

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

FRANK M. BUSH
GENERAL MANAGER

OSAMA YOUNAN, P.E.
EXECUTIVE OFFICER

May 4, 2018

Council District: # 6

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

JOB ADDRESS: **8065 NORTH BRIMFIELD AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2209-015-029**
Re: Invoice #720260-5, #720716-3

On February 28, 2017 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: **8065 North Brimfield Avenue, 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 March 10, 2017 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	\$ 660.00
Late Charge/Collection Fee (250%)	2,490.00
Code Violation Investigation Fee	336.00
System Development Surcharge	20.16
System Development Surcharge late Fee	50.40
Accumulated Interest (1%/month)	216.56
Title Report Fee	42.00
Grand Total	\$ 3,815.12

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 **\$3,815.12** 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 **\$3,815.12** 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



P.O. BOX 5152
CULVER CITY, CA 90231
Phone 310-943-9235 latitle@in2-res.com

Property Title Report

Work Order No. T15263
Dated as of: 04/12/2018

Prepared for: City of Los Angeles

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

APN #: 2209-015-029

Property Address: 8065 N BRIMFIELD AVE

City: Los Angeles

County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : GILBERTO A REYES

**Grantor : ENRIQUE MARTINEZ; CARMEN MARTINEZ; MARIA GUADALUPE MARTINEZ;
RODOLFO MARTINEZ**

Deed Date : 03/20/2003

Recorded : 09/25/2003

Instr No. : 03-2831497

**MAILING ADDRESS: GILBERTO A REYES
8065 BRIMFIELD AVE PANORAMA CITY CA 91402**

SCHEDULE B

LEGAL DESCRIPTION

Lot: 21 Tract No: 18187 Abbreviated Description: LOT:21 TR#:18187 TRACT NO 18187 LOT 21

MORTGAGES/LIENS

Type of Document: ASSIGNMENT OF DEED OF TRUST

Recording Date: 10/06/2011

Document #: 11-1359369

Loan Amount: \$260,000

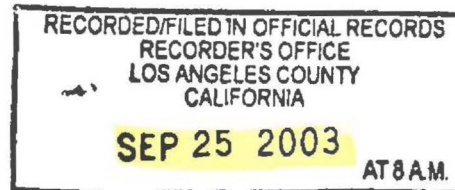
Lender Name: AMERICAS WHOLESALE LENDER

Borrowers Name: GILBERTO A REYES

**MAILING ADDRESS: BANK OF AMERICA
450 E. BOUNDARY ST CHAPIN, SC 29036**

This page is part of your document - DO NOT DISCARD

03 2831497



TITLE(S) : **DEED**



FEE
FEE \$10 JJ
2

D.T.T
187 ⁰⁰
765

CODE
20

CODE
19

CODE
9

NOTIFICATION SENT \$400

Assessor's Identification Number (AIN)

To be completed by Examiner OR Title Company in black ink.

Number of Parcels Shown

2209 - 015 - 029

001

THIS FORM NOT TO BE DUPLICATED

9/25/03

2

RECORDING REQUESTED BY:
Old Republic

03 2831497

AND WHEN RECORDED MAIL TO:

Gilberto Reyes
8065 Brimfield
Panorama City, CA 91402

THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.: 041737-56

Escrow No.: 041737-KG

2607004732-56

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$187.00 CITY TRANSFER TAX \$765.00

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

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

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

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

Enrique Martinez and Carmen Martinez, Husband and Wife and Maria Guadalupe Martinez and Rodolfo Martinez

hereby GRANT(s) to:

Gilberto A. Reyes, a Single Man

the real property in the City of Los Angeles, County of Los Angeles, State of California, described as:
Lot 21 of Tract No. 18187 as per Map recorded in Book 467, Pages 30 to 35 inclusive of Maps, in the Office of
the County Recorder of Los Angeles County, California
Also Known as: 8065 Brimfield, Panorama City, CA 91402
AP#: 2209-15-29

DATED March 20, 2003

STATE OF CALIFORNIA

COUNTY OF Los Angeles

On April 2nd, 2003

Before me, Angie Renteria

A Notary Public in and for said State, personally appeared
Enrique Martinez, Maria Guadalupe
Martinez, Carmen Martinez and
Rodolfo Martinez

personally known to me (or 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.

WITNESS my hand and official seal

Signature

MAIL TAX STATEMENTS TO PARTY SHOWN BELOW; IF NO PARTY

SIGNATURE ATTACHED HERETO AS EXHIBIT AND
MADE A PART HEREOF.

Enrique Martinez
Enrique Martinez

Carmen Martinez
Carmen Martinez

Maria Guadalupe Martinez
Maria Guadalupe Martinez

Rodolfo M. Martinez
Rodolfo Martinez



9/25/03

3

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of

Los Angeles

} SS.

On April 2, 2003

Date

before me,

Angie Renteria

Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared

Enrique Martinez, Carmen Martinez, Maria

Name(s) of Signer(s)

Guadalupe Martinez,
Rudolfo Martinez☐ personally known to me☒ 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.

WITNESS my hand and official seal.

Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____

Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

Signer's Name: _____

☐ Individual☐ Corporate Officer — Title(s): _____☐ Partner — ☐ Limited ☐ General☐ Attorney in Fact☐ Trustee☐ Guardian or Conservator☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER

Top of thumb here

03 2831497

03 2831497

This page is part of your document - DO NOT DISCARD



20111359369



Pages:
0002

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

10/06/11 AT 11:31AM

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



LEADSHEET



201110061010074

00004769156



003546581

SEQ:
01

Daily ERDS



THIS FORM IS NOT TO BE DUPLICATED

E13

Recording Requested By
Bank of America
Prepared By: **Sandy Alexander**
450 E. Boundary St.
Chapin, SC 29036
888-603-9011

When recorded mail to.
CoreLogic
450 E. Boundary St.
Attn: Release Dept.
Chapin, SC 29036



DocID# 5878548361512457

Property Address:

8065 Brimfield Ave

Panorama City, CA 91402-5701

CA0-ADT 15611106

9/14/2011

This space for Recorder's use

MIN #: 1000157-0004526568-9

MERS Phone # 888-679-6377

ASSIGNMENT OF DEED OF TRUST

For Value Received, the undersigned holder of a Deed of Trust (herein "Assignor") whose address is 3300 S.W. 34th Avenue, Suite 101 Ocala, FL 34474 does hereby grant, sell, assign, transfer and convey unto **THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2004-14** whose address is 101 BARCLAY ST - 4W, NEW YORK, NY 10286 all beneficial interest under that certain Deed of Trust described below together with the note(s) and obligations therein described and the money due and to become due thereon with interest and all rights accrued or to accrue under said Deed of Trust.


Original Lender: **AMERICA'S WHOLESALE LENDER**
Original Borrower(s): **GILBERTO A REYES, A SINGLE MAN**
Original Trustee: **CTC REAL ESTATE SERVICES**
Date of Deed of Trust: **12/2/2004**
Original Loan Amount: **\$260,000.00**

Recorded in Los Angeles County, CA on 12/10/2004, book N/A, page N/A and instrument number 04 3188205

IN WITNESS WHEREOF, the undersigned has caused this Assignment of Deed of Trust to be executed on

9-15-11

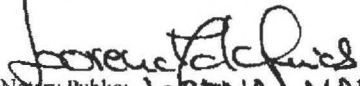
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

By 
Christine Daymude, Assistant Secretary

State of Arizona
County of Maricopa

On 9-15-11, before me, **LORENA MALAQUIAS**, Notary Public, personally appeared **Christine Daymude** of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.**, whose identity was proven to me on the basis of satisfactory evidence to be the person who he or she claims to be and whose name is subscribed to the within instrument and acknowledged to me that he (she) executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year last written


Notary Public: **LORENA MALAQUIAS**
My Commission Expires **12-21-2013**

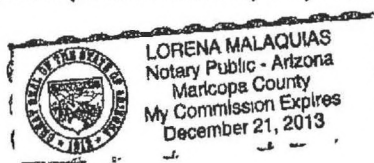


EXHIBIT B

ASSIGNED INSPECTOR: **JEFFREY DIFIORE**

Date: **May 4, 2018**

JOB ADDRESS: **8065 NORTH BRIMFIELD AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2209-015-029**

Last Full Title: **04/12/2018**

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

1). GILBERTO A. REYES
8065 BRIMFIELD AVE
PANORAMA CITY, CA 91402

CAPACITY: OWNER

2). BANK OF AMERICA
450 E. BOUNDARY ST
CHAPIN, SC 29036

CAPACITY: INTERESTED PARTY

Property Detail Report**EXHIBIT C**

For Property Located At :

8065 BRIMFIELD AVE, PANORAMA CITY, CA 91402-5701

CoreLogic

RealQuest Professional

Owner Information

Owner Name: **REYES GILBERTO A**
 Mailing Address: **8065 BRIMFIELD AVE, PANORAMA CITY CA 91402-5701 C013**
 Vesting Codes: **SM / /**

Location Information

Legal Description:	TRACT NO 18187 LOT 21	APN:	2209-015-029
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	1200.20 / 1	Subdivision:	18187
Township-Range-Sect:		Map Reference:	15-C2 /
Legal Book/Page:	467-30	Tract #:	18187
Legal Lot:	21	School District:	LOS ANGELES
Legal Block:		School District Name:	
Market Area:	PC	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	/	Deed Type:	
Sale Price:		1st Mtg Document #:	
Document #:			

Last Market Sale Information

Recording/Sale Date:	09/25/2003 / 03/20/2003	1st Mtg Amount/Type:	\$153,000 / CONV
Sale Price:	\$170,000	1st Mtg Int. Rate/Type:	8.60 / ADJ
Sale Type:	FULL	1st Mtg Document #:	2831498
Document #:	2831497	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$134.60
New Construction:		Multi/Split Sale:	
Title Company:	OLD REPUBLIC TITLE		
Lender:	NEW CENTURY MTG CORP		
Seller Name:	MARTINEZ ENRIQUE & CARMEN		

Prior Sale Information

Prior Rec/Sale Date:	04/22/1996 /	Prior Lender:	PACIFIC NETWORK FNDG INC
Prior Sale Price:	\$177,270	Prior 1st Mtg Amt/Type:	\$128,886 / FHA
Prior Doc Number:	630075	Prior 1st Mtg Rate/Type:	/ FIX
Prior Deed Type:	GRANT DEED		

Property Characteristics

Gross Area:		Parking Type:	PARKING AVAIL	Construction:	
Living Area:	1,263	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:	2	Exterior wall:	STUCCO
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:	CONVENTIONAL
Year Built / Eff:	1953 / 1953	Roof Type:		Style:	
Fireplace:	/	Foundation:	RAISED	Quality:	
# of Stories:	1.00	Roof Material:	GRAVEL & ROCK	Condition:	
Other Improvements:	FENCE				

Site Information

Zoning:	LAR1	Acres:	0.14	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	6,198	Lot Width/Depth:	64 x 100	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	
Site Influence:	CORNER			Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$361,383	Assessed Year:	2017	Property Tax:	\$4,467.50
Land Value:	\$216,831	Improved %:	40%	Tax Area:	13
Improvement Value:	\$144,552	Tax Year:	2017	Tax Exemption:	
Total Taxable Value:	\$361,383				

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

8065 BRIMFIELD AVE, PANORAMA CITY, CA 91402-5701**8 Comparable(s) Selected.**

Report Date: 04/26/2018

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$170,000	\$431,000	\$580,000	\$490,750
Bldg/Living Area	1,263	1,120	1,332	1,241
Price/Sqft	\$134.60	\$334.08	\$448.22	\$395.75
Year Built	1953	1926	1953	1946
Lot Area	6,198	5,658	18,303	7,554
Bedrooms	3	2	3	3
Bathrooms/Restrooms	2	1	3	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$361,383	\$149,945	\$448,800	\$271,056
Distance From Subject	0.00	0.26	0.49	0.35

* = user supplied for search only

Comp #:**1**

Address:**8126 NATICK AVE, PANORAMA CITY, CA 91402-4702**

Owner Name:**CREATING INVESTMENTS LLC**

Seller Name:**MCBRIDE MARISA**

APN:**2210-013-015**

County:**LOS ANGELES, CA**

Subdivision:**17709**

Rec Date:**04/03/2018**

Sale Date:**03/08/2018**

Sale Price:**\$431,000**

Sale Type:**FULL**

Document #:**317901**

1st Mtg Amt:**\$360,000**

Total Value:**\$187,743**

Land Use:**SFR**

Map Reference:**15-D1 /**

Census Tract:**1200.20**

Zoning:**LAR1**

Prior Rec Date:**12/10/1998**

Prior Sale Date:**11/24/1998**

Prior Sale Price:**\$139,000**

Prior Sale Type:**FULL**

Acres:**0.14**

Lot Area:**6,225**

of Stories:**1.00**

Park Area/Cap#:**1 / 2**

Living Area:**1,232**

Total Rooms:**5**

Bedrooms:**3**

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

Yr Built/Eff:**1953 / 1953**

Air Cond:**EVAP COOLER**

Style:**CONVENTIONAL**

Fireplace:**/**

Pool:

Roof Mat:**WOOD SHAKE**

Parking:**PARKING AVAIL**

Distance From Subject:**0.26 (miles)**

Comp #2		Distance From Subject:0.3 (miles)	
Address:	8213 WISNER AVE, PANORAMA CITY, CA 91402-4517		
Owner Name:	VERDIYAN ARUSYAK		
Seller Name:	GONZALEZ LUZ & CONSUELO		
APN:	2209-006-004	Map Reference:	15-C1 /
County:	LOS ANGELES, CA	Census Tract:	1200.10
Subdivision:	15010	Zoning:	LAR1
Rec Date:	03/15/2018	Prior Rec Date:	01/15/1998
Sale Date:	03/05/2018	Prior Sale Date:	12/23/1997
Sale Price:	\$460,000	Prior Sale Price:	\$109,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	252628	Acres:	0.13
1st Mtg Amt:	\$414,000	Lot Area:	5,872
Total Value:	\$149,945	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	1 / 1
		Living Area:	1,120
		Total Rooms:	6
		Bedrooms:	3
		Bath(F/H):	1 /
		Yr Built/Eff:	1948 / 1950
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	/
		Pool:	
		Roof Mat:	COMPOSITION SHINGLE
		Parking:	ATTACHED GARAGE

Comp #:		3		Distance From Subject:0.3 (miles)	
Address:		15203 LORNE ST, PANORAMA CITY, CA 91402-4416			
Owner Name:		GIMINO SEVERA J			
Seller Name:		GARCIA ELIANA F			
APN:	2209-027-010	Map Reference:	15-C2 /	Living Area:	1,332
County:	LOS ANGELES, CA	Census Tract:	1200.10	Total Rooms:	5
Subdivision:	15010	Zoning:	LAR1	Bedrooms:	3
Rec Date:	01/09/2018	Prior Rec Date:	01/23/1976	Bath(F/H):	1 /
Sale Date:	12/06/2017	Prior Sale Date:		Yr Built/Eff:	1948 / 1950
Sale Price:	\$445,000	Prior Sale Price:	\$29,500	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	26668	Acres:	0.13	Fireplace:	Y / 1
1st Mtg Amt:	\$436,939	Lot Area:	5,699	Pool:	POOL

Total Value:	\$237,089	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:4 Distance From Subject:0.31 (miles)

Address: **8020 CEDROS AVE, PANORAMA CITY, CA 91402-5802**

Owner Name: **RAMOS RESTY S C/GO DONNALIZA A E**

Seller Name: **MINSKY JOSEPH Y**

APN: **2210-017-004** Map Reference: **15-D2 /** Living Area: **1,232**

County: **LOS ANGELES, CA** Census Tract: **1200.30** Total Rooms: **5**

Subdivision: **17709** Zoning: **LAR1** Bedrooms: **3**

Rec Date: **03/29/2018** Prior Rec Date: **03/11/2016** Bath(F/H): **2 /**

Sale Date: **02/20/2018** Prior Sale Date: **02/01/2016** Yr Built/Eff: **1953 / 1953**

Sale Price: **\$535,000** Prior Sale Price: **\$440,000** Air Cond:

Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**

Document #: **300049** Acres: **0.15** Fireplace: **/**

1st Mtg Amt: **\$420,000** Lot Area: **6,372** Pool:

Total Value: **\$448,800** # of Stories: **1.00** Roof Mat: **GRAVEL & ROCK**

Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **ATTACHED GARAGE**

Comp #:5 Distance From Subject:0.32 (miles)

Address: **8218 BURNET AVE, PANORAMA CITY, CA 91402-4410**

Owner Name: **MUNOZ ABEL D & MARIA**

Seller Name: **GARCIA JUAN**

APN: **2209-006-014** Map Reference: **15-C1 /** Living Area: **1,183**

County: **LOS ANGELES, CA** Census Tract: **1200.10** Total Rooms: **5**

Subdivision: **15010** Zoning: **LAR1** Bedrooms: **3**

Rec Date: **11/30/2017** Prior Rec Date: **01/29/2009** Bath(F/H): **2 /**

Sale Date: **10/16/2017** Prior Sale Date: **10/21/2008** Yr Built/Eff: **1948 / 1952**

Sale Price: **\$450,000** Prior Sale Price: **\$270,000** Air Cond:

Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**

Document #: **1381041** Acres: **0.13** Fireplace: **/**

1st Mtg Amt: **\$441,849** Lot Area: **5,658** Pool:

Total Value: **\$299,579** # of Stories: **1.00** Roof Mat: **COMPOSITION SHINGLE**

Land Use: **SFR** Park Area/Cap#: **/ 1** Parking: **ATTACHED GARAGE**

Comp #:6 Distance From Subject:0.4 (miles)

Address: **15264 WILLARD ST, PANORAMA CITY, CA 91402-4423**

Owner Name: **KARAPETYAN ARTHUR/MOLEKYAN KRISTINA**

Seller Name: **KESEYAN VARDAN**

APN: **2209-003-021** Map Reference: **15-C1 /** Living Area: **1,316**

County: **LOS ANGELES, CA** Census Tract: **1200.10** Total Rooms: **4**

Subdivision: **15010** Zoning: **LAR1** Bedrooms: **3**

Rec Date: **03/01/2018** Prior Rec Date: **06/26/2015** Bath(F/H): **3 /**

Sale Date: **02/06/2018** Prior Sale Date: **06/04/2015** Yr Built/Eff: **1948 / 1973**

Sale Price: **\$540,000** Prior Sale Price: **\$410,000** Air Cond:

Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**

Document #: **201225** Acres: **0.14** Fireplace: **/**

1st Mtg Amt: **\$513,000** Lot Area: **6,102** Pool:

Total Value: **\$424,577** # of Stories: **1.00** Roof Mat: **COMPOSITION SHINGLE**

Land Use: **SFR** Park Area/Cap#: **/ 1** Parking: **ATTACHED GARAGE**

Comp #:7 Distance From Subject:0.44 (miles)

Address: **8237 COLUMBUS AVE, PANORAMA CITY, CA 91402-4413**

Owner Name: **MARROQUIN JOSE A**

Seller Name: **WHITTLESEY TOM & JOHANNA**

APN: **2209-001-012** Map Reference: **15-C1 /** Living Area: **1,218**

County: **LOS ANGELES, CA** Census Tract: **1200.10** Total Rooms: **5**

Subdivision: **16357** Zoning: **LAR1** Bedrooms: **2**

Rec Date: **09/21/2017** Prior Rec Date: **07/24/1979** Bath(F/H): **1 /**

Sale Date: **08/09/2017** Prior Sale Date: Yr Built/Eff: **1950 / 1952**

Sale Price: **\$485,000** Prior Sale Price: **\$76,000** Air Cond: **CENTRAL**

Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**

Document #: **1080061** Acres: **0.14** Fireplace: **/**

1st Mtg Amt: **\$476,215** Lot Area: **6,202** Pool:

Total Value: **\$194,554** # of Stories: **1.00** Roof Mat: **COMPOSITION SHINGLE**

Land Use: **SFR** Park Area/Cap#: **/ 4** Parking: **ATTACHED GARAGE**

Comp #:8 Distance From Subject:0.49 (miles)

Address: **8334 COLUMBUS AVE, NORTH HILLS, CA 91343-6612**

Owner Name: **SIDDIQ M MOKARRAM**

Seller Name: **RODRIGUEZ MARIA D**

APN: **2654-025-006** Map Reference: **15-C1 /** Living Area: **1,294**

County: **LOS ANGELES, CA** Census Tract: **1175.30** Total Rooms: **4**

Subdivision: **2800** Zoning: **LARS** Bedrooms: **3**

Rec Date: **11/07/2017** Prior Rec Date: **12/31/1996** Bath(F/H): **2 /**

Sale Date:	07/25/2017	Prior Sale Date:		Yr Built/Eff:	1926 / 1950
Sale Price:	\$580,000	Prior Sale Price:	\$150,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	1280523	Acres:	0.42	Fireplace:	Y / 1
1st Mtg Amt:	\$348,000	Lot Area:	18,303	Pool:	
Total Value:	\$226,157	# of Stories:	1.00	Roof Mat:	COMPOSITION
Land Use:	SFR	Park Area/Cap#:	/ 1		SHINGLE
				Parking:	PARKING AVAIL

EXHIBIT D

ASSIGNED INSPECTOR: **JEFFREY DIFIORE**

Date: **May 4, 2018**

JOB ADDRESS: **8065 NORTH BRIMFIELD AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2209-015-029**

CASE#: **749814**

ORDER NO: **A-4313453**

EFFECTIVE DATE OF ORDER TO COMPLY: **March 10, 2017**

COMPLIANCE EXPECTED DATE: **April 9, 2017**

DATE COMPLIANCE OBTAINED: **June 26, 2017**

.....

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

VIOLATIONS:

SEE ATTACHED ORDER # A-4313453

1050505201734107

**BOARD OF
BUILDING AND SAFETY
COMMISSIONERS**

**VAN AMBATTELOS
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**

**FRANK M. BUSH
GENERAL MANAGER**

**OSAMA YOUNAN, P.E.
EXECUTIVE OFFICER**

ORDER TO COMPLY

**REYES, GILBERTO A
8065 BRIMFIELD AVE
PANORAMA CITY, CA 91402**

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

CASE #: 749814

ORDER #: A-4313453

EFFECTIVE DATE: March 10, 2017

COMPLIANCE DATE: April 09, 2017

OWNER OF

**SITE ADDRESS: 8065 N BRIMFIELD AVE
PROPERTY KNOWN AS**

ASSESSORS PARCEL NO.: 2209-015-029

PARCEL IDENTIFICATION NO.: 189B149 140

ZONE: R1; One-Family Zone

MAR 02 2017

To the address shown as shown on the
last equalized assessment roll.
Initialed by JC

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. Maintenance and repair of existing building.

You are therefore ordered to: Maintain the physical elements of the existing building by cleaning, painting, staining, refinishing or other restorative means, in a condition as close as reasonably feasible to their originally required and approved state.

Code Section(s) in Violation: 91.8104.1, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

Location: Wood fascia; wood siding and wood trim that is in the view of the public.

Comments: Repair/paint wood fascia; wood siding and wood trim that is in the view of the public.

2. Parking/Storage in the required yard(s).

You are therefore ordered to: 1) Discontinue parking/storage in the required yard(s).

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

Location: Required front yard.

Comments: Remove two vehicles from the required front yard.

3. An access driveway is required.

You are therefore ordered to: Provide/maintain the required access driveway between each parking space or area and a street, or alley.

Code Section(s) in Violation: 12.21A.4.(h), 12.21A.1.(a) of the L.A.M.C.



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

Location: North side of house at garage.

Comments: Remove three inoperable vehicles that block required access to the required parking (garage).

4. Excessive or overgrown vegetation on the premises.

You are therefore ordered to: Cut and remove the excessive or overgrown vegetation and weeds from the premises.

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

Location: The required front yard and side yard and in the view of the public.

Comments: Cut and remove the excessive or overgrown vegetation and weeds from the public view.

5. 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.

Location: Front yard, porch and in the view of the public.

Comments: Remove the trash and debris that is in this view of the public.

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.

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.

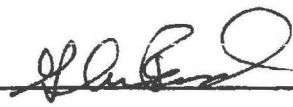
APPEAL PROCEDURES:

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.

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If you have any questions or require any additional information please feel free to contact me at (213)252-3980.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: _____



Date: March 02, 2017

GLEN RAND
221 N. FIGUEROA ST. SUITE 1100
LOS ANGELES, CA 90012
(213)252-3980
Glen.rand@lacity.org


REVIEWED BY