13 to 2079.24, inclusive, of the Civil Code set forth on page 2. Read it carefully. I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS DISCLOSURE AND THE PORTIONS OF THE CIVIL CODE PRINTED ON THE BACK (OR A SEPARATE PAGE).

☐ Buyer ☒ Seller ☐ Landlord ☐ Tenant

Date 7-11-22

The Love Partnership Ltd, Jesse Alexander, Harold and Bridget Markowitz

☐ Buyer ☐ Seller ☐ Landlord ☐ Tenant

Date

Agent Compass

DRE Lic. # 018-66771

By Real Estate Broker (Firm) DRE Lic. # 00356886

Date

(Salesperson or Broker-Associate, if any) Joyce Spector/ Steve Durbin

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AD REVISED 12/18 (PAGE 1 OF 2)

DISCLOSURE REGARDING REAL ESTATE AGENCY RELATIONSHIP (AD PAGE 1 OF 2)



CIVIL CODE SECTIONS 2079.13 – 2079.24 (2079.16 APPEARS ON THE FRONT)

2079.13. As used in Sections 2079.7 and 2079.14 to 2079.24, inclusive, the following terms have the following meanings:

(a) "Agent" means a person acting under provisions of Title 9 (commencing with Section 2295) in a real property transaction, and includes a person who is licensed as a real estate broker under Chapter 3 (commencing with Section 10130) of Part 1 of Division 4 of the Business and Professions Code, and under whose license a listing is executed or an offer to purchase is obtained. The agent in the real property transaction bears responsibility for that agent's salesperson or broker associates who perform as agents of the agent. When a salesperson or broker associate owes a duty to any principal, or to any buyer or seller who is not a principal, in a real property transaction, that duty is equivalent to the duty owed to that party by the broker for whom the salesperson or broker associate functions. (b) "Buyer" means a transferee in a real property transaction, and includes a person who executes an offer to purchase real property from a seller through an agent, or who seeks the services of an agent in more than a casual, transitory, or preliminary manner, with the object of entering into a real property transaction. "Buyer" includes vendee or lessee of real property. (c) "Commercial real property" means all real property in the state, except (1) single-family residential real property, (2) dwelling units made subject to Chapter 2 (commencing with Section 1940) of Title 5, (3) a mobilehome, as defined in Section 798.3, (4) vacant land, or (5) a recreational vehicle, as defined in Section 799.29. (d) "Dual agent" means an agent acting, either directly or through a salesperson or broker associate, as agent for both the seller and the buyer in a real property transaction. (e) "Listing agreement" means a written contract between a seller of real property and an agent, by which the agent has been authorized to sell the real property or to find or obtain a buyer, including rendering other services for which a real estate license is required to the seller pursuant to the terms of the agreement. (f) "Seller's agent" means a person who has obtained a listing of real property to act as an agent for compensation. (g) "Listing price" is the amount expressed in dollars specified in the listing for which the seller is willing to sell the real property through the seller's agent. (h) "Offering price" is the amount expressed in dollars specified in an offer to purchase for which the buyer is willing to buy the real property. (i) "Offer to purchase" means a written contract executed by a buyer acting through a buyer's agent that becomes the contract for the sale of the real property upon acceptance by the seller. (j) "Real property" means any estate specified by subdivision (1) or (2) of Section 761 in property, and includes (1) single-family residential property, (2) multifamily residential property with more than four dwelling units, (3) commercial real property, (4) vacant land, (5) a ground lease coupled with improvements, or (6) a manufactured home as defined in Section 18007 of the Health and Safety Code, or a mobilehome as defined in Section 18008 of the Health and Safety Code, when offered for sale or sold through an agent pursuant to the authority contained in Section 10131.6 of the Business and Professions Code. (k) "Real property transaction" means a transaction for the sale of real property in which an agent is retained by a buyer, seller, or both a buyer and seller to act in that transaction, and includes a listing or an offer to purchase. (l) "Sell," "sale," or "sold" refers to a transaction for the transfer of real property from the seller to the buyer and includes exchanges of real property between the seller and buyer, transactions for the creation of a real property sales contract within the meaning of Section 2985, and transactions for the creation of a leasehold exceeding one year's duration. (m) "Seller" means the transferor in a real property transaction and includes an owner who lists real property with an agent, whether or not a transfer results, or who receives an offer to purchase real property of which he or she is the owner from an agent on behalf of another. "Seller" includes both a vendor and a lessor of real property. (n) "Buyer's agent" means an agent who represents a buyer in a real property transaction.

2079.14. A seller's agent and buyer's agent shall provide the seller and buyer in a real property transaction with a copy of the disclosure form specified in Section 2079.16, and shall obtain a signed acknowledgment of receipt from that seller and buyer, except as provided in Section 2079.15, as follows: (a) The seller's agent, if any, shall provide the disclosure form to the seller prior to entering into the listing agreement. (b) The buyer's agent shall provide the disclosure form to the buyer as soon as practicable prior to execution of the buyer's offer to purchase. If the offer to purchase is not prepared by the buyer's agent, the buyer's agent shall present the disclosure form to the buyer not later than the next business day after receiving the offer to purchase from the buyer.

2079.15. In any circumstance in which the seller or buyer refuses to sign an acknowledgment of receipt pursuant to Section 2079.14, the agent shall set forth, sign, and date a written declaration of the facts of the refusal.

2079.16. Reproduced on Page 1 of this AD form.

2079.17 (a) As soon as practicable, the buyer's agent shall disclose to the buyer and seller whether the agent is acting in the real property transaction as the buyer's agent, or as a dual agent representing both the buyer and the seller. This relationship shall be confirmed in the contract to purchase and sell real property or in a separate writing executed or acknowledged by the seller, the buyer, and the buyer's agent prior to or coincident with execution of that contract by the buyer and the seller, respectively. (b) As soon as practicable, the seller's agent shall disclose to the seller whether the seller's agent is acting in the real property transaction as the seller's agent, or as a dual agent representing both the buyer and seller. This relationship shall be confirmed in the contract to purchase and sell real property or in a separate writing executed or acknowledged by the seller and the seller's agent prior to or coincident with the execution of that contract by the seller.

CONFIRMATION: The following agency relationships are confirmed for this transaction:

| | | | |
|-------------------------------|---|----------------|-------|
| Seller's Brokerage Firm | DO NOT COMPLETE, SAMPLE ONLY | License Number | _____ |
| Is the broker of (check one): | <input type="checkbox"/> the seller, or <input type="checkbox"/> both the buyer and seller. (dual agent) | | |
| Seller's Agent | DO NOT COMPLETE, SAMPLE ONLY | License Number | _____ |
| Is (check one): | <input type="checkbox"/> the Seller's Agent. (salesperson or broker associate) <input type="checkbox"/> both the Buyer's and Seller's Agent. (dual agent) | | |
| Buyer's Brokerage Firm | DO NOT COMPLETE, SAMPLE ONLY | License Number | _____ |
| Is the broker of (check one): | <input type="checkbox"/> the buyer, or <input type="checkbox"/> both the buyer and seller. (dual agent) | | |
| Buyer's Agent | DO NOT COMPLETE, SAMPLE ONLY | License Number | _____ |
| Is (check one): | <input type="checkbox"/> the Buyer's Agent. (salesperson or broker associate) <input type="checkbox"/> both the Buyer's and Seller's Agent. (dual agent) | | |

(d) The disclosures and confirmation required by this section shall be in addition to the disclosure required by Section 2079.14. An agent's duty to provide disclosure and confirmation of representation in this section may be performed by a real estate salesperson or broker associate affiliated with that broker.

2079.18 (Repealed pursuant to AB-1288)

2079.19 The payment of compensation or the obligation to pay compensation to an agent by the seller or buyer is not necessarily determinative of a particular agency relationship between an agent and the seller or buyer. A listing agent and a selling agent may agree to share any compensation or commission paid, or any right to any compensation or commission for which an obligation arises as the result of a real estate transaction, and the terms of any such agreement shall not necessarily be determinative of a particular relationship.

2079.20 Nothing in this article prevents an agent from selecting, as a condition of the agent's employment, a specific form of agency relationship not specifically prohibited by this article if the requirements of Section 2079.14 and Section 2079.17 are complied with.

2079.21 (a) A dual agent may not, without the express permission of the seller, disclose to the buyer any confidential information obtained from the seller. (b) A dual agent may not, without the express permission of the buyer, disclose to the seller any confidential information obtained from the buyer. (c) "Confidential information" means facts relating to the client's financial position, motivations, bargaining position, or other personal information that may impact price, such as the seller is willing to accept a price less than the listing price or the buyer is willing to pay a price greater than the price offered. (d) This section does not alter in any way the duty or responsibility of a dual agent to any principal with respect to confidential information other than price.

2079.22 Nothing in this article precludes a seller's agent from also being a buyer's agent. If a seller or buyer in a transaction chooses to not be represented by an agent, that does not, of itself, make that agent a dual agent.

2079.23 A contract between the principal and agent may be modified or altered to change the agency relationship at any time before the performance of the act which is the object of the agency with the written consent of the parties to the agency relationship.

2079.24 Nothing in this article shall be construed to either diminish the duty of disclosure owed buyers and sellers by agents and their associate licensees, subagents, and employees or to relieve agents and their associate licensees, subagents, and employees from liability for their conduct in connection with acts governed by this article or for any breach of a fiduciary duty or a duty of disclosure.

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AD REVISED 12/18 (PAGE 2 OF 2)

DISCLOSURE REGARDING REAL ESTATE AGENCY RELATIONSHIP (AD PAGE 2 OF 2)

Produced with Lone Wolf Transactions (2018 Form Edition) 221 Shearson Cr. Cambridge, Ontario, Canada N1T 1J5 www.lwolf.com

16839 Calla



1. **EQUAL ACCESS TO HOUSING FOR ALL:** All housing in California is available to all persons. Discrimination as noted below is prohibited by law. Resources are available for those who have experienced unequal treatment under the law.
2. **FEDERAL AND STATE LAWS PROHIBIT DISCRIMINATION AGAINST IDENTIFIED PROTECTED CLASSES:**
 - A. **FEDERAL FAIR HOUSING ACT ("FHA")** Title VIII of the Civil Rights Act; 42 U.S.C. §§ 3601-3619; Prohibits discrimination in sales, rental or financing of residential housing against persons in protected classes;
 - B. **CALIFORNIA FAIR EMPLOYMENT AND HOUSING ACT ("FEHA")** California Government Code ("GC") §§12900-12996, 12955; 2 California Code of Regulations ("CCR") §§12005-12271; Prohibits discrimination in sales, rental or financing of housing opportunity against persons in protected classes by providers of housing accommodation and financial assistance services as related to housing;
 - C. **CALIFORNIA UNRUH CIVIL RIGHTS ACT ("Unruh")** California Civil Code ("CC") §51; Prohibits business establishments from discriminating against, and requires full and equal accommodation, advantages, facilities, privileges, and services to persons in protected classes;
 - D. **AMERICANS WITH DISABILITIES ACT ("ADA")** 42 U.S.C. §§12181-12189; Title III of the ADA prohibits discrimination based on disability in public accommodations; and
 - E. **OTHER FAIR HOUSING LAWS:** Section 504 of Rehabilitation Act of 1973 29 U.S.C. §794; Ralph Civil Rights Act CC §51.7.; California Disabled Persons Act; CC §§54-55.32; any local city or county fair housing ordinances, as applicable.
3. **POTENTIAL LEGAL REMEDIES FOR UNLAWFUL DISCRIMINATION:** Violations of fair housing laws may result in monetary civil fines, injunctive relief, compensatory and/or punitive damages, and attorney fees and costs.
4. **PROTECTED CLASSES/CHARACTERISTICS:** Whether specified in Federal or State law or both, discrimination against persons if based on that person's belonging to, association with, or perceived membership to, any of the following classes or categories is prohibited.

| | | | | |
|---|--|--|--------------------------------|-------------------|
| Race | Color | Ancestry | National Origin | Religion |
| Sex | Sexual Orientation | Gender | Gender Identity | Gender Expression |
| Marital Status | Familial Status (family with a child or children under 18) | Source of Income (e.g., Section 8 Voucher) | Disability (Mental & Physical) | Medical Condition |
| Citizenship | Primary Language | Immigration Status | Military/Veteran Status | Age |
| Criminal History (non-relevant convictions) | | | Any arbitrary characteristic | |

5. **THE CALIFORNIA DEPARTMENT OF REAL ESTATE REQUIRES TRAINING AND SUPERVISION TO PREVENT HOUSING DISCRIMINATION BY REAL ESTATE LICENSEES:**
 - A. California Business & Professions Code ("B&PC") §10170.5(a)(4) requires 3 hours of training on fair housing for DRE license renewal; Real Estate Regulation §2725(f) requires brokers who oversee salespersons to be familiar with the requirements of federal and state laws relating to the prohibition of discrimination.
 - B. Violation of DRE regulations or real estate laws against housing discrimination by a real estate licensee may result in the loss or suspension of the licensee's real estate license. B&PC §10177(l)(1); 10 CCR §2780
6. **REALTOR® ORGANIZATIONS PROHIBIT DISCRIMINATION:** NAR Code of Ethics Article 10 prohibits discrimination in employment practices or in rendering real estate license services against any person because of race, color, religion, sex, handicap, familial status, national origin, sexual orientation, or gender identity by REALTORS®.
7. **WHO IS REQUIRED TO COMPLY WITH FAIR HOUSING LAWS?**
Below is a non-exclusive list of providers of housing accommodations or financial assistance services as related to housing who are most likely to be encountered in a housing transaction and who must comply with fair housing laws.
 - Sellers
 - Real estate licensees
 - Mobilehome parks
 - Insurance companies
 - Landlords
 - Real estate brokerage firms
 - Homeowners Associations ("HOAs");
 - Government housing services
 - Sublessors
 - Property managers
 - Banks and Mortgage lenders
8. **EXAMPLES OF CONDUCT THAT MAY NOT BE MOTIVATED BY DISCRIMINATORY INTENT BUT COULD HAVE A DISCRIMINATORY EFFECT:**
 - A. Prior to acceptance of an offer, asking for or offering buyer personal information or letters from the buyer, especially with photos. Those types of documents may inadvertently reveal, or be perceived as revealing, protected status information thereby increasing the risk of (i) actual or unconscious bias, and (ii) potential legal claims against sellers and others by prospective buyers whose offers were rejected.
 - B. Refusing to rent (i) an upper level unit to an elderly tenant out of concern for the tenant's ability to navigate stairs or (ii) a house with a pool to a person with young children out of concern for the children's safety.
9. **EXAMPLES OF UNLAWFUL OR IMPROPER CONDUCT BASED ON A PROTECTED CLASS OR CHARACTERISTIC:**
 - A. Refusing to negotiate for a sale, rental or financing or otherwise make a housing opportunity unavailable; failing to present offers due to a person's protected status;
 - B. Refusing or failing to show, rent, sell or finance housing; "channeling" or "steering" a prospective buyer or tenant to or away from a particular area due to that person's protected status or because of the racial, religious or ethnic composition of the neighborhood;
 - C. "Blockbusting" or causing "panic selling" by inducing a listing, sale or rental based on the grounds of loss of value of property, increase in crime, or decline in school quality due to the entry or prospective entry of people in protected categories into the neighborhood;
 - D. Making any statement or advertisement that indicates any preference, limitation, or discrimination;



- E. Inquiring about protected characteristics (such as asking tenant applicants if they are married, or prospective purchasers if they have children or are planning to start a family);
 - F. Using criminal history information before otherwise affirming eligibility, and without a legally sufficient justification;
 - G. Failing to assess financial standards based on the portion of the income responsible by a tenant who receives government subsidies (such as basing an otherwise neutral rent to income ratio on the whole rent rather than just the part of rent that is the tenant's responsibility);
 - H. Denying a home loan or homeowners insurance;
 - I. Offering inferior terms, conditions, privileges, facilities or services;
 - J. Using different qualification criteria or procedures for sale or rental of housing such as income standards, application requirements, application fees, credit analyses, sale or rental approval procedures or other requirements;
 - K. Harassing a person;
 - L. Taking an adverse action based on protected characteristics;
 - M. Refusing to permit a reasonable modification to the premises, as requested by a person with a disability (such as refusing to allow a wheel chair bound tenant to install, at their expense, a ramp over front or rear steps, or refusing to allow a physically disabled tenant from installing, at their own expense, grab bars in a shower or bathtub);
 - N. Refusing to make reasonable accommodation in policies, rules, practices, or services for a person with a disability (such as the following, if an actual or prospective tenant with a disability has a service animal or support animal):
 - (i) Failing to allow that person to keep the service animal or emotional support animal in rental property;
 - (ii) Charging that person higher rent or increased security deposit; or
 - (iii) Failing to show rental or sale property to that person who is accompanied by the service animal or support animal; and
 - O. Retaliating for asserting rights under fair housing laws.
- 10. EXAMPLES OF POSITIVE PRACTICES:**
- A. Real estate licensees working with buyers or tenants should apply the same objective property selection criteria, such as location/neighborhood, property features, and price range and other considerations, to all prospects;
 - B. Real estate licensees should provide complete and objective information to all clients based on the client's selection criteria;
 - C. Real estate licensees should provide the same professional courtesy in responding to inquiries, sharing of information and offers of assistance to all clients and prospects;
 - D. Housing providers should not make any statement or advertisement that directly or indirectly implies preference, limitation, or discrimination regarding any protected characteristic (such as "no children" or "English-speakers only");
 - E. Housing providers should use a selection process relying on objective information about a prospective buyer's offer or tenant's application and not seek any information that may disclose any protected characteristics (such as using a summary document, e.g. C.A.R. Form SUM-MO, to compare multiple offers on objective terms).
- 11. FAIR HOUSING RESOURCES:** If you have questions about your obligations or rights under the Fair Housing laws, or you think you have been discriminated against, you may want to contact one or more of the sources listed below to discuss what you can do about it, and whether the resource is able to assist you.
- A. Federal: https://www.hud.gov/program_offices/fair_housing_equal_opp
 - B. State: <https://www.dfeh.ca.gov/housing/>
 - C. Local: local Fair Housing Council office (non-profit, free service)
 - D. DRE: <https://www.dre.ca.gov/Consumers/FileComplaint.html>
 - E. Local Association of REALTORS®: List available at: <https://www.car.org/en/contactus/rosters/localassociationroster>.
 - F. Any qualified California fair housing attorney, or if applicable, landlord-tenant attorney.
- 12. LIMITED EXCEPTIONS TO FAIR HOUSING REQUIREMENTS:** No person should rely on any exception below without first seeking legal advice about whether the exception applies to their situation. Real estate licensees are not qualified to provide advice on the application of these exceptions.
- A. Legally compliant senior housing is exempt from FHA, FEHA and Unruh as related to age or familial status only;
 - B. An owner of a single-family residence who resides at the property with one lodger may be exempt from FEHA for rental purposes, PROVIDED no real estate licensee is involved in the rental;
 - C. An owner of a single-family residence may be exempt from FHA for sale or rental purposes, PROVIDED (i) no real estate licensee is involved in the sale or rental and (ii) no discriminatory advertising is used, and (iii) the owner owns no more than three single-family residences. Other restrictions apply;
 - D. An owner of residential property with one to four units who resides at the property, may be exempt from FHA for rental purposes, PROVIDED no real estate licensee is involved in the rental; and
 - E. Both FHA and FEHA do not apply to roommate situations. See, *Fair Housing Council v. Roommate.com LLC*, 568 F.3d 1216 (2019);
 - F. Since both the 14th Amendment of the U.S. Constitution and the Civil Rights Act of 1966 prohibit discrimination based on race, the FHA and FEHA exemptions do not extend to discrimination based on race.

Buyer/Tenant and Seller/Landlord have read, understand and acknowledge receipt of a copy of this Fair Housing & Discrimination Advisory.

Buyer/Tenant

Date

Buyer/Tenant

Date

Seller/Landlord

The Love Partnership Ltd, Joanne Alexander

Date

3/4/21

Seller/Landlord

Date

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FHDA 10/20 (PAGE 2 OF 2)

FAIR HOUSING & DISCRIMINATION ADVISORY (FHDA PAGE 2 OF 2)

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CALIFORNIA
ASSOCIATION
OF REALTORS®

POSSIBLE REPRESENTATION OF MORE THAN ONE BUYER OR SELLER - DISCLOSURE AND CONSENT

(C.A.R. Form PBRS, Revised 12/18)

A real estate broker (Broker), whether a corporation, partnership or sole proprietorship, may represent more than one buyer or seller. This multiple representation can occur through an individual licensed as a broker or salesperson or through different individual broker's or salespersons (associate licensees) acting under the Broker's license. The associate licensees may be working out of the same or different office locations.

Multiple Buyers: Broker (individually or through its associate licensees) may be working with many prospective buyers at the same time. These prospective buyers may have an interest in, and make offers on, the same properties. Some of these properties may be listed with Broker and some may not. Broker will not limit or restrict any particular buyer from making an offer on any particular property whether or not Broker represents other buyers interested in the same property.

Multiple Sellers: Broker (individually or through its associate licensees) may have listings on many properties at the same time. As a result, Broker will attempt to find buyers for each of those listed properties. Some listed properties may appeal to the same prospective buyers. Some properties may attract more prospective buyers than others. Some of these prospective buyers may be represented by Broker and some may not. Broker will market all listed properties to all prospective buyers whether or not Broker has another or other listed properties that may appeal to the same prospective buyers.

Dual Agency: If Seller is represented by Broker, Seller acknowledges that broker may represent prospective buyers of Seller's property and consents to Broker acting as a dual agent for both seller and buyer in that transaction. If Buyer is represented by Broker, Buyer acknowledges that Broker may represent sellers of property that Buyer is interested in acquiring and consents to Broker acting as a dual agent for both buyer and seller with regard to that property.

In the event of dual agency, seller and buyer agree that a dual agent may not, without the express permission of the respective party, disclose to the other party confidential information, including, but not limited to, facts relating to either the buyer's or seller's financial position, motivations, bargaining position, or other personal information that may impact price, including the seller's willingness to accept a price less than the listing price or the buyer's willingness to pay a price greater than the price offered; and except as set forth above, a dual agent is obligated to disclose known facts materially affecting the value or desirability of the Property to both parties.

Offers not necessarily confidential: Buyer is advised that seller or listing agent may disclose the existence, terms, or conditions of buyer's offer unless all parties and their agent have signed a written confidentiality agreement. Whether any such information is actually disclosed depends on many factors, such as current market conditions, the prevailing practice in the real estate community, the listing agent's marketing strategy and the instructions of the seller.

Buyer and seller understand that Broker may represent more than one buyer or more than one seller and even both buyer and seller on the same transaction and consents to such relationships.

Seller and/or Buyer acknowledges reading and understanding this Possible Representation of More Than One Buyer or Seller - Disclosure and Consent and agrees to the agency possibilities disclosed.

Seller Yes MA ✓ The Loew Partnership, Ltd. Jeanie Alexander Date 7-17-22
Seller _____ Date _____

Buyer _____ Date _____
Buyer _____ Date _____

Buyer's Brokerage Firm _____ DRE Lic # _____ Date _____
By _____ DRE Lic # _____ Date _____

Seller's Brokerage Firm Compass DRE Lic # 018-66771 Date 03/17/2022
By Joyce Spector/Steve Durbin DRE Lic # 00356586 Date _____

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PBRS REVISED 12/18 (PAGE 1 OF 1)

POSSIBLE REPRESENTATION OF MORE THAN ONE BUYER OR SELLER (PBRS PAGE 1 OF 1)

Compass - Pacific Palisades 15001 Sunset Blvd #A Pacific Palisades CA 90272
Joyce Spector

Phone: (310) 745-5877 Fax: (310) 434-6000
Produced with Lona Wolf Transactions (zipForm Edition) 231 Shearson Cir. Cambridge, Ontario, Canada N1T 1J6 www.lwof.com

16839 CaDe



Date Prepared: March 17, 2022

EXCLUSIVE AUTHORIZATION: The Loeb Partnership, Ltd, Joanne Alexander, Harold and Bridget Minkowitz ("Owner")
hereby employs and grants Compass ("Broker")
beginning (date) March 17, 2022 and ending at 11:59 P.M. on (date) October 15, 2022 ("Listing Period")
the exclusive and irrevocable right to: ☐ SELL, ☐ LEASE, ☐ EXCHANGE, ☐ OPTION, or ☐ OTHER
the real property described as: 15839 Calle Belvedere

situated in Pacific Palisades (City), Los Angeles (County), California, 90272 (Zip Code)
Assessor's Parcel No.: 4431-038-049 ("Property")

2. LISTING PRICE AND TERMS:

A. The listing price shall be Seven Hundred Ninety-Nine Thousand
Dollars (\$ 799,000.00)

B. Additional Terms: _____

3. COMPENSATION TO BROKER:

Notice: The amount or rate of real estate commissions is not fixed by law. They are set by each Broker individually and may be negotiable between Owner and Broker (real estate commissions include all compensation and fees to Broker).

A. Owner agrees to pay to Broker as compensation for services irrespective of agency relationship(s): ☐ 5.000 percent of the listing price (or if a purchase agreement is entered into, of the contract price), or ☐ \$ _____ AND _____ as follows:

(1) If during the Listing Period, or any extension, Broker, cooperating broker, Owner or any other person procures a ready, willing and able buyer(s) or transferee(s) whose offer to purchase, lease, exchange, option, or otherwise transfer the Property on any price and terms is accepted by Owner, provided the Buyer or Transferee completes the transaction or is prevented from doing so by Owner. (It is agreed by Owner that any reference to Buyer or Prospective Buyer in this Agreement shall and does also include Transferee or Prospective Transferee. Broker is entitled to compensation whether any escrow or other transfer resulting from such offer closes during or after the expiration of the Listing Period or any extension.)

OR (2) If within 180 calendar days: (a) after the end of the Listing Period or any extension; or (b) after any cancellation of this Agreement, unless otherwise agreed, Owner enters into a contract to sell, convey, lease or otherwise transfer the Property to anyone ("Prospective Buyer") or that person's related entity: (i) who physically entered and was shown the Property during the Listing Period or any extension by Broker or a cooperating broker; or (ii) for whom Broker or any cooperating broker submitted to Owner a signed, written offer to acquire, lease, exchange or obtain an option on the Property. Owner, however, shall have no obligation to Broker under paragraph 3A(2) unless, not later than the end of the Listing Period or any extension or cancellation, Broker has given Owner a written notice of the names of such Prospective Buyers.

OR (3) If, without Broker's prior written consent, the Property is withdrawn from sale, conveyed, leased, rented, otherwise transferred, or made unmarketable by a voluntary act of Owner during the Listing Period, or any extension.

B. If completion of the sale is prevented by a party to the transaction other than Owner, then compensation which otherwise would have been earned under paragraph 3A shall be payable only if and when Owner collects damages by suit, arbitration, settlement or otherwise, and then in an amount equal to the lesser of one-half of the damages recovered or the above compensation, after first deducting title and escrow expenses and the expenses of collection, if any.

C. In addition, Owner agrees to pay Broker:

D. Owner has been advised of Broker's policy regarding cooperation with, and the amount of compensation offered to, other brokers.

(1) Broker is authorized to cooperate with and compensate brokers participating through the multiple listing service(s) ("MLS") by offering to MLS brokers out of Broker's compensation specified in 3A, either ☐ 3.000 percent of the purchase price, or ☐ \$ _____

(2) Broker is authorized to cooperate with and compensate brokers operating outside the MLS as per Broker's policy.

E. Owner hereby irrevocably assigns to Broker the above compensation from Owner's funds and proceeds in escrow. Broker may submit this Agreement, as instructions to compensate Broker pursuant to paragraph 3A, to any escrow regarding the Property involving Owner and a buyer, Prospective Buyer or other transferee.

F. (1) Owner represents that Owner has not previously entered into a listing agreement with another broker regarding the Property, unless specified as follows: _____

(2) Owner warrants that Owner has no obligation to pay compensation to any other broker regarding the Property unless the Property is transferred to any of the following individuals or entities: _____

(3) If the Property is sold to anyone listed above during the time Owner is obligated to compensate another broker: (i) Broker is not entitled to compensation under this Agreement; and (ii) Broker is not obligated to represent Owner in such transaction.



4. **A. ITEMS EXCLUDED AND INCLUDED:** Unless otherwise specified in a real estate purchase agreement, all fixtures and fittings that are attached to the Property are included, and personal property items are excluded, from the purchase price.

ADDITIONAL ITEMS EXCLUDED:**ADDITIONAL ITEMS INCLUDED:**

Owner intends that the above items be excluded or included in offering the Property for sale, but understands that: (i) the purchase agreement supersedes any intention expressed above and will ultimately determine which items are excluded and included in the sale; and (ii) Broker is not responsible for and does not guarantee that the above exclusions and/or inclusions will be in the purchase agreement.

- B. (1) LEASED OR NOT OWNED ITEMS:** The following items are leased or not owned by Owner:

☐ Solar power system☐ Water Softener☐

- (2) LIENED ITEMS:** The following items have been financed and a lien has been placed on the Property to secure payment:

☐ Solar power system☐

Owner will provide to Buyer, as part of the sales agreement, copies of lease documents, or other documents obligating Owner to pay for any such leased or liened item.

5. **MULTIPLE LISTING SERVICE:**

- A. WHAT IS AN MLS?** The MLS is a database of properties for sale that is available and disseminated to and accessible by all other real estate agents who are participants or subscribers to the MLS. As set forth in paragraph 7, participants and subscribers conducting public marketing of a property listing must submit the property information to the MLS. Property information submitted to the MLS describes the price, terms and conditions under which the Owner's property is offered for sale (including but not limited to the listing broker's offer of compensation to other brokers). It is likely that a significant number of real estate practitioners in any given area are participants or subscribers to the MLS. The MLS may also be part of a reciprocal agreement to which other multiple listing services belong. Real estate agents belonging to other multiple listing services that have reciprocal agreements with the MLS also have access to the information submitted to the MLS. The MLS may further transmit listing information to internet sites that post property listings online.

- B. WHAT INFORMATION IS PROVIDED TO THE MLS:** All terms of the transaction, including sales price and financing, if applicable, (i) will be provided to the MLS in which the Property is listed for publication, dissemination and use by persons and entities on terms approved by the MLS, and (ii) may be provided to the MLS even if the Property was not listed with the MLS. Owner consents to Broker providing a copy of this listing agreement to the MLS if required by the MLS.

- C. WHAT IS BROKER'S MLS?** Broker is a participant/subscriber to: MLS Glow Multiple Listing Service (MLS) and possibly others. That MLS is (or if checked ☐ is not) the primary MLS for the geographic area of the Property. When required by paragraph 7 or by the MLS, Property will be listed with the MLS(s) specified above.

6. **BENEFITS OF USING THE MLS; IMPACT OF OPTING OUT OF THE MLS**

- A. EXPOSURE TO BUYERS THROUGH MLS:** Listing property with an MLS exposes an seller's property to all real estate agents and brokers (and their potential buyer clients) who are participants or subscribers to the MLS or a reciprocating MLS. The MLS may further transmit the MLS database to internet sites that post property listings online.

- B. IMPACT OF OPTING OUT OF MLS:** If Owner elects to exclude the Property from the MLS, Owner understands and acknowledges that: (i) Owner is authorizing limited exposure of the Property and NO marketing or advertising of the Property to the public will occur; (ii) real estate agents and brokers from other real estate offices, and their buyer clients, who have access to that MLS may not be aware that Owner's Property is offered for sale; (iii) information about Owner's Property will not be transmitted from the MLS to various real estate internet sites that are used by the public to search for property listings and; (iv) real estate agents, brokers and members of the public may be unaware of the terms and conditions under which Owner is marketing the Property.

- C. REDUCTION IN EXPOSURE:** Any reduction in exposure of the Property may lower the number of offers and negatively impact the sales price.

- D. NOT LISTING PROPERTY IN A LOCAL MLS:** If the Property is listed in an MLS which does not cover the geographic area where the Property is located then real estate agents and brokers working that territory, and Buyers they represent looking for property in the neighborhood, may not be aware the Property is for sale.

Owner's Initials () ()

Broker's/Agent's Initials () ()

7. **PUBLIC MARKETING OF PROPERTY:**

- A. CLEAR COOPERATION POLICY:** MLS rules require ☐ Do NOT require - see 7F) that residential real property with one to four units and vacant lot listings be submitted to the MLS within 1 business day of any public marketing.

- B. PUBLIC MARKETING WITHIN CLEAR COOPERATION:** (i) Public marketing includes, but is not limited to, flyers displayed in windows, yard signs, digital marketing on public facing websites, brokerage website displays, digital communications marketing and email blasts, multi-brokerage listing sharing networks, marketing to closed or private listing clubs or groups, and applications available to the general public. (ii) Public marketing does not include an office exclusive listing where there is direct promotion of the listing between the brokers and licensees affiliated with the listing brokerage, and one-to-one promotion between these licensees and their clients.

- C. "COMING SOON" STATUS IMPACT ON MARKETING:** Owner is advised to discuss with Broker the meaning of "Coming Soon" as that term applies to the MLS in which the Property will be listed, and how any Coming Soon status will impact when and how a listing will be viewable to the public via the MLS. Owner does ☐ does not) authorize Broker to utilize Coming Soon status, if any.

- D. Owner instructs Broker:**

- (1) Owner instructs Broker to market the Property to the public, and to start marketing on the beginning date of this Agreement or ☐ (date):



- OR (2)** ☐ Owner instructs Broker NOT to market the Property to the public. (MLS may require C.A.R. Form SELM or local equivalent form). Owner understands that no public marketing will occur and the scope of marketing that will occur will consist only of direct one-on-one promotion between the brokers and licensees affiliated with the listing brokerage and their respective clients.
- E. Whether 7D(1) or 7D(2) is selected,** Owner understands and agrees that should any public marketing of the property occur, the Property listing will be submitted to the MLS within 1 business day.
- F. ☐ CLEAR COOPERATION POLICY DOES NOT APPLY:** Paragraphs 7A (other than the language in the parenthetical), 7B, 7D and 7E do not apply to this listing. Broker shall disclose to Owner and obtain Owner's consent for any instruction to not market the Property on the MLS or to the public.
- 9. MLS DATA ON THE INTERNET:** MLS rules allow MLS data to be made available by the MLS to additional Internet sites unless Broker gives the MLS instructions to the contrary. Specific information that can be excluded from the Internet as permitted by (or in accordance with) the MLS is as follows:
- A. PROPERTY OR PROPERTY ADDRESS:** Owner can instruct Broker to have the MLS not display the Property or the Property address on the Internet (C.A.R. Form SELI). Owner understands that either of these opt-outs would mean consumers searching for listings on the Internet may not see the Property or Property's address in response to their search.
- B. FEATURE OPT-OUTS:** Owner can instruct Broker to advise the MLS that Owner does not want visitors to MLS Participant or Subscriber Websites or Electronic Displays that display the Property listing to have the features below (C.A.R. Form SELI). Owner understands (i) that these opt-outs apply only to Websites or Electronic Displays of MLS Participants and Subscribers who are real estate broker and agent members of the MLS; (ii) that other Internet sites may or may not have the features set forth herein; and (iii) that neither Broker nor the MLS may have the ability to control or block such features on other Internet sites.
- (1) **COMMENTS AND REVIEWS:** The ability to write comments or reviews about the Property on those sites; or the ability to link to another site containing such comments or reviews if the link is in immediate conjunction with the Property display.
- (2) **AUTOMATED ESTIMATE OF VALUE:** The ability to create an automated estimate of value or to link to another site containing such an estimate of value if the link is in immediate conjunction with the Property display.
- ☐ Owner elects to opt-out of certain Internet features as provided by C.A.R. Form SELI or the local equivalent form.
- 9. OWNER REPRESENTATIONS:** Owner represents that, unless otherwise specified in writing, Owner is unaware of:
- (i) any Notice of Default recorded against the Property; (ii) any delinquent amounts due under any loan secured by, or other obligation affecting, the Property; (iii) any bankruptcy, insolvency or similar proceeding affecting the Property; (iv) any litigation, arbitration, administrative action, government investigation or other pending or threatened action that affects or may affect the Property or Owner's ability to transfer it; and (v) any current, pending or proposed special assessments affecting the Property. Owner shall promptly notify Broker in writing if Owner becomes aware of any of these items during the Listing Period or any extension thereof.
- 10. BROKER'S AND OWNER'S DUTIES:**
- A.** Broker agrees to exercise reasonable effort and due diligence to achieve the purposes of this Agreement. Unless Owner gives Broker written instructions to the contrary, Broker is authorized, but not required, to (i) order reports and disclosures including those specified in 7C as necessary; (ii) advertise and market the Property by any method and in any medium selected by Broker, including MLS and the Internet and, to the extent permitted by these media, control the dissemination of the information submitted to any medium; and (iii) disclose to any real estate licensee making an inquiry the receipt of any offers on the Property and the offering price of such offers.
- B.** Broker agrees to present all offers received for Owner's Property, and present them to Owner as soon as possible, unless Owner gives Broker written instructions to the contrary.
- C.** Owner agrees to consider offers presented by Broker, and to act in good faith to accomplish the sale of the Property by, among other things, making the Property available for showing at reasonable times and, subject to paragraph 3F, referring to Broker all inquiries of any party interested in the Property. Owner is responsible for determining at what price to list and sell the Property.
- D. Investigations and Reports:** Owner agrees, within 5 (or) Days of the beginning date of this Agreement, to pay for the following pre-sale reports: ☐ Structural Pest Control ☐ General Property Inspection ☐ Homeowners Association Documents ☐ Other _____ If Property is located in a Common Interest Development or Homeowners Association, Owner is advised that there may be benefits to obtaining any required documents prior to entering into escrow with any buyer. Such benefits may include, but not be limited to, potentially being able to lower costs in obtaining the documents and avoiding any potential delays or complications due to late or slow delivery of such documents.
- E.** Owner agrees to provide Broker and transferee(s) all written disclosures, as required by law. Owner further agrees to immediately disclose in writing any condition known to Owner that affects the Property, including, but not limited to, any past or current generation, storage, release, threatened release, disposal, and presence and location of asbestos, PCB transformers, petroleum products, flammable explosives, underground storage tanks, and other hazardous, toxic or contaminated substances or conditions in, on, or about the Property. Owner shall maintain public liability and property damage insurance on the Property during the Listing Period or any extension. Owner waives all subrogation rights under any insurance against Broker, cooperating brokers or employees.
- F.** Owner further agrees to indemnify, defend and hold Broker harmless from all claims, disputes, litigation, judgments, attorney fees and costs arising from any incorrect or incomplete information supplied by Owner, or from any material facts that Owner knows but fails to disclose including dangerous or hidden conditions on the Property.
- G. ☐ (If checked)** The attached property disclosures is part of this Listing Agreement and may be provided to Prospective Transferees.
- 11. DEPOSIT:** Broker is authorized to accept and hold on Owner's behalf any deposits to be applied toward the purchase price.
- 12. AGENCY RELATIONSHIPS:**
- A. DISCLOSURE:** The Seller acknowledges receipt of a ☒ "Disclosure Regarding Real Estate Agency Relationships" (C.A.R. Form AD).

- B. OWNER REPRESENTATION:** Broker shall represent Owner in any resulting transaction, except as specified in paragraph 3F.
- C. POSSIBLE DUAL AGENCY WITH BUYER:** Depending upon the circumstances, it may be necessary or appropriate for Broker to act as an agent for both Owner and buyer, exchange party, or one or more additional parties ("Buyer"). Broker shall, as soon as practicable, disclose to Owner any election to act as a dual agent representing both Owner and Buyer. If a Buyer is procured directly by Broker or an associate-licensed in Broker's firm, Owner hereby consents to Broker acting as a dual agent for Owner and Buyer. In the event of an exchange, Owner hereby consents to Broker collecting compensation from additional parties for services rendered, provided there is disclosure to all parties of such agency and compensation. Owner understands and agrees that a dual agent may not, without the express permission of the respective party, disclose to the other party confidential information, including, but not limited to, facts relating to either the Buyer's or Owner's financial position, motivations, bargaining position, or other personal information that may impact price, including the Owner's willingness to accept a price less than the listing price or the Buyer's willingness to pay a price greater than the price offered, and except as set forth above, a dual agent is obligated to disclose known facts materially affecting the value or desirability of the Property to both parties.
- D. CONFIRMATION:** Broker shall confirm the agency relationship described above, or as modified, in writing, prior to or concurrent with Owner's execution of a purchase agreement.
- E. Potentially Competing Sellers and Buyers:** Owner understands that Broker may have or obtain listings on other properties, and that potential buyers may consider, make offers on, or purchase through Broker, property the same as or similar to Owner's Property. Owner consents to Broker's representation of sellers and buyers of other properties before, during and after the end of this Agreement. Owner acknowledges receipt of a ☒ "Possible Representation of More than One Buyer or Seller - Disclosure and Consent" (C.A.R. Form PRBS).
- 13. SECURITY, INSURANCE, SHOWINGS, AUDIO AND VIDEO:** Broker is not responsible for loss of or damage to personal or real property, or person, whether attributable to use of a key safe/lockbox, a showing of the Property, or otherwise. Third parties, including, but not limited to, appraisers, inspectors, brokers and prospective buyers, may have access to and take videos and photographs of the interior of the Property. Owner agrees: (i) to take reasonable precautions to safeguard and protect valuables that might be accessible during showings of the Property; (ii) to obtain insurance to protect against these risks. Broker does not maintain insurance to protect Owner. Persons visiting the Property may not be aware that they could be recorded by audio or visual devices installed by Owner (such as "nanny cams" and hidden security cameras). Owner is advised to post notice disclosing the existence of security devices.
- 14. PHOTOGRAPHS AND INTERNET ADVERTISING:**
- A.** In order to effectively market the Property for sale it is often necessary to provide photographs, including aerial photographs, virtual tours and other media to buyers. Owner agrees (or ☐ if checked, does not agree) that Broker or others may photograph or otherwise electronically capture images of the exterior and interior of the Property ("Images") for static and/or virtual tours of the Property by buyers and others for use on Broker's website, the MLS, and other marketing materials and sites. Owner acknowledges that if Broker engages third parties to capture and/or reproduce and display Images, the agreement between Broker and those third parties may provide such third parties with certain rights to those Images. The rights to the Images may impact Broker's control or lack of control of future use of the Images. If Owner is concerned, Owner should request that Broker provide any third parties' agreement impacting the Images. Owner also acknowledges that once Images are placed on the Internet neither Broker nor Owner has control over who can view such Images and what use viewers may make of the Images, or how long such Images may remain available on the Internet. Owner further assigns any rights in all Images to the Broker/Agent and agrees that such Images are the property of Broker/Agent and that Broker/Agent may use such Images for advertising, including post sale and for Broker/Agent's business in the future.
- B.** Owner acknowledges that prospective buyers and/or other persons coming onto the property may take photographs, videos or other images of the property. Owner understands that Broker does not have the ability to control or block the taking and use of Images by any such persons. (If checked) ☐ Owner instructs Broker to publish in the MLS that taking of Images is limited to those persons preparing Appraisal or Inspection reports. Owner acknowledges that unauthorized persons may take images who do not have access to or have not read any limiting instruction in the MLS or who take images regardless of any limiting instruction in the MLS. Once Images are taken and/or put into electronic display on the Internet or otherwise, neither Broker nor Owner has control over who views such Images nor what use viewers may make of the Images.
- 15. KEYSAFE/LOCKBOX:** A key safe/lockbox is designed to hold a key to the Property to permit access to the Property by Broker, cooperating brokers, MLS participants, their authorized licensees and representatives, authorized inspectors and accompanied prospective buyers. Owner further agrees that Broker, at Broker's discretion, and without further approval from Owner, shall have the right to grant access to and convey Owner's consent to access the Property to inspectors, appraisers, workers, repair persons, and other persons requiring entry to the Property in order to facilitate the sale of the Property. Broker, cooperating brokers, MLS and Associations/Boards of REALTORS® are not insurers against injury, theft, loss, vandalism or damage attributed to the use of a key safe/lockbox. Owner does (or if checked ☐ does not) authorize Broker to install a key safe/lockbox. If Owner does not occupy the Property, Owner shall be responsible for obtaining occupant(s) written permission for use of a key safe/lockbox (C.I.A.R. Form KLA).
- 16. SIGN:** Owner does (or if checked ☐ does not) authorize Broker to install a FDR SALE/SOLD sign on the Property.
- 17. EQUAL HOUSING OPPORTUNITY:** The Property is offered in compliance with federal, state and local anti-discrimination laws.
- 18. ATTORNEY FEES:** In any action, proceeding or arbitration between Owner and Broker to enforce the compensation provisions of this Agreement, the prevailing Owner or Broker shall be entitled to reasonable attorney fees and costs from the non-prevailing Owner or Broker, except as provided in paragraph 22A.
- 19. ADDITIONAL TERMS:** ☐ REC Advisory Listing (C.A.R. Form REOL) ☐ Short Sale Information and Advisory (C.A.R. Form SSIA) ☐ Trust Advisory (C.A.R. Form TA)
- ☐ Owner intends to include a contingency to purchase a replacement property as part of any resulting transaction.
- Exclusion Nathan Andoel, for Chris Nathan, purchased no similar or comparable 2 and*



Property Address: 16839 Calle Bellavista, Pacific Palisades, Ca 90272

Date: March 17, 2022

20. **MANAGEMENT APPROVAL:** If an associate-licensure in Broker's office (salesperson or broker-associate) enters into this Agreement on Broker's behalf, and Broker or Manager does not approve of its terms, Broker or Manager has the right to cancel this Agreement in writing, within 5 Days after its execution.
21. **SUCCESSORS AND ASSIGNS:** This Agreement shall be binding upon Owner and Owner's successors and assigns.
22. **DISPUTE RESOLUTION:**
- A. **MEDIATION:** Owner and Broker agree to mediate any dispute or claim arising between them regarding the obligation to pay compensation under this Agreement, before resorting to arbitration or court action. Mediation fees, if any, shall be divided equally among the parties involved. If, for any dispute or claim to which this paragraph applies, any party (i) commences an action without first attempting to resolve the matter through mediation, or (ii) before commencement of an action, refuses to mediate after a request has been made, then that party shall not be entitled to recover attorney fees, even if they would otherwise be available to that party in any such action. Exclusions from this mediation agreement are specified in paragraph 22B.
- B. **ADDITIONAL MEDIATION TERMS:** The following matters shall be excluded from mediation: (i) a judicial or nonjudicial foreclosure or other action or proceeding to enforce a deed of trust, mortgage or installment land sale contract as defined in Civil Code §2985; (ii) an unlawful detainer action; (iii) the filing or enforcement of a mechanic's lien; and (iv) any matter that is within the jurisdiction of a probate, small claims or bankruptcy court. The filing of a court action to enable the recording of a notice of pending action, for order of attachment, receivership, injunction, or other provisional remedies, shall not constitute a waiver or violation of the mediation provisions.
- C. **ARBITRATION ADVISORY:** If Seller and Broker desire to resolve disputes arising between them through arbitration rather than court, they can document their agreement by attaching and signing an Arbitration Agreement (C.A.R. Form ARB).
23. **ENTIRE AGREEMENT:** All prior discussions, negotiations and agreements between the parties concerning the subject matter of this Agreement are superseded by this Agreement, which constitutes the entire contract and a complete and exclusive expression of their agreement and may not be contradicted by evidence of any prior agreement or contemporaneous oral agreement. If any provision of this Agreement is held to be ineffective or invalid, the remaining provisions will nevertheless be given full force and effect. This Agreement and any supplement, addendum or modification, including any photocopy or facsimile, may be executed in counterparts.
24. **OWNERSHIP, TITLE AND AUTHORITY:** Owner warrants that: (i) Owner is the owner of the Property; (ii) no other persons or entities have title to the Property; and (iii) Owner has the authority to both execute this Agreement and sell the Property. Exceptions to ownership, title and authority are as follows: _____

☐ **REPRESENTATIVE CAPACITY:** This Listing Agreement is being signed for Owner by an individual acting in a Representative Capacity as specified in the attached Representative Capacity Signature Disclosure (C.A.R. Form RCSD-S). Wherever the signature or initials of the representative identified in the RCSD appear on this Agreement or any related documents, it shall be deemed to be in a representative capacity for the entity described and not in an individual capacity, unless otherwise indicated. Owner (i) represents that the entity for which the individual is signing already exists and (ii) shall deliver to Broker, within 3 Days after execution of this Agreement, evidence of authority to act (such as but not limited to: applicable trust document, or portion thereof; letters testamentary, court order, power of attorney, resolution, or formation documents of the business entity).

By signing below, Owner acknowledges that Owner has read, understands, received a copy of and agrees to the terms of this Listing Agreement and any attached schedule of compensation.

Owner: The Love Partnership, Ltd, Joanne Alexander Date: 7-4-22
 Address: 6300 W. Loop South Ste 280 City: Beverly Hills, Ca 90212 State: Texas Zip: 77401
 Telephone: _____ Fax: _____ E-mail: dloev@loevlaw.com

Owner: _____ Date: _____
 Address: _____ City: _____ State: _____ Zip: _____
 Telephone: _____ Fax: _____ E-mail: _____

☐ Additional Signature Addendum attached (C.A.R. Form ASA)

Real Estate Broker (Firm) Compass DRE Lic. # 018-66771
 Address: 19207 W. Sunset Blvd City: Pacific Palisades State: CA Zip: 90272-3567
 By: _____ Tel: _____ E-mail: Spectrion@gmail.com DRE Lic. # 00355686 Date: _____
 By: Joyce Specter/Steve Durbilo Tel: _____ E-mail: _____ DRE Lic. # _____ Date: _____

☐ Two Brokers with different companies are co-listing the Property. Co-listing Broker information is on the attached Additional Broker Acknowledgement (C.A.R. Form ABA).

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VLL REVISED 6/20 (PAGE 5 OF 5)

Reviewed by: _____

VACANT LAND LISTING AGREEMENT (VLL PAGE 5 OF 5)

Produced with the Wolf Transaction (eForm Edition) 281 Shearson Ct. Cambridge, Ontario, Canada N1T 1J5. www.wolfs.com

16839 CBB



1. **INTRODUCTION:** Selling property in California is a process that involves many steps. From start to finish, it could take anywhere from a few weeks to many months, depending upon the condition of your Property, local market conditions and other factors. You have already taken an important step by listing your Property for sale with a licensed real estate broker. Your broker will help guide you through the process and may refer you to other professionals, as needed. This advisory addresses many things you may need to think about and do as you market your Property. Some of these things are requirements imposed upon you, either by law or by the listing or sale contract. Others are simply practical matters that may arise during the process. Please read this document carefully and, if you have any questions, ask your broker or appropriate legal or tax advisor for help.
2. **DISCLOSURES:**
 - A. **General Disclosure Duties:** You must affirmatively disclose to the buyer, in writing, any and all known facts that materially affect the value or desirability of your Property. You must disclose these facts whether or not asked about such matters by the buyer, any broker, or anyone else. This duty to disclose applies even if the buyer agrees to purchase your Property in its present condition without requiring you to make any repairs. If you do not know what or how to disclose, you should consult a real estate attorney in California of your choosing. Broker cannot advise you on the legal sufficiency of any disclosures you make.
 - B. **Specific Contractual Disclosure Duties:**
 - (1) The Vacant Land Purchase Agreement provides that the seller shall, if required by Law, deliver to buyer information regarding earthquakes, environmental hazards, flood hazards, and fire hazards
 - (2) If seller has actual knowledge, the Purchase Contract requires seller to disclose (i) Legal Proceedings affecting the Property, (ii) Agricultural Use restrictions, (iii) Deed restrictions; (iv) Farm Use and right to farm issues, (v) Endangered Species issues, (vi) Environmental Hazards, (vii) Common Walls, (viii) Landlocked property, (ix) Easements and Encroachments, (x) Soil fill and Soil problems, (xi) Earthquake damage, (xii) Zoning Issues, (xiii) Neighborhood problems.
 - (3) Existing Rental and Service agreements must be disclosed.
 - (4) Seller is also required to make a good faith effort to obtain and deliver to the buyer a disclosure notice from the appropriate local agency(ies) about any special tax levied on your Property pursuant to the Mello-Roos Community Facilities Act, the Improvement Bond Act of 1915, and a notice concerning the contractual assessment provided by section 5898.24 of the Streets and Highways Code.
 - (5) Common Interest Developments: If the Property is in a common interest development, you must provide to the buyer copies of the governing documents, the most recent financial statements distributed, and other documents required by law or contract. If you do not have a current version of these documents, you can request them from the management of your homeowners' association. To avoid delays, you are encouraged to obtain these documents as soon as possible, even if you have not yet entered into a purchase agreement to sell your Property.
 - (6) Contract Terms and Conditions: A buyer may request, as part of the contract for the sale of your Property, that you pay for repairs to the Property and other items. Your decision on whether or not to comply with a buyer's requests may affect your ability to sell your Property at a specified price.
 - C. **Other Legal Duties Withholding Taxes:** Under federal and California tax laws, a buyer is required to withhold a portion of the purchase price from your sale proceeds for tax purposes unless you sign an affidavit of non-foreign status and California residency, or some other exemption applies and is documented.
 - D. **Prohibition Against Discrimination:** Discriminatory conduct in the sale of real property against individuals belonging to legally protected classes is a violation of the law.
3. **LEGAL AND TAX IMPLICATIONS:** Your Property may have legal, tax, insurance, title or other implications. You should consult an appropriate professional for advice on these matters.
4. **MARKETING CONSIDERATIONS:**
 - A. **Pre-Sale Inspections and Considerations:** You should consider doing what you can to prepare your Property for sale. Many people are not aware of defects in or problems with their own Property. One way to make yourself aware is to obtain professional inspections prior to sale. Pre-sale inspections may include a general property inspection and an inspection of the septic or well systems, if any, among others. By doing this, you then have an opportunity to make repairs before your Property is sold, which may enhance its marketability. Keep in mind, however, that any problems revealed by such inspection reports or repairs that have been made, whether or not disclosed in a report, should be disclosed to the buyer (see "Disclosures" in paragraph 2 above). This is true even if the buyer gets his/her own inspections covering the same area. Obtaining inspection reports may also assist you during contract negotiations with the buyer.
 - B. **Safety Precautions:** Advertising and marketing your Property for sale, including, but not limited to, placing a

keysafe/lockbox, erecting FOR SALE signs, and disseminating photographs, videotapes, and virtual tours of the Property, may jeopardize the safety of your Property. You are strongly encouraged to maintain insurance, and to take any and all possible precautions and safeguards to protect Property, and your belongings, including valuables located on the Property.

C. **Expenses:** You are advised that you, not the Broker, are responsible for the fees and costs, if any, to comply with your duties and obligations to the buyer of your Property.

6. **OTHER ITEMS:**

Seller has read and understands this Advisory. By signing below, Seller acknowledges receipt of a copy of this document.

Seller

[Signature]

Date

2-1-22

The Loeb Partnership Ltd, Joanie alexander, Harold and Bridget Minkowitz

Print Name

Seller

Date

Print Name

Real Estate Broker (Listing Firm) Compass

DRE Lic# 018-66771

By

Joyce Spector/ Steve Durbin

DRE Lic # 00356886

Date

By

DRE Lic #

Date

Address 16207 W Sunset Blvd

City Pacific Palisades

State CA

Zip 90272-3567

Telephone

Fax

E-mail Spectrjoy@gmail.com

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SVLA 12/19 (PAGE 2 OF 2)

SELLER'S VACANT LAND ADVISORY (SVLA PAGE 2 OF 2)



As of January 1, 2020, the California Consumer Privacy Act (commencing with Civil Code § 1798.100) ("CCPA") grants to California residents certain rights in their private, personal information that is collected by companies with whom they do business. Under the CCPA, "personal information" is defined broadly to encompass non-public records information that could reasonably be linked directly or indirectly to you, including, potentially, photographs of or sales information about your property. Some of your personal information will be collected and likely shared with others during the process of buying and selling real estate. Depending on the situation, you may have the right to "opt-out" or stop the transfer of your personal information to others and request that certain businesses delete your personal information altogether. Not all businesses you interact with are required to comply with the law, primarily just those who meet the criteria of a covered "Business" as set forth in Section 1798.140 (c). For more information, you may ask your Broker for a copy of the C.A.R. Legal Q&A on the subject.

A real estate broker is likely to submit personal information to a Multiple Listing Service ("MLS") in order to help find a buyer for a seller's property. Through the MLS, the information is made available to real estate brokers and salespeople, and others. Even after a sale is complete, the MLS distributes sales information to the real estate community. Brokers, agents and MLSs may also share your personal information with others who post the personal information on websites or elsewhere, or otherwise use it. Thus, there are various service providers and companies in a real estate transaction who may be engaged in using or sharing data involving your personal information.

If your broker is a covered Business, it should have a privacy policy explaining your rights on its website and giving you an opportunity to request that personal information not be shared, used and even deleted. Even if your real estate brokerage is a covered Business, it needs, and is allowed, to keep your information to effectuate a sale and, by law, is required to maintain such information for three years to comply with regulatory requirements. Not all brokers are covered Businesses, however, and those that are not, do not have to comply with the CCPA.

Similarly, most MLSs will not be considered a covered Business. Instead, the MLS may be considered a Third Party. In the event a covered Business (ex: brokerages, real estate listing aggregation or advertising internet sites or other outlets who meet the criteria of covered Businesses) exchanges personal information with the MLS. You do not have the right under the CCPA to require a Third Party to delete your personal information. And like real estate brokerages, even if an MLS is a covered Business, MLSs are also required by law to retain and make accessible in its computer system any and all listing and other information for three years.

Whether an MLS is a covered Business or a Third Party, you have a right to be notified about the sharing of your personal information and your right to contact a covered Business to opt out of your personal information being used, or shared with Third Parties. Since the MLSs and/or other entities receiving your personal information do not have direct contact with buyers and sellers and also may not be aware of which entities exchanging personal information are covered Businesses, this form is being used to notify you of your rights under the CCPA and your ability to direct requests to covered Businesses not to share personal information with Third Parties. One way to limit access to your personal information, is to inform your broker or salesperson you want to opt-out of the MLS, and if so, you will be asked to sign a document (Form SELM) confirming your request to keep your listing off the MLS. However, if you do so, it may be more difficult to sell your property or obtain the highest price for it because your property will not be exposed to the greatest number of real estate licensees and others.

I/we acknowledge receipt of a copy of this California Consumer Privacy Act Advisory.

Buyer/Seller/Landlord/Tenant

or M

Date

7/17/20

The Loew Partnership, Ltd, Joania alexander, Harold and Bridget Minkowitz

Buyer/Seller/Landlord/Tenant

Date

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CCPA 12/19 (PAGE 1 OF 1)

CALIFORNIA CONSUMER PRIVACY ACT ADVISORY (CCPA PAGE 1 OF 1)



Property Address: 16839 Calle Bellavista, Pacific Palisades, Ca 90272

("Property")

WIRE FRAUD AND ELECTRONIC FUNDS TRANSFERS ADVISORY:

The ability to communicate and conduct business electronically is a convenience and reality in nearly all parts of our lives. At the same time, it has provided hackers and scammers new opportunities for their criminal activity. Many businesses have been victimized and the real estate business is no exception.

While wiring or electronically transferring funds is a welcome convenience, we all need to exercise extreme caution. Emails attempting to induce fraudulent wire transfers have been received and have appeared to be legitimate. Reports indicate that some hackers have been able to intercept emailed transfer instructions, obtain account information and, by altering some of the data, redirect the funds to a different account. It also appears that some hackers were able to provide false phone numbers for verifying the wiring or funds transfer instructions. In those cases, the victim called the number provided to confirm the instructions, and then unwittingly authorized a transfer to somewhere or someone other than the intended recipient.

ACCORDINGLY, YOU ARE ADVISED:

1. Obtain phone numbers and account numbers only from Escrow Officers, Property Managers, or Landlords at the beginning of the transaction.
2. DO NOT EVER WIRE OR ELECTRONICALLY TRANSFER FUNDS PRIOR TO CALLING TO CONFIRM THE TRANSFER INSTRUCTIONS. ONLY USE A PHONE NUMBER YOU WERE PROVIDED PREVIOUSLY. Do not use any different phone number or account number included in any emailed transfer instructions.
3. Orally confirm the transfer instruction is legitimate and confirm the bank routing number, account numbers and other codes before taking steps to transfer the funds.
4. Avoid sending personal information in emails or texts. Provide such information in person or over the telephone directly to the Escrow Officer, Property Manager, or Landlord.
5. Take steps to secure the system you are using with your email account. These steps include creating strong passwords, using secure WIFI, and not using free services.

If you believe you have received questionable or suspicious wire or funds transfer instructions, immediately notify your bank, and the other party, and the Escrow Office, Landlord, or Property Manager. The sources below, as well as others, can also provide information:

Federal Bureau of Investigation: <https://www.fbi.gov/>; the FBI's IC3 at www.ic3.gov; or 310-477-6665

National White Collar Crime Center: <http://www.nw3c.org/>

On Guard Online: <https://www.onguardonline.gov/>

NOTE: There are existing alternatives to electronic and wired fund transfers such as cashier's checks. By signing below, the undersigned acknowledge that each has read, understands and has received a copy of this Wire Fraud and Electronic Funds Transfer Advisory.

Buyer/Tenant _____ Date _____

Buyer/Tenant _____ Date _____

Seller/Landlord M. M. The Looy Partnership Ltd. Joanne Alexander, Harold and Date 3/1/20

Seller/Landlord _____ Date _____

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WFA REVISED 12/17 (PAGE 1 OF 1)

WIRE FRAUD AND ELECTRONIC FUNDS TRANSFER ADVISORY (WFA PAGE 1 OF 1)



DISCLOSURE REGARDING REAL ESTATE AGENCY RELATIONSHIP

(Seller's Brokerage Firm to Seller)
(As required by the Civil Code)
(C.A.R. Form AD, Revised 12/18)

(If checked) This form is being provided in connection with a transaction for a leasehold interest exceeding one year as per Civil Code section 2079.13(j), (k) and (l).

When you enter into a discussion with a real estate agent regarding a real estate transaction, you should from the outset understand what type of agency relationship or representation you wish to have with the agent in the transaction.

SELLER'S AGENT

A Seller's agent under a listing agreement with the Seller acts as the agent for the Seller only. A Seller's agent or a subagent of that agent has the following affirmative obligations:

To the Seller: A Fiduciary duty of utmost care, integrity, honesty and loyalty in dealings with the Seller.

To the Buyer and the Seller:

- (a) Diligent exercise of reasonable skill and care in performance of the agent's duties.
- (b) A duty of honest and fair dealing and good faith.
- (c) A duty to disclose all facts known to the agent materially affecting the value or desirability of the property that are not known to, or within the diligent attention and observation of, the parties. An agent is not obligated to reveal to either party any confidential information obtained from the other party that does not involve the affirmative duties set forth above.

BUYER'S AGENT

A Buyer's agent can, with a Buyer's consent, agree to act as agent for the Buyer only. In these situations, the agent is not the Seller's agent, even if by agreement the agent may receive compensation for services rendered, either in full or in part from the Seller. An agent acting only for a Buyer has the following affirmative obligations:

To the Buyer: A fiduciary duty of utmost care, integrity, honesty and loyalty in dealings with the Buyer.

To the Buyer and the Seller:

- (a) Diligent exercise of reasonable skill and care in performance of the agent's duties.
- (b) A duty of honest and fair dealing and good faith.
- (c) A duty to disclose all facts known to the agent materially affecting the value or desirability of the property that are not known to, or within the diligent attention and observation of, the parties. An agent is not obligated to reveal to either party any confidential information obtained from the other party that does not involve the affirmative duties set forth above.

AGENT REPRESENTING BOTH SELLER AND BUYER

A real estate agent, either acting directly or through one or more salespersons and broker associates, can legally be the agent of both the Seller and the Buyer in a transaction, but only with the knowledge and consent of both the Seller and the Buyer.

In a dual agency situation, the agent has the following affirmative obligations to both the Seller and the Buyer:

- (a) A fiduciary duty of utmost care, integrity, honesty and loyalty in the dealings with either the Seller or the Buyer.
- (b) Other duties to the Seller and the Buyer as stated above in their respective sections.

In representing both Seller and Buyer, a dual agent may not, without the express permission of the respective party, disclose to the other party confidential information, including, but not limited to, facts relating to either the Buyer's or Seller's financial position, motivations, bargaining position, or other personal information that may impact price, including the Seller's willingness to accept a price less than the listing price or the Buyer's willingness to pay a price greater than the price offered.

SELLER AND BUYER RESPONSIBILITIES

Either the purchase agreement or a separate document will contain a confirmation of which agent is representing you and whether that agent is representing you exclusively in the transaction or acting as dual agent. Please pay attention to that confirmation to make sure it accurately reflects your understanding of your agent's role.

The above duties of the agent in a real estate transaction do not relieve a Seller or Buyer from the responsibility to protect his or her own interests. You should carefully read all agreements to assure that they adequately express your understanding of the transaction. A real estate agent is a person qualified to advise about real estate. If legal or tax advice is desired, consult a competent professional.

If you are a Buyer, you have the duty to exercise reasonable care to protect yourself, including as to those facts about the property which are known to you or within your diligent attention and observation.

Both Sellers and Buyers should strongly consider obtaining tax advice from a competent professional because the federal and state tax consequences of a transaction can be complex and subject to change.

Throughout your real property transaction you may receive more than one disclosure form, depending upon the number of agents assisting in the transaction. The law requires each agent with whom you have more than a casual relationship to present you with this disclosure form. You should read its contents each time it is presented to you, considering the relationship between you and the real estate agent in your specific transaction. This disclosure form includes the provisions of Sections 2079.13 to 2079.24, inclusive, of the Civil Code set forth on page 2. Read it carefully. **I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS DISCLOSURE AND THE PORTIONS OF THE CIVIL CODE PRINTED ON THE BACK (OR A SEPARATE PAGE).**

☐ Buyer ☒ Seller ☐ Landlord ☐ Tenant

The Coor Partnership Ltd, Joanne Alexander, Harold and Bridget Minkowitz

Date 2-1-22

☐ Buyer ☐ Seller ☐ Landlord ☐ Tenant

Date

Agent

Compass

DRE Lic. # 018-68771

Real Estate Broker (Firm)

DRE Lic. # 00356886

Date

(Salesperson or Broker-Associate, if any) Joyce Spector/ Steve Durbin

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AD REVISED 12/18 (PAGE 1 OF 2)

DISCLOSURE REGARDING REAL ESTATE AGENCY RELATIONSHIP (AD PAGE 1 OF 2)



CIVIL CODE SECTIONS 2079.13 – 2079.24 (2079.16 APPEARS ON THE FRONT)

2079.13. As used in Sections 2079.7 and 2079.14 to 2079.24, inclusive, the following terms have the following meanings:

(a) "Agent" means a person acting under provisions of Title 9 (commencing with Section 2295) in a real property transaction, and includes a person who is licensed as a real estate broker under Chapter 3 (commencing with Section 10130) of Part 1 of Division 4 of the Business and Professions Code, and under whose license a listing is executed or an offer to purchase is obtained. The agent in the real property transaction bears responsibility for that agent's salespersons or broker associates who perform as agents of the agent. When a salesperson or broker associate owes a duty to any principal, or to any buyer or seller who is not a principal, in a real property transaction, that duty is equivalent to the duty owed to that party by the broker for whom the salesperson or broker associate functions. (b) "Buyer" means a transferee in a real property transaction, and includes a person who executes an offer to purchase real property from a seller through an agent, or who seeks the services of an agent in more than a casual, transitory, or preliminary manner, with the object of entering into a real property transaction. "Buyer" includes vendee or lessee of real property. (c) "Commercial real property" means all real property in the state, except (1) single-family residential real property, (2) dwelling units made subject to Chapter 2 (commencing with Section 1940) of Title 5, (3) a mobilehome, as defined in Section 798.3, (4) vacant land, or (5) a recreational vehicle, as defined in Section 799.29. (d) "Dual agent" means an agent acting, either directly or through a salesperson or broker associate, as agent for both the seller and the buyer in a real property transaction. (e) "Listing agreement" means a written contract between a seller of real property and an agent, by which the agent has been authorized to sell the real property or to find or obtain a buyer, including rendering other services for which a real estate license is required to the seller pursuant to the terms of the agreement. (f) "Seller's agent" means a person who has obtained a listing of real property to act as an agent for compensation. (g) "Listing price" is the amount expressed in dollars specified in the listing for which the seller is willing to sell the real property through the seller's agent. (h) "Offering price" is the amount expressed in dollars specified in an offer to purchase for which the buyer is willing to buy the real property. (i) "Offer to purchase" means a written contract executed by a buyer acting through a buyer's agent that becomes the contract for the sale of the real property upon acceptance by the seller. (j) "Real property" means any estate specified by subdivision (1) or (2) of Section 761 in property, and includes (1) single-family residential property, (2) multiunit residential property with more than four dwelling units, (3) commercial real property, (4) vacant land, (5) a ground lease coupled with improvements, or (6) a manufactured home as defined in Section 18007 of the Health and Safety Code, or a mobilehome as defined in Section 18008 of the Health and Safety Code, when offered for sale or sold through an agent pursuant to the authority contained in Section 10131.6 of the Business and Professions Code. (k) "Real property transaction" means a transaction for the sale of real property in which an agent is retained by a buyer, seller, or both a buyer and seller to act in that transaction, and includes a listing or an offer to purchase. (l) "Sell," "sale," or "sold" refers to a transaction for the transfer of real property from the seller to the buyer and includes exchanges of real property between the seller and buyer, transactions for the creation of a real property sales contract within the meaning of Section 2985, and transactions for the creation of a leasehold exceeding one year's duration. (m) "Seller" means the transferor in a real property transaction and includes an owner who lists real property with an agent, whether or not a transfer results, or who receives an offer to purchase real property of which he or she is the owner from an agent on behalf of another. "Seller" includes both a vendor and a lessor of real property. (n) "Buyer's agent" means an agent who represents a buyer in a real property transaction.

2079.14. A seller's agent and buyer's agent shall provide the seller and buyer in a real property transaction with a copy of the disclosure form specified in Section 2079.16, and shall obtain a signed acknowledgment of receipt from that seller and buyer, except as provided in Section 2079.15, as follows: (a) The seller's agent, if any, shall provide the disclosure form to the seller prior to entering into the listing agreement. (b) The buyer's agent shall provide the disclosure form to the buyer as soon as practicable prior to execution of the buyer's offer to purchase. If the offer to purchase is not prepared by the buyer's agent, the buyer's agent shall present the disclosure form to the buyer not later than the next business day after receiving the offer to purchase from the buyer.

2079.15. In any circumstance in which the seller or buyer refuses to sign an acknowledgment of receipt pursuant to Section 2079.14, the agent shall set forth, sign, and date a written declaration of the facts of the refusal.

2079.16 Reproduced on Page 1 of this AD form.

2079.17(a) As soon as practicable, the buyer's agent shall disclose to the buyer and seller whether the agent is acting in the real property transaction as the buyer's agent, or as a dual agent representing both the buyer and the seller. This relationship shall be confirmed in the contract to purchase and sell real property or in a separate writing executed or acknowledged by the seller, the buyer, and the buyer's agent prior to or coincident with execution of that contract by the buyer and the seller, respectively. (b) As soon as practicable, the seller's agent shall disclose to the seller whether the seller's agent is acting in the real property transaction as the seller's agent, or as a dual agent representing both the buyer and seller. This relationship shall be confirmed in the contract to purchase and sell real property or in a separate writing executed or acknowledged by the seller and the seller's agent prior to or coincident with the execution of that contract by the seller.

CONFIRMATION: The following agency relationships are confirmed for this transaction:

| | | | |
|-------------------------------|---|----------------|-------|
| Seller's Brokerage Firm | <u>DO NOT COMPLETE. SAMPLE ONLY</u> | License Number | _____ |
| Is the broker of (check one): | <input type="checkbox"/> the seller; or <input type="checkbox"/> both the buyer and seller. (dual agent) | | |
| Seller's Agent | <u>DO NOT COMPLETE. SAMPLE ONLY</u> | License Number | _____ |
| Is (check one): | <input type="checkbox"/> the Seller's Agent. (salesperson or broker associate) <input type="checkbox"/> both the Buyer's and Seller's Agent. (dual agent) | | |
| Buyer's Brokerage Firm | <u>DO NOT COMPLETE. SAMPLE ONLY</u> | License Number | _____ |
| Is the broker of (check one): | <input type="checkbox"/> the buyer; or <input type="checkbox"/> both the buyer and seller. (dual agent) | | |
| Buyer's Agent | <u>DO NOT COMPLETE. SAMPLE ONLY</u> | License Number | _____ |
| Is (check one): | <input type="checkbox"/> the Buyer's Agent. (salesperson or broker associate) <input type="checkbox"/> both the Buyer's and Seller's Agent. (dual agent) | | |

(d) The disclosures and confirmation required by this section shall be in addition to the disclosure required by Section 2079.14. An agent's duty to provide disclosure and confirmation of representation in this section may be performed by a real estate salesperson or broker associate affiliated with that broker.

2079.18 (Repealed pursuant to AB-1289)

2079.19 The payment of compensation or the obligation to pay compensation to an agent by the seller or buyer is not necessarily determinative of a particular agency relationship between an agent and the seller or buyer. A listing agent and a selling agent may agree to share any compensation or commission paid, or any right to any compensation or commission for which an obligation arises as the result of a real estate transaction, and the terms of any such agreement shall not necessarily be determinative of a particular relationship.

2079.20 Nothing in this article prevents an agent from selecting, as a condition of the agent's employment, a specific form of agency relationship not specifically prohibited by this article if the requirements of Section 2079.14 and Section 2079.17 are complied with.

2079.21 (a) A dual agent may not, without the express permission of the seller, disclose to the buyer any confidential information obtained from the seller. (b) A dual agent may not, without the express permission of the buyer, disclose to the seller any confidential information obtained from the buyer. (c) "Confidential information" means facts relating to the client's financial position, motivations, bargaining position, or other personal information that may impact price, such as the seller is willing to accept a price less than the listing price or the buyer is willing to pay a price greater than the price offered. (d) This section does not alter in any way the duty or responsibility of a dual agent to any principal with respect to confidential information other than price.


2079.22 Nothing in this article precludes a seller's agent from also being a buyer's agent. If a seller or buyer in a transaction chooses to not be represented by an agent, that does not, of itself, make that agent a dual agent.

2079.23 A contract between the principal and agent may be modified or altered to change the agency relationship at any time before the performance of the act which is the object of the agency with the written consent of the parties to the agency relationship.

2079.24 Nothing in this article shall be construed to either diminish the duty of disclosure owed buyers and sellers by agents and their associate licensees, subagents, and employees or to relieve agents and their associate licensees, subagents, and employees from liability for their conduct in connection with acts governed by this article or for any breach of a fiduciary duty or a duty of disclosure.

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AD REVISED 12/18 (PAGE 2 OF 2)

DISCLOSURE REGARDING REAL ESTATE AGENCY RELATIONSHIP (AD PAGE 2 OF 2)

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16839 Calif



As of January 1, 2020, the California Consumer Privacy Act (commencing with Civil Code § 1798.100) ("CCPA") grants to California residents certain rights in their private, personal information that is collected by companies with whom they do business. Under the CCPA, "personal information" is defined broadly to encompass non-public records information that could reasonably be linked directly or indirectly to you, including, potentially, photographs of or sales information about your property. Some of your personal information will be collected and likely shared with others during the process of buying and selling real estate. Depending on the situation, you may have the right to "opt out" or stop the transfer of your personal information to others and request that certain businesses delete your personal information altogether. Not all businesses you interact with are required to comply with the law, primarily just those who meet the criteria of a covered "Business" as set forth in Section 1798.140 (c). For more information, you may ask your Broker for a copy of the C.I.A.R. Legal Q&A on the subject.

A real estate broker is likely to submit personal information to a Multiple Listing Service ("MLS") in order to help find a buyer for a seller's property. Through the MLS, the information is made available to real estate brokers and salespeople, and others. Even after a sale is complete, the MLS distributes sales information to the real estate community. Brokers, agents and MLSs may also share your personal information with others who post the personal information on websites or elsewhere, or otherwise use it. Thus, there are various service providers and companies in a real estate transaction who may be engaged in using or sharing data involving your personal information.

If your broker is a covered Business, it should have a privacy policy explaining your rights on its website and giving you an opportunity to request that personal information not be shared, used and even deleted. Even if your real estate brokerage is a covered Business, it reads, and is allowed, to keep your information to effectuate a sale and, by law, is required to maintain such information for three years to comply with regulatory requirements. Not all brokers are covered Businesses, however, and those that are not, do not have to comply with the CCPA.

Similarly, most MLSs will not be considered a covered Business. Instead, the MLS may be considered a Third Party in the event a covered Business (ex. brokerages, real estate listing aggregation or advertising internet sites or other outlets who meet the criteria of covered Businesses) exchanges personal information with the MLS. You do not have the right under the CCPA to require a Third Party to delete your personal information. And like real estate brokerages, even if an MLS is covered Business, MLSs are also required by law to retain and make accessible in its computer system any and all listing and other information for three years.

Whether an MLS is a covered Business or a Third Party, you have a right to be notified about the sharing of your personal information and your right to contact a covered Business to opt out of your personal information being used, or shared with Third Parties. Since the MLSs and/or other entities receiving your personal information do not have direct contact with buyers and sellers and also may not be aware of which entities exchanging personal information are covered Businesses, this form is being used to notify you of your rights under the CCPA and your ability to direct requests to covered Businesses not to share personal information with Third Parties. One way to limit access to your personal information, is to inform your broker or salesperson you want to opt-out of the MLS, and if so, you will be asked to sign a document (Form SELM) confirming your request to keep your listing off the MLS. However, if you do so, it may be more difficult to sell your property or obtain the highest price for it because your property will not be exposed to the greatest number of real estate licensees and others.

I/we acknowledge receipt of a copy of this California Consumer Privacy Act Advisory.

Buyer/Seller/Landlord/Tenant

[Signature]

Date

7/19/20

The Loew Partnership Ltd, Jeanie Alexander, Harold and Bridget Minkowitz

Buyer/Seller/Landlord/Tenant

Date

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CCPA 12/19 (PAGE 1 OF 1)

CALIFORNIA CONSUMER PRIVACY ACT ADVISORY (CCPA PAGE 1 OF 1)



CALIFORNIA
ASSOCIATION
OF REALTORS®

POSSIBLE REPRESENTATION OF MORE THAN ONE BUYER OR SELLER - DISCLOSURE AND CONSENT

(C.A.R. Form PRBS, Revised 12/18)

A real estate broker (Broker), whether a corporation, partnership or sole proprietorship, may represent more than one buyer or seller. This multiple representation can occur through an individual licensed as a broker or salesperson or through different individual broker's or salespersons (associate licensees) acting under the Broker's license. The associate licensees may be working out of the same or different office locations.

Multiple Buyers: Broker (individually or through its associate licensees) may be working with many prospective buyers at the same time. These prospective buyers may have an interest in, and make offers on, the same properties. Some of these properties may be listed with Broker and some may not. Broker will not limit or restrict any particular buyer from making an offer on any particular property whether or not Broker represents other buyers interested in the same property.

Multiple Sellers: Broker (individually or through its associate licensees) may have listings on many properties at the same time. As a result, Broker will attempt to find buyers for each of those listed properties. Some listed properties may appeal to the same prospective buyers. Some properties may attract more prospective buyers than others. Some of these prospective buyers may be represented by Broker and some may not. Broker will market all listed properties to all prospective buyers whether or not Broker has another or other listed properties that may appeal to the same prospective buyers.

Dual Agency: If Seller is represented by Broker, Seller acknowledges that Broker may represent prospective buyers of Seller's property and consents to Broker acting as a dual agent for both seller and buyer in that transaction. If Buyer is represented by Broker, Buyer acknowledges that Broker may represent sellers of property that Buyer is interested in acquiring and consents to Broker acting as a dual agent for both buyer and seller with regard to that property.

In the event of dual agency, seller and buyer agree that a dual agent may not, without the express permission of the respective party, disclose to the other party confidential information, including, but not limited to, facts relating to either the buyer's or seller's financial position, motivations, bargaining position, or other personal information that may impact price, including the seller's willingness to accept a price less than the listing price or the buyer's willingness to pay a price greater than the price offered; and except as set forth above, a dual agent is obligated to disclose known facts materially affecting the value or desirability of the Property to both parties.

Offers not necessarily confidential: Buyer is advised that seller or listing agent may disclose the existence, terms, or conditions of buyer's offer unless all parties and their agent have signed a written confidentiality agreement. Whether any such information is actually disclosed depends on many factors, such as current market conditions, the prevailing practice in the real estate community, the listing agent's marketing strategy and the instructions of the seller.

Buyer and seller understand that Broker may represent more than one buyer or more than one seller and even both buyer and seller on the same transaction and consents to such relationships.

Seller and/or Buyer acknowledges reading and understanding this Possible Representation of More Than One Buyer or Seller - Disclosure and Consent and agrees to the agency possibilities disclosed:

Seller _____ Date 7-11-22
Seller _____ Date _____

Buyer _____ Date _____
Buyer _____ Date _____

Buyer's Brokerage Firm _____ DRE Lic # _____ Date _____
By _____ DRE Lic # _____ Date _____

Seller's Brokerage Firm Compass DRE Lic # 018-66777 Date 03/17/2022
By _____ DRE Lic # 00368886 Date _____

Joyce Spactor/Steve Durbin

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PRBS REVISED 12/18 (PAGE 1 OF 1)

POSSIBLE REPRESENTATION OF MORE THAN ONE BUYER OR SELLER (PRBS PAGE 1 OF 1)

Compass - Pacific Palisades, 18207 Sunset Blvd. #A, Pacific Palisades, CA 90274
Joyce Spactor

Phone: (310) 748-4827

Fax: (310) 454-0800

1-800-561-6666

Produced with: Loop Wolf Transactions (eScribe Edition) 231, Shearson Cr., Cambridge, Ontario, Canada M1T 4J6 www.loop.com





Property Address: 16839 Calle Bellavista, Pacific Palisades, Ca 90272

("Property")

1. INTRODUCTION: Selling property in California is a process that involves many steps. From start to finish, it could take anywhere from a few weeks to many months, depending upon the condition of your Property, local market conditions and other factors. You have already taken an important first step by listing your Property for sale with a licensed real estate broker. Your broker will help guide you through the process and may refer you to other professionals, as needed. This advisory addresses many things you may need to think about and do as you market your Property. Some of these things are requirements imposed upon you, either by law or by the listing or sale contract. Others are simply practical matters that may arise during the process. Please read this document carefully and, if you have any questions, ask your broker or appropriate legal or tax advisor for help.

2. DISCLOSURES:

A. General Disclosure Duties: You must affirmatively disclose to the buyer, in writing, any and all known facts that materially affect the value or desirability of your Property. You must disclose these facts whether or not asked about such matters by the buyer, any broker, or anyone else. This duty to disclose applies even if the buyer agrees to purchase your Property in its present condition without requiring you to make any repairs. If you do not know what or how to disclose, you should consult a real estate attorney in California of your choosing. Broker cannot advise you on the legal sufficiency of any disclosures you make. If the Property you are selling is a residence with one to four units except for certain subdivisions, your broker also has a duty to conduct a reasonably competent and diligent visual inspection of the accessible areas and to disclose to a buyer all adverse material facts that the inspection reveals. If your broker discovers something that could indicate a problem, your broker must advise the buyer.

B. Statutory Duties: (For one-to-four Residential Units):

(1) You must timely prepare and deliver to the buyer, among other things, a Real Estate Transfer Disclosure Statement ("TDS"), and a Natural Hazard Disclosure Statement ("NHD"). You have a legal obligation to honestly and completely fill out the TDS form in its entirety. (Many local entities or organizations have their own supplement to the TDS that you may also be asked to complete.) The NHD is a statement indicating whether your Property is in certain designated flood, fire or earthquake/seismic hazard zones. Third-party professional companies can help you with this task.

(2) Depending upon the age and type of construction of your Property, you may also be required to provide and, in certain cases you can receive limited legal protection by providing, the buyer with booklets entitled: "The Homeowner's Guide to Earthquake Safety," "The Commercial Property Owner's Guide to Earthquake Safety," "Protect Your Family From Lead in Your Home" and "Environmental Hazards: A Guide For Homeowners and Buyers." Some of these booklets may be packaged together for your convenience. The earthquake guides ask you to answer specific questions about your Property's structure and preparedness for an earthquake. If you are required to supply the booklet about lead, you will also be required to disclose to the buyer any known lead-based paint and lead-based paint hazards on a separate form. The environmental hazards guide informs the buyer of common environmental hazards that may be found in properties.

(3) If you know that your property is: (i) located within one mile of a former military ordnance location; or (ii) in or affected by a zone or district allowing manufacturing, commercial or airport use, you must disclose this to the buyer. You are also required to make a good faith effort to obtain and deliver to the buyer a disclosure notice from the appropriate local agency(ies) about any special tax levied on your Property pursuant to the Mello-Roos Community Facilities Act, the Improvement Bond Act of 1915, and a notice concerning the contractual assessment provided by section 5898.24 of the Streets And Highways Code (collectively, "Special Tax Disclosures").

(4) If the TDS, NHD, or lead, military ordnance, commercial zone or Special Tax Disclosures are provided to a buyer after you accept that buyer's offer, the buyer will have 3 days after delivery (or 5 days if mailed) to terminate the offer, which is why it is extremely important to complete these disclosures as soon as possible. There are certain exemptions from these statutory requirements; however, if you have actual knowledge of any of these items, you may still be required to make a disclosure as the items can be considered material facts.

C. Death and Other Disclosures: Many buyers consider death on real property to be a material fact in the purchase of property. In some situations, it is advisable to disclose that a death occurred or the manner of death; however, California Civil Code Section 1710.2 provides that you have no disclosure duty "where the death has occurred more than three years prior to the date the transferee offers to purchase, lease, or rent the real property, or [regardless of the date of occurrence] that an occupant of that property was afflicted with, or died from, Human T-Lymphotropic Virus Type III/Lymphadenopathy-Associated Virus." This law does not "immunize an owner or his or her agent from making an intentional misrepresentation in response to a direct inquiry from a transferee or a prospective transferee of real property, concerning deaths on the real property."

D. Condominiums and Other Common Interest Subdivisions: If the Property is a condominium, townhouse, or other property in a common interest subdivision, you must provide to the buyer copies of the governing documents, the most recent financial statements distributed, and other documents required by law or contract. If you do not have a current version of these documents, you can request them from the management of your homeowner's association. To avoid delays, you are encouraged to obtain these documents as soon as possible, even if you have not yet entered into a purchase agreement to sell your Property.

3. CONTRACT TERMS AND LEGAL REQUIREMENTS:

A. Contract Terms and Conditions: A buyer may request, as part of the contract for the sale of your Property, that you pay for repairs to the Property and other items. Your decision on whether or not to comply with a buyer's requests may affect your ability to sell your Property at a specified price.

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Seller's Initials: AK

SA REVISED 12/15 (PAGE 1 OF 2)

SELLER'S ADVISORY (SA PAGE 1 OF 2)



- B. Withholding Taxes:** Under federal and California tax laws, a buyer is required to withhold a portion of the purchase price from your sale proceeds for tax purposes unless you sign an affidavit of non-foreign status and California residency, or some other exemption applies and is documented.
- C. Prohibition Against Discrimination:** Discriminatory conduct in the sale of real property against individuals belonging to legally protected classes is a violation of the law.
- D. Government Required Repairs, Replacements and Alterations:** Under State law, Property owners with limited exceptions, are required to: (1) install operable smoke alarms and brace water heaters and provide a Buyer with a statement of compliance. Existing operable smoke alarms, that met compliance standards when installed, do not have to be removed even if not up to current legal requirements. Smoke alarms that are added or that replace older versions must comply with current law; and (2) install carbon monoxide detection devices. Some city and county governments may impose additional requirements, including, but not limited to, installing low-flow toilets and showerheads, gas shut-off valves, tempered glass, and barriers around swimming pools and spas. You should consult with the appropriate governmental agencies, inspectors, and other professionals to determine which requirements apply to your Property, the extent to which your Property complies with such requirements, and the costs, if any, of compliance.
- E. EPA's LEAD-BASED PAINT RENOVATION, REPAIR AND PAINTING RULE:** The new rule requires that contractors and maintenance professionals working in pre-1978 housing, child care facilities, and schools with lead-based paint be certified, that their employees be trained, and that they follow protective work practice standards. The rule applies to renovation, repair, or painting activities affecting more than six square feet of lead-based paint in a room or more than 20 square feet of lead-based paint on the exterior. Enforcement of the rule begins October 1, 2010. See the EPA website at www.epa.gov/lead for more information.
- F. Legal, Tax and Other Implications:** Selling your Property may have legal, tax, insurance, title or other implications. You should consult an appropriate professional for advice on these matters.

4. MARKETING CONSIDERATIONS:

- A. Pre-Sale Inspections and Considerations:** You should consider doing what you can to prepare your Property for sale, such as correcting any defects or other problems, making cosmetic improvements, and staging. Many people are not aware of defects in or problems with their own Property. One way to make yourself aware is to obtain professional inspections prior to sale. Pre-sale inspections may include a general property inspection, an inspection for wood destroying pest and organisms (Structural Pest Control Report) and an inspection of the septic or well systems. If any, among others. By doing this, you then have an opportunity to make repairs before your Property is sold, which may enhance its marketability. Keep in mind, however, that any problems revealed by such inspection reports or repairs that have been made, whether or not disclosed in a report, should be disclosed to the buyer (see "Disclosures" in paragraph 2 above). This is true even if the buyer gets his/her own inspections covering the same area. Obtaining inspection reports may also assist you during contract negotiations with the buyer. For example, if a Structural Pest Control Report has both a primary and secondary recommendation for clearance, you may want to specify in the purchase agreement those recommendations, if any, for which you are going to pay.
- B. Post-Sale Protections:** It is often helpful to provide the buyer with, among other things, a home protection/warranty plan for the Property. These plans will generally cover problems, not deemed to be pre-existing, that occur after your sale is completed. In the event something does go wrong after the sale, and it is covered by the plan, the buyer may be able to resolve the concern by contacting the home protection company.
- C. Safety Precautions:** Advertising and marketing your Property for sale, including, but not limited to, holding open houses, placing a key safe/lockbox, erecting FOR SALE signs, and disseminating photographs, video tapes, and virtual tours of the premises, may jeopardize your personal safety and that of your Property. You are strongly encouraged to maintain insurance, and to take any and all possible precautions and safeguards to protect yourself, other occupants, visitors, your Property, and your belongings, including cash, jewelry, drugs, firearms and other valuables located on the Property, against injury, theft, loss, vandalism, damage, and other harm.
- D. Expenses:** You are advised that you, not the Broker, are responsible for the fees and costs, if any, to comply with your duties and obligations to the buyer of your Property.

5. OTHER ITEMS:

Seller has read and understands this Advisory. By signing below, Seller acknowledges receipt of a copy of this document.

Seller

Date 7-17-22Print Name The Love Partnership, Ltd, Joanie alexander, Harold and Bridget Minkowitz

Seller

Date

Print Name

Real Estate Broker (Listing Firm) CompassDRE Lic.# 019-66771By Joyce Spector/ Steve Durbin DRE Lic.# 00355885

Date

By _____ DRE Lic.# _____

Date

Address 15207 W Sunset BlvdCity Pacific PalisadesState CAZip 90272-3567

Telephone _____

Fax _____

E-mail Spectrjoy@gmail.com

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SA REVISED 12/15 (PAGE 2 OF 2)

SELLER'S ADVISORY (SA PAGE 2 OF 2)

Produced with U.S. West Transactions (2019 Form Edition) 281 Shearson Ct., Cambridge, Ontario, Canada N1T 1S5 www.uwest.com

1-866-866-8666





Seller makes the following disclosures with regard to the real property described as 16839 Calle Bellavista
Assessor's Parcel No. 4431-038-049, situated in Pacific Palisades
County of Los Angeles, California ("Property").

1. The following are representations made by the Seller. Unless otherwise specified in writing, Broker and any real estate licensee or other person working with or through Broker have not verified information provided by Seller. A real estate broker is qualified to advise on real estate transactions. If Seller or Buyer desire legal advice, they should consult an attorney.
2. **Note to Seller: PURPOSE:** To tell the Buyer about known material or significant items affecting the value or desirability of the Property and help to eliminate misunderstandings about the condition of the Property.
 - Answer based on actual knowledge and recollection at this time.
 - Something that you do not consider material or significant may be perceived differently by a Buyer.
 - Think about what you would want to know if you were buying the Property today.
 - Read the questions carefully and take your time.
3. **Note to Buyer: PURPOSE:** To give you more information about known material or significant items affecting the value or desirability of the Property and help to eliminate misunderstandings about the condition of the Property.
 - Something that may be material or significant to you, may not be perceived the same way by the Seller.
 - If something is important to you, be sure to put your concerns and questions in writing (C.A.R. Form BMI).
 - Sellers can only disclose what they actually know. Seller may not know about all material or significant items.
 - Seller's disclosures are not a substitute for your own investigations, personal judgments or common sense.
4. **SELLER AWARENESS:** For each statement below, answer the question "Are you (Seller) aware of..." by checking either "Yes" or "No." Provide explanations to answers in the space provided or attach additional comments and check section VI.
5. **BOUNDARIES, ACCESS AND PROPERTY USE BY OTHERS:** **ARE YOU (SELLER) AWARE OF...**
 - A. Surveys, markers, stakes, pins or maps showing the location of the Property ☐ Yes ☒ No
 - B. Any unrecorded easement, encroachment or other dispute, maintenance or use agreement affecting access to, or the boundaries of, the Property ☐ Yes ☒ No
 - C. Use of the Property, or any part of it, by anyone other than you, with or without permission, for any purpose, including but not limited to, using or maintaining roads, driveways or other forms of ingress or egress, or other travel or drainage ☐ Yes ☒ No
 - D. Leases, rental agreements, service contracts, licenses, permits or related agreements regarding use of the Property by others ☐ Yes ☒ No
 - E. Use of any neighboring property by you ☐ Yes ☒ No
 - F. The absence or limitation of legal or physical access to the Property ☐ Yes ☒ No

Explanation: _____

6. **GEOLOGIC CONDITIONS AND ENVIRONMENTAL HAZARDS:** **ARE YOU (SELLER) AWARE OF...**
 - A. Fill (compacted or otherwise) soil instability, caves, mines, caverns, or slippage on the Property ☐ Yes ☒ No
 - B. Radon, methane or other gases, contaminated soil or water, hazardous waste, or waste disposal sites on the Property ☐ Yes ☒ No
 - C. Fuel, oil or chemical storage tanks above or underground ☐ Yes ☒ No
 - D. Past or present treatment or eradication of pests or odors ☐ Yes ☒ No

Explanation: _____

Buyer's Initials: _____

Seller's Initials: [Signature]

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VLQ REVISED 11/12 (PAGE 1 OF 4)

SELLER VACANT LAND QUESTIONNAIRE (VLQ PAGE 1 OF 4)



Property Address: 16839 Calle Bellavista, Pacific Palisades, Ca 90272

Date: _____

7. GOVERNMENTAL:

ARE YOU (SELLER) AWARE OF...

- A. Agricultural use restrictions pursuant to the Williamson Act or other law ☐ Yes ☒ No
- B. Whether the Property is in or adjacent to an area with Right to Farm rights ☐ Yes ☒ No
- C. Presence of any endangered, threatened, "candidate" species, wetlands, historic artifacts or human remains on the Property ☐ Yes ☒ No
- D. Any protected habitat for plants, trees, animals or insects that apply to or could affect the Property ☐ Yes ☒ No
- E. Conditions or laws that may affect the ability to place and/or use a manufactured home on the Property ☐ Yes ☒ No
- F. Special taxes pursuant to the Mello - Roos Community Facilities Act, Improvement Bond Act of 1915 or other law ☐ Yes ☒ No
- G. Ongoing or contemplated eminent domain, condemnation, annexation or change in zoning or general plan that apply to or could affect the Property ☐ Yes ☒ No
- H. Existence or pendency of any rent control, occupancy restrictions or retrofit requirements that apply to or could affect the Property ☐ Yes ☒ No
- I. Existing or contemplated building or use moratorium that apply to or could affect the Property ☐ Yes ☒ No
- J. Current or proposed bonds, assessments, or fees that do not appear on the Property tax bill that apply to or could affect the Property ☐ Yes ☒ No
- K. Proposed construction, reconfiguration, or closure of nearby government facilities or amenities such as schools, parks, roadways and traffic signals ☐ Yes ☒ No
- L. Existing or proposed government requirements affecting the Property (i) that tall grass, brush or other vegetation be cleared; (ii) that restrict tree (or other landscaping) planting, removal or cutting, or (iii) that flammable materials be removed ☐ Yes ☒ No

Explanation: _____

8. WATER-RELATED ISSUES:

ARE YOU (SELLER) AWARE OF...

- A. Standing water, flooding, pumps, underground water, or water-related soil settling or slippage on or affecting the Property ☐ Yes ☒ No
- B. Rivers, streams, flood channels, underground springs, high water table, floods or tides on or affecting the Property ☐ Yes ☒ No

Explanation: _____

9. UTILITIES AND SERVICES:

ARE YOU (SELLER) AWARE OF...

- A. Whether any of the following utilities or services are available ON the Property ☐ Yes ☒ No
 If yes, check which ones: ☐ wells ☐ sewer ☐ septic ☐ sanitation ☐ leach lines ☐ water
☐ gas ☐ electric ☐ telephone ☐ cable ☐ other _____
 If no, are you aware of the distance such utilities or services are from the Property? ☐ Yes ☒ No

Explanation: _____

10. LANDSCAPING, AGRICULTURE, STRUCTURES OR OTHER IMPROVEMENTS: ARE YOU (SELLER) AWARE OF...

- A. Diseases or infestations affecting trees, plants or vegetation on or near the Property ☐ Yes ☒ No
- B. Diseases, infestation or other reason affecting the production of any agricultural trees or crops on the Property ☐ Yes ☒ No
- C. Operational sprinklers or irrigation systems on the Property ☐ Yes ☒ No
 If yes, are they ☐ automatic or ☐ manually operated.
- D. Any structures or improvements (such as pad, foundations, or shelter) ☐ Yes ☒ No

Explanation: _____

11. NEIGHBORHOOD:

ARE YOU (SELLER) AWARE OF...

- A. Neighborhood noise, nuisance or other problems from sources such as, but not limited to, the following: neighbors, livestock, wildlife, insects or pests, traffic, parking congestion, airplanes, trains, light rail, subway, trucks, freeways, buses, schools, parks, refuse storage or landfill processing, agricultural operations, business, odor, recreational facilities, restaurants, entertainment complexes or facilities, parades, sporting events, fairs, neighborhood parties, litter, construction, air conditioning equipment, air compressors, generators, pool equipment or appliances, or wildlife ☐ Yes ☒ No

Explanation: _____

Buyer's Initials: _____

Seller's Initials:

VLQ REVISED 11/12 (PAGE 2 OF 4)

SELLER VACANT LAND QUESTIONNAIRE (VLQ PAGE 2 OF 4)

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16839 Calle



12. COMMON INTEREST CONDOMINIUMS AND DEVELOPMENTS:**ARE YOU (SELLER) AWARE OF...**

- A. Any Homeowner or Property Owner Association (OA) governing the Property, or any pending or proposed dues increases, special assessments, rules changes, insurance, availability issues or threatened or pending litigation by or against the OA affecting the Property

☐ Yes ☒ No

Explanation:

13. TITLE, OWNERSHIP AND LEGAL CLAIMS:**ARE YOU (SELLER) AWARE OF...**

- A. Any other person or entity on title other than Seller(s) signing this form
- B. Leases, options or claims affecting or relating to title or use of the Property
- C. Any other person or entity other than Seller(s) signing this form with a legal claim to oil, mineral, gas or water rights
- D. Past, present, pending or threatened lawsuits, mediations, arbitrations, tax liens, abatement liens, mechanics' liens, notice of default, bankruptcy or other court filings, or government hearings affecting or relating to the Property, OA or neighborhood

☐ Yes ☒ No☐ Yes ☒ No☐ Yes ☒ No☐ Yes ☒ No

Explanation:

14. DISASTER RELIEF, INSURANCE OR CIVIL SETTLEMENT:**ARE YOU (SELLER) AWARE OF...**

- A. Financial relief or assistance, insurance or settlement, sought or received, from any federal, state, local or private agency, insurer or private party, by past or present owners of the Property, due to any actual or alleged damage to the Property arising from a flood, earthquake, fire, other disaster, or occurrence or defect, whether or not any money received was actually used to correct damage

☐ Yes ☒ No

Explanation:

15. OTHER:**ARE YOU (SELLER) AWARE OF...**

- A. Reports, inspections, disclosures, warranties, maintenance recommendations, estimates, studies, surveys or other documents, pertaining to the condition of the Property or easements, encroachments, boundary disputes or environmental conditions affecting the Property (If yes, provide any such documents in your possession to Buyer)
- B. Department of Real Estate Public Report, or subdivision map
- C. An Order from a government health official identifying the Property as being contaminated by methamphetamine. (If yes, attach a copy of the Order.)
- D. The release of an illegal controlled substance on or beneath the Property
- E. Whether the Property is located in or adjacent to an "industrial use" zone (In general, a zone or district allowing manufacturing, commercial or airport uses.)
- F. Whether the Property is affected by a nuisance created by an "industrial use" zone
- G. Whether the Property is located within 1 mile of a former federal or state ordnance location (In general, an area once used for military training purposes that may contain potentially explosive munitions.)
- H. Whether the Property is a condominium or located in a planned unit development or other common interest subdivision
- I. Insurance claims affecting the Property within the past 5 years
- J. Matters affecting title of the Property
- K. Any past or present known material facts or other significant items affecting the value or desirability of the Property not otherwise disclosed to Buyer

☐ Yes ☒ No☐ Yes ☒ No☐ Yes ☒ No☐ Yes ☒ No☐ Yes ☒ No☐ Yes ☒ No☐ Yes ☒ No☐ Yes ☒ No☐ Yes ☒ No☐ Yes ☒ No☐ Yes ☒ No

Explanation:

16. ☐ (IF CHECKED) ADDITIONAL COMMENTS: The attached addendum contains an explanation or additional comments in response to specific questions answered "yes" above. Refer to line and question number in explanation.

Buyer's Initials: () ()

Seller's Initials: () ()

VLQ REVISED 11/12 (PAGE 3 OF 4)

SELLER VACANT LAND QUESTIONNAIRE (VLQ PAGE 3 OF 4)

Property Address: 16839 Calle Bellavista, Pacific Palisades, Ca 90272

Date: 7-11-12

Seller represents that Seller has provided the answers and, if any, explanations and comments on this Form and any attached addenda and that such information is true and correct to the best of Seller's knowledge as of the date signed by Seller. Seller acknowledges (i) Seller's obligation to disclose information requested by this Form is independent from any duty of disclosure that a real estate licensee may have in this transaction, and (ii) nothing that any such real estate licensee does or says to Seller relieves Seller from his/her own duty of disclosure.

Date: 7-11-12
SELLER _____
By: [Signature]
Print name: The Loev Partnership, L.P., Joanne Alexander, Harold and Bridget
Title: _____

Date: _____
SELLER _____
By: _____
Print name: _____
Title: _____

By signing below, Buyer acknowledges that Buyer has read, understands and has received a copy of this Seller Vacant Land Questionnaire form.

Date: _____
BUYER _____
By: _____
Print name: _____
Title: _____

Date: _____
BUYER _____
By: _____
Print name: _____
Title: _____

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SELLER VACANT LAND QUESTIONNAIRE (VLQ PAGE 4 OF 4)

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16839 C016

AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT

| <u>Name</u> | <u>Ownership Percentage</u> |
|---|------------------------------------|
| International Pro Insurance Solutions LLC ("Pro LLC") | 49.9% |
| Charlwell Escrow Co. | 100% |

| | | | | | | |
|--------------------|--------------------------|--------------------------|----------------------------|------------------------------|------------------------------|-----------------------------|
| Sales Price | \$ 350,000 to \$ 500,000 | \$ 500,000 to \$ 750,000 | \$ 750,000 to \$ 1,000,000 | \$ 1,000,000 to \$ 1,500,000 | \$ 1,500,000 to \$ 2,000,000 | Over \$ 2,000,000 |
| Escrow Fee | \$ 1,000 to \$ 1,350 | \$ 1,300 to \$ 1,850 | \$ 1,800 to \$ 2,350 | \$ 2,300 to \$ 3,350 | \$ 3,300 to \$ 4,300 | Contact your escrow officer |

ACKNOWLEDGMENT

Seller's Signature _____ **Date** _____

4



CALIFORNIA
ASSOCIATION
OF REALTORS®

REPRESENTATIVE CAPACITY SIGNATURE DISCLOSURE (FOR SELLER REPRESENTATIVES)

(C.A.R. Form RCSD-5, Revised 5/19)

This form is not an assignment. It should not be used to add new parties after a contract has been formed. The purpose of this form is to identify who the principal is in the transaction and who has authority to sign documents on behalf of the principal.

This is a disclosure to one or more of the following: Listing Agreement, Purchase Agreement, or Other Agreement, specified below in which The Low Partnership, Ltd, Joanne Alexander, Harold and Bridget Minkowitz is identified as ("Seller").

If a trust, identify Seller as the trustee(s) of the trust or by simplified trust name (ex. John Doe, co-trustee, Jane Doe, co-trustee or Doe Revocable Family Trust 3). Full name of trust should be identified in 1A below. If power of attorney, insert principal's name as Seller.

1. A. ☐ **TRUST:** (1) The Property is held in trust pursuant to a trust document, titled (full name of trust): _____

(2) The person(s) signing below is/are Sole/Co/Successor Trustee(s) of the Trust.

B. ☐ **ENTITY:** Seller is a ☐ Corporation, ☐ Limited Liability Company, ☐ Partnership ☐ Other: _____ which has authorized the officer(s), managing member(s), partner(s) or person(s) signing below to act on its behalf. An authorizing resolution of the applicable body of the entity described above ☐ is ☐ is not attached.

C. ☐ **POWER OF ATTORNEY:** Seller ("Principal") has authorized the person(s) signing below ("Attorney-In-Fact", "Power of Attorney" or "POA") to act on his/her behalf pursuant to a General Power of Attorney (☐ Specific Power of Attorney for the Property), dated: _____ This form is not a Power of Attorney. A Power of Attorney must have already been executed before this form is used.

D. ☐ **ESTATE:** (1) Seller is an ☐ estate, ☐ conservatorship, ☐ guardianship, or ☐ _____ Case # _____ (2) The person(s) signing below is/are court approved representatives (whether designated as Sole or Co-Executor, Administrator, Conservator, Guardian) of the estate, conservatorship or guardianship identified above.

Seller's Representative represents that the trust, entity or power of attorney for which that Party is acting already exists.

Seller: _____
By: _____ Date: 7/11/22

(Sign Name of Trustee, Officer, Managing Member, Partner, Attorney-In-Fact or Administrator/Executor)

(Print Representative Name) Pauline Lee Title: _____

By: _____ Date: _____

(Sign Name of Trustee, Officer, Managing Member, Partner, Attorney-In-Fact or Administrator/Executor)

(Print Representative Name) _____ Title: _____

Acknowledgement of Receipt:

AT TIME OF LISTING

Seller and Compass ("Seller's Broker") are parties to a

Listing Agreement dated _____ for property known as 16539 Calle Bellavista, Pacific Palisades, Ca 90272

Real Estate Broker _____

By: _____ Date: _____

Joyce Spector/ Steve Durbin

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SD-5 REVISED 5/19 (PAGE 1 OF 2)



REPRESENTATIVE CAPACITY SIGNATURE DISCLOSURE (RCSD-5 PAGE 1 OF 2)

Compass - Pacific Palisades, 15207 Sunset Blvd #A Pacific Palisades, CA 90272
Joyce Spector

Phone: (310) 745-8827

Fax: (310) 455-0869

16539 Calle

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AT TIME OF SALE

Seller and _____ ("Buyer") are parties to a
Purchase Agreement dated _____ for property known as 16839 Calle Bellavista, Pacific Palisades, Ca 90272

Buyer _____ Date _____

Buyer _____ Date _____

AT TIME OF OTHER AGREEMENT

Seller and _____ ("Other Party") are
parties to an _____ Agreement

dated _____, if applicable, for property known as 16839 Calle Bellavista, Pacific Palisades, Ca 90272

Other Party _____

By _____ Date _____

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16839 Calle



Bryan Nassour <bryan.nassour@lacity.org>

Property at Calle Bella Vista

messages

dloev@loevlaw.com <dloev@loevlaw.com>
To: bryan.nassour@lacity.org
Cc: Harold Minkowitz <harold@minkowitzmd.com>

Tue, Jul 19, 2022 at 1:12 PM

Bryan,

I hope you are well. Harold Minkowitz and I are owners of a property at Calle Bella Vista. We tried to call you to discuss such property.

Please let us know when we can schedule a call.

Thank you and best regards,

David M. Loev, JD and CPA

Managing Partner

The Loev Law Firm, PC

Securities • Corporate • Mergers & Acquisitions • Litigation

6300 West Loop South, Suite 280 | Bellaire, Texas 77401

Direct: (832) 930-6432 | Fax: (713) 920-9372

Main: (713) 524-4110 | Skype: davidloev1

dloev@loevlaw.com | www.loevlaw.com

Bryan Nassour <bryan.nassour@lacity.org>
To: dloev@loevlaw.com

Wed, Jul 20, 2022 at 9:37 AM

I am available anytime today or tomorrow

Please call me at 818-778-4951

[Quoted text hidden]

Bryan Nassour, Fire Captain I
Los Angeles Fire Department
Brush Clearance Unit, FPB
6262 Van Nuys #451 Van Nuys, Ca 91401
Office: (818) 778-4939
Cell: (818) 778-4954

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dloev@loevlaw.com <dloev@loevlaw.com>
To: Bryan Nassour <bryan.nassour@lacity.org>
Cc: harold@minkowitzmd.com

Wed, Jul 20, 2022 at 10:06 AM

Bryan,

Good morning. Thank you for getting back to me.

I just left you a message. Please call me when you are available.

Regards,

[Quoted text hidden]



Bryan Nassour <bryan.nassour@lacity.org>

RE: Property at Calle Bella Vista, Lot 56, Tract 32184, City of Los Angeles, County of Los Angeles, State of California APN 4431-038-049

1 message

dloev@loevlaw.com <dloev@loevlaw.com>
To: Bryan Nassour <bryan.nassour@lacity.org>
Cc: harold@minkowitzmd.com

Wed, Jul 20, 2022 at 10:48 AM

Bryan,

Thank you for speaking with Harold and myself. Pursuant to our call, we did not have access to the property that we discussed. It took us many months of negotiation with the home owners association before they would permit us access to our own property. See attached access agreement which was executed in April 2022 for your review.

We did not receive any notices regarding the prior brush work needed.

Pursuant to our call, please send future notices to:

Loev Family Partnership, Ltd.

5301 Holly Street

Bellaire, Texas 77401

David Loev

832-607-1042

Thank you in advance for your assistance with this matter.

Regards,

David M. Loev, JD and CPA

Managing Partner

The Loev Law Firm, PC

Securities • Corporate • Mergers & Acquisitions • Litigation

6300 West Loop South, Suite 280 | Bellaire, Texas 77401

Direct: (832) 930-6432 | Fax: (713) 920-9372

Main: (713) 524-4110 | Skype: davidloev1

dloev@loevlaw.com | www.loevlaw.com

From: Bryan Nassour <bryan.nassour@lacity.org>
Sent: Wednesday, July 20, 2022 11:38 AM
To: dloev@loevlaw.com
Subject: Re: Property at Calle Bella Vista

I am available anytime today or tomorrow

Please call me at 818-778-4951

On Tue, Jul 19, 2022 at 1:12 PM <dloev@loevlaw.com> wrote:

Bryan,

I hope you are well. Harold Minkowitz and I are owners of a property at Calle Bella Vista. We tried to call you to discuss such property.

Please let us know when we can schedule a call.

Thank you and best regards,

David M. Loev, JD and CPA

Managing Partner

The Loev Law Firm, PC

Securities • Corporate • Mergers & Acquisitions • Litigation

6300 West Loop South, Suite 280 | Bellaire, Texas 77401

Direct: (832) 930-6432 | Fax: (713) 920-9372

Main: (713) 524-4110 | Skype: davidloev1

dloev@loevlaw.com | www.loevlaw.com

--

Bryan Nassour, Fire Captain I

Los Angeles Fire Department

Brush Clearance Unit , FPB

6262 Van Nuys #451 Van Nuys, Ca 91401

Office: (818) 778-4939

Cell: (818) 778-4954

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Bryan Nassour <bryan.nassour@lacity.org>

APN #4431-038-049

messages

Wed, Aug 3, 2022 at 3:54 PM

Johanna Rivera <johanna@fhllcorp.com>

To: "bryan.nassour@lacity.org" <bryan.nassour@lacity.org>

Cc: David Loev <dloev@loevlaw.com>, Gina Salas <gina@fhllcorp.com>, Wafaa Nafoussi <wafaa@fhllcorp.com>

Mr. Nassour,

We received the attached invoice with a deadline and penalty to pay, however, this is a mistake as the notice that was previously received with a deadline to pay on the above subject property. We submitted for an appeal hearing that occurred on July 11, 2022. As of today we have not received the outcome or any correspondence from the hearing.

Please review the attached invoice and correct on your system, as I think it was an automated generated invoice in error just like the notice I presented to you in the hearing that had deadline of 12 days to clear brush, and you said that date given, was generated by mistake.

Thank you in advance. I have included copies of those forms for your reference. Please let us know what is the update on the appeal hearing and what is the next steps to be in compliance.



Johanna Rivera-Ortega

Vice- President

Federal Home Loans Corporation

CA Brokers License #00804375

3914 Murphy Canyon Road, Suite A-250

San Diego, CA 92123

(858) 560-6555 Ext 320

(858) 560-8800 fax

www.FHLLCORP.com

Email: johanna@fhllcorp.com



Be aware! Online banking fraud is on the rise. If you receive an email containing WIRE INSTRUCTIONS call our office immediately to verify the information prior to sending funds.

PLEASE NOTE CYBERCRIME IS ON THE RISE!!

Consumers are increasingly at risk for wire fraud, hacked email accounts and now on cell phones. It is important to exercise extreme caution to protect your funds. Should you receive any form of correspondence from FEDERAL HOME LOANS CORPORATION with new or revised wiring instructions, misspelled emails, unfamiliar domain names or anything else that seems unusual to you, please contact our office immediately

E-mail is intended only for the use of the individual or entity to whom it is addressed and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If you are not the intended recipient, any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this E-mail in error, please notify us immediately by telephone and delete this E-mail immediately. Thank you!


5 attachments




image002.png
14K

9048- FINAL NOTICE AND AMOUNT DUE (1002.00).pdf
152K

Hearing app letter LA City.pdf
195K

 9048- notice of noncompliance.pdf
123K

 9048- 2021 BRUSH CLEARANCE (BC) APPEAL CHECKLIST.pdf
542K

Thu, Aug 4, 2022 at 6:09 PM

oev@loevlaw.com <dloev@loevlaw.com>
To: Bryan Nassour <bryan.nassour@lacity.org>
Cc: Harold Minkowitz <harold@minkowitzmd.com>

Bryan,

I hope you are well. Harold Minkowitz and I spoke with you on July 20th regarding this property and the notices. I also sent you an email with my mailing address which I am providing again below.

Loev Family Partnership, Ltd.

5301 Holly Street

Bellaire, Texas 77401

832-607-1042

I have forwarded the email and attachments that Johanna Rivera with federal home loans sent to you earlier this week. Please confirm that Harold and I can disregard the notices attached and that pursuant to our last call that we will receive a notice for an additional appeal.

When we spoke, we advised you that we did not have access to the property and we had to enter into an access agreement with the home owner's association and I sent you a copy of such agreement.

You mentioned that a notice had been put on the property. As we did not have access to the property, we did not hire a realtor until March 2022, a copy of the contract with the realtor is attached. I signed such contract on March 19, 2022. Please add the attached document "contractwithjoyce" to our file.

Thank you in advance for your response and for your assistance.

Regards,

David M. Loev, JD and CPA

Managing Partner

The Loev Law Firm, PC

Securities • Corporate • Mergers & Acquisitions • Litigation

6300 West Loop South, Suite 280 | Bellaire, Texas 77401

Direct: (832) 930-6432 | Fax: (713) 920-9372

Main: (713) 524-4110 | Skype: davidloev1

dloev@loevlaw.com | www.loevlaw.com

[Quoted text hidden]


6 attachments



image002.png
14K

 9048- FINAL NOTICE AND AMOUNT DUE (1002.00).pdf
152K

 **Hearing app letter LA City.pdf**
195K

 **9048- notice of noncompliance.pdf**
123K

 **9048- 2021 BRUSH CLEARANCE (BC) APPEAL CHECKLIST.pdf**
542K

 **contractwithjoyce.pdf**
4306K

dloev@loevlaw.com <dloev@loevlaw.com>
To: Bryan Nassour <bryan.nassour@lacity.org>
Cc: Harold Minkowitz <harold@minkowitzmd.com>

Thu, Aug 4, 2022 at 6:15 PM

Bryan,

I hope you are well. Harold Minkowitz and I spoke with you on July 20th regarding this property and the notices that we became aware of. I also sent you an email with my mailing address which I am providing again below.

Loev Family Partnership, Ltd.

5301 Holly Street

Bellaire, Texas 77401

832-607-1042

I have forwarded the email and attachments that Johanna Rivera with federal home loans sent to you earlier this week. Please confirm that Harold and I can disregard the notices that are attached to this email and that pursuant to our last call, we will receive a notice for an additional appeal.

When we spoke, we advised you that we did not have access to the property and we had to enter into an access agreement with the home owner's association and I sent you a copy of such agreement.

You mentioned that a notice had been put on the property. As we did not have access to the property, we did not hire a realtor until we were close to getting access to the property. I have attached the contract with the realtor that I executed on March 19, 2022. Please add the attached document "contractwithjoyce" to our file which reflects when we hired a realtor.

Thank you in advance for your response and for your assistance.

Regards,

David M. Loev, JD and CPA

Managing Partner

The Loev Law Firm, PC

Securities • Corporate • Mergers & Acquisitions • Litigation

6300 West Loop South, Suite 280 | Bellaire, Texas 77401

Direct: (832) 930-6432 | Fax: (713) 920-9372

Main: (713) 524-4110 | Skype: davidloev1

dloev@loevlaw.com | www.loevlaw.com

From: Johanna Rivera <johanna@fhllcorp.com>
Sent: Wednesday, August 3, 2022 5:54 PM
To: bryan.nassour@lacity.org
Cc: David Loev <dloev@loevlaw.com>; Gina Salas <gina@fhllcorp.com>; Wafaa Nafoussi <wafaa@fhllcorp.com>
Subject: APN #4431-038-049

Mr. Nassour,

[Quoted text hidden]

6 attachments



- 9048- FINAL NOTICE AND AMOUNT DUE (1002.00).pdf
152K
- Hearing app letter LA City.pdf
195K
- 9048- notice of noncompliance.pdf
123K
- 9048- 2021 BRUSH CLEARANCE (BC) APPEAL CHECKLIST.pdf
542K
- contractwithjoyce.pdf
4306K

Bryan Nassour <bryan.nassour@lacity.org>
To: Johanna Rivera <johanna@fhllcorp.com>

Fri, Aug 5, 2022 at 11:30 AM

Johanna

Unfortunately you only appealed your notice of the Brush Clearance case not your Brush Notice case. When you received your letters of payment it specifically stated to send a 50\$ check for your Brush Notice (BN) and write your appeal on your behalf. Unfortunately, I do not have your apn down showing you have appealed your case for the Brush Notice. However, you are correct and you did submit the paperwork for your appeal for the Brush Clearance notice, which is still under review.

[Quoted text hidden]

—
Bryan Nassour, Fire Captain I
Los Angeles Fire Department
Brush Clearance Unit , FPB
6262 Van Nuys #451 Van Nuys, Ca 91401
Office: (818) 778-4939
Cell: (818) 778-4954

CONFIDENTIALITY NOTICE: This transmission is intended for the use of the individuals or entity to which it is addressed and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, or the employee responsible for delivering the message to the recipient, you are hereby notified that any dissemination, distribution or copying of this communication is prohibited. If you receive this communication in error, please call me immediately at (323) 957-44503.

David Loev <dloev@loevlaw.com>
To: Bryan Nassour <bryan.nassour@lacity.org>
Cc: Harold Minkowitz <harold@minkowitzmd.com>

Wed, Aug 10, 2022 at 3:44 PM

Bryan,

We hope you are well. I am resending the email below and attachments.

Thank you in advance for your response.

Let me know if you would like to schedule a call.

regards,

—

David M. Loev, JD and CPA

The Loev Law Firm, PC

Managing Partner

Securities • Corporate • Mergers & Acquisitions • Litigation 6300 West Loop South, Suite 280 | Bellaire, Texas 77401

Phone: (713) 524-4110 | Direct (832) 930-6432

Fax: (713) 524-4122

Efax: (713) 920-9372 | Skype: davidloev1

dloev@loevlaw.com | www.loevlaw.com

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6 attachments



image002.png
14K

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195K

 **9048- notice of noncompliance.pdf**
123K

 **9048- 2021 BRUSH CLEARANCE (BC) APPEAL CHECKLIST.pdf**
542K

 **contractwithjoyce.pdf**
4306K



Christi Greer <gcgreer5@gmail.com>

Fwd: Additional evidence(2021BrushClearanceAppeal)

1 message

LAFD Brush <lafdbush@lacity.org>

Wed, Jan 4, 2023 at 10:52 PM

To: gcgreer5@gmail.com

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

From: **Harry** <harry_wei@yahoo.com>

Date: Wed, Jan 4, 2023 at 10:18 PM

Subject: Additional evidence(2021BrushClearanceAppeal)

To: lafdbush@lacity.org <lafdbush@lacity.org>

Assessor's ID NO 5462011017 & 5462011022

Name: Peng, Pan

Dear Committee members,

The critical issue that made it impossible for the Appellant to work and complete the brush clearance for these two lots before the properties was contracted to a City Contractor is these notices were sent to wrong addresses.

Prior to leaving the US in Dec 2019 (attachment1) Appellant updated with the City and County assessor from [509 Macwilliams Ln Royal Oak MI 48067](#) to her friend's address at [3350 Mcdowell Street Ferndale MI 48220](#) (attachment2) not knowing she got stuck in China with Covid situation and cannot return. Then in late 2020, her friend moved and so appellant updated the mailing address to the sister's house at [5127 Sultana Ave, Temple City CA 91780](#)(attachment 3)

City contractor did the work on Nov. 04, 2021 when the very first notice from the City was received three weeks after the work was done (attachment3).

The Appeal Result letter was still sent to the friend's Michigan address(attachment2) and luckily the sister got this letter forwarded to CA, otherwise there won't even get a chance to present this evidence.

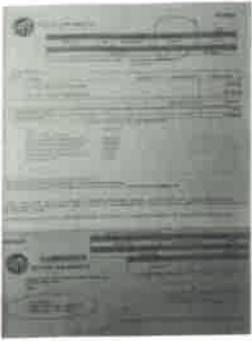
Since even recently the letters were sent to Michigan, we have reason to believe that when the inspection process started in May 2021, its likely that the letter mailed to MI and got lost there or during the forwarding, therefore, never got returned.

Since Notices of Noncompliance were sent to outdated addresses, it is unfair and need to be corrected for owners with these vacant lots to have true due process. Hence, we ask the cost of clearance be reduced and administrative fee to waived.

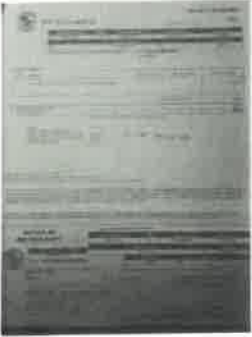
Thank you for your considerations.

Sincerely,

3 attachments



Attachment2.jpg
2714K



Attachment3.jpg
3145K



Attachment1.pdf
571K



CITY OF LOS ANGELES

INVOICE

Page 1

| Customer Number | Dept. | Invoice Number | Date Printed | Date Due |
|-----------------|-------|----------------|--------------|------------|
| BR8629789 | 38 | BC220000558 | 12-08-22 | 05-29-22 |
| Customer Name | | | | Amount Due |
| PAN PENG | | | | \$3,498.00 |

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 | 2021 Brush Clearance Contracting Fees | | | \$2,000.00 |
| 2 | 2021 Brush Clearance Administrative Fees | | | \$1,498.00 |

Total Invoice Charges \$3,498.00

| | |
|-------------------------|-------------------|
| Credit Payments Applied | \$0.00 |
| Total Amount Due | \$3,498.00 |

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

APN 5462011017
LOCATION OF PROPERTY:
INITIAL NONCOMPLIANCE NOTICE: 05/25/2021
SECOND NONCOMPLIANCE NOTICE: 09/08/2021
CLEARANCE BY CONTRACTOR: 11/04/2021
BRUSH CLEARANCE ORDINANCE #: 172354
L.A.M.C. SECTION: 57.322.2

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

INVOICE



CITY OF LOS ANGELES

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

PAN PENG
3350 MCDOWELL STREET
FERNDALE MI 48220

Return this portion with your payment.

| Customer Number | Dept. | Invoice Number | Date Printed |
|-----------------|-------|----------------|--------------|
| BR8629789 | 38 | BC220000558 | 12-08-22 |
| Customer Name | | | Date Due |
| PAN PENG | | | 05-29-22 |
| Amount Due | | Amount Paid | |
| \$3,498.00 | | \$ | |

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 BC220000558 00000000003478000 1



CITY OF LOS ANGELES

NOTICE OF DELINQUENCY

Page 1

| Customer Number | Dept. | Invoice Number | Date Printed | Due Date |
|-----------------|-------|----------------|--------------|------------|
| BR6212522 | 38 | BF220009370 | 11/22/2021 | 11/20/2021 |
| Customer Name | | | | Amount Due |
| PENG PAN | | | | \$33.00 |

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 | 2021 Brush Clearance Initial Inspection Noncompliance Fee: | | | \$33.00 |
| 2 | | | | |
| Total Invoice Charges: | | | | \$33.00 |
| Credit Payments Applied | | | | \$0.00 |
| Total Amount Due | | | | \$33.00 |

If payment has already been made, please disregard this notice

APN: 5462011017
 LOCATION OF PROPERTY:
 INITIAL NONCOMPLIANCE NOTICE: 5/25/2021
 BRUSH CLEARANCE ORDINANCE #: 172449
 L.A.M.C. SECTION: 57.322.2

PIN# 99100766

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

YOUR INVOICE IS NOW PAST DUE. YOU WILL BE ASSESSED AN ADDITIONAL PENALTY FEE EQUIVALENT TO 200% OF THE INITIAL INSPECTION FEE IF PAYMENT IS NOT RECEIVED WITHIN 10 DAYS. IF PAYMENT IS NOT RECEIVED WITHIN 10 DAYS, UNPAID FEES CAN BE REFERRED TO A COLLECTION AGENCY. COLLECTION FEES OF UP TO 39% OF THE TOTAL AMOUNT DUE MAY APPLY TO RECOVER COLLECTION COSTS AND POSSIBLE LEGAL ACTION BY THE LOS ANGELES CITY ATTORNEY'S OFFICE. A \$35

PAYMENTS VIA AN ELECTRONIC CARD (CREDIT/DEBIT) ARE SUBJECT TO A NON-REFUNDABLE 1.70% 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.

NOTICE OF DELINQUENCY

Return this portion with your payment.

| Customer Number | Dept. | Invoice Number | Date Printed |
|-----------------|-------|-----------------|--------------|
| BR6212522 | 38 | BF220009370 | 11/22/2021 |
| Customer Name | | | Date Due |
| PENG PAN | | | 11/20/2021 |
| Amount Due | | Amount Enclosed | |
| \$33.00 | | 5 | |



BF220009370

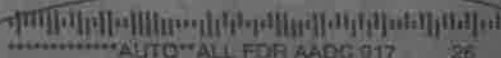
CITY OF LOS ANGELES

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

Bill To:

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

Remit To:

CITY OF LOS ANGELES TREASURER
PO BOX 102535
PASADENA CA 91189-2535

AUTO*ALL FOR AADC 917 26
 PENG PAN 4996
 5127 SULTANA AVE
 TEMPLE CITY CA 91789-3048

102535 38 BF220009370 11/22/2021 11/20/2021

Your Flight Receipt - PAN PENG 02DEC19

Delta Air Lines <DeltaAirLines@t.delta.com>

周三 2019/11/27 10:03

收件人: pengpan56@hotmail.com <pengpan56@hotmail.com>

**Hello, Pan Peng**

#9315061060 | Gold Medallion®

Your Trip Confirmation #: HR7HTF

You're all set. If you need to adjust your itinerary, you can make standard changes to your flight on delta.com including time, date and destination. Explore all of your options [here](#).

YOUR PRE-TRIP CHECKLIST FOR EASIER TRAVEL:

DOWNLOAD THE FLY DELTA APP – book a flight, upgrade or change your seats, speed through security, receive flight status notifications, track your bags and more.
[Download now >>](#)

VISIT OUR NEED HELP PAGE – get all your travel questions answered with information on self-service tools, baggage, SkyMiles, and more. [>>](#)

Have a great trip, and thank you for choosing Delta.

| Mon, 02DEC | DEPART | ARRIVE |
|-----------------------------|----------------------------|---------------------------|
| DELTA 6729* Economy (L) | GUANGZHOU 7:30am | SHANGHAI-PUDONG 9:50am |
| DELTA 582 Main Cabin (L) | SHANGHAI-PUDONG 11:40am | DETROIT 12:16pm |

| Wed, 04DEC | DEPART | ARRIVE |
|-----------------------------|-------------------|--|
| DELTA 583 Main Cabin (L) | DETROIT 3:46pm | SHANGHAI-PUDONG 7:35pm **Thu 05DEC |

**Arrival date is different than departure date.

*Flight 6729 Operated by SHANGHAI AIRLINES CO. LTD. As FM Flt 9302

MANAGE MY TRIP>

RESTRICTED HAZARDOUS ITEMS

To ensure the safety of our customers and employees, **Delta does not accept smart bags**. Smart bags with non-removable lithium-ion batteries will not be permitted as carry-on or checked baggage on any Delta mainline or Delta Connection flight. For more information, please visit our [News Hub](#).

All damaged, defective or recalled lithium batteries, including lithium powered self-balancing transportation devices are not permitted as carry-on or checked baggage.

Spare batteries for other devices, fuel cells, and e-cigarettes are permitted in carry-on baggage only. If your carry-on bag contains these items and is gate checked, they must be removed and carried in the cabin. Further information and specific guidelines regarding restricted items can be found [here](#).

REAL ID REMINDER

Effective, October 1, 2020, every air traveler 18 years of age and older will need a REAL ID-compliant driver's license or another acceptable form of ID. Please visit the [TSA REAL ID](#) website for more information.

DELTA BIOMETRICS NOW AVAILABLE AT DTW

[Delta Biometrics](#) is now available at Detroit Metropolitan Wayne County Airport (DTW). This optional experience includes facial recognition technology to make your experience more seamless from curb to gate. If you do not wish to participate in Delta Biometrics, please make a Delta employee or TSA officer aware.

Passenger Info

Name: PAN PENG
SkyMiles #9315061060
Gold

| FLIGHT | SEAT |
|------------|------|
| DELTA 6729 | 42A |
| DELTA 582 | 33J |
| DELTA 583 | 32J |

Visit [delta.com](#) or use the [Fly Delta app](#) to view, select or change your seat. If you purchased a Delta Comfort+™ seat or a Trip Extra, please visit [My Trips](#) to access a receipt of your purchase.

Flight Receipt

Ticket #: **0062408974748**
Place of Issue: Delta.com
Issue Date: 27NOV19
Expiration Date: 27NOV20

| METHOD OF PAYMENT | |
|-------------------|-----------|
| VI*****9961 | 元9594 CNY |

| CHARGES | |
|--|------------------|
| Air Transportation Charges | |
| Base Fare | 元7390 CNY |
| Carrier-imposed International Surcharge (YR) | 元1610 CNY |
| Taxes, Fees and Charges | |
| United States - September 11th Security Fee(Passenger Civil Aviation Security Service Fee) (AY) | 元40 CNY |
| China - Airport Fee (CN) | 元140 CNY |
| United States - Transportation Tax (US) | 元262 CNY |
| United States - Animal and Plant Health Inspection Service Fee (APHIS User Fee - Passengers (XA) | 元28 CNY |
| United States - Passenger Facility Charge (XF) | 元32 CNY |
| United States - Immigration and Naturalization Fee(Immigration User Fee) (XY) | 元50 CNY |
| United States - Custom User Fee (YC) | 元42 CNY |
| TICKET AMOUNT | 元9594 CNY |

REF WITH FEE/CHG FEE APPLIES

This ticket is non-refundable unless the original ticket was issued at a fully refundable fare. Some fares may not allow changes. If allowed, any change to your itinerary may require payment of a change fee and increased fare. Failure to appear for any flight without notice to Delta will result in cancellation of your remaining reservation.

Note: When using certain vouchers to purchase tickets, remaining credits may not be refunded. Additional charges and/or credits may apply.

Checked Bag Allowance

The fees below are based on your original ticket purchase. **If you qualify for free or discounted checked baggage**, this will be taken into account when you check in.

Mon 02 Dec 2019

DELTA: CAN PVG

| CARRY ON | FIRST | SECOND |
|----------|-------|--------|
| FREE | FREE | FREE |

Mon 02 Dec 2019

DELTA: PVG DTW

| CARRY ON | FIRST | SECOND |
|----------|----------|----------|
| INCLUDED | INCLUDED | INCLUDED |

Visit delta.com for details on [baggage embargos](#) that may apply to your itinerary.

Wed 04 Dec 2019

DELTA: DTW PVG

| CARRY ON | FIRST | SECOND |
|----------|-------|--------|
| FREE | FREE | FREE |

Visit delta.com for details on [baggage embargos](#) that may apply to your itinerary.

Transportation of Hazardous Materials

Federal law forbids the carriage of hazardous materials aboard aircraft in your luggage or on your person. A violation can result in civil penalties. Examples include: Paints, aerosols, lighter fluid, fireworks, torch lighters, tear gases and compressed gas cartridges.

There are special exceptions for small quantities (up to 70 ounces total). For further information visit delta.com [Restricted Items](#) Section.

MANAGE MY TRIP>

BOOK A FLIGHT >

BOOK A VACATION PACKAGE >

RESERVE A CAR + HOTEL >

EARN AND USE MILES >



STAY CONNECTED WITH US

COMMENT OR COMPLAINT | PRIVACY POLICY



Fly green. Partner with us to protect the environment and support communities. Visit delta.com/co2 to learn more about offsetting your carbon footprint.

Terms & Conditions

This ticket is non-refundable unless the original ticket was issued at a fully refundable fare. Some fares may not allow changes. If allowed, any change to your itinerary may require payment of a change fee and increased fare. Failure to appear for any flight without notice to Delta will result in cancellation of your remaining reservation.

Note: When using certain vouchers to purchase tickets, remaining credits may not be refunded. Additional charges and/or credits may apply.

†All SkyMiles® program rules apply. To review the rules, see Membership Guide & Program Rules. Taxes and fees for Award Travel are the responsibility of the passenger and must be paid at the time the ticket is booked. Award Travel seats are limited and may not be available on all flights or in all markets. Offers void where prohibited by law. Other restrictions may apply.

Checked Bag Allowance

Delta One®/First/Business Class weight allowance reverts to 50 lbs for all checked bags beyond regular free allowance.

At the time of check in with Delta, SkyMiles Medallion members, SkyTeam Elite & Elite Plus and active US Military personnel are eligible for fee waivers and other benefits. For more details, visit delta.com/baggage. Basic Cardmembers with a Gold, Platinum, or Reserve Delta SkyMiles Credit Card from American Express are eligible for the first bag fee waiver. More details on the program can be found at delta.com/firstbagfree

A standard checked bag with Delta may be up to 50 lbs and 62 linear inches (per piece). Additional fees apply for oversize, overweight, and/or additional pieces of checked baggage. Please review Delta's baggage guidelines for details. Weight and size restrictions may vary when checking baggage on carriers other than Delta. Contact with the operating carrier for detailed checked baggage allowances. You must be checked in at the gate by the applicable check-in deadlines or your reservation may be cancelled. Please review Delta's check-in requirement guidelines for details. Check-in requirements vary by airline, so if your ticket includes travel on other airlines, please check with the operating carrier on your ticket.

Do you have comments about our service? Please [email](#) us to share them.

ADVICE TO INTERNATIONAL PASSENGERS ON LIMITATIONS OF LIABILITY

Passengers embarking upon a journey involving an ultimate destination or a stop in a country other than the country of departure are advised that the provisions of an international treaty (the Warsaw Convention, the 1999 Montreal Convention, or other treaty), as well as a carrier's own contract of carriage or tariff provisions, may be applicable to their entire journey, including any portion entirely within the countries of departure and destination. The applicable treaty governs and may limit the liability of carriers to passengers for death or personal injury, destruction or loss of, or damage to, baggage, and for delay of passengers and baggage.

Additional protection can usually be obtained by purchasing insurance from a private company. Such insurance is not affected by any limitation of the carrier's liability under an international treaty. For further information please consult your airline or insurance company representative.

Conditions of Carriage

Air transportation on Delta and the Delta Connection® carriers is subject to Delta's [conditions of carriage](#). They include terms governing for example:

- [Limits on our liability](#) for personal injury or death of passengers, and for loss, damage or delay of goods and baggage.
- [Claim restrictions](#) including time periods within which you must file a claim or bring action against us.
- Our right to [change terms](#) of the contract.
- [Check-in requirements](#) and other rules established when we may [refuse carriage](#).
- Our rights and limits of our liability for [delay or failure to perform service](#) including schedule change, substitution of alternative air carriers or aircraft, and rerouting.
- Our policy on [overbooking flights](#), and your rights if we deny you boarding due to an oversold flight.

These terms are incorporated by reference into our contract with you. You may view these conditions of carriage on delta.com, or by requesting a copy from Delta.

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Your DPPA Permissible Use: No Permissible Purpose

Your GLBA Permissible Use: No Permissible Purpose

Your DMF Permissible Use: No Permissible Purpose

Property Report (Assessment & Deeds)

Date: 01/05/23

PROPERTY ASSESSMENT RECORDS

(Assessment 1 of 1)

Name Owner: PENG PAN
Property Address: LOS ANGELES, CA 90065
Owner Address: 509 MACWILLIAMS LN, ROYAL OAK, MI 48067-4535
County: LOS ANGELES
Data Source: B

SALES INFORMATION

Sale Price: \$150,001
Prior Sale Date: 09/18/2008
Recording Date: 09/20/2013
Book:
Page:

TAX AND ASSESSMENT INFORMATION

Parcel Number: 5462-011-017 
Document Number:
Legal Description: LOT NUMBER: 58; TRACT: 8254;
Land Usage: RESIDENTIAL VACANT
Market Land Value:
Market Improvement Value:
Total Market Value:
Assessed Value: \$35,806
Tax Year:
Tax Amount:
Homestead Exemption:

PROPERTY CHARACTERISTICS

Year Built:
Land Size: 5280 SF
Living Size:
Number Bedrooms:
Number Full Baths:
Number Half Baths:
Number of Stories:

Pulled report from

Lexis + APIS

APN: 5462011017

| | | | |
|-----------------------|------------|------------------------|---------------------------------------|
| Owner Name: | PENG,PAN | Name Overflow: | |
| Special Name: | | 2nd Owner Name: | |
| Situs Address: | | Mailing Address: | 509 MACWILLIAMS LN ROYAL OAK MI 48067 |
| Census Tract: | 186302 | Hazard City Key Code: | 1 |
| Census Block: | 2003 | Hazard Info. No.: | 0000000000 |
| Council District: | 01 | Zone Code. No.: | LARE20 |
| Tax Area: | 00004 | Land Use Code: | 010V |
| Agency No.: | 000000 | Ownership Code: | 3 |
| Tax Status Key Code : | 0 | Doc. Reason Code: | A |
| Delq Year: | 0 | Parcel Area: | 0.1207 |
| Recording Date: | 2013-09-20 | Recorder's Doc. Key: 1 | Recorder's Doc. Nbr: 1369879 |

Parcel Sales Information

| SALES_SEQ_NBR | SALES_DT_CD_TXT | SALES_AMT |
|---------------|-----------------|--------------|
| 3 | 2004-03-08 | \$0.00 |
| 2 | 2008-09-18 | \$0.00 |
| 1 | 2013-09-20 | \$150,001.00 |

Building Data

| SEQ. | YR BLT | SUB PART | DSGN TYP | CLASS SHAPE | NO. UNIT | NO. BDR | NO. BATH | IMPROV SQFT | BLDG CHG YR | UNIT COST MAIN AMT | RCN MAIN AMT |
|------|-----------|-------------|-------------|----------------|-------------|------------|-------------|----------------|-------------------|--------------------------|-----------------|
|------|-----------|-------------|-------------|----------------|-------------|------------|-------------|----------------|-------------------|--------------------------|-----------------|

Legal Description

TRACT # 8254 LOT 58

2020 Roll Value

| | VALUE | YR | EXEMPTION INFORMATION | | | |
|-------------|-------------|------|-----------------------|--------|-----|-----|
| LAND | \$34,745.00 | 2020 | HOMEOWNER | \$0.00 | KEY | 000 |
| IMPROVEMENT | \$0.00 | 2020 | REAL ESTATE | \$0.00 | | |
| INVENTORY | \$0.00 | | INVENTORY | \$0.00 | | |
| FIXTURE | \$0.00 | | FIXTURE | \$0.00 | | |
| PERS PROP | \$0.00 | | PERS PROP | \$0.00 | | |
| | | | EX CLAIM TYPE CD | | | |



Christi Greer <gcgreer5@gmail.com>

Fwd: FW: Mi Casa Holdings, Ltd. Invoice No. BC220000592

1 message

LAFD Brush <lafbrush@lacity.org>

Wed, Jan 4, 2023 at 2:16 PM

To: gcgreer5@gmail.com

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

From: **Amy Christensen** <amy@maryhsu.com>

Date: Wed, Jan 4, 2023 at 10:21 AM

Subject: FW: Mi Casa Holdings, Ltd. Invoice No. BC220000592

To: <lafbrush@lacity.org>

<<...>>

Dear Public Safety Committee:

Please see our attached letter and enclosure in response to Invoice No. BC220000592 for \$17,1990.00 for Los Angeles Parcel No. 5462026002.

Thank you for your time and consideration to this matter.

Mary Hsu

For Mi Casa Holdings, Ltd.



Letter to City of Los Angeles re excess fine of 17199 for Loveland Big January 2023.docx

315K

Mary Hsu
Mi Casa Holdings, Ltd.
1330 Oak View Avenue
San Marino, CA 91108

January 4, 2023

City of Los Angeles
Public Safety Committee
c/o City Clerk
Brush Clearance Unit
6262 Van Nuys Blvd.
#451
Van Nuys, CA 91401

Re: Invoice No. BC220000592
Customer No. BR7040172
Parcel No: 5462026002
Amount Due After Appeal: \$17,199.00

Dear Public Safety Committee staff,

This is Mary Hsu on behalf of Mi Casa Holdings, Ltd. (Customer No. BR7040172) to request for appeal to your esteemed committee for invoice number BC220000592.

We appreciate the original consideration that the fee is reduced in half from \$34,398.00 to \$17,199.00. This clearance contracting fee is still excessively punitive and is hard to justify.

We are law abiding citizens and have maintained this lot faithfully since 2013 (10 years) for less than a thousand dollars a year, as I have presented. Why do we have to pay for the same work 17 times from the City? To put this amount in perspective compared with this year's high inflation cost. We spent \$3,052 total, for four days work on 7/14/22, 7/20/2022, 8/04/2022, and 9/11/2022, and each day with varying number of workers. This included all the required work to prevent fires and to dump all the waste. If we were to hire an arborist to work, it would cost approximately 190/hour. He/she would have to work 2.25 weeks for a total of 90.52 hours to earn \$17,199. In reality, we did not need much help from an arborist to do brush clearance because we are not removing any trees or in need of any report. Unfortunately, I dropped the ball. Tree trimming was the last thing on my mind when I was sick with Covid. Our team was sick as well. I am appealing to share my perspective because this clearance contracting fee is an excessive punitive imposition on any ordinary citizen. A little communication goes a long way. It would have been very helpful if the City could have called and offered an opportunity to avoid this gigantic charge and offer us the opportunity to do the clearance ourselves. It would have achieved the same goal to establish fire clearance and avoid all the stress to citizens. I do not know that

this bill could cause so much anxiety. This is more than just an infliction of emotional distress, there is physical stress not being able to sleep and financial stress feeling loss of control financially. In my mind, I cannot make sense why it costs so much more for the same work from the City. It cost us \$3,052 recently. I could see the City double these charges to be \$6,104.00, but not \$17,199.00. We paid \$50,000.00 for this lot. I have attached this year's Profit and Loss for your review.

Thank you very much for your consideration.

Respectfully,

Mary Hsu
Mi Casa Holdings, LTD.
626-264-8904 (C)

4:19 PM

01/03/23

Cash Basis

Mi Casa Holdings LTD

Profit & Loss Detail

January through December 2022

| Type | Date | Num | Name | Memo | Class | Paid Amount | Balance |
|---------------------------------------|------------|-----|----------------------|--|---------------------------|-------------|---------|
| Ordinary Income/Expense | | | | | | | |
| Expense | | | | | | | |
| Repairs and Maintenance | | | | | | | |
| Landscaping and Groundskeeping | | | | | | | |
| Check | 05/26/2022 | | City of Los Angel... | 2021 Brush Clearance Re-Inspection Noncompliance Fee... | 5462-026-002 Loveland Big | 668.00 | 668 |
| Check | 07/08/2022 | | Jesus Paramo | take photos of site | 5462-026-002 Loveland Big | 46.00 | 714 |
| Check | 07/08/2022 | | Ana Ramirez | take photos of site | 5462-026-002 Loveland Big | 32.00 | 746 |
| Check | 07/14/2022 | | Huner Chavez | weed abatement | 5462-026-002 Loveland Big | 1,200.00 | 1,946 |
| Check | 07/20/2022 | | Huner Chavez | weed abatement | 5462-026-002 Loveland Big | 450.00 | 2,396 |
| Check | 08/04/2022 | | Ana Ramirez | MCH Ch_3483 #2033 | 5462-026-002 Loveland Big | 64.00 | 2,460 |
| Check | 08/04/2022 | | Jesus Paramo | MCH Ch_3483 #2034 | 5462-026-002 Loveland Big | 460.00 | 2,920 |
| Check | 09/11/2022 | | Jesus Paramo | To pay workers cash to help haul away debris per city ordin... | 5462-026-002 Loveland Big | 800.00 | 3,720 |
| Check | 11/01/2022 | | City of Los Angel... | 2022 Brush Clearance Initial Inspection Noncompliance Fee | 5462-026-002 Loveland Big | 33.00 | 3,753 |
| Total Landscaping and Groundskeeping | | | | | | 3,753.00 | 3,753 |
| Rep/Maint Supplies | | | | | | | |
| Check | 09/15/2022 | | The Home Depot | supplies to clear parcel per city ordinance | 5462-026-002 Loveland Big | 233.79 | 233 |
| Total Rep/Maint Supplies | | | | | | 233.79 | 233 |
| Total Repairs and Maintenance | | | | | | 3,986.79 | 3,986 |
| Taxes | | | | | | | |
| Property Taxes | | | | | | | |
| Check | 03/22/2022 | | Los Angeles Cou... | 2nd 1/2 2021-2022 Property Tax | 5462-026-002 Loveland Big | 504.98 | 504 |
| Check | 12/06/2022 | | Los Angeles Cou... | 2022 2023 1st 1/2 Property Tax | 5462-026-002 Loveland Big | 381.31 | 886 |
| Total Property Taxes | | | | | | 886.29 | 886 |
| Total Taxes | | | | | | 886.29 | 886 |
| Total Expense | | | | | | 4,873.08 | 4,873 |
| Net Ordinary Income | | | | | | -4,873.08 | -4,873 |
| Net Income | | | | | | -4,873.08 | -4,873 |

Pan



CITY OF LOS ANGELES

INVOICE

Page 1

| Customer Number | Dept. | Invoice Number | Date Printed | Date Due |
|----------------------|-------|----------------|--------------|-------------|
| BR7040172 | 38 | BC220000592 | 12-09-22 | 05-29-22 |
| Customer Name | | | | Amount Due |
| MI CASA HOLDINGS LTD | | | | \$17,199.00 |

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 | 2021 Brush Clearance Contracting Fees: ADJUSTED DUE TO APPEAL PARTIALLY GRANTED | | | \$16,450.00 |
| 2 | 2021 Brush Clearance Administrative Fees: ADJUSTED DUE TO APPEAL PARTIALLY GRANTED | | | \$749.00 |

Total Invoice Charges \$17,199.00

| | | |
|-------------------------|---|--------------------|
| Credit Payments Applied | - | \$0.00 |
| Total Amount Due | | \$17,199.00 |

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

APN: 5462026002
LOCATION OF PROPERTY:
INITIAL NONCOMPLIANCE NOTICE: 05/17/2021
SECOND NONCOMPLIANCE NOTICE: 08/30/2021
CLEARANCE BY CONTRACTOR: 11/17/2021
BRUSH CLEARANCE ORDINANCE #: 172354
L.A.M.C. SECTION: 57.322.2

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

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 |
|----------------------|-------|-----------------|--------------|
| BR7040172 | 38 | BC220000592 | 12-09-22 |
| Customer Name | | | Date Due |
| MI CASA HOLDINGS LTD | | | 05-29-22 |
| Amount Due | | Amount Enclosed | |
| \$17,199.00 | | \$ | |

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

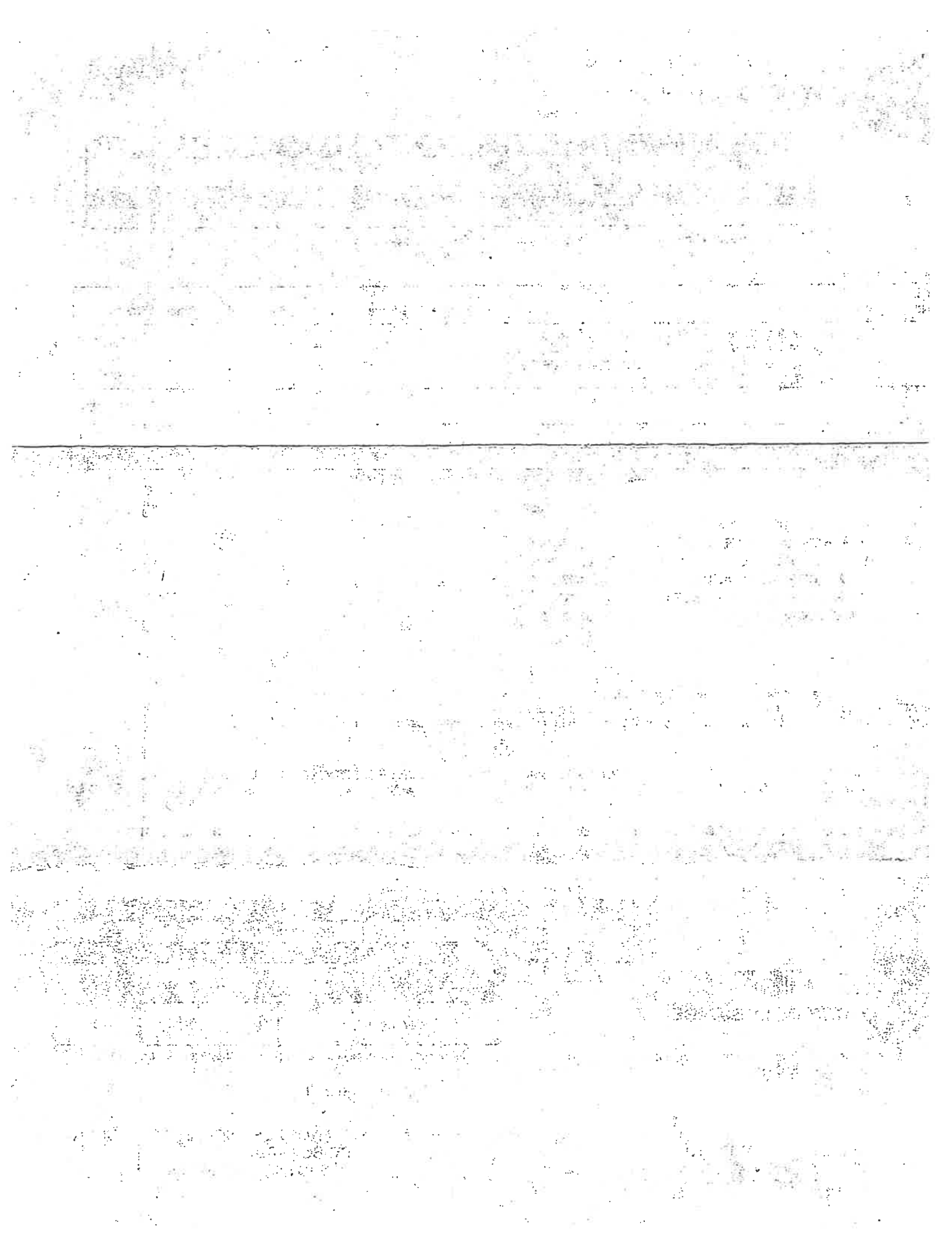
Bill To:

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

Remit To:

MI CASA HOLDINGS LTD
1330 OAK VIEW AVENUE
SAN MARINO CA 91108

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



Rolando Piedrahita
9639 Green Verdugo Dr.
Sunland, CA 91040
Jan 2, 2023

Public Safety Committee, C/O City Clerk
Re: BC220000629 APN 5475006029
BC220000630 APN 5475006030

To Whom It May Concern:

You state that no mail was returned as being proof that notices were received by me. That is not the case. I believe that **you sent the notices to 2412 N. Commonwealth Avenue**, Los Angeles, CA, 90027 which was my previous address of record. That address was my parents' home but they **sold it in December 2018** (please see 2nd page). I never received the notices. The first notice I received by mail was the 2021 Brush Non-Compliance Fee Appeal Supplement stating that work had been contracted and completed and that I could either pay or appeal. Furthermore, I did not even receive the 2021 Brush Non-Compliance Fee Appeal Supplement for the 2nd (adjacent) lot. The first correspondence I received for that lot was the acknowledgement that my request for the appeal had been received after I included the lot number in my correspondence, assuming that since one lot was out of compliance, the 2nd lot would be also.

Furthermore, since the lots are adjacent, I don't believe that it is fair to impose an administrative fee for each lot. The handling of both lots does not take much more time than just one of them. To illustrate, during the appeal process, I had one appointment for both lots and the fire inspector handled both lots in the same time slot. Field inspections are also performed at the same; it takes negligible more time to inspect one lot than both of them.

I would agree to pay for the work performed but I am not willing to pay the administrative fees. If the administrative fees are not waived or reduced considerably, I will seek remedies in court.

Sincerely,

A handwritten signature in black ink, appearing to read 'R. Piedrahita', with a stylized flourish at the end.

Rolando Piedrahita

Rolando Piedrahita
9639 Green Verdugo Dr.
Sunland, CA 91040
Jan 2, 2023

Public Safety Committee, C/O City Clerk
Re: BC220000629 APN 5475006029
BC220000630 APN 5475006030

2412 N Commonwealth Ave, Los Angeles, CA 90027

● **Off market** Zestimate®: **\$3,046,100** Rent Zestimate®: **\$11,851**

Est. refi payment: \$18,085/mo  [Refinance your loan](#)

[Home value](#) [Owner tools](#) [Home details](#) [Neighborhood details](#)

Price history

| Date | Event | Price | |
|--|-------|---------------------|------------|
| 12/14/2018 | Sold | \$1,975,000 (-5.9%) | \$727/sqft |
| Source:  Glendale AOR ZDD #818004165 Report | | | |

**BOARD OF FIRE
COMMISSIONERS**

JIMMIE WOODS-GRAY
PRESIDENT

JIMMY H. HARA, M.D.
VICE PRESIDENT

CORINNE TAPIA BABCOCK
DELIA IBARRA
ROY HARVEY

LETICIA GOMEZ
COMMISSION EXECUTIVE ASSISTANT II

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

FIRE DEPARTMENT

KRISTIN M. CROWLEY
FIRE CHIEF

BRUSH CLEARANCE UNIT

6262 VAN NUYS BOULEVARD
ROOM 451
VAN NUYS, CA 91401

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

HTTP://WWW.LAFD.ORG

November 30, 2022

Dear Property Owner:

The Board of Fire Commissioners concluded its portion of the **2021 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 2021 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, January 4, 2023.** All new evidence will be considered by the Public Safety Committee via a "virtual" meeting.

The Public Safety Committee meeting is scheduled for **January 11, 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: **42993**

Phone Number: 1 (669) 254 5252

Meeting ID: 161 586 7607

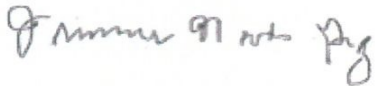
When joining the Zoom meeting, participants will see the "Please wait....." message and will be placed in a waiting room. While in the waiting room, you will not have access to the meeting audio/video. Only when required to speak, the Committee Chair will add you to the meeting – enable your microphone and camera. Be sure to mute all other audio so that there is no feedback.

The audio for this meeting is broadcast live on the internet at <https://clerk.lacity.org/calendar>. 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

REPORT AND PROPOSED DECISION
ON ASSESSMENT HEARING FOR
2021 BRUSH CLEARANCE

HEARING DATE: July 18, 2022 08:00

PACKAGE NO: 2021175032

COUNCIL DISTRICT: FS 84

NAME: Kamyar MAROUNI

MAILING ADDRESS: 6862 Hayvenhurst Ave
Van Nuys CA 91406 USA

SITUS ADDRESS: 20401 VENTURA BLVD
LOS ANGELES CA 91364

ASSESSOR'S ID NO: 2166033012 / INVOICE NO: BC220000106

ASSESSMENT: \$19,498.00

| Cost of Clearance | Administrative Fee | Total Assessment Amount |
|-------------------|--------------------|-------------------------|
| \$18,000.00 | \$1,498.00 | \$19,498.00 |

SUBSTANCE OF PROTEST

Appellant says no Notices of Noncompliance were ever received because their mailbox was vandalized and that the Red Posted Notice to Abate Nuisance and Fire Hazard was not seen.

DEPARTMENT INFORMATION

The Department issued an F-1308 Notice of Noncompliance on: July 6, 2021.

There was no record of an F-1307 Cleared-By-Owner Inspection Report on file. Therefore, a Second Notice of Noncompliance was issued on August 4, 2021.

A work order was prepared and the property was posted on November 18, 2021

The property was subsequently contracted to a City Contractor and work was completed on December 4, 2021

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

PROPOSED DECISION AND RECOMMENDATION

The proposed assessment against your property has been confirmed in the amount as set forth in the notice.

The Fire Department showed that due process was afforded to the Appellant because all notices were sent as legally required. No mail was returned. Appellant says their mailbox was vandalized and showed photos. However, no police report was presented nor evidence that it was during the time the mailings were sent. The mailings were a month apart.

The record shows the Fire Inspector inspected the property and found hazardous conditions. A Notice and Second Notice of Noncompliance were issued and then the property was later Red Posted with a Notice to Abate Nuisance and Fire Hazard because of the hazardous conditions.

Since the Appellant did not perform clearance, the City Contractor performed the brush clearance. The Inspector and Contractor took photos of the hazards at the time of the clearance. The Appeal is denied.

Total assessment due is \$19,498.00



CITY OF LOS ANGELES

INVOICE

Page 1

| Customer Number | Dept. | Invoice Number | Date Printed | Date Due |
|-----------------------|-------|----------------|--------------|-------------|
| BR4932822 | 38 | BC220000106 | 12-08-22 | 05-29-22 |
| Customer Name | | | | Amount Due |
| 20401 VENTURA BLVD LP | | | | \$19,498.00 |

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 | 2021 Brush Clearance Contracting Fees: | | | \$18,000.00 |
| 2 | 2021 Brush Clearance Administrative Fees: | | | \$1,498.00 |

Total Invoice Charges \$19,498.00

| | | |
|-------------------------|---|--------------------|
| Credit Payments Applied | - | \$0.00 |
| Total Amount Due | | \$19,498.00 |

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

APN: 2166033012
LOCATION OF PROPERTY: 20401 VENTURA BLVD LOS ANGELES CA
INITIAL NONCOMPLIANCE NOTICE: 07/06/2021
SECOND NONCOMPLIANCE NOTICE: 08/04/2021
CLEARANCE BY CONTRACTOR: 12/04/2021
BRUSH CLEARANCE ORDINANCE #: 172354
L.A.M.C. SECTION: 57.322.2

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

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

INVOICE

Return this portion with your payment.

| Customer Number | Dept. | Invoice Number | Date Printed |
|-----------------------|-------|-----------------|--------------|
| BR4932822 | 38 | BC220000106 | 12-08-22 |
| Customer Name | | | Date Due |
| 20401 VENTURA BLVD LP | | | 05-29-22 |
| Amount Due | | Amount Enclosed | |
| \$19,498.00 | | \$ | |



CITY OF LOS ANGELES

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

Bill To:

Kamyar MAROUNI
6862 Hayvenhurst Ave
Van Nuys, CA 91406

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 BC220000106 0000000001949800 8



ALTAMIRA

LANDSCAPE DESIGN

15427 Saticoy St. Van Nuys, CA 91406

Telephone 818-787-6538 Fax 818-787-9516

Email altamirandscape@gmail.com

Invoice

| | |
|-------------|----------|
| Date | 09/24/20 |
| Invoice No. | 6784 |

Bill To

20401 Ventura Blvd. LLC
 20401 Ventura Blvd.
 Woodland Hills, CA 91364

| Description | Qty | Rate | Amount |
|--|-----|-------------|----------|
| Clean Up | | | |
| - Weed Clearance | | 2,200.00 | 2,200.00 |
| - Property cleaning of Vegetation 4'ft high or lower. | | | |
| * Any plants, shrubs, bushes or vegetation over 4' ft. tall not included | | | |
| - Hauling of all vegetation removed | | | |
| * Freeway Fence perimeter NOT INCLUDED | | | |
| Construction Bins | | | |
| - Three (3) 40 yard containers | 3 | 650.00 | 1,950.00 |
| - Over Weight Charges | | 484.60 | 484.60 |
| * 5 ton Limit | | | |
| Semi Truck Loads | | | |
| - Hauling of Two (2) cement load | 2 | 650.00 | 1,300.00 |
| - 10% surcharge on all Dump Hauling related fees | | 373.46 | 373.46 |
| Skid Steer/ Tractor Service | | | |
| - Tractor service w/ operator | 2 | 650.00 | 1,300.00 |
| Total | | \$7,608.06 | |
| Credit | | \$-7,608.06 | |
| Balance | | | \$0.00 |