

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

VAN AMBATIELOS  
PRESIDENT

E. FELICIA BRANNON  
VICE PRESIDENT

JOSELYN GEAGA-ROSENTHAL  
GEORGE HOVAGUIMIAN  
JAVIER NUNEZ

CITY OF LOS ANGELES  
CALIFORNIA



ERIC GARCETTI  
MAYOR

DEPARTMENT OF  
BUILDING AND SAFETY  
501 NORTH FIGUEROA STREET  
LOS ANGELES, CA 90015

FRANK M. BUSH  
GENERAL MANAGER

OSAMA YOUNAN, P.E.  
EXECUTIVE OFFICER

September 21, 2017

Council District: # 4

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

JOB ADDRESS: **13905 WEST MILBANK STREET, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **2271-004-002**  
RE: Invoice # **688689-1**

On May 12, 2016 pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code, the Department of Building and Safety (the "Department") investigated and identified code violations at: **13905 West Milbank Street, Los Angeles, California**, (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

Pursuant to Section 98.0451, the property owner was issued an order on May 12, 2016 to pay a code violation inspection fee after violations were identified and verified upon inspection. The code violation inspection fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
Code Violation Investigation fee	336.00
System Development Surcharge	20.16
System Development Surcharge late fee	50.40
Late Charge/Collection fee (250%)	840.00
Title Report fee	42.00
<b>Grand Total</b>	<b>\$ 1,288.56</b>

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed a lien for a total sum of **\$1,288.56** recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "City Council") designate the time and place protest can be heard concerning this matter, as set forth in Sections 7.35.3 and 7.35.5 of the Los Angeles Administrative Code.

It is further requested that the City Council instruct the Department to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$1,288.56** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY

  
Steve Ongele  
Chief, Resource Management Bureau

ATTEST: HOLLY L. WOLCOTT, CITY CLERK

Lien confirmed by  
City Council on:

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



P.O. BOX 5152  
CULVER CITY, CA 90231  
Phone 310-943-9235 [latitle@in2-res.com](mailto:latitle@in2-res.com)

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## ***Property Title Report***

**Work Order No. T14567**  
**Dated as of: 08/04/2017**

**Prepared for: City of Los Angeles**

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### ***SCHEDULE A***

**(Reported Property Information)**

**APN #: 2271-004-002**

**Property Address: 13905 W MILBANK ST**

**City: Los Angeles**

**County: Los Angeles**

### **VESTING INFORMATION**

**Type of Document: QUITCLAIM DEED**

**Grantee : MARGARET GOULD GELMAN**

**Grantor : MARGARET GOULD GELMAN**

**Deed Date : 12/02/2009**

**Recorded : 12/21/2009**

**Instr No. : 09-1943488**

**MAILING ADDRESS: MARGARET GOULD GELMAN**  
**13905 MILBANK ST SHERMAN OAKS CA 91423**

### ***SCHEDULE B***

### **LEGAL DESCRIPTION**

**Lot: 233 Tract No: 6630 Abbreviated Description: LOT:233 CITY:REGION/CLUSTER: 03/03169 TR#:6630 TRACT NO 6630 E 73 FT OF LOT 233 AND S 25 FT OF E 73 FT OF LOT 234 City/Muni/Twp: REGION/CLUSTER: 03/03169**

### **MORTGAGES/LIENS**

**Type of Document: ASSIGNMENT OF DEED OF TRUST**

**Recording Date: 03/23/2016**

**Document #: 16-0314631**

**Loan Amount: \$937,500**

**Lender Name: SECURITY ONE LENDING**

**Borrowers Name: MARGARET GOULD GELMAN**

**MAILING ADDRESS: TD SERVICE COMPANY**  
**4000 W. METROPOLITAN DR. STE 400 ORANGE, CA 92868**

**Type of Document: NOTICE OF RESCISSION**

**Recording Date: 08/08/2016**

**Document #: 16-0930173**

**MAILING ADDRESS: T.D. SERVICE COMPANY**  
**4000 W. METROPOLITAN DR. STE 400 ORANGE, CA 92868**

This page is part of your document - DO NOT DISCARD



**20091943488**



Pages:  
0004

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

12/21/09 AT 04:31PM

FEES:	15.00
TAXES:	0.00
OTHER:	0.00
PAID:	15.00



LEADSHEET



200912210020065

00001674205



002453999

SEQ:  
01

DAR - Mail (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

**RECORDING REQUESTED BY**  
First American Title Insurance Company

WHEN RECORDED, RETURN TO  
EQUITY LOAN SERVICES  
1100 SUPERIOR AVENUE, SUITE 200  
CLEVELAND, OHIO 44114  
NATIONAL RECORDING - TEAM 1  
Accommodation Recording Per Client Request

ENT TO:



Space Above This Line for Recorder's Use Only

A.P.N.: 2271-004-002

File No.: 6319199n (js)

The Undersigned Grantor(s) Declare(s):

CITY TRANSFER TAX \$

DOCUMENTARY TRANSFER TAX \$ Correction of marital status R & T code 11911

SURVEY MONUMENT FEE \$

☐ computed on the consideration or full value of property conveyed, OR

☐ computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,

☐ unincorporated area; ☒ City of SHERMAN OAKS, and

SURVEY MONUMENT FEE \$ *conveyance changes the manner which title is held*  
*Grantors & Grantees remain the same & continue to hold*  
**QUITCLAIM DEED** *the same 11/11*

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **MARGARET GOULD GELMAN**  
an unmarried woman who acquired title with no marital status

hereby remise, release and forever quitclaim to **MARGARET GOULD GELMAN**, an unmarried woman

the following described property in the City of **SHERMAN OAKS**, County of **LOS ANGELES**, State  
of **California**:

**SEE EXHIBIT 'A' ATTACHED HERETO**

Dated: December 2, 2009

*Margaret Gould Gelman*  
\_\_\_\_\_  
**MARGARET GOULD GELMAN**

Mail Tax Statements To: **SAME AS ABOVE** or Address Shown Below



3

A.P.N.: 2271-004-002

File No.: 6319199n (js)

STATE OF California )  
COUNTY OF Los Angeles )

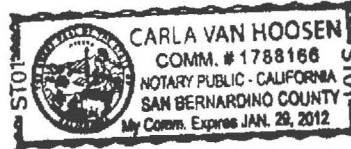
On December 3, 2009, before me, Carla Van Hoesen, Notary Public, personally appeared Margaret Gould Gelman

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

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

WITNESS my hand and official seal.

Signature: [Handwritten Signature]



My Commission Expires: Jan 29, 2012

This area for official notarial seal

Notary Name: Carla Van Hoesen  
Notary Registration Number: 1788166

Notary Phone: 626 674 8072  
County of Principal Place of Business: San Bernardino

4

Real property in the City of SHERMAN OAKS, County of LOS ANGELES, State of California,  
described as follows:

THE EAST 73 FEET OF LOT 233 AND THE SOUTH 25 FEET OF THE EAST 73 FEET OF LOT 234 OF  
TRACT NO. 6630, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF  
CALIFORNIA, AS PER MAP RECORDED IN BOOK 74 PAGE 44 OF MAPS, IN THE OFFICE OF THE  
COUNTY RECORDER OF SAID COUNTY.

APN: 2271-004-002

41495810 GELMAN  
FIRST AMERICAN ELS  
QUIT CLAIM DEED

CA

This page is part of your document - DO NOT DISCARD



**20160314631**



Pages:  
0003

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

03/23/16 AT 08:00AM

FEES:	21.00
TAXES:	0.00
OTHER:	0.00
PAID:	21.00



LEADSHEET



201603230120055

00011859999



007448676

SEQ:  
01

SECURE - 8:00AM



THIS FORM IS NOT TO BE DUPLICATED

8612039 JC

Recording requested by:

**First American Mortgage Solutions**

When Recorded Mail To:  
T.D. Service Company  
4000 W. Metropolitan Drive, Ste. 400  
Orange, CA 92868

861 2039

Space above this line for recorder's use

Note: After having been recorded, this Assignment should be kept with the Note and Deed of Trust hereby assigned

**ASSIGNMENT OF DEED OF TRUST**

Page 1 of 2

T.S. No: A548123

APN: 2271-004-002

Mers No. 1006598-0025501088-1

Mers Phone No: 1-888-679-6377

Property Address: 13905 MILBANK STREET, SHERMAN OAKS CA 91423

FOR VALUE RECEIVED, the undersigned hereby grants, assigns and transfers to:  
REVERSE MORTGAGE SOLUTIONS, INC.  
c/o 14405 Walters Road, Suite 200, Houston TX 77014

All beneficial interest under that certain Deed of Trust dated 10/13/2010, executed by  
Trustor: MARGARET GOULD GELMAN  
Trustee: LSI TITLE COMPANY and  
Recorded 10/19/2010, as Instr. No 20101491012, of Official Records in the office of the Recorder of  
LOS ANGELES County, California, describing land herein as described in said Deed of Trust.

Assignment of Deed of Trust

Page 2 of 2  
T.S. No: A548123

Dated: 3/11/16

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. SOLELY AS NOMINEE  
FOR SECURITY ONE LENDING ITS SUCCESSORS AND ASSIGNS

Sandy Lee Alexander  
Sandy Lee Alexander  
Assistant Vice President

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

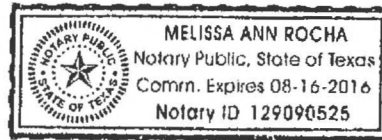
STATE OF TX)  
COUNTY OF Harris )SS

On 3/11/16 before me, Melissa Ann Rocha, a Notary Public, personally appeared Sandy Lee Alexander, Assistant Vice President, who proved to me on the basis of satisfactory evidence, to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under penalty of perjury under the Laws of the State of TX at the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Melissa Ann Rocha (Seal)





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**20160930173**



Pages:  
0002

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

08/08/16 AT 08:00AM

FEES:	18.00
TAXES:	0.00
OTHER:	0.00
PAID:	18.00



LEADSHEET



201608080220011

00012455499



007721239

SEQ:  
01

SECURE - 8:00AM



THIS FORM IS NOT TO BE DUPLICATED

8612039 NR

RECORDING REQUESTED BY

TD SERVICE COMPANY

And when recorded mail to  
T.D. SERVICE COMPANY  
4000 W. METROPOLITAN DRIVE  
SUITE 400  
ORANGE, CA 92868

Space above this line for recorder's use

8612039

**NOTICE OF RESCISSION**  
of Declaration of Default and Demand for Sale  
and Notice of Default and Election to Sell



T.S. No: A548123 CA Unit Code: A

Min No: 100659800255010881

AP #1: 2271-004-002

Property Address: 13905 MILBANK STREET, LOS ANGELES, CA 91423

NOTICE IS HEREBY GIVEN: That T D SERVICE COMPANY is duly appointed Trustee under the following described Deed of Trust:

Trustor: MARGARET GOULD GELMAN

Recorded October 19, 2010 as Instr. No. 20101491012 in Book --- Page --- of Official Records in the office of the Recorder of LOS ANGELES County; CALIFORNIA .

Notice is hereby given by this document that the Beneficiary and/or Trustee does hereby rescind, cancel and withdraw said Declaration of Default and Demand for Sale and said Notice of Default and Election to Sell. It is the intention of the Beneficiary that the above described Deed of Trust and all obligations secured thereby shall remain in full force and effect and maintain its rightful priority as if said Declaration and Notice had not been made and given.

Said Notice was Recorded March 23, 2016 as Instr. No. 2016-0314633 in Book --- Page --- of Official Records in the office of the Recorder of LOS ANGELES County;

Dated August 4, 2016

T D SERVICE COMPANY, AS TRUSTEE

BY

BY

FRANCES DEPALMA  
VICE PRESIDENT OPERATIONS

# EXHIBIT B

ASSIGNED INSPECTOR: **EDWARD DECKERT**

Date: **September 21, 2017**

JOB ADDRESS: **13905 WEST MILBANK STREET, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2271-004-002**

Last Full Title: **08/4/2017**

Last Update to Title:

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## LIST OF OWNERS AND INTERESTED PARTIES

- 1). MARGARET GOULD GELMAN  
13905 WEST MILBANK STREET.  
SHERMAN OAKS, CA 91423  
CAPACITY: OWNER
  
- 2). TD SERVICE COMPANY  
4000 WEST METROPOLITAN DR SUITE 400  
ORANGE ,CA 92868  
CAPACITY: INTERESTED PARTY

**Property Detail Report**

For Property Located At :

**13905 MILBANK ST, SHERMAN OAKS, CA 91423-2910**

CoreLogic

RealQuest Professional

**Owner Information**

Owner Name: **GELMAN MARGARET G**  
 Mailing Address: **13905 MILBANK ST, SHERMAN OAKS CA 91423-2910 C005**  
 Vesting Codes: **UW / /**

**Location Information**

Legal Description:	<b>TRACT NO 6630 E 73 FT OF LOT 233 AND S 25 FT OF E 73 FT OF LOT 234</b>		
County:	<b>LOS ANGELES, CA</b>	APN:	<b>2271-004-002</b>
Census Tract / Block:	<b>1411.02 / 1</b>	Alternate APN:	
Township-Range-Sect:		Subdivision:	<b>663</b>
Legal Book/Page:	<b>15-157</b>	Map Reference:	<b>22-E3 /</b>
Legal Lot:	<b>234</b>	Tract #:	<b>663</b>
Legal Block:		School District:	<b>LOS ANGELES</b>
Market Area:	<b>SO</b>	School District Name:	
Neighbor Code:		Munic/Township:	

**Owner Transfer Information**

Recording/Sale Date:	<b>12/21/2009 / 12/02/2009</b>	Deed Type:	<b>QUIT CLAIM DEED</b>
Sale Price:		1st Mtg Document #:	<b>1943489</b>
Document #:	<b>1943488</b>		

**Last Market Sale Information**

Recording/Sale Date:	<b>12/12/1986 / 10/1986</b>	1st Mtg Amount/Type:	<b>\$99,200 / PRIVATE PARTY</b>
Sale Price:	<b>\$124,000</b>	1st Mtg Int. Rate/Type:	<b>/ ADJ</b>
Sale Type:	<b>FULL</b>	1st Mtg Document #:	
Document #:	<b>1728829</b>	2nd Mtg Amount/Type:	<b>/</b>
Deed Type:	<b>CORPORATION GRANT DEED</b>	2nd Mtg Int. Rate/Type:	<b>/</b>
Transfer Document #:		Price Per SqFt:	<b>\$75.24</b>
New Construction:		Multi/Split Sale:	
Title Company:			
Lender:			
Seller Name:	<b>LINNET INVESTMENTS INC</b>		

**Prior Sale Information**

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

**Property Characteristics**

Gross Area:		Parking Type:	<b>PARKING AVAIL</b>	Construction:	
Living Area:	<b>1,648</b>	Garage Area:		Heat Type:	<b>CENTRAL</b>
Tot Adj Area:		Garage Capacity:	<b>2</b>	Exterior wall:	<b>STUCCO</b>
Above Grade:		Parking Spaces:	<b>2</b>	Porch Type:	
Total Rooms:	<b>6</b>	Basement Area:		Patio Type:	
Bedrooms:	<b>2</b>	Finish Bsmnt Area:		Pool:	
Bath(F/H):	<b>2 /</b>	Basement Type:		Air Cond:	
Year Built / Eff:	<b>1941 / 1941</b>	Roof Type:		Style:	<b>CONVENTIONAL</b>
Fireplace:	<b>Y / 2</b>	Foundation:	<b>RAISED</b>	Quality:	
# of Stories:	<b>1.00</b>	Roof Material:	<b>WOOD SHAKE</b>	Condition:	
Other Improvements:	<b>FENCE</b>				

**Site Information**

Zoning:	<b>LAR1</b>	Acres:	<b>0.18</b>	County Use:	<b>SINGLE FAMILY RESID (0100)</b>
Lot Area:	<b>7,663</b>	Lot Width/Depth:	<b>73 x 105</b>	State Use:	
Land Use:	<b>SFR</b>	Res/Comm Units:	<b>/</b>	Water Type:	
Site Influence:	<b>CORNER</b>			Sewer Type:	<b>TYPE UNKNOWN</b>

**Tax Information**

Total Value:	<b>\$94,163</b>	Assessed Year:	<b>2017</b>	Property Tax:	<b>\$1,338.47</b>
Land Value:	<b>\$42,009</b>	Improved %:	<b>55%</b>	Tax Area:	<b>13</b>
Improvement Value:	<b>\$52,154</b>	Tax Year:	<b>2016</b>	Tax Exemption:	
Total Taxable Value:	<b>\$94,163</b>				

**Comparable Sales Report**

For Property Located At



CoreLogic

RealQuest Professional

**13905 MILBANK ST, SHERMAN OAKS, CA 91423-2910****18 Comparable(s) Selected.**

Report Date: 09/21/2017

**Summary Statistics:**

	Subject	Low	High	Average
Sale Price	\$124,000	\$750,000	\$2,580,000	\$1,218,528
Bldg/Living Area	1,648	1,412	1,889	1,634
Price/Sqft	\$75.24	\$439.34	\$1,569.43	\$751.17
Year Built	1941	1937	1951	1946
Lot Area	7,663	5,900	9,525	6,940
Bedrooms	2	2	4	3
Bathrooms/Restrooms	2	2	3	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$94,163	\$84,030	\$1,301,532	\$715,090
Distance From Subject	0.00	0.30	0.47	0.41

\*= user supplied for search only

Comp #:	1			Distance From Subject:0.3 (miles)	
Address:	4450 STANSBURY AVE, SHERMAN OAKS, CA 91423-2719				
Owner Name:	ROEDERSHEIMER MONIA B D				
Seller Name:	LEIKER MARY A TRUST				
APN:	2265-022-019	Map Reference:	22-E3 /	Living Area:	1,652
County:	LOS ANGELES, CA	Census Tract:	1412.01	Total Rooms:	7
Subdivision:	9275	Zoning:	LAR1	Bedrooms:	4
Rec Date:	01/13/2017	Prior Rec Date:	06/15/1989	Bath(F/H):	2 /
Sale Date:	11/18/2016	Prior Sale Date:		Yr Built/Eff:	1945 / 1950
Sale Price:	\$788,500	Prior Sale Price:		Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:		Style:	CONVENTIONAL
Document #:	57081	Acres:	0.14	Fireplace:	Y / 1
1st Mtg Amt:	\$625,500	Lot Area:	6,004	Pool:	POOL
Total Value:	\$131,252	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:	2	Distance From Subject:0.32 (miles)			
Address:	4625 BUFFALO AVE, SHERMAN OAKS, CA 91423-3109				
Owner Name:	PINTAR INV CO RESIDL LP				
Seller Name:	ARPAIA PETRINA A TRUST				
APN:	2360-001-003	Map Reference:	22-F3 /	Living Area:	1,797
County:	LOS ANGELES, CA	Census Tract:	1411.01	Total Rooms:	7
Subdivision:	13	Zoning:	LAR1	Bedrooms:	3
Rec Date:	04/19/2017	Prior Rec Date:		Bath(F/H):	2 /
Sale Date:	03/24/2017	Prior Sale Date:		Yr Built/Eff:	1946 / 1948
Sale Price:	\$957,500	Prior Sale Price:		Air Cond:	
Sale Type:	FULL	Prior Sale Type:		Style:	CONVENTIONAL
Document #:	430724	Acres:	0.18	Fireplace:	Y / 1
1st Mtg Amt:		Lot Area:	7,715	Pool:	POOL
Total Value:	\$113,811	# of Stories:	1.00	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:**3**

Address:**4435 STANSBURY AVE, SHERMAN OAKS, CA 91423-2718**

Owner Name:**ASOR AVNER & NINA**

Seller Name:**ROSENTHAL J B & C L TRUST**

APN:**2265-021-019**

County:**LOS ANGELES, CA**

Subdivision:**9275**

Rec Date:**01/20/2017**

Sale Date:**01/17/2017**

Sale Price:**\$825,000**

Sale Type:**FULL**

Document #:**84699**

1st Mtg Amt:

Total Value:**\$481,142**

Map Reference:**22-E3 /**

Census Tract:**1412.01**

Zoning:**LAR1**

Prior Rec Date:**04/05/2002**

Prior Sale Date:**04/02/2002**

Prior Sale Price:**\$378,000**

Prior Sale Type:**FULL**

Acres:**0.15**

Lot Area:**6,750**

# of Stories:**1.00**

Distance From Subject:**0.34 (miles)**

Living Area:**1,412**

Total Rooms:**6**

Bedrooms:**4**

Bath(F/H):**2 /**

Yr Built/Eff:**1945 / 1947**

Air Cond:

Style:**CONVENTIONAL**

Fireplace:**Y / 1**

Pool:

Roof Mat:**COMPOSITION**



Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/ 2</b>	Parking:	<b>SHINGLE PARKING AVAIL</b>
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<b>Comp #4</b>		<b>Distance From Subject:0.37 (miles)</b>	
<b>Address: 4420 CALHOUN AVE, SHERMAN OAKS, CA 91423-2702</b>			
<b>Owner Name: TAKHIROV ELNUR/IBRAHIMOVA SABINA</b>			
<b>Seller Name: SPENCER ROBERT &amp; S TRUST</b>			
<b>APN: 2265-021-024</b>	<b>Map Reference: 22-E3 /</b>	<b>Living Area: 1,500</b>	
<b>County: LOS ANGELES, CA</b>	<b>Census Tract: 1412.01</b>	<b>Total Rooms: 6</b>	
<b>Subdivision: 9275</b>	<b>Zoning: LAR1</b>	<b>Bedrooms: 3</b>	
<b>Rec Date: 02/16/2017</b>	<b>Prior Rec Date: 10/13/2016</b>	<b>Bath(F/H): 2 /</b>	
<b>Sale Date: 01/26/2017</b>	<b>Prior Sale Date: 09/16/2016</b>	<b>Yr Built/Eff: 1945 / 1946</b>	
<b>Sale Price: \$840,000</b>	<b>Prior Sale Price: \$790,000</b>	<b>Air Cond:</b>	
<b>Sale Type: FULL</b>	<b>Prior Sale Type: FULL</b>	<b>Style: CONVENTIONAL</b>	
<b>Document #: 191906</b>	<b>Acres: 0.15</b>	<b>Fireplace: /</b>	
<b>1st Mtg Amt: \$636,150</b>	<b>Lot Area: 6,751</b>	<b>Pool:</b>	
<b>Total Value: \$790,000</b>	<b># of Stories: 1.00</b>	<b>Roof Mat: COMPOSITION SHINGLE</b>	
<b>Land Use: SFR</b>	<b>Park Area/Cap#: / 3</b>	<b>Parking: PARKING AVAIL</b>	

<b>Comp #5</b>		<b>Distance From Subject:0.38 (miles)</b>	
<b>Address: 13574 VALLEYHEART DR N, SHERMAN OAKS, CA 91423-3124</b>			
<b>Owner Name: MELVOIN WENDY</b>			
<b>Seller Name: WRIGHT BARBARA</b>			
<b>APN: 2360-002-026</b>	<b>Map Reference: 22-F3 /</b>	<b>Living Area: 1,665</b>	
<b>County: LOS ANGELES, CA</b>	<b>Census Tract: 1411.01</b>	<b>Total Rooms: 6</b>	
<b>Subdivision: 13525</b>	<b>Zoning: LAR1</b>	<b>Bedrooms: 2</b>	
<b>Rec Date: 08/23/2017</b>	<b>Prior Rec Date: 03/29/1988</b>	<b>Bath(F/H): 3 /</b>	
<b>Sale Date: 07/13/2017</b>	<b>Prior Sale Date: 02/1988</b>	<b>Yr Built/Eff: 1949 / 1950</b>	
<b>Sale Price: \$1,130,000</b>	<b>Prior Sale Price: \$325,000</b>	<b>Air Cond: CENTRAL</b>	
<b>Sale Type: FULL</b>	<b>Prior Sale Type: FULL</b>	<b>Style: CONVENTIONAL</b>	
<b>Document #: 956023</b>	<b>Acres: 0.22</b>	<b>Fireplace: Y / 1</b>	
<b>1st Mtg Amt: \$896,000</b>	<b>Lot Area: 9,525</b>	<b>Pool: SPA</b>	
<b>Total Value: \$535,987</b>	<b># of Stories: 1.00</b>	<b>Roof Mat: WOOD SHAKE</b>	
<b>Land Use: SFR</b>	<b>Park Area/Cap#: / 1</b>	<b>Parking: PARKING AVAIL</b>	

<b>Comp #6</b>		<b>Distance From Subject:0.39 (miles)</b>	
<b>Address: 13568 VALLEYHEART DR N, SHERMAN OAKS, CA 91423-3124</b>			
<b>Owner Name: POWERS ALLISON &amp; DANA M</b>			
<b>Seller Name: FRIEDMAN BARBARA</b>			
<b>APN: 2360-003-017</b>	<b>Map Reference: 22-F3 /</b>	<b>Living Area: 1,733</b>	
<b>County: LOS ANGELES, CA</b>	<b>Census Tract: 1411.01</b>	<b>Total Rooms: 8</b>	
<b>Subdivision: 13525</b>	<b>Zoning: LAR1</b>	<b>Bedrooms: 4</b>	
<b>Rec Date: 12/28/2016</b>	<b>Prior Rec Date: 09/27/1996</b>	<b>Bath(F/H): 2 /</b>	
<b>Sale Date: 11/22/2016</b>	<b>Prior Sale Date:</b>	<b>Yr Built/Eff: 1947 / 1951</b>	
<b>Sale Price: \$1,046,000</b>	<b>Prior Sale Price: \$299,000</b>	<b>Air Cond:</b>	
<b>Sale Type: FULL</b>	<b>Prior Sale Type: FULL</b>	<b>Style: CONVENTIONAL</b>	
<b>Document #: 1648770</b>	<b>Acres: 0.22</b>	<b>Fireplace: Y / 1</b>	
<b>1st Mtg Amt: \$836,800</b>	<b>Lot Area: 9,401</b>	<b>Pool: POOL</b>	
<b>Total Value: \$1,046,000</b>	<b># of Stories: 1.00</b>	<b>Roof Mat: WOOD SHAKE</b>	
<b>Land Use: SFR</b>	<b>Park Area/Cap#: / 2</b>	<b>Parking: PARKING AVAIL</b>	

<b>Comp #7</b>		<b>Distance From Subject:0.39 (miles)</b>	
<b>Address: 4232 COSTELLO AVE, SHERMAN OAKS, CA 91423-4212</b>			
<b>Owner Name: ESMAIL ADIL &amp; ANISA FAMILY TRUST</b>			
<b>Seller Name: 4232 COSTELLO LLC</b>			
<b>APN: 2266-016-013</b>	<b>Map Reference: 22-E4 /</b>	<b>Living Area: 1,589</b>	
<b>County: LOS ANGELES, CA</b>	<b>Census Tract: 1412.02</b>	<b>Total Rooms: 5</b>	
<b>Subdivision: 4954</b>	<b>Zoning: LAR1</b>	<b>Bedrooms: 3</b>	
<b>Rec Date: 01/12/2017</b>	<b>Prior Rec Date: 10/16/2015</b>	<b>Bath(F/H): 2 /</b>	
<b>Sale Date: 11/17/2016</b>	<b>Prior Sale Date: 10/06/2015</b>	<b>Yr Built/Eff: 1947 / 1950</b>	
<b>Sale Price: \$2,450,000</b>	<b>Prior Sale Price: \$985,000</b>	<b>Air Cond: CENTRAL</b>	
<b>Sale Type: FULL</b>	<b>Prior Sale Type: FULL</b>	<b>Style: CONVENTIONAL</b>	
<b>Document #: 48978</b>	<b>Acres: 0.16</b>	<b>Fireplace: Y / 1</b>	
<b>1st Mtg Amt: \$1,960,000</b>	<b>Lot Area: 6,996</b>	<b>Pool:</b>	
<b>Total Value: \$1,004,700</b>	<b># of Stories: 1.00</b>	<b>Roof Mat: WOOD SHAKE</b>	
<b>Land Use: SFR</b>	<b>Park Area/Cap#: / 2</b>	<b>Parking: DETACHED GARAGE</b>	

<b>Comp #8</b>		<b>Distance From Subject:0.4 (miles)</b>	
<b>Address: 4840 STERN AVE, SHERMAN OAKS, CA 91423-1924</b>			
<b>Owner Name: TAHOURI BOBBY &amp; CARIN</b>			
<b>Seller Name: YOVANOVICH VLADIMIR E</b>			
<b>APN: 2269-021-022</b>	<b>Map Reference: 22-E2 /</b>	<b>Living Area: 1,462</b>	
<b>County: LOS ANGELES, CA</b>	<b>Census Tract: 1287.02</b>	<b>Total Rooms: 6</b>	
<b>Subdivision: 15</b>	<b>Zoning: LAR1</b>	<b>Bedrooms: 3</b>	
<b>Rec Date: 05/23/2017</b>	<b>Prior Rec Date: 10/20/2005</b>	<b>Bath(F/H): 2 /</b>	
<b>Sale Date: 05/12/2017</b>	<b>Prior Sale Date: 09/22/2005</b>	<b>Yr Built/Eff: 1948 / 1950</b>	
<b>Sale Price: \$915,000</b>	<b>Prior Sale Price: \$660,000</b>	<b>Air Cond:</b>	
<b>Sale Type: FULL</b>	<b>Prior Sale Type: FULL</b>	<b>Style: CONVENTIONAL</b>	
<b>Document #: 570674</b>	<b>Acres: 0.14</b>	<b>Fireplace: Y / 1</b>	
<b>1st Mtg Amt: \$732,000</b>	<b>Lot Area: 5,916</b>	<b>Pool:</b>	

Total Value:	<b>\$777,140</b>	# of Stories:	<b>1.00</b>	Roof Mat:	<b>COMPOSITION SHINGLE ATTACHED GARAGE</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/ 2</b>	Parking:	

Comp #:9 Distance From Subject:0.4 (miles)

Address: **4842 RANCHITO AVE, SHERMAN OAKS, CA 91423-1927**

Owner Name: **JHK CONSTRUCTION INC**

Seller Name: **ATASHIN FAEGHEH**

APN: <b>2269-019-019</b>	Map Reference: <b>22-E2 /</b>	Living Area: <b>1,764</b>
County: <b>LOS ANGELES, CA</b>	Census Tract: <b>1287.02</b>	Total Rooms: <b>5</b>
Subdivision: <b>15</b>	Zoning: <b>LAR1</b>	Bedrooms: <b>3</b>
Rec Date: <b>07/07/2017</b>	Prior Rec Date: <b>12/29/2016</b>	Bath(F/H): <b>2 /</b>
Sale Date: <b>06/27/2017</b>	Prior Sale Date: <b>11/30/2016</b>	Yr Built/Eff: <b>1948 / 1958</b>
Sale Price: <b>\$775,000</b>	Prior Sale Price: <b>\$715,000</b>	Air Cond: <b></b>
Sale Type: <b>FULL</b>	Prior Sale Type: <b>FULL</b>	Style: <b>CONVENTIONAL</b>
Document #: <b>758159</b>	Acres: <b>0.14</b>	Fireplace: <b>Y / 2</b>
1st Mtg Amt: <b></b>	Lot Area: <b>5,902</b>	Pool: <b></b>
Total Value: <b>\$715,000</b>	# of Stories: <b>1.00</b>	Roof Mat: <b>COMPOSITION SHINGLE</b>
Land Use: <b>SFR</b>	Park Area/Cap#: <b>/ 2</b>	Parking: <b>PARKING AVAIL</b>

Comp #:10 Distance From Subject:0.42 (miles)

Address: **4243 STERN AVE, SHERMAN OAKS, CA 91423-4226**

Owner Name: **COHEN LIVING TRUST**

Seller Name: **ASYLUM TRUST**

APN: <b>2266-017-028</b>	Map Reference: <b>22-E4 /</b>	Living Area: <b>1,433</b>
County: <b>LOS ANGELES, CA</b>	Census Tract: <b>1411.02</b>	Total Rooms: <b>7</b>
Subdivision: <b>4954</b>	Zoning: <b>LAR1</b>	Bedrooms: <b>3</b>
Rec Date: <b>06/20/2017</b>	Prior Rec Date: <b>04/02/2014</b>	Bath(F/H): <b>2 /</b>
Sale Date: <b>05/17/2017</b>	Prior Sale Date: <b>03/07/2014</b>	Yr Built/Eff: <b>1937 / 1944</b>
Sale Price: <b>\$2,249,000</b>	Prior Sale Price: <b>\$1,075,000</b>	Air Cond: <b>CENTRAL</b>
Sale Type: <b>FULL</b>	Prior Sale Type: <b>FULL</b>	Style: <b>CONVENTIONAL</b>
Document #: <b>680249</b>	Acres: <b>0.16</b>	Fireplace: <b>Y / 1</b>
1st Mtg Amt: <b>\$1,799,200</b>	Lot Area: <b>6,996</b>	Pool: <b>POOL</b>
Total Value: <b>\$1,226,465</b>	# of Stories: <b>1.00</b>	Roof Mat: <b>COMPOSITION SHINGLE</b>
Land Use: <b>SFR</b>	Park Area/Cap#: <b>/ 1</b>	Parking: <b>DETACHED GARAGE</b>

Comp #:11 Distance From Subject:0.43 (miles)

Address: **4901 STERN AVE, SHERMAN OAKS, CA 91423-1925**

Owner Name: **SANDLER JESSE B/CHURG EMILY H**

Seller Name: **MARQUEZ FAMILY TRUST**

APN: <b>2269-019-011</b>	Map Reference: <b>22-E2 /</b>	Living Area: <b>1,527</b>
County: <b>LOS ANGELES, CA</b>	Census Tract: <b>1287.02</b>	Total Rooms: <b>6</b>
Subdivision: <b>15</b>	Zoning: <b>LAR1</b>	Bedrooms: <b>3</b>
Rec Date: <b>02/28/2017</b>	Prior Rec Date: <b>06/28/2007</b>	Bath(F/H): <b>2 /</b>
Sale Date: <b>01/28/2017</b>	Prior Sale Date: <b>05/24/2007</b>	Yr Built/Eff: <b>1948 / 1951</b>
Sale Price: <b>\$1,000,000</b>	Prior Sale Price: <b>\$740,000</b>	Air Cond: <b>CENTRAL</b>
Sale Type: <b>FULL</b>	Prior Sale Type: <b>FULL</b>	Style: <b>CONTEMPORARY</b>
Document #: <b>234922</b>	Acres: <b>0.14</b>	Fireplace: <b>Y / 2</b>
1st Mtg Amt: <b>\$500,000</b>	Lot Area: <b>5,900</b>	Pool: <b>POOL</b>
Total Value: <b>\$854,257</b>	# of Stories: <b>1.00</b>	Roof Mat: <b>WOOD SHAKE</b>
Land Use: <b>SFR</b>	Park Area/Cap#: <b>/ 2</b>	Parking: <b>PARKING AVAIL</b>

Comp #:12 Distance From Subject:0.43 (miles)

Address: **4727 VENTURA CANYON AVE, SHERMAN OAKS, CA 91423-2413**

Owner Name: **WARREN ADAM**

Seller Name: **RODRIGUEZ VICTOR M & VICKIE L**

APN: <b>2359-020-033</b>	Map Reference: <b>22-F3 /</b>	Living Area: <b>1,715</b>
County: <b>LOS ANGELES, CA</b>	Census Tract: <b>1246.00</b>	Total Rooms: <b>5</b>
Subdivision: <b>13525</b>	Zoning: <b>LAR1</b>	Bedrooms: <b>2</b>
Rec Date: <b>05/02/2017</b>	Prior Rec Date: <b>06/17/2014</b>	Bath(F/H): <b>2 /</b>
Sale Date: <b>03/05/2017</b>	Prior Sale Date: <b>05/22/2014</b>	Yr Built/Eff: <b>1948 / 1948</b>
Sale Price: <b>\$821,500</b>	Prior Sale Price: <b>\$680,000</b>	Air Cond: <b></b>
Sale Type: <b>FULL</b>	Prior Sale Type: <b>FULL</b>	Style: <b>CONVENTIONAL</b>
Document #: <b>484519</b>	Acres: <b>0.18</b>	Fireplace: <b>Y / 1</b>
1st Mtg Amt: <b>\$636,000</b>	Lot Area: <b>7,799</b>	Pool: <b></b>
Total Value: <b>\$718,245</b>	# of Stories: <b>1.00</b>	Roof Mat: <b>COMPOSITION SHINGLE</b>
Land Use: <b>SFR</b>	Park Area/Cap#: <b>/ 2</b>	Parking: <b>PARKING AVAIL</b>

Comp #:13 Distance From Subject:0.44 (miles)

Address: **13902 HUSTON ST, SHERMAN OAKS, CA 91423-1903**

Owner Name: **BARKAN FAMILY TRUST**

Seller Name: **TURNER TRUST**

APN: <b>2269-016-001</b>	Map Reference: <b>22-E2 /</b>	Living Area: <b>1,458</b>
County: <b>LOS ANGELES, CA</b>	Census Tract: <b>1287.02</b>	Total Rooms: <b>6</b>
Subdivision: <b>15</b>	Zoning: <b>LAR1</b>	Bedrooms: <b>3</b>
Rec Date: <b>07/27/2017</b>	Prior Rec Date: <b></b>	Bath(F/H): <b>2 /</b>
Sale Date: <b>06/15/2017</b>	Prior Sale Date: <b></b>	Yr Built/Eff: <b>1948 / 1950</b>
Sale Price: <b>\$798,000</b>	Prior Sale Price: <b></b>	Air Cond: <b></b>

Sale Type:	<b>FULL</b>	Prior Sale Type:		Style:	<b>CONVENTIONAL</b>
Document #:	<b>844112</b>	Acres:	<b>0.14</b>	Fireplace:	<b>Y / 1</b>
1st Mtg Amt:	<b>\$275,000</b>	Lot Area:	<b>5,950</b>	Pool:	
Total Value:	<b>\$84,030</b>	# of Stories:	<b>1.00</b>	Roof Mat:	<b>COMPOSITION SHINGLE</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/ 2</b>	Parking:	<b>PARKING AVAIL</b>

Comp #:14 Distance From Subject:0.45 (miles)

Address: **4230 STERN AVE, SHERMAN OAKS, CA 91423-4227**

Owner Name: **STERN REAL ESTATE TRUST**

Seller Name: **GERSHON FAMILY TRUST**

APN: <b>2266-018-017</b>	Map Reference: <b>22-E4 /</b>	Living Area: <b>1,720</b>
County: <b>LOS ANGELES, CA</b>	Census Tract: <b>1411.02</b>	Total Rooms: <b>5</b>
Subdivision: <b>4954</b>	Zoning: <b>LAR1</b>	Bedrooms: <b>3</b>
Rec Date: <b>08/08/2017</b>	Prior Rec Date: <b>07/27/2007</b>	Bath(F/H): <b>3 /</b>
Sale Date: <b>07/03/2017</b>	Prior Sale Date: <b>06/21/2007</b>	Yr Built/Eff: <b>1939 / 1975</b>
Sale Price: <b>\$1,450,000</b>	Prior Sale Price: <b>\$1,150,000</b>	Air Cond: <b>CENTRAL</b>
Sale Type: <b>FULL</b>	Prior Sale Type: <b>FULL</b>	Style: <b>CONVENTIONAL</b>
Document #: <b>891956</b>	Acres: <b>0.16</b>	Fireplace: <b>Y / 1</b>
1st Mtg Amt: <b>\$1,160,000</b>	Lot Area: <b>6,996</b>	Pool:
Total Value: <b>\$1,301,532</b>	# of Stories: <b>1.00</b>	Roof Mat: <b>COMPOSITION SHINGLE</b>
Land Use: <b>SFR</b>	Park Area/Cap#: <b>/ 2</b>	Parking: <b>PARKING AVAIL</b>

Comp #:15 Distance From Subject:0.45 (miles)

Address: **4231 STERN AVE, SHERMAN OAKS, CA 91423-4226**

Owner Name: **YU LOUIE G**

Seller Name: **WELLISCH FAMILY TRUST**

APN: <b>2266-017-031</b>	Map Reference: <b>22-E4 /</b>	Living Area: <b>1,889</b>
County: <b>LOS ANGELES, CA</b>	Census Tract: <b>1411.02</b>	Total Rooms: <b>5</b>
Subdivision: <b>4954</b>	Zoning: <b>LAR1</b>	Bedrooms: <b>3</b>
Rec Date: <b>05/09/2017</b>	Prior Rec Date: <b>11/27/2013</b>	Bath(F/H): <b>2 /</b>
Sale Date: <b>03/30/2017</b>	Prior Sale Date: <b>11/05/2013</b>	Yr Built/Eff: <b>1939 / 1961</b>
Sale Price: <b>\$1,484,000</b>	Prior Sale Price: <b>\$1,050,000</b>	Air Cond: <b>CENTRAL</b>
Sale Type: <b>FULL</b>	Prior Sale Type: <b>FULL</b>	Style: <b>CONVENTIONAL</b>
Document #: <b>512047</b>	Acres: <b>0.16</b>	Fireplace: <b>Y / 1</b>
1st Mtg Amt: <b>\$786,000</b>	Lot Area: <b>6,997</b>	Pool:
Total Value: <b>\$1,109,054</b>	# of Stories: <b>1.00</b>	Roof Mat: <b>COMPOSITION SHINGLE</b>
Land Use: <b>SFR</b>	Park Area/Cap#: <b>/ 2</b>	Parking: <b>PARKING AVAIL</b>

Comp #:16 Distance From Subject:0.46 (miles)

Address: **4208 MATILJA AVE, SHERMAN OAKS, CA 91423-4318**

Owner Name: **RIZZO HELENE**

Seller Name: **S O LLC**

APN: <b>2266-019-012</b>	Map Reference: <b>22-F4 /</b>	Living Area: <b>1,681</b>
County: <b>LOS ANGELES, CA</b>	Census Tract: <b>1411.02</b>	Total Rooms: <b>5</b>
Subdivision: <b>4954</b>	Zoning: <b>LAR1</b>	Bedrooms: <b>2</b>
Rec Date: <b>03/20/2017</b>	Prior Rec Date: <b>12/15/2015</b>	Bath(F/H): <b>3 /</b>
Sale Date: <b>03/09/2017</b>	Prior Sale Date: <b>11/25/2015</b>	Yr Built/Eff: <b>1950 / 1960</b>
Sale Price: <b>\$2,580,000</b>	Prior Sale Price: <b>\$1,025,000</b>	Air Cond: <b>CENTRAL</b>
Sale Type: <b>FULL</b>	Prior Sale Type: <b>FULL</b>	Style: <b>CONVENTIONAL</b>
Document #: <b>310267</b>	Acres: <b>0.15</b>	Fireplace: <b>Y / 1</b>
1st Mtg Amt:	Lot Area: <b>6,494</b>	Pool:
Total Value: <b>\$1,045,500</b>	# of Stories: <b>1.00</b>	Roof Mat: <b>COMPOSITION SHINGLE</b>
Land Use: <b>SFR</b>	Park Area/Cap#: <b>/ 2</b>	Parking: <b>PARKING AVAIL</b>

Comp #:17 Distance From Subject:0.47 (miles)

Address: **4714 KATHERINE AVE, SHERMAN OAKS, CA 91423-2309**

Owner Name: **FARRANT STEPHANIE A/FARRANT 2004 FAMILY LIVING TRU**

Seller Name: **WAN TATUM M**

APN: <b>2248-028-020</b>	Map Reference: <b>22-E3 /</b>	Living Area: <b>1,766</b>
County: <b>LOS ANGELES, CA</b>	Census Tract: <b>1287.02</b>	Total Rooms: <b>6</b>
Subdivision: <b>16532</b>	Zoning: <b>LAR1</b>	Bedrooms: <b>3</b>
Rec Date: <b>03/13/2017</b>	Prior Rec Date: <b>09/05/2014</b>	Bath(F/H): <b>2 /</b>
Sale Date: <b>03/06/2017</b>	Prior Sale Date: <b>08/15/2014</b>	Yr Built/Eff: <b>1951 / 1963</b>
Sale Price: <b>\$1,074,000</b>	Prior Sale Price: <b>\$815,000</b>	Air Cond: <b>CENTRAL</b>
Sale Type: <b>FULL</b>	Prior Sale Type: <b>FULL</b>	Style: <b>CONVENTIONAL</b>
Document #: <b>284600</b>	Acres: <b>0.16</b>	Fireplace: <b>Y / 2</b>
1st Mtg Amt: <b>\$574,000</b>	Lot Area: <b>6,931</b>	Pool:
Total Value: <b>\$843,976</b>	# of Stories: <b>1.00</b>	Roof Mat: <b>WOOD SHAKE</b>
Land Use: <b>SFR</b>	Park Area/Cap#: <b>/</b>	Parking:

Comp #:18 Distance From Subject:0.47 (miles)

Address: **13909 HUSTON ST, SHERMAN OAKS, CA 91423-1902**

Owner Name: **BHH MANAGEMENT GROUP INC**

Seller Name: **SCOTT FAMILY TRUST A**

APN: <b>2269-014-035</b>	Map Reference: <b>22-E2 /</b>	Living Area: <b>1,648</b>
County: <b>LOS ANGELES, CA</b>	Census Tract: <b>1287.02</b>	Total Rooms: <b>6</b>
Subdivision: <b>15</b>	Zoning: <b>LAR1</b>	Bedrooms: <b>4</b>

Rec Date:	03/14/2017	Prior Rec Date:		Bath(F/H):	2 /
Sale Date:	02/27/2017	Prior Sale Date:		Yr Built/Eff:	1948 / 1950
Sale Price:	\$750,000	Prior Sale Price:		Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:		Style:	CONVENTIONAL
Document #:	289572	Acres:	0.14	Fireplace:	Y / 1
1st Mtg Amt:	\$750,000	Lot Area:	5,900	Pool:	
Total Value:	\$93,527	# of Stories:	1.00	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

# EXHIBIT D

ASSIGNED INSPECTOR: EDWARD DECKERT

Date: September 21,

2017

JOB ADDRESS: 13905 WEST MILBANK STREET, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 2271-004-002

CASE#: 719228

ORDER NO: A-4058264

EFFECTIVE DATE OF ORDER TO COMPLY: May12, 2016

COMPLIANCE EXPECTED DATE: June 11, 2016

DATE COMPLIANCE OBTAINED: No Compliance To Date

.....

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

### VIOLATIONS:

SEE ATTACHED ORDER # A-4058264



BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

VAN AMBATIELOS  
PRESIDENT

E. FELICIA BRANNON  
VICE-PRESIDENT

JOSELYN GEAGA-ROSENTHAL

GEORGE HOVAGUIMIAN

JAVIER NUNEZ

CITY OF LOS ANGELES  
CALIFORNIA



ERIC GARCETTI

MAYOR

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

RAYMOND S. CHAN, C.E., S.E.  
GENERAL MANAGER

FRANK BUSH  
EXECUTIVE OFFICER

ORDER TO COMPLY

MARGARET GELMAN  
13905 W MILBANK ST  
SHERMAN OAKS, CA 91423

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

MAY 13 2016

CASE #: 719228  
ORDER #: A-4058264  
EFFECTIVE DATE: May 12, 2016  
COMPLIANCE DATE: June 11, 2016

OWNER OF

SITE ADDRESS: 13905 W MILBANK ST

ASSESSORS PARCEL NO.: 2271-004-003

ZONE: R1; One-Family Zone

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

Initialed by 

An inspection has revealed that the property (Site Address) listed above is in violation of the Los Angeles Municipal Code (L.A.M.C.) sections listed below. You are hereby ordered to correct the violation(s) and contact the inspector listed in the signature block at the end of this document for a compliance inspection by the compliance date listed above.

The inspection has revealed that the property is in violation of the Los Angeles Municipal Code as follows:

**VIOLATION(S):**

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

You are therefore ordered to: Discontinue the open storage of cargo containers in the R zone

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

Location: Cargo containers in rear yard

**NON-COMPLIANCE FEE WARNING:**

**YOU ARE IN VIOLATION OF THE L.A.M.C. IT IS YOUR RESPONSIBILITY TO CORRECT THE VIOLATION (S) AND CONTACT THE INSPECTOR LISTED BELOW TO ARRANGE FOR A COMPLIANCE INSPECTION BEFORE THE NON-COMPLIANCE FEE IS IMPOSED.** Failure to correct the violations and arrange for the compliance inspection within 15 day from the Compliance Date, will result in imposition of the fee noted below.

A proposed noncompliance fee in the amount of \$660.00 may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or request for slight modification is filed within 15 days of the compliance date.

If an appeal or request for slight modification is not filed within 15 days of the compliance date or extensions granted therefrom, the determination of the department to impose and collect a non-compliance fee shall be final. Section 98.0411 L.A.M.C.

**NOTE:** FAILURE TO PAY THE NON -COMPLIANCE FEE WITHIN 30 DAYS AFTER THE DATE OF MAILING THE INVOICE, MAY RESULT IN A LATE CHARGE OF TWO (2) TIMES THE NON-COMPLIANCE FEE PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF **\$2,310.00.**

Any person who fails to pay the non-compliance fee, late charge and collection fee shall also pay interest. Interest shall be calculated at the rate of one percent per month.



CODE ENFORCEMENT BUREAU

For routine City business and non-emergency services: Call 3-1-1

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

**PENALTY WARNING :**

Any person who violates or causes or permits another person to violate any provision of the Los Angeles Municipal Code (L.A.M.C.) is guilty of a misdemeanor which is punishable by a fine of not more than \$1000.00 and/or six (6) months imprisonment for each violation. Section 11.00 (m) L.A.M.C.

**APPEAL PROCEDURES:**

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

If you have any questions or require any additional information please feel free to contact me at (213)252-3033.  
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector :



Date: May 05, 2016

EDMOND DECKERT  
3550 WILSHIRE BLVD. SUITE 1800  
LOS ANGELES, CA 90010  
(213)252-3033

Edmond.Deckert@lacity.org



REVIEWED BY