

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

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

FRANK BUSH
INTERIM GENERAL MANAGER

July 14, 2016

Council District: # 3

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

JOB ADDRESS: **19124 WEST KESWICK STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2104-012-015**

On May 21, 2011 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: **19124 West Keswick 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.

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

In addition, pursuant to Section 98.0421, the property owner was issued an order April 22, 2011 to pay a code violation inspection fee after violations were identified and verified upon inspection. The non-compliance and code violation inspection fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance Code Enforcement fee	\$ 550.00
Late Charge/Collection fee (250%)	2,215.00
Code Violation Investigation fee	336.00
System Development Surcharge	20.16
System Development Surcharge late fee	50.40
Accumulated Interest (1%/month)	499.96
Title Report fee	42.00
Grand Total	\$ 3,713.52

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed a lien for a total sum of **\$3,713.52** recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "City Council") designate the time and place protest can be heard concerning this matter, as set forth in Sections 7.35.3 and 7.35.5 of the Los Angeles Administrative Code.

It is further requested that the City Council instruct the Department to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$3,713.52** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY


Steve Ongele
Chief, Resource Management Bureau

ATTEST: HOLLY WOLCOTT, CITY CLERK

Lien confirmed by
City Council on:

BY: _____
DEPUTY



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

Property Title Report

Work Order No. T13263
Dated as of: 06/08/2016

Prepared for: City of Los Angeles

SCHEDULE A ***(Reported Property Information)***

APN #: 2104-012-015

Property Address: 19124 W KESWICK ST ✓ ***City: Los Angeles*** ***County: Los Angeles***

VESTING INFORMATION

Type of Document: INDIVIDUAL GRANT DEED

Grantee : SHERYL FINKE

Grantor : BRIAN W FINKE

Deed Date : 03/08/1994

Recorded : 05/11/1994

Instr No. : 94-0902784

MAILING ADDRESS: SHERYL FINKE
19124 KESWICK ST RESEDA CA 91335

SCHEDULE B

LEGAL DESCRIPTION

Lot: 15 Tract No: 25228 Abbreviated Description: LOT:15 CITY:REGION/CLUSTER:
02/02137 TR#:25228 TRACT # 25228 LOT 15 IMP1=SFR,1
UNIT,1400SF,YB:1961,03BD/02BA.City/Muni/Twp: REGION/CLUSTER: 02/02137

MORTGAGES/LIENS

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

RECORDING REQUESTED BY
Sheryl Finke
19124 Keswick St.
Reseda CA 91335
AND WHEN RECORDED MAIL TO

Sheryl Finke
19124 Keswick St.
Reseda CA 91335

Name
Street
Address
City &
State

MAIL TAX STATEMENTS TO

Sheryl Finke
19124 Keswick St.
Reseda CA 91335

Name
Street
Address
City &
State

94 902784

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
4 MIN. 8 AM MAY 11 1994

FEE
\$7
B

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CAT. NO. NN00582
TO 1923 CA (2-83)

Individual Grant Deed

INTERSPOUSAL TRANSFER

THIS FORM FURNISHED BY TICOR TITLE INSURERS

The undersigned grantor(s) declare(s): THIS CONVEYANCE ESTABLISHES THE SOLE AND SEPAR-
Documentary transfer tax is \$ 0 ATE PROPERTY OF A SPOUSE (R&T §11911)
() computed on full value of property conveyed, or
() computed on full value less value of liens and encumbrances remaining at time of sale.
() Unincorporated area: () City of , and

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

BRIAN W. FINKE

hereby GRANT(S) to

SHERYL FINKE, A SINGLE WOMAN, AS HER
SOLE AND SEPARATE PROPERTY

the following described real property in the CITY OF RESEDA,
County of LOS ANGELES, State of California:

LOCATED AT: 19124 Keswick St., Reseda, California

LEGAL DESCRIPTION: LOT 15 OF TRACT 25228, IN THE CITY OF
RESEDA, COUNTY OF LOS ANGELES, STATE OF
CALIFORNIA, AS PER MAP RECORDED IN BOOK
667, PAGES 49 AND 50 OF MAPS, IN THE
OFFICE OF THE COUNTY RECORDER OF SAID
COUNTY.

IT IS THE EXPRESS INTENT OF THE GRANTOR, BEING THE FORMER SPOUSE
OF THE GRANTEE, TO CONVEY ALL RIGHT, TITLE AND INTEREST OF THE
GRANTOR, COMMUNITY OR OTHERWISE, IN AND TO THE HEREIN DESCRIBED
PROPERTY, TO THE GRANTEE AS HER SOLE AND SEPARATE PROPERTY

Dated: MARCH 8, 1994

Brian W. Finke
BRIAN W. FINKE

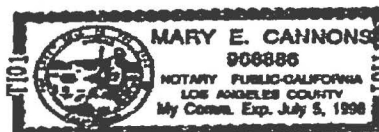
STATE OF CALIFORNIA

COUNTY OF Los Angeles } ss.

On March 8, 1994 before
me, the undersigned, a Notary Public in and for said State,
personally appeared Brian W. Finke

personally known to me or proved to me on the basis of sat-
isfactory evidence to be the person whose name is
subscribed to the within instrument and acknowledged
that he executed the same.
WITNESS my hand and official seal.

Signature Mary E. Cannons



(This area for official notarial seal)

Title Order No. Escrow or Loan No.

MAIL TAX STATEMENTS AS DIRECTED ABOVE

EXHIBIT B

ASSIGNED INSPECTOR: **ROBERT REESE**

Date: July 14, 2016

JOB ADDRESS: **19124 WEST KESWICK STREET, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2104-012-015**

Last Full Title: **06/08/2016**

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

1). SHERYL FINKE
19124 KESWICK ST
RESEDA, CA 91335

CAPACITY: OWNER

Property Detail Report

For Property Located At :
19124 KESWICK ST, RESEDA, CA 91335-1727

**Owner Information**

Owner Name: **FINKE SHERYL**
 Mailing Address: **19124 KESWICK ST, RESEDA CA 91335-1727 C002**
 Vesting Codes: **SI //**

Location Information

Legal Description:	TRACT # 25228 LOT 15	APN:	2104-012-015
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	1316.00 / 1	Subdivision:	25228
Township-Range-Sect:		Map Reference:	14-A2 /
Legal Book/Page:	667-49	Tract #:	25228
Legal Lot:	15	School District:	LOS ANGELES
Legal Block:		School District Name:	
Market Area:	RES	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	05/11/1994 /	Deed Type:	GRANT DEED
Sale Price:		1st Mtg Document #:	
Document #:	902784		

Last Market Sale Information

Recording/Sale Date:	/	1st Mtg Amount/Type:	/
Sale Price:		1st Mtg Int. Rate/Type:	/
Sale Type:		1st Mtg Document #:	
Document #:		2nd Mtg Amount/Type:	/
Deed Type:		2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	
New Construction:		Multi/Split Sale:	
Title Company:			
Lender:			
Seller Name:			

Prior Sale Information

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

Property Characteristics

Gross Area:		Parking Type:	PARKING AVAIL	Construction:	
Living Area:	1,400	Garage Area:		Heat Type:	CENTRAL
Tot Adj Area:		Garage Capacity:	2	Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:	6	Basement Area:		Patio Type:	
Bedrooms:	3	Finish Bsmnt Area:		Pool:	POOL
Bath(F/H):	2 /	Basement Type:		Air Cond:	
Year Built / Eff:	1961 / 1961	Roof Type:		Style:	CONVENTIONAL
Fireplace:	Y / 1	Foundation:	SLAB	Quality:	
# of Stories:	1.00	Roof Material:	WOOD SHAKE	Condition:	
Other Improvements:	FENCE				

Site Information

Zoning:	LARS	Acres:	0.18	County Use:	SINGLE FAMILY RESID (0101)
Lot Area:	7,820	Lot Width/Depth:	60 x 130	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$81,549	Assessed Year:	2015	Property Tax:	\$1,191.61
Land Value:	\$20,167	Improved %:	75%	Tax Area:	16
Improvement Value:	\$61,382	Tax Year:	2015	Tax Exemption:	
Total Taxable Value:	\$81,549				

Comparable Sales Report

For Property Located At

19124 KESWICK ST, RESEDA, CA 91335-1727

18 Comparable(s) Selected.

Report Date: 07/14/2016

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$0	\$290,000	\$1,550,455	\$523,126
Bldg/Living Area	1,400	1,222	1,600	1,430
Price/Sqft	\$0.00	\$223.77	\$1,140.88	\$370.03
Year Built	1961	1937	1987	1953
Lot Area	7,820	5,451	21,993	10,434
Bedrooms	3	2	4	3
Bathrooms/Restrooms	2	1	2	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$81,549	\$61,961	\$569,000	\$287,863
Distance From Subject	0.00	0.09	0.50	0.33

*= user supplied for search only

Comp #:	1	Distance From Subject:	0.09 (miles)
Address:	19161 KESWICK ST, RESEDA, CA 91335-1728		
Owner Name:	MCLEAN ALEXANDER & DONABELLE		
Seller Name:	LAMPKIN D & V TRUST		
APN:	2104-011-009	Map Reference:	14-A2 /
County:	LOS ANGELES, CA	Census Tract:	1316.00
Subdivision:	11756	Zoning:	LARA
Rec Date:	02/18/2016	Prior Rec Date:	04/13/1978
Sale Date:	10/27/2015	Prior Sale Date:	
Sale Price:	\$431,818	Prior Sale Price:	\$22,500
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	176476	Acres:	0.50
1st Mtg Amt:	\$422,211	Lot Area:	21,989
Total Value:	\$129,619	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	1,416
		Total Rooms:	6
		Bedrooms:	2
		Bath(F/H):	2 /
		Yr Built/Eff:	1942 / 1947
		Air Cond:	CENTRAL
		Style:	CONVENTIONAL
		Fireplace:	/
		Pool:	POOL
		Roof Mat:	COMPOSITION SHINGLE
		Parking:	DETACHED GARAGE

Comp #:	2	Distance From Subject:	0.1 (miles)
Address:	19127 STAGG ST, RESEDA, CA 91335-1734		
Owner Name:	ZINI FABIO C/MISHURO OLGA		
Seller Name:	CAPITAL ONE NA		
APN:	2104-010-012	Map Reference:	14-A2 /
County:	LOS ANGELES, CA	Census Tract:	1316.00
Subdivision:	22407	Zoning:	LARS
Rec Date:	04/07/2016	Prior Rec Date:	06/10/2004
Sale Date:	03/25/2016	Prior Sale Date:	05/25/2004
Sale Price:	\$433,000	Prior Sale Price:	\$400,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	384954	Acres:	0.19
1st Mtg Amt:		Lot Area:	8,197
Total Value:	\$435,000	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	1,412
		Total Rooms:	6
		Bedrooms:	3
		Bath(F/H):	2 /
		Yr Built/Eff:	1956 / 1956
		Air Cond:	EVAP COOLER
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	WOOD SHAKE
		Parking:	PARKING AVAIL

Comp #:	3	Distance From Subject:	0.22 (miles)
Address:	7709 TAMPA AVE, RESEDA, CA 91335-1738		
Owner Name:	MACIAS JUAN M		
Seller Name:	GREGWARE FAMILY TRUST		
APN:	2116-014-015	Map Reference:	14-A2 /
County:	LOS ANGELES, CA	Census Tract:	1316.00
Subdivision:	17372	Zoning:	LARS
Rec Date:	06/10/2016	Prior Rec Date:	10/13/1995
Sale Date:	04/15/2016	Prior Sale Date:	
Sale Price:	\$450,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	669846	Acres:	0.21
1st Mtg Amt:	\$427,500	Lot Area:	9,000
Total Value:	\$73,676	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 1
		Living Area:	1,421
		Total Rooms:	6
		Bedrooms:	3
		Bath(F/H):	1 /
		Yr Built/Eff:	1952 / 1953
		Air Cond:	
		Style:	MODERN
		Fireplace:	Y / 1
		Pool:	POOL
		Roof Mat:	GRAVEL & ROCK
		Parking:	PARKING AVAIL

Comp #:	4	Distance From Subject:	0.23 (miles)
Address:	19019 INGOMAR ST, RESEDA, CA 91335-1718		
Owner Name:	NERI SALVADOR & ALEXANDRA		

Seller Name: SHOTIGIAN VAROUHAN TRUST		
APN: 2104-008-027	Map Reference: 14-B2 /	Living Area: 1,600
County: LOS ANGELES, CA	Census Tract: 1316.00	Total Rooms: 6
Subdivision: 8938	Zoning: LARA	Bedrooms: 2
Rec Date: 10/14/2015	Prior Rec Date: 02/03/2004	Bath(F/H): 2 /
Sale Date: 09/03/2015	Prior Sale Date: 12/17/2003	Yr Built/Eff: 1937 / 1941
Sale Price: \$505,000	Prior Sale Price: \$465,000	Air Cond:
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL
Document #: 1265019	Acres: 0.50	Fireplace: Y / 1
1st Mtg Amt: \$404,000	Lot Area: 21,775	Pool: POOL
Total Value: \$560,000	# of Stories: 1.00	Roof Mat: WOOD SHAKE
Land Use: SFR	Park Area/Cap#: / 2	Parking: PARKING AVAIL

Comp #:5		Distance From Subject:0.23 (miles)
Address: 18950 SATICOY ST, RESEDA, CA 91335-1759		
Owner Name: PAVON ARMANDO P & FANNY		
Seller Name: HIGGINS MARY E TRUST		
APN: 2104-014-012	Map Reference: 14-B3 /	Living Area: 1,359
County: LOS ANGELES, CA	Census Tract: 1317.02	Total Rooms: 5
Subdivision: 17207	Zoning: LAR1	Bedrooms: 3
Rec Date: 01/15/2016	Prior Rec Date:	Bath(F/H): 2 /
Sale Date: 12/30/2015	Prior Sale Date:	Yr Built/Eff: 1956 / 1956
Sale Price: \$1,550,455	Prior Sale Price:	Air Cond:
Sale Type: FULL	Prior Sale Type:	Style: CONVENTIONAL
Document #: 52897	Acres: 0.14	Fireplace: Y / 1
1st Mtg Amt: \$379,000	Lot Area: 5,999	Pool:
Total Value: \$62,580	# of Stories: 1.00	Roof Mat: GRAVEL & ROCK
Land Use: SFR	Park Area/Cap#: / 2	Parking: PARKING AVAIL

Comp #:6		Distance From Subject:0.25 (miles)
Address: 7454 BECKFORD AVE, RESEDA, CA 91335-2534		
Owner Name: FELDMAN DANIEL		
Seller Name: REID ALEXANDER		
APN: 2104-020-036	Map Reference: 14-B3 /	Living Area: 1,314
County: LOS ANGELES, CA	Census Tract: 1317.02	Total Rooms: 5
Subdivision: 9373	Zoning: LAR1	Bedrooms: 2
Rec Date: 06/29/2016	Prior Rec Date: 11/14/2014	Bath(F/H): 2 /
Sale Date: 05/20/2016	Prior Sale Date: 10/15/2014	Yr Built/Eff: 1954 / 1954
Sale Price: \$580,000	Prior Sale Price: \$360,000	Air Cond:
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL
Document #: 751106	Acres: 0.15	Fireplace: Y / 1
1st Mtg Amt: \$225,000	Lot Area: 6,401	Pool:
Total Value: \$360,000	# of Stories: 1.00	Roof Mat: GRAVEL & ROCK
Land Use: SFR	Park Area/Cap#: / 2	Parking: PARKING AVAIL

Comp #:7		Distance From Subject:0.32 (miles)
Address: 7830 AURA AVE, RESEDA, CA 91335-1613		
Owner Name: SULIT MICHAEL & LILETT		
Seller Name: NOSRATI SOLTANA S		
APN: 2105-022-013	Map Reference: 14-A2 /	Living Area: 1,277
County: LOS ANGELES, CA	Census Tract: 1316.00	Total Rooms: 5
Subdivision: 17373	Zoning: LARS	Bedrooms: 3
Rec Date: 05/23/2016	Prior Rec Date: 03/26/2014	Bath(F/H): 1 /
Sale Date: 04/21/2016	Prior Sale Date: 02/12/2014	Yr Built/Eff: 1953 / 1953
Sale Price: \$515,000	Prior Sale Price: \$405,000	Air Cond: WINDOW
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL
Document #: 586682	Acres: 0.17	Fireplace: Y / 1
1st Mtg Amt: \$505,672	Lot Area: 7,208	Pool: POOL
Total Value: \$413,091	# of Stories: 1.00	Roof Mat: GRAVEL & ROCK
Land Use: SFR	Park Area/Cap#: / 1	Parking: PARKING AVAIL

Comp #:8		Distance From Subject:0.32 (miles)
Address: 7425 BECKFORD AVE, RESEDA, CA 91335-2535		
Owner Name: BUDWINE GARRETT/PETERS LORI A		
Seller Name: CORSO TATYANA P		
APN: 2104-019-007	Map Reference: 14-A3 /	Living Area: 1,348
County: LOS ANGELES, CA	Census Tract: 1317.02	Total Rooms: 5
Subdivision: 9373	Zoning: LAR1	Bedrooms: 2
Rec Date: 06/17/2016	Prior Rec Date: 02/21/2008	Bath(F/H): 1 /
Sale Date: 06/15/2016	Prior Sale Date: 01/22/2008	Yr Built/Eff: 1948 / 1948
Sale Price: \$485,000	Prior Sale Price: \$406,000	Air Cond:
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL
Document #: 704920	Acres: 0.25	Fireplace: Y / 1
1st Mtg Amt: \$388,000	Lot Area: 10,833	Pool:
Total Value: \$398,000	# of Stories: 1.00	Roof Mat: WOOD SHAKE
Land Use: SFR	Park Area/Cap#: / 2	Parking: PARKING AVAIL

Comp #:9		Distance From Subject:0.33 (miles)
Address: 7650 WILBUR AVE, RESEDA, CA 91335-1707		
Owner Name: DE SANTOS SARA L D		
Seller Name: SARNATARO L 2012 TRUST		

APN:	2103-015-015	Map Reference:	14-B2 /	Living Area:	1,476
County:	LOS ANGELES, CA	Census Tract:	1316.00	Total Rooms:	6
Subdivision:	1875	Zoning:	LARA	Bedrooms:	3
Rec Date:	03/11/2016	Prior Rec Date:		Bath(F/H):	2 /
Sale Date:	03/07/2016	Prior Sale Date:		Yr Built/Eff:	1958 / 1959
Sale Price:	\$475,000	Prior Sale Price:		Air Cond:	
Sale Type:	FULL	Prior Sale Type:		Style:	CONVENTIONAL
Document #:	268279	Acres:	0.37	Fireplace:	/
1st Mtg Amt:	\$427,500	Lot Area:	15,979	Pool:	
Total Value:	\$334,898	# of Stories:	1.00	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:10		Distance From Subject:0.35 (miles)	
Address: 7511 WILBUR AVE, RESEDA, CA 91335-1756			
Owner Name: HIT YURI/NANZANOVA SVETLANA			
Seller Name: AVALOS JACQUELINE			
APN:	2104-014-033	Map Reference:	14-B3 /
County:	LOS ANGELES, CA	Census Tract:	1317.02
Subdivision:	19073	Zoning:	LAR1
Rec Date:	06/28/2016	Prior Rec Date:	12/30/2010
Sale Date:	04/20/2016	Prior Sale Date:	10/14/2010
Sale Price:	\$420,000	Prior Sale Price:	\$329,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	746464	Acres:	0.16
1st Mtg Amt:	\$336,000	Lot Area:	7,168
Total Value:	\$350,712	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	1,580
		Total Rooms:	5
		Bedrooms:	3
		Bath(F/H):	2 /
		Yr Built/Eff:	1954 / 1954
		Air Cond:	CENTRAL
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	WOOD SHAKE
		Parking:	ATTACHED GARAGE

Comp #:11		Distance From Subject:0.38 (miles)	
Address: 7353 CLAIRE AVE, RESEDA, CA 91335-2539			
Owner Name: KAMRAN SIMA			
Seller Name: CHECKMATE INDUSTRIES INC			
APN:	2104-028-004	Map Reference:	14-A3 /
County:	LOS ANGELES, CA	Census Tract:	1317.02
Subdivision:	9268	Zoning:	LAR1
Rec Date:	04/04/2016	Prior Rec Date:	08/18/2014
Sale Date:	02/25/2016	Prior Sale Date:	07/28/2014
Sale Price:	\$515,000	Prior Sale Price:	\$371,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	368541	Acres:	0.16
1st Mtg Amt:	\$412,000	Lot Area:	6,760
Total Value:	\$371,000	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 1
		Living Area:	1,222
		Total Rooms:	5
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Built/Eff:	1950 / 1952
		Air Cond:	EVAP COOLER
		Style:	CONVENTIONAL
		Fireplace:	/
		Pool:	
		Roof Mat:	WOOD SHAKE
		Parking:	PARKING AVAIL

Comp #:12		Distance From Subject:0.39 (miles)	
Address: 7832 WILBUR AVE, RESEDA, CA 91335-1711			
Owner Name: YANG RUSSEL V & TERESITA L			
Seller Name: REEVES TRUST			
APN:	2103-013-006	Map Reference:	14-B2 /
County:	LOS ANGELES, CA	Census Tract:	1316.00
Subdivision:	1875	Zoning:	LARA
Rec Date:	10/30/2015	Prior Rec Date:	
Sale Date:	10/19/2015	Prior Sale Date:	
Sale Price:	\$448,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	1334932	Acres:	0.28
1st Mtg Amt:	\$403,200	Lot Area:	12,232
Total Value:	\$65,838	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,423
		Total Rooms:	5
		Bedrooms:	3
		Bath(F/H):	2 /
		Yr Built/Eff:	1954 / 1955
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	/
		Pool:	
		Roof Mat:	WOOD SHAKE
		Parking:	

Comp #:13		Distance From Subject:0.42 (miles)	
Address: 7352 TAMPA AVE, RESEDA, CA 91335-2467			
Owner Name: MIZANIN MICHAEL			
Seller Name: CHILES 1990 FAMILY TRUST			
APN:	2104-030-004	Map Reference:	14-A3 /
County:	LOS ANGELES, CA	Census Tract:	1317.02
Subdivision:	9268	Zoning:	LAR1
Rec Date:	05/06/2016	Prior Rec Date:	
Sale Date:	04/25/2016	Prior Sale Date:	
Sale Price:	\$390,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	521949	Acres:	0.14
1st Mtg Amt:		Lot Area:	6,250
Total Value:	\$61,961	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 1
		Living Area:	1,491
		Total Rooms:	6
		Bedrooms:	4
		Bath(F/H):	1 /
		Yr Built/Eff:	1949 / 1952
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	POOL
		Roof Mat:	GRAVEL & ROCK
		Parking:	PARKING AVAIL

Comp #:14		Distance From Subject:0.46 (miles)	
Address: 7534 SHIRLEY AVE, RESEDA, CA 91335-2448			
Owner Name: NGUYEN THAI/LE ANNIE			
Seller Name: TRINH MINH Q			
APN:	2116-015-055	Map Reference:	14-A3 /
		Living Area:	1,595

County:	LOS ANGELES, CA	Census Tract:	1317.01	Total Rooms:	
Subdivision:	43977	Zoning:	LAR1	Bedrooms:	3
Rec Date:	12/23/2015	Prior Rec Date:	07/23/1998	Bath(F/H):	2 /
Sale Date:	11/24/2015	Prior Sale Date:	05/22/1998	Yr Built/Eff:	1987 / 1987
Sale Price:	\$498,000	Prior Sale Price:		Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:		Style:	
Document #:	1616213	Acres:	0.13	Fireplace:	/
1st Mtg Amt:	\$398,000	Lot Area:	5,451	Pool:	
Total Value:	\$172,628	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	ATTACHED GARAGE

Comp #:15	Distance From Subject:0.47 (miles)	
Address:	18825 RUNNYMEDE ST, RESEDA, CA 91335-2725	
Owner Name:	ROMERO MARIA/BARRERA ANITA M	
Seller Name:	KARKOSA RONALD D	
APN:	2118-003-015	Map Reference:
County:	LOS ANGELES, CA	Census Tract:
Subdivision:	17210	Zoning:
Rec Date:	11/23/2015	Prior Rec Date:
Sale Date:	11/04/2015	Prior Sale Date:
Sale Price:	\$459,000	Prior Sale Price:
Sale Type:	FULL	Prior Sale Type:
Document #:	1467382	Acres:
1st Mtg Amt:		Lot Area:
Total Value:	\$368,745	# of Stories:
Land Use:	SFR	Park Area/Cap#:
		Living Area:
		Total Rooms:
		Bedrooms:
		Bath(F/H):
		Yr Built/Eff:
		Air Cond:
		Style:
		Fireplace:
		Pool:
		Roof Mat:
		Parking:

Comp #:16	Distance From Subject:0.47 (miles)	
Address:	8007 TAMPA AVE, RESEDA, CA 91335-1129	
Owner Name:	LEIVA JOSE	
Seller Name:	REYNA HILDA Y	
APN:	2105-021-002	Map Reference:
County:	LOS ANGELES, CA	Census Tract:
Subdivision:	15595	Zoning:
Rec Date:	05/16/2016	Prior Rec Date:
Sale Date:	05/04/2016	Prior Sale Date:
Sale Price:	\$290,000	Prior Sale Price:
Sale Type:	FULL	Prior Sale Type:
Document #:	554569	Acres:
1st Mtg Amt:	\$217,500	Lot Area:
Total Value:	\$207,156	# of Stories:
Land Use:	SFR	Park Area/Cap#:
		Living Area:
		Total Rooms:
		Bedrooms:
		Bath(F/H):
		Yr Built/Eff:
		Air Cond:
		Style:
		Fireplace:
		Pool:
		Roof Mat:
		Parking:

Comp #:17	Distance From Subject:0.48 (miles)	
Address:	18751 COVELLO ST, RESEDA, CA 91335-2763	
Owner Name:	IH6 PROPERTY WEST LP	
Seller Name:	SHAYAN KAVOUS & MAHNAZ	
APN:	2118-005-008	Map Reference:
County:	LOS ANGELES, CA	Census Tract:
Subdivision:	12317	Zoning:
Rec Date:	11/10/2015	Prior Rec Date:
Sale Date:	10/28/2015	Prior Sale Date:
Sale Price:	\$426,000	Prior Sale Price:
Sale Type:	FULL	Prior Sale Type:
Document #:	1373805	Acres:
1st Mtg Amt:		Lot Area:
Total Value:	\$247,624	# of Stories:
Land Use:	SFR	Park Area/Cap#:
		Living Area:
		Total Rooms:
		Bedrooms:
		Bath(F/H):
		Yr Built/Eff:
		Air Cond:
		Style:
		Fireplace:
		Pool:
		Roof Mat:
		Parking:

Comp #:18	Distance From Subject:0.5 (miles)	
Address:	19220 LANARK ST, RESEDA, CA 91335-1120	
Owner Name:	BURNAZYAN EMIL	
Seller Name:	US BANK NA SERIES 2007-6	
APN:	2104-003-006	Map Reference:
County:	LOS ANGELES, CA	Census Tract:
Subdivision:	11736	Zoning:
Rec Date:	05/13/2016	Prior Rec Date:
Sale Date:	04/07/2016	Prior Sale Date:
Sale Price:	\$545,000	Prior Sale Price:
Sale Type:	FULL	Prior Sale Type:
Document #:	550326	Acres:
1st Mtg Amt:	\$337,000	Lot Area:
Total Value:	\$569,000	# of Stories:
Land Use:	SFR	Park Area/Cap#:
		Living Area:
		Total Rooms:
		Bedrooms:
		Bath(F/H):
		Yr Built/Eff:
		Air Cond:
		Style:
		Fireplace:
		Pool:
		Roof Mat:
		Parking:

EXHIBIT D

ASSIGNED INSPECTOR: **ROBERT REESE**

Date: July 14, 2016

JOB ADDRESS: **19124 WEST KESWICK STREET, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2104-012-015**

CASE#: 414083

ORDER NO: A-2755000

EFFECTIVE DATE OF ORDER TO COMPLY: **April 26, 2011**

COMPLIANCE EXPECTED DATE: **May 21, 2011**

DATE COMPLIANCE OBTAINED: **January 06, 2015**

.....

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

VIOLATIONS:

SEE ATTACHED ORDER # A-2755000

1010712201137223

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

MARSHA L. BROWN
PRESIDENT
VAN AMBATTIELOS
VICE-PRESIDENT
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CITY OF LOS ANGELES
CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

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

ROBERT R. "Bud" OVROM
GENERAL MANAGER
RAYMOND S. CHAN, C.E., S.E.
EXECUTIVE OFFICER

ORDER TO COMPLY AND NOTICE OF FEE

FINKE, SHERYL
19124 KESWICK ST
RESEDA, CA 91335

CASE #: 414083

ORDER #: A-2755000

EFFECTIVE DATE: April 26, 2011

COMPLIANCE DATE: May 21, 2011

On APR 21 2011 Date
undersigned mailed this notice by
regular mail, postage prepaid, to
the addressee as shown on the last
equalized assessment roll.

Signature

OWNER OF

SITE ADDRESS: 19124 W KESWICK ST

ASSESSORS PARCEL NO.: 2104-012-015

ZONE: RS; Suburban Zone

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

FURTHER, YOU ARE ORDERED TO PAY THE CODE VIOLATION INSPECTION FEE (C.V.I.F) OF \$ 356.16 (\$336 fee plus a six percent Systems Development Surcharge of \$20.16) WHICH WILL BE BILLED TO YOU SEPARATELY. Section 98.0421 L.A.M.C.

NOTE: FAILURE TO PAY THE C.V.I.F. WITHIN 30 DAYS OF THE INVOICE DATE OF THE BILL NOTED ABOVE WILL RESULT IN A LATE CHARGE OF TWO (2) TIMES THE C.V.I.F. PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$1,176.00.

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

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

VIOLATION(S):

1. Open storage within the required yards.

You are therefore ordered to: 1) Discontinue the open storage of miscellaneous items in the required Yard(s).

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

2. Maintenance and repair of existing building and premises.

You are therefore ordered to: Maintain the interior of every existing building, structure and portion thereof and the exterior wall surfaces and premises thereof clean and free from accumulation of debris, rubbish, garbage, trash, overgrown vegetation and other similar material.

Code Section(s) in Violation: 91.8104.2, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

NON-COMPLIANCE FEE WARNING:

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

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

NOTE: FAILURE TO PAY THE NON-COMPLIANCE FEE WITHIN 30 DAYS AFTER THE DATE OF MAILING THE INVOICE, MAY RESULT IN A LATE CHARGE OF TWO (2) TIMES THE NON-COMPLIANCE FEE PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$1,925.00.

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

PENALTY WARNING:

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

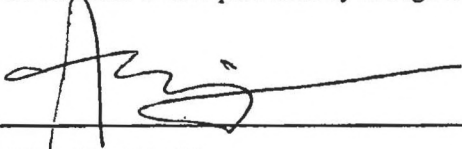
APPEAL PROCEDURES:

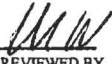
There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine error or abuse of discretion, or requests for slight modification of the requirements contained in this order 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 (818)374-9863.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: _____

Date: April 20, 2011


ANGEL SINDAYEN
14410 SYLVAN STREET SUITE 105
LOS ANGELES, CA 91401
(818)374-9863


REVIEWED BY