

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

JAVIER NUNEZ
PRESIDENT

JOSELYN GEAGA-ROSENTHAL
VICE PRESIDENT

JACOB STEVENS
MOISES ROSALES
NANCY YAP

CITY OF LOS ANGELES
CALIFORNIA



KAREN BASS
MAYOR

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

OSAMA YOUNAN, P.E.
GENERAL MANAGER
SUPERINTENDENT OF BUILDING

JOHN WEIGHT
EXECUTIVE OFFICER

July 29, 2023

Council District: # 2

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

JOB ADDRESS: **3319 NORTH WRIGHTWOOD DRIVE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2380-014-040**
Re: Invoice #775225-6, 841189-9

Pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code, the Los Angeles Department of Building and Safety (LADBS) investigated and identified code violations at: **3319 North Wrightwood Drive, Los Angeles, CA** ("Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

Pursuant to Section 98.0421, the property owner was issued an order on February 08, 2019, and June 22, 2021 to pay a code violation inspection fee after violations were identified and verified upon inspection. The code violation inspection fees imposed by the LADBS are as follows:

<u>Description</u>	<u>Amount</u>
Code Violation Investigation fee	672.00
System Development Surcharge	40.32
System Development Surcharge late fee	50.40
Late Charge/Collection fee (250%)	840.00
Title Report fee	30.00
Grand Total	\$ 1,632.72

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed that a lien for a total sum of **\$1,632.72** be recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "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 Council instruct LADBS to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$1,632.72** 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


Ana Mae Yutan
Chief, LADBS Resource Management Bureau

Lien confirmed by
City Council on:

ATTEST: HOLLY L. WOLCOTT, CITY CLERK

BY: _____
DEPUTY



1649 BUCKINGHAM RD.
LOS ANGELES, CA 90019
Phone 310-943-9235 latitle@in2-res.com

Property Title Report

Work Order No. T17249
Dated as of: 09/27/2022

Prepared for: City of Los Angeles

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

APN #: 2380-014-040

Property Address: 3319 N WRIGHTWOOD DR **City:** Los Angeles **County:** Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED TO A REVOCABLE TRUST
Grantee : SARA YAVOR TRUSTEE OF THE SARA YAVOR LIVING TRUST

Grantor : SHAY YAVOR

Deed Date : 07/26/2012

Recorded : 08/02/2012

Instr No. : 12-1148425

MAILING ADDRESS: SARA YAVOR TRUSTEE OF THE SARA YAVOR LIVING TRUST
3319 WRIGHTWOOD DR, STUDIO CITY, CA 91604

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 33 **Tract No:** 24116 **Brief Description:** TRACT NO 24116 LOT COM AT MOST S COR OF LOT 33 TH NE ON NW LINE OF WRIGHTWOOD DR 75 FT TH NW TO MOST N COR OF SD LOT TH SW ON

MORTGAGES/LIENS

Type of Document: CORPORATE ASSIGNMENT OF DEED OF TRUST

Recording Date: 11/30/2021

Document #: 21-1762622

Loan Amount: \$417,000

Lender Name: NATIONWIDE TITLE CLEARING, LLC

Borrowers Name: SARA YAVOR TRUSTEE OF THE SARA YAVOR LIVING TRUST

MAILING ADDRESS: NATIONWIDE TITLE CLEARING, LLC
2100 ALT 19 NORTH PALM HARBOR, FL 34683

This page is part of your document - DO NOT DISCARD



20121148425



Pages:
0002

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

08/02/12 AT 03:51PM

FEES	19 00
TAXES	0.00
OTHER	0.00
PAID	19.00



LEADSHEET



201208020710023

00006216690



004181671

SEQ:
03

DAR - Mail (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY
SHAY YAVOR

WHEN RECORDED RETURN TO:

HAYA SARA YAVOR
1865 FULLER AVE #103
LOS ANGELES, CA 90046



THIS SPACE FOR RECORDER'S USE ONLY

APN: 2380-014-040

GRANT DEED TO A REVOCABLE TRUST

The undersigned Grantor declares that this conveyance transfers
Grantor's interest to Grantor's Revocable Trust for no consideration
This transaction is exempt from the Documentary Transfer Tax pursuant to R & T Code §11930

SHAY YAVOR, the GRANTOR,

HEREBY GRANTS TO

SARA YAVOR, Trustee of THE SARA YAVOR LIVING TRUST, dated July 26, 2012, GRANTEE,

All of THAT PROPERTY situated in the City of Studio City, County of Los Angeles, State of California,
bounded and described in a full legal description as follows

*That portion of Lot 33 of Tract No 24116, in the City of Los Angeles, County of Los
Angeles, State of California as per map recorded in Book 650 Pages 75-77 inclusive of
Maps in the Office of the County Recorder of said County*

Property also known by 3319 Wrihtwood Drive, Studio City, CA 91604

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the
hereinaabove described real property, including, but not limited to, the power to convey

Executed on July 26, 2012, in Los Angeles County, California



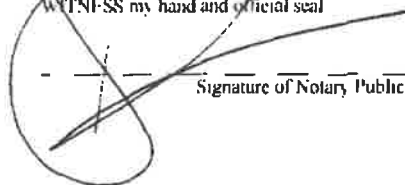
SHAY YAVOR

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

On July 26, 2012, before me JACQUELINE A SOWARDS a Notary Public, personally appeared SHAY YAVOR, who proved to me on the
basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the
same in his authorized capacity, and that by his signature on the instrument the person or the entity upon behalf of which the person 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

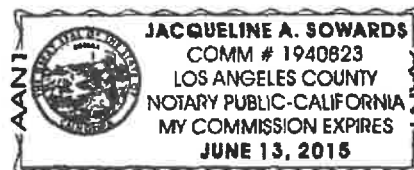
WITNESS my hand and official seal



Signature of Notary Public

[SEAL]

Mail tax statement to above address



This page is part of your document - DO NOT DISCARD



20211762622



Pages:
0002

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

11/30/21 AT 08:47AM

FEES:	20.00
TAXES:	0.00
OTHER:	0.00
SB2:	75.00
PAID:	95.00



LEADSHEET



20211302820033

00021579561



012924788

SEQ:
01

DAR - Mail (Intake)



THIS FORM IS NOT TO BE DUPLICATED

[RECORDING REQUESTED BY]
NATIONWIDE TITLE CLEARING, INC.

[AND WHEN RECORDED MAIL TO]
Fannie Mae
C/O Nationwide Title Clearing,
LLC, 2100 Alt. 19 North
Palm Harbor, FL 34683

Investor Loan Number 433761316
Loan Number 1707466960

21579561



Batch Number: 12924788

CORPORATE ASSIGNMENT OF DEED OF TRUST

Regarding this instrument, contact Select Portfolio Servicing, Inc., 3217 S Decker Lake Dr., Salt Lake City, UT 84119-3284, telephone 1-800-258-8602, who is responsible for receiving payments.

FOR GOOD AND VALUABLE CONSIDERATION, the sufficiency of which is hereby acknowledged, the undersigned, WELLS FARGO BANK, N.A., WHOSE ADDRESS IS 2701 WELLS FARGO WAY, MINNEAPOLIS, MN 55467, (ASSIGNOR) by these presents does convey, grant, assign, transfer and set over the described Deed of Trust, representation or warranty, together with all rights, title and interest secured thereby, all liens, and any rights due or to become due thereon to WILMINGTON SAVINGS FUND SOCIETY, FSB NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE OF CSMC 2021-RPL8 TRUST, WHOSE ADDRESS IS 500 DELAWARE AVENUE, 11TH FLOOR, Attention: CSMC 2021-RPL8, WILMINGTON, DE 19801, ITS SUCCESSORS AND ASSIGNS, (ASSIGNEE).

Said Deed of Trust made by SHAY YAVOR, A SINGLE PERSON to WELLS FARGO BANK, N.A. and recorded on 07/02/2008 as Instrument # 20081179765 in the office of the LOS ANGELES County Recorder, CA.

Dated on 11/19/2021 (MM/DD/YYYY)
WELLS FARGO BANK, N.A.

By: Mary Mojica
Mary Mojica
VICE PRESIDENT LOAN DOCUMENTATION

All persons whose signatures appear above have qualified authority to sign and have reviewed this document and supporting documentation prior to signing.

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization on 11/19/2021 (MM/DD/YYYY), by Mary Mojica as VICE PRESIDENT LOAN DOCUMENTATION of WELLS FARGO BANK, N.A., who, as such VICE PRESIDENT LOAN DOCUMENTATION being authorized to do so, executed the foregoing instrument for the purposes therein contained. He/she/they is (are) personally known to me.

Melissa May
Melissa May GG 926423
Notary Public - STATE OF FLORIDA
Commission expires: 10/27/2023



MELISSA MAY
NOTARY PUBLIC
STATE OF FLORIDA
COMM# GG 926423
EXPIRES: 10/27/2023

Document Prepared By: Dave LaRose/NTC, 2100 Alt. 19 North, Palm Harbor, FL 34683 (800)346-9152

FNMA1 422325476 2021-RPL3-CS13-SALE DOCR T182111-02:08:04 [C-1] FRMCAL1



D0087455022

EXHIBIT B

ASSIGNED INSPECTOR: **KIM BEAUCHAMP**

Date: July 29, 2023

JOB ADDRESS: **3319 NORTH WRIGHTWOOD DRIVE, LOS ANGELES, CA**

ASSESSOR PARCEL NO. (APN): **2380-014-040**

Last Full Title: **09/27/2022**

Last Update to Title:

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LIST OF OWNERS AND INTERESTED PARTIES

- 1) SARA YAVOR
TRUSTEE OF THE SARA YAVOR LIVING TRUST
3319 WRIGHTWOOD DR,
STUDIO CITY, CA 91604
CAPACITY: OWNER

- 2) NATIONWIDE TITLE CLEARING, LLC
2100 ALT 19
NORTH PALM HARBOR, FL 34683
CAPACITY: INTERESTED PARTY

Property Detail Report**For Property Located At :****3319 WRIGHTWOOD DR, STUDIO CITY, CA 91604-3939**

RealQuest

Owner Information

Owner Name: **YAVOR DEVELOPMENT**
 Mailing Address: **3319 WRIGHTWOOD DR, STUDIO CITY CA 91604-3939 C016**
 Vesting Codes: **// LP**

Location InformationLegal Description: **TRACT NO 24116 LOT COM AT MOST S COR OF LOT 33 TH NE ON NW LINE OF WRIGHTWOOD****DR 75 FT TH NW TO MOST N COR OF SD LOT TH SW ON NW LINE OF SD LOT TO SW LINE OF SD****LOT TH SE THEREON 158.91 FT TO BEG PART OF LOT 33**

County:	LOS ANGELES, CA	APN:	2380-014-040
Census Tract / Block:	1438.02 / 2	Alternate APN:	
Township-Range-Sect:		Subdivision:	24116
Legal Book/Page:	650-75	Map Reference:	23-E5 /
Legal Lot:	33	Tract #:	24116
Legal Block:		School District:	LOS ANGELES
Market Area:	STUD	School District Name:	LOS ANGELES
Neighbor Code:		Munic/Township:	LOS ANGELES

Owner Transfer Information

Recording/Sale Date:	08/02/2012 / 07/26/2012	Deed Type:	GRANT DEED
Sale Price:		1st Mtg Document #:	
Document #:	1148425		

Last Market Sale Information

Recording/Sale Date:	02/02/2007 / 01/08/2007	1st Mtg Amount/Type:	\$702,400 / CONV
Sale Price:	\$878,000	1st Mtg Int. Rate/Type:	7.62 / ADJ
Sale Type:	FULL	1st Mtg Document #:	229517
Document #:	229516	2nd Mtg Amount/Type:	\$175,600 / CONV
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$517.08
New Construction:		Multi/Split Sale:	
Title Company:	EQUITY TITLE CO.		
Lender:	JP MORGAN CHASE BK		
Seller Name:	MELTZER HAL M		

Prior Sale Information

Prior Rec/Sale Date:	12/31/2001 / 11/09/2001	Prior Lender:	UNION BK/CA NA
Prior Sale Price:	\$440,000	Prior 1st Mtg Amt/Type:	\$352,000 / CONV
Prior Doc Number:	2505761	Prior 1st Mtg Rate/Type:	6.00 / ADJUSTABLE INT RATE

Prior Deed Type: **GRANT DEED****Property Characteristics**

Gross Area:		Parking Type:	PARKING AVAIL	Construction:	
Living Area:	1,698	Garage Area:		Heat Type:	CENTRAL
Tot Adj Area:		Garage Capacity:		Exterior wall:	SHINGLE SIDING
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:	5	Basement Area:		Patio Type:	
Bedrooms:	3	Finish Bsmnt Area:		Pool:	
Bath(F/H):	2 /	Basement Type:		Air Cond:	MODERN
Year Built / Eff:	1964 / 1964	Roof Type:		Style:	
Fireplace:	/	Foundation:	PIER	Quality:	
# of Stories:	1	Roof Material:	GRAVEL & ROCK	Condition:	
Other Improvements:	FENCE; SHED Building Permit				

Site Information

Zoning:	LARE15	Acres:	0.21	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	9,306	Lot Width/Depth:	66 x 140	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$857,160	Assessed Year:	2022	Property Tax:	\$10,397.51
Land Value:	\$609,673	Improved %:	29%	Tax Area:	13
Improvement Value:	\$247,487	Tax Year:	2021	Tax Exemption:	
Total Taxable Value:	\$857,160				

Comparable Sales Report

For Property Located At

**3319 WRIGHTWOOD DR, STUDIO CITY, CA 91604-3939**

7 Comparable(s) Selected.

Report Date: 10/06/2022

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$878,000	\$1,338,500	\$10,710,000	\$2,917,786
Bldg/Living Area	1,698	1,452	1,938	1,666
Price/Sqft	\$517.08	\$877.13	\$6,607.03	\$1,774.19
Year Built	1964	1938	1961	1950
Lot Area	9,306	6,534	16,987	8,801
Bedrooms	3	2	3	3
Bathrooms/Restrooms	2	2	2	2
Stories	1.00	1.00	2.00	1.14
Total Value	\$857,160	\$115,226	\$1,447,470	\$801,975
Distance From Subject	0.00	0.12	0.47	0.34

* = user supplied for search only

Comp #:**1**

Address:**3387 WRIGHTWOOD DR, STUDIO CITY, CA 91604-3939**

Owner Name:**MAGHREBI MANA/SALEN MAJID**

Seller Name:**LANE BENTON E & MARILYN L**

APN:**2380-014-012**

County:**LOS ANGELES, CA**

Subdivision:**8371**

Rec Date:**07/19/2022**

Sale Date:**06/28/2022**

Sale Price:**\$1,338,500**

Sale Type:**FULL**

Document #:**736879**

1st Mtg Amt:**\$650,000**

Total Value:**\$475,518**

Land Use:**SFR**

Map Reference:**23-E5 /**

Census Tract:**1438.02**

Zoning:**LARE15**

Prior Rec Date:**10/11/1995**

Prior Sale Date:

Prior Sale Price:

Prior Sale Type:

Acres:**0.18**

Lot Area:**8,003**

of Stories:**1**

Park Area/Cap#:**/**

Living Area:**1,526**

Total Rooms:**5**

Bedrooms:**3**

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

Yr Built/Eff:**1961 / 1961**

Air Cond:**CENTRAL**

Style:**CONVENTIONAL**

Fireplace:**Y / 1**

Pool:**SPA**

Roof Mat:**GRAVEL & ROCK**

Parking:**ATTACHED GARAGE**

Distance From Subject:**0.12 (miles)**

Comp #:**2**

Address:**11209 CANTON DR, STUDIO CITY, CA 91604-4155**

Owner Name:**DASTIO ELIZABETH R**

Seller Name:**SHAPIRO W D & S K L/TR**

APN:**2377-013-010**

County:**LOS ANGELES, CA**

Subdivision:**15520**

Rec Date:**09/22/2022**

Sale Date:**09/07/2022**

Sale Price:**\$1,707,000**

Sale Type:**FULL**

Document #:**929571**

1st Mtg Amt:

Total Value:**\$134,400**

Land Use:**SFR**

Map Reference:**23-D5 /**

Census Tract:**1438.01**

Zoning:**LARE15**

Prior Rec Date:

Prior Sale Date:

Prior Sale Price:

Prior Sale Type:

Acres:**0.19**

Lot Area:**8,102**

of Stories:**1**

Park Area/Cap#:**/**

Living Area:**1,797**

Total Rooms:**5**

Bedrooms:**3**

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

Yr Built/Eff:**1952 / 1952**

Air Cond:

Style:**CONVENTIONAL**

Fireplace:**Y / 1**

Pool:

Roof Mat:**WOOD SHAKE**

Parking:**PARKING AVAIL**

Distance From Subject:**0.23 (miles)**

Comp #:	3	Distance From Subject:0.31 (miles)
Address:	3500 BERRY DR, STUDIO CITY, CA 91604-3849	
Owner Name:	3506 BERRY TRUST	
Seller Name:	JA BERRY LLC	

APN:	2378-027-008	Map Reference:	23-D5 /	Living Area:	1,621
County:	LOS ANGELES, CA	Census Tract:	1438.01	Total Rooms:	5
Subdivision:	LANKERSHIM RANCH	Zoning:	LARE11	Bedrooms:	3
	LAND & WATER				
Rec Date:	04/12/2022	Prior Rec Date:	02/17/2016	Bath(F/H):	2 /
Sale Date:	03/03/2022	Prior Sale Date:	02/10/2016	Yr Built/Eff:	1948 / 1969
Sale Price:	\$10,710,000	Prior Sale Price:	\$7,400,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	403365	Acres:	0.39	Fireplace:	Y / 1
1st Mtg Amt:	\$6,987,500	Lot Area:	16,987	Pool:	
Total Value:	\$1,338,618	# of Stories:	1	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:4 Distance From Subject:0.33 (miles)

Address: **3640 BERRY DR, STUDIO CITY, CA 91604-3852**

Owner Name: **WAGNER ROBERT J**

Seller Name: **MCNEIL-LEIER MICHAEL & ALYSSA**

APN:	2378-027-006	Map Reference:	23-D5 /	Living Area:	1,938
County:	LOS ANGELES, CA	Census Tract:	1438.01	Total Rooms:	4
Subdivision:	LANKERSHIM RANCH	Zoning:	LARE11	Bedrooms:	2
	LAND & WATER				
Rec Date:	02/04/2022	Prior Rec Date:	09/24/2019	Bath(F/H):	2 /
Sale Date:	01/07/2022	Prior Sale Date:	08/27/2019	Yr Built/Eff:	1949 / 1953
Sale Price:	\$1,770,000	Prior Sale Price:	\$1,099,000	Air Cond:	EVAP COOLER
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	142976	Acres:	0.15	Fireplace:	Y / 1
1st Mtg Amt:	\$1,416,000	Lot Area:	6,534	Pool:	
Total Value:	\$1,132,592	# of Stories:	2	Roof Mat:	GRAVEL & ROCK
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:5 Distance From Subject:0.45 (miles)

Address: **11332 BRILL DR, STUDIO CITY, CA 91604-3101**

Owner Name: **ROUZBEHANI GELAREH**

Seller Name: **MADDEN NGUYEN INVESTMENTS LLC**

APN:	2378-018-028	Map Reference:	23-E5 /	Living Area:	1,452
County:	LOS ANGELES, CA	Census Tract:	1438.02	Total Rooms:	6
Subdivision:	5124	Zoning:	LAR1	Bedrooms:	2
Rec Date:	06/01/2022	Prior Rec Date:	09/30/2021	Bath(F/H):	2 /
Sale Date:	03/30/2022	Prior Sale Date:	09/29/2021	Yr Built/Eff:	1938 / 1938
Sale Price:	\$1,544,000	Prior Sale Price:	\$970,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	583739	Acres:	0.17	Fireplace:	Y / 1
1st Mtg Amt:	\$1,235,200	Lot Area:	7,405	Pool:	
Total Value:	\$970,000	# of Stories:	1	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:6 Distance From Subject:0.46 (miles)

Address: **11310 BRILL DR, STUDIO CITY, CA 91604-3101**

Owner Name: **HANNA CHARLES/HANNA THERESA**

Seller Name: **LEWIS FAMILY TRUST**

APN:	2378-018-026	Map Reference:	23-E5 /	Living Area:	1,604
County:	LOS ANGELES, CA	Census Tract:	1438.02	Total Rooms:	6
Subdivision:	5124	Zoning:	LAR1	Bedrooms:	3
Rec Date:	06/27/2022	Prior Rec Date:	10/12/1984	Bath(F/H):	2 /
Sale Date:	06/13/2022	Prior Sale Date:		Yr Built/Eff:	1950 / 1952
Sale Price:	\$1,470,000	Prior Sale Price:	\$190,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	667236	Acres:	0.17	Fireplace:	Y / 1
1st Mtg Amt:		Lot Area:	7,378	Pool:	
Total Value:	\$115,226	# of Stories:	1	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:7 Distance From Subject:0.47 (miles)

Address: **3640 WILLOWCREST AVE, STUDIO CITY, CA 91604-3920**

Owner Name: **ROBLES ALFRED D**

Seller Name: **LEVY JOSHUA P & KATE M**

APN:	2380-006-011	Map Reference:	23-E5 /	Living Area:	1,726
County:	LOS ANGELES, CA	Census Tract:	1437.00	Total Rooms:	6
Subdivision:	15143	Zoning:	LAR1	Bedrooms:	3
Rec Date:	02/09/2022	Prior Rec Date:	12/29/2017	Bath(F/H):	2 /
Sale Date:	01/26/2022	Prior Sale Date:	12/22/2017	Yr Built/Eff:	1954 / 1980
Sale Price:	\$1,885,000	Prior Sale Price:	\$1,350,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONTEMPORARY
Document #:	161256	Acres:	0.17	Fireplace:	Y / 1
1st Mtg Amt:		Lot Area:	7,196	Pool:	
Total Value:	\$1,447,470	# of Stories:	1	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

EXHIBIT D

ASSIGNED INSPECTOR: **KIM BEAUCHAMP**

Date: July 29, 2023

JOB ADDRESS: **3319 NORTH WRIGHTWOOD DRIVE, LOS ANGELES, CA**

ASSESSOR PARCEL NO. (APN): **2380-014-040**

CASE NO.: **844070**

ORDER NO.: **A-4930417**

EFFECTIVE DATE OF ORDER TO COMPLY: **February 08, 2019**

COMPLIANCE EXPECTED DATE: **March 10, 2019**

DATE COMPLIANCE OBTAINED: **February 19, 2021**

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

VIOLATIONS:

SEE ATTACHED ORDER # A-4930417

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
PRESIDENT

JAVIER NUNEZ
VICE-PRESIDENT

JOSELYN GEAGA-ROSENTHAL
GEORGE HOVAGUIMIAN
ELVIN W MOON

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

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

OSAMA YOUNAN, P.E.
GENERAL MANAGER
SUPERINTENDENT OF BUILDING

JOHN WEIGHT
EXECUTIVE OFFICER

ORDER TO COMPLY AND NOTICE OF FEE

YAVOR DEVELOPMENT C/O SHAY YAVOR, HAYA SARA YAVOR
& SARA YAVOR LIVING TR
3319 WRIGHTWOOD DR
STUDIO CITY, CA 91604

CASE #: 911523

ORDER #: A-5519907
EFFECTIVE DATE: June 22, 2021
COMPLIANCE DATE: July 22, 2021

OWNER OF
SITE ADDRESS: 3319 N WRIGHTWOOD DR
ASSESSORS PARCEL NO.: 2380-014-040
ZONE: RE15; Min. Lot 15,000 Sq. Ft.

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

JUN 18 2021
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.

FURTHER, THE CODE VIOLATION INSPECTION FEE (C.V.I.F) OF \$ 356.16 (\$336 fee plus a six percent Systems Development Surcharge of \$20.16) WILL BE BILLED TO THE PROPERTY OWNER. The invoice/notice will be sent to the owner as it appears on the last equalized assessment roll. Section 98.0421 L.A.M.C.

NOTE: FAILURE TO PAY THE C.V.I.F. WITHIN 30 DAYS OF THE INVOICE DATE OF THE BILL NOTED ABOVE WILL RESULT IN A LATE CHARGE OF TWO (2) TIMES THE C.V.I.F. PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$1,176.00. Any person who fails to pay the fee, late charge and collection fee, shall also pay interest. Interest shall be calculated at the rate of one percent per month.

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

VIOLATION(S):

1. Construction work is being performed without the required permits.

You are therefore ordered to: 1) Stop all work being performed without the required permit(s).
2) Obtain all required permits and approvals prior to commencing any work.

Code Section(s) in Violation: 91.104.2.4, 91.106.1.1, 93.0310.(a), 94.102.2.2 and 95.106.4 of the L.A.M.C.

2. The approximate 8'H x 25'L wall/ fence in the required front yard of the single family dwelling was/is constructed without the required permits and approvals.

You are therefore ordered to: 1) Demolish and remove all construction work performed without the required permit(s), AND 2) Restore the existing approved/permitted structure to its original condition if it was altered in any way, OR 3) Submit plans, obtain the required permit(s) and expose the work for proper inspection.

Code Section(s) in Violation: 91.8105, 5R106.1.1, 91.5R106.1.2, 91.5R108.4, 91.5R106.3.2, 91.5R103.1, 12.21A.1.
(a) of the L.A.M.C.

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.



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

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BOARD OF
BUILDING AND SAFETY
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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 M. BUSH
GENERAL MANAGER

OSAMA YOUNAN, P.E.
EXECUTIVE OFFICER

SUBSTANDARD ORDER AND NOTICE OF FEE

AGENT FOR SERVICE SHAY YAVOR/ YAVOR DEVELOPMENT LP
3319 WRIGHTWOOD DR
STUDIO CITY, CA 91604

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

CASE #: 844070
ORDER #: A-4930417
EFFECTIVE DATE: February 08, 2019
COMPLIANCE DATE: March 10, 2019

OWNER OF
SITE ADDRESS: 3319 N WRIGHTWOOD DR

ASSESSORS PARCEL NO.: 2380-014-040
ZONE: RE15; Min. Lot 15,000 Sq. Ft.

FEB 05 2019

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.

FURTHER, THE CODE VIOLATION INSPECTION FEE (C.V.I.F) OF \$ 356.16 (\$336 fee plus a six percent Systems Development Surcharge of \$20.16) **WILL BE BILLED TO THE PROPERTY OWNER.** The invoice/notice will be sent to the owner as it appears on the last equalized assessment roll. Section 98.0421 L.A.M.C.

NOTE: FAILURE TO PAY THE C.V.I.F. WITHIN 30 DAYS OF THE INVOICE DATE OF THE BILL NOTED ABOVE WILL RESULT IN A LATE CHARGE OF TWO (2) TIMES THE C.V.I.F. PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$1,176.00. Any person who fails to pay the fee, late charge and collection fee, shall also pay interest. Interest shall be calculated at the rate of one percent per month.

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

As a result of an inspection of the property (Site Address) listed above, this office has determined the building(s) to be SUBSTANDARD as pursuant to the provisions of Division 89 of Article 1 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.). You are therefore ordered to secure all required permits and begin the necessary work to eliminate the following code violations within 30 days from the effective date of this order. All necessary work shall be completed within 90 days from the effective date of this order. If the necessary permits are not obtained or the required work is not physically commenced within 45 days from the effective date of this order, the Department of Building and Safety may order the owner to cause the building(s) to be vacated.

VIOLATION(S):

1. Unapproved occupancy or use of the garage as habitable space.

You are therefore ordered to: Discontinue the unapproved occupancy or use of the garage as habitable space.

Code Section(s) in Violation: 91.104.2.5, 91.103.1, 12.26E and 12.21A.1.(a) of the L.A.M.C.

Comments: Obtain permits and approvals to convert the garage to habitable space or restore to approved use

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2. The approximate 25 foot x 25 foot remodel of the garage to habitable space was/is constructed without the required permits and approvals.

You are therefore ordered to: 1) Demolish and remove all construction work performed without the required permit(s).
2) Restore the existing structure(s) to its originally approved condition, OR 3) Submit plans, obtain the required permits and expose the work for proper inspections.

Code Section(s) in Violation: 91.8105, 91.106.1.1, 91.106.1.2, 91.108.4, 91.106.3.2, 91.103.1, 91.5R106.1.1, 91.5R106.1.2, 91.5R108.4, 91.5R106.3.2, 91.5R103.1, 12.21A.1.(a) of the L.A.M.C.

Comments: Restore garage to approved use, permits required for all alterations, including but not limited to doors and windows added to garage, conversion of garage to habitable space...

3. Plumbing work has been done without the required permits and approvals.

You are therefore ordered to: Obtain all required plumbing permits and approvals.

Code Section(s) in Violation: 94.103.1.1, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Comments: Obtain permits and approvals for laundry washer connections added to garage or remove

4. Electrical work has been done without the required permits and approvals.

You are therefore ordered to: Obtain all required electrical permits and approvals.

Code Section(s) in Violation: 93.0201, 93.0104, 91.103.1 12.21A.1.(a) of the L.A.M.C.

Comments: Obtain permit and approvals for all electrical circuits added to illegal garage conversion, including but not limited to recessed lighting, outlets for washer & dryer...

5. Mechanical (heating, air conditioning, refrigeration or ventilation) work has been done without the required permits and approvals.

You are therefore ordered to: Obtain all required mechanical permits and approvals.

Code Section(s) in Violation: 95.112.1, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Comments: Obtain permits and approval for HVAC vent added to garage, dryer vent...

6. Rubbish, garbage, trash and debris on the premises.

You are therefore ordered to: 1) Remove the rubbish, garbage, trash and debris from the premises.
2) Maintain the premises in a clean and sanitary condition.

Code Section(s) in Violation: 91.8104, 91.8104.2, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Comments: remove all open storage of trash, debris and personal items from the yard and maintain in a clean and sanitary condition.

7. Building interior and premises are not maintained.

You are therefore ordered to: Maintain building interior and premises clean and free of debris, rubbish, garbage, trash, overgrown vegetation and other similar materials.

Code Section(s) in Violation: 91.8104, 91.8104.2, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Comments: Clean all yards

8. The building or premises is Substandard due to illegal occupancy.

You are therefore ordered to: 1) Discontinue the use and occupancy of all buildings or portions thereof occupied for living, sleeping, cooking or dining purposes which were not designed or intended to be used for such occupancies. 2) Demolish and remove all construction work performed and

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return the property to its permitted state.

Code Section(s) in Violation: 91.8902.14, 91.8902, 91.103.1, 12.21A.1(a) of the L.A.M.C.

Comments: Garage illegally converted to habitable space

NOTE: A certificate has been filed with the County Recorder noting the above substandard condition.

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

In addition to the C.V.I.F. noted above, a proposed noncompliance fee in the amount of \$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.

PENALTY WARNING:

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

INVESTIGATION FEE REQUIRED:

Whenever any work has been commenced without authorization by a permit or application for inspection, and which violates provisions of Articles 1 through 8 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.), and if no order has been issued by the department or a court of law requiring said work to proceed, a special investigation fee which shall be double the amount charged for an application for inspection, license or permit fee, but not less than \$400.00, shall be collected on each permit, license or application for inspection. Section 98.0402 (a) L.A.M.C.

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.

NOTICE:

Relocation assistance may be required if a tenant is evicted in order to comply with an order from a governmental agency. (LAMC 151.09.A.11 & 163.00 to 163.07) For information, call the Los Angeles Housing + Community Investment Department (HCIDLA) at (866) 557-RENT (7368) or go to: <http://hcidla.lacity.org>

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Any questions regarding invoices or how to pay fees should be directed to financial services at (213) 482-6890.
Any questions regarding the order to comply and compliance matters contact the inspector noted below at (818)374-9858.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector :



Date: January 31, 2019

DAVID JAMES
14410 SYLVAN STREET SUITE 105
VAN NUYS, CA 91401
(818)374-9858

Dave.James@lacity.org


REVIEWED BY

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Comments: Wall/fence constructed in required front yard over 42" in height

3. Over height fence(s) in the required front yard(s).

You are therefore ordered to: Reduce the height of the fence in the required front yard(s) to the maximum allowable height of 3' 6" above grade.

Code Section(s) in Violation: 12.21A.1.(a), 12.22C.20.(f)(2) and 12.22C.20.(f)(3) of the L.A.M.C.

NON-COMPLIANCE FEE WARNING:

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Any questions regarding invoices or how to pay fees should be directed to financial services at (213) 482-6890.
Any questions regarding the order to comply and compliance matters contact the inspector noted below at (818)374-9851.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector:



Date: June 14, 2021

BRYAN MEYER
14410 SYLVAN STREET SUITE 105
VAN NUYS, CA 91401
(818)374-9851

Bryan.Meyer@lacity.org


REVIEWED BY

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