

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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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

June 27, 2024

Council District: # 2

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

JOB ADDRESS: **6678 NORTH ETHEL AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2326-009-013**
Re: Invoice #799776-9

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: **6678 North Ethel Avenue, 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 November 8, 2019 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	336.00
System Development Surcharge	20.16
Late Charge/Collection fee (250%)	840.00
System Development Surcharge late fee	50.40
Title Report fee	30.00
Grand Total	\$ 1,276.56

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 **\$1,276.56** 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 **\$1,276.56** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY


Ana Mae Yutan

Chief, LADBS Resource Management Bureau

 ATTEST: HOLLY L. WOLCOTT, CITY CLERK

Lien confirmed by
City Council on:

BY: _____
DEPUTY



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

Property Title Report

Work Order No. T17650
Dated as of: 07/26/2023

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 2326-009-013

Property Address: 6678 N ETHEL AVE

City: Los Angeles

County: Los Angeles

VESTING INFORMATION

Type of Document: QUITCLAIM DEED

Grantee : GEVORK NORDANYAN

Grantor : ALISA MURADYAN

Deed Date : 06/23/2003

Recorded : 06/27/2003

Instr No. : 03-1852866

MAILING ADDRESS: GEVORK NORDANYAN

1316 N COLUMBUS AVE APT 203, GLENDALE, CA 91202

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 26 Tract No: 15956 Brief Description: TRACT # 15956 LOT 26

MORTGAGES/LIENS

Type of Document: DEED OF TRUST

Recording Date: 06/08/2020

Document #: 20-0618234

Loan Amount: \$500,000

Lender Name: MINAS NORDANYAN

Borrowers Name: GEVORK NORDANYAN

MAILING ADDRESS: MINAS NORDANYAN

6524 VARNA AVE VAN NUYS, CA 91401

This page is part of your document - DO NOT DISCARD

03 1852866

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA

JUN 27 2003 AT 8 A.M.

TITLE(S) :

Deed



LEAD SHEET

FEE

FEE
\$7
MM

D.T.T

CODE
20

CODE
19

CODE
9

NOTIFICATION SENT-54
©

Assessor's Identification Number (AIN)

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

Number of Parcels Shown

2326-009-013

001

THIS FORM NOT TO BE DUPLICATED

6/27/03

03 1852866

✓

RECORDING REQUESTED BY:
Commonwealth Land Title Company

AND WHEN RECORDED MAIL TO:

Gevork Nordanyan
1316 North Columbus Ave., Unit 203
Glendale, CA 91202

THIS SPACE FOR RECORDER'S USE ONLY:

Escrow No.: 034460-ER

Title Order No.: 5001614-6

QUITCLAIM DEED

#44

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$NONE

- [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,

Alisa Muradyan, Wife of the Grantee, herein
do(es) hereby remise, release and forever quitclaim to:
Gevork Nordanyan, a Married Man as His Sole and Separate Property, who acquired title as Gevork Nordanyan, a Single Man

the real property in the City of Los Angeles, County of Los Angeles, State of California, described as:
Lot 26 of Tract No. 15956, in the City of Los Angeles, County of Los Angeles, State of California, as per Map
recorded in Book 353, Pages 3 to 6 inclusive of Maps, in the Office of the County Recorder of said county.
Except therefrom all oil, gas, minerals, and other hydrocarbon substances lying below the surface of said land, but
with no right of surface entry as provided in deeds of records.

"This conveyance establishes sole and separate property of a spouse, R & T 11911."

**IT IS THE EXPRESS INTENT OF THE GRANTOR, BEING THE 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 HIS SOLE AND SEPARATE PROPERTY.**

ALSO KNOWN AS: 6678 Ethel Avenue, Los Angeles (North Hollywood Area), CA 91606

A.P.# 2326-009-013

DATED June 23, 2003

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

On JUNE 24 2003

Before me, ERIC R. RUSTIGIAN

A Notary Public in and for said State, personally appeared

ALISA MURADYAN

Alisa Muradyan, Wife of the Grantee, herein

Alisa Muradyan

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 SHOWN, MAIL AS DIRECTED ABOVE:

(This area for official notarial seal)

This page is part of your document - DO NOT DISCARD



20200618234



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

06/08/20 AT 08:00AM

Pages:
0013

FEES :	100.00
TAXES :	0.00
OTHER :	0.00
SB2 :	225.00
PAID :	325.00



LEADSHEET



202006080160069

00018348372



010820270

SEQ:
01

SECURE - 8:00AM



THIS FORM IS NOT TO BE DUPLICATED

E08_200608_7661490

Recording Requested By:
Minas Nordanyan
When Recorded Return To:
Minas Nordanyan
6524 Varna Ave
Van Nuys Ca 91401

Loan No: **6678 Ethel**
APN# 2326-009-013

**DEED OF TRUST, ASSIGNMENT OF
RENTS AND LEASES, SECURITY AGREEMENT AND FIXTURE FILING**

DEED OF TRUST, ASSIGNMENT OF RENTS AND LEASES, SECURITY AGREEMENT AND FIXTURE FILING (the "Deed of Trust") is made as of February 16, 2017 by **Gevork Nordanyan a married man as his sole and separate property** the ("Trustor") whose address is: **450 S Gibson Ct Burbank Ca 91501 and Chicago Title**, (the "Trustee"), **Minas Nordanyan a single man**. (the "Beneficiary") whose address is **6524 Varna Ave Van Nuys Ca 91401**

TRUSTOR GRANTS TO TRUSTEE, IN TRUST, WITH POWER OF SALE, all that property and improvements now thereon or hereafter constructed thereon (the "Premises") in the City of North Hollywood, County of Los Angeles, described on Exhibit "A" attached hereto and incorporated by reference herein.

TOGETHER WITH all of the following which, with the Premises, are collectively called the "Mortgaged Property":

- A. All appurtenances and all rights of Trustor the Premises and accessions thereto;
- B. All interest of Trustor in adjacent streets and public places, opened or proposed, and all easements and rights of way, public or private, now or hereafter used in connection with the Premises and shares of stock pertaining of water or water rights, the ownership of which affects the Premises;
- C. All right, title and interest of Trustor to the insurance policies and proceeds therefrom and any unearned premiums thereon required to be maintained by Trustor under Paragraph 1.2;
- D. All payments, including interest thereon, which may be made with respect to the Mortgaged Property as a result of injury to or decrease in the value of the Mortgaged Property or as a result of the exercise of the right of eminent domain;
- E. All of Trustor's interest in all leases now or hereafter existing on any part of the Premises, all of the rents of the Mortgaged Property, and all security or utility deposits arising from the Mortgaged Property;
- F. All improvements, fixtures, equipment, furniture, construction materials and other articles of property in which Trustor now has, or at any time in the future become attached to or situated on the Premises, or specifications, architect's contracts, construction contracts, engineering contracts, soil and geological reports, economic or feasibility studies, engineering reports or studies similar

ACCOMMODATION

This Document delivered to Recorder as an accommodation only at the express request of the parties hereto. It has not been examined as to its effect or validity.

ACCOMMODATION

This Document delivered to Recorder as an accommodation only at the express request of the parties hereto. It has not been examined as to its effect or validity.

items used in connection with construction of any improvements on the Premises, and all renewals, replacements and substitutions thereof and additions thereto, which, to the fullest extent permitted by law, shall be deemed a part of the Mortgaged Property, and all articles of personal property and all materials delivered to the Premises for incorporation or use in any construction conducted thereon and owned by Trustor.

FOR THE PURPOSE OF SECURING, in such order of priority as Beneficiary may elect:

1. Payment of an indebtedness in the original principal sum of **FIVE HUNDRED THOUSAND and No/100 Dollars (\$500,000.00)**.
- 2.
3. with interest thereon, and late charges, if any, and all other amounts payable according to the terms of a certain Fixed Rate Promissory Note of even date herewith made by Trustor to the order of Beneficiary, and any and all extensions, modifications, substitutions or renewals thereof (the "Note"), and the performance and discharge of each and every obligation of Trustor set forth in the Note;
4. Payment of all other sums, with interest thereon, becoming due to either Trustee of Beneficiary; and
5. Due, prompt and complete performance of every obligation of Trustor contained herein or in any other instrument executed by Trustor for the purpose of (a) evidencing or further securing the indebtedness represented by the Note, or (b) inducing Beneficiary to agree to the creation of said indebtedness (collectively, the "Loan Instruments").

PROVISIONS RELATING TO THE MORTGAGED PROPERTY

1.1 Taxes and Governmental Claims.

- a. Trustor agrees to pay or cause to be paid at least ten (10) days prior to delinquency, all taxes, assessments and governmental or quasi-governmental charges against the Mortgaged Property. Trustor also agrees to pay and satisfy any other claims or liens purporting to affect the title to the Mortgaged Property prior to the lien of this Deed of Trust, and all costs, charges, interest and penalties on account thereof.

- b. Trustor agrees that in the event of the passage after the date of this Deed of Trust of any law imposing a tax, either directly or indirectly, on this Deed of Trust or the Note, the whole sum secured by this Deed of Trust with interest thereon, at the option of Beneficiary, shall immediately become due and payable.

1.2 Insurance

- a. Trustor shall maintain in effect such fire and other types of insurance as may be Required by Beneficiary.

- b. All insurance policies shall be issued by a carrier and in such amounts and form and with such endorsements as may be approved or required by Beneficiary and shall be endorsed with a standard non-contributory mortgage clause in favor of Beneficiary. All such insurance policies shall require at least thirty (30) days' notice to Beneficiary prior to any cancellation or modification. Trustor agrees not to adjust, compromise or settle any claim under any insurance repuired hereunder without the prior written consent of Beneficiary.

1.3 Condemnation and Other Award.

Should the Mortgaged Property or any part thereof be damaged or be taken by reason of any exercise of eminent domain by any governmental or quasi-governmental authority or any public improvement, or be transferred in lieu thereof, Beneficiary shall be entitled to receive all compensation which Trustor may have or receive as a result thereof and enforce all claims thereon, without regard to the adequacy of the security hereunder, and Beneficiary may, after deducting therefrom its expenses, including attorneys' fees, apply the same upon the indebtedness secured hereby in such order as Beneficiary may determine.

1.4 Establishment of Impound Account.

If Trustor fails to pay taxes or governmental claims as required under Paragraph 1.1 above, or fails to maintain insurance policies and pay insurance premiums therefor as required under Paragraph 1.2 above, Beneficiary, at its option, may require that an impound account be established with Beneficiary in an amount determined by Beneficiary for the purpose of paying such items.

Notwithstanding the foregoing, any funds collected by Beneficiary pursuant to this Paragraph shall not exceed the maximum amounts permitted to be collected hereunder, and any impound account established pursuant to this Paragraph shall, if applicable, comply and be administered in accordance with the Real Estate Settlement and Procedures Act of 1974, 12 U.S.C. Section 3500.17, as it may be amended from time to time.

1.5 Condition of Mortgaged Property.

a. Trustor agrees to keep the Mortgaged Property in good condition and repair. Trustor further agrees not to cause or permit any improvement constructed on the Premises to be removed, demolished or structurally altered without the prior written consent of Beneficiary.

Trustor agrees not to abandon the Premises or leave the Premises vacant or deserted, and not to cause or permit any waste to the Mortgaged property. Trustor further agrees not to permit any mechanics lien to attach to the Mortgaged Property and to comply with all laws and restrictions affecting the Mortgaged Property.

b. Beneficiary may, at any time and without notice to Trustor, enter, inspect and protect the Mortgaged Property. If Trustor fails to maintain the Mortgaged Property in the manner specified herein, Beneficiary may undertake such maintenance for the account of Trustor as Beneficiary deems necessary.

1.6 Construction and Alteration.

Trustor agrees that, as to any permitted construction to be made upon the Premises, all plans and specifications therefor shall be subject to Beneficiary's approval in advance of the commencement of work. Once commenced, all work thereunder shall be prosecuted with due diligence and in a good and workmanlike manner fully in accordance with the plans and specifications so approved.

1.7 Status of Title.

Trustor represents and warrants that it is the owner of the Mortgaged Property Free of all liens and encumbrances other than those exceptions to title specifically approved in writing by Beneficiary. If the Premises include one or more leasehold estates, condominium units or lots in a planned development, Trustor agrees to comply with the instruments creating or regulating that entity. Trustor further agrees to defend its interest in the Mortgaged Property, to defend this Deed of Trust thereon or any of the rights of either Trustee or Beneficiary hereunder, and to pay all expenses incurred by either Trustee or Beneficiary in connection with any such proceeding, including attorney's fees. Beneficiary or Trustee, as the case may be, shall be reimbursed for any such costs and expenses in accordance with the provisions of Paragraph 302 hereof. Trustee or Beneficiary may appear in any such proceeding and retain counsel

therein and may expend such sums of money as either may deem necessary, and Beneficiary or Trustee, as the case may be, shall be reimbursed thereof in accordance with the provisions of Paragraph 3.2 hereof.

1.8 Assignment of Leases and Rents.

a. Trustor hereby assigns to Beneficiary all interest of Trustor in all lease, Rental, occupancy and use agreements (collectively the "leases") now or hereafter relating to any part of the premises. This assignment is given to facilitate payment of the Note, this Deed of Trust and any other agreements securing the Note.

b. Beneficiary is authorized to notify all leases and tenants of the Premises of the existence of this assignment of leases. Trustor authorizes and directs the leases and tenants of the Premises, upon written notice from Beneficiary, to make all payments required under the leases directly to Beneficiary. Nevertheless, Trustor shall be entitled to collect all such payments until Beneficiary notifies the leases and tenants to make the payments to Beneficiary.

The collection of any such payments by Beneficiary shall not constitute Beneficiary a mortgage in possession.

c. Trustor shall not (i) accept prepayments of any installments of rent in excess of one (1) month except prepayments in the nature of security not to exceed one (1) month's rent, or (ii) terminate, amend, modify or accept the surrender of any lease having a term on excess of one (1) year without the prior written consent of Beneficiary.

1.9 Personal Property Security Interest

a. This Deed of Trust shall cover all property now or hereafter owned by Trustor and affixed to or located upon or used in connection with the Premises, and all renewals, replacements and substitutions thereof and additions thereto, which, to the fullest extent permitted by law, shall be deemed a part of the real property, and shall cover all articles of personal property and all materials delivered to the Premises for incorporation or use in any construction permitted by Beneficiary to be conducted thereon and owned by Trustor and all permits, approvals, plans, specification, architect's contracts, construction contracts and similar items used in connection with construction of any improvements on the Premises. To the extent any property covered by this Deed of Trust consists of property of any kind (the "Collateral") covered by the Uniform Commercial Code in effect in the jurisdiction where the Mortgaged Property is located, this Deed of Trust constitutes a Security Agreement, and Trustor hereby grants a security interest in the Collateral to Beneficiary.

b. This Deed of Trust also constitutes a financing statement filed as a fixture filing in the Official Records of the County Recorder of each County in which the Mortgaged Property is located with respect to the Collateral.

1.10 Sale or Further Encumbrance.

Beneficiary may declare the Note and all other obligations hereunder to be Immediately due and payable in the event (i) the Mortgaged Property or any part thereof or interest therein is sold, assigned, except by devise or descent, by the Trustor, whether voluntarily, involuntarily or by operation of law, without the prior written consent of Beneficiary, (ii) ten percent (10%) or more of the beneficial ownership of Trustor, or any general partner's interest in Trustor, is sold, assigned, transferred, conveyed, encumbered, hypothecated, mortgaged or otherwise alienated, except by devise or descent, whether voluntarily, involuntarily, or by operation of law, without the prior written consent of Beneficiary, (iii) Trustor changes, or permits to be changed the character of use of the Mortgaged Property, without the prior written consent of Beneficiary, or (iv) Beneficiary is prohibited, by operation of any law or interpretation of the Note by any court, from adjusting the interest rate in accordance with the provisions of the Note.

b. If ownership of the Mortgaged Property, or any part thereof, becomes Vested in a person or persons other than Trustor, or ten percent (10%) or more of the issued and outstanding stock or the beneficial ownership of Trustor, or any general partner's interest in Trustor,

Becomes vested in some person or persons other than the present holder thereof, in either case without the prior written consent of Beneficiary, then Beneficiary may, without notice to Trustor, waive such default and deal with such successor or successors-in-interest with reference to this Deed of Trust and the Note in the same manner as with Trustor, without in any way releasing, discharging or otherwise affecting the liability of Trustor hereunder of for the indebtedness hereby secured, No sale of the Mortgaged Property, no forbearance on the part of Beneficiary, no extension of the time for the payment of the indebtedness hereby secured or any change in the terms thereof consented to by Beneficiary shall in any way whatsoever operate to release, discharge, modify, change or affect the original liability of Trustor herein, either in whole or in part. Without limiting any other rights or remedies of Beneficiary exercisable upon Trustor's default under this Paragraph 1.10.b, any deed conveying the Mortgaged Property, or any part thereof or interest therein, without the prior written consent of Beneficiary, shall be deemed to include an implied covenant of the grantee thereunder whereby the grantee agrees to and does assume all of the Trustor's obligations under the Note, this Deed of Trust and all other agreements now or hereafter securing the Note.

1.11 Continuing Responsibility for Environmental Matters.

a. Trustor covenants and agrees, at its sole cost and expense, to keep or Cause the Mortgaged Property to be kept free of any hazardous Materials (as defined on Exhibit "B" attached to and made a part of this Deed of Trust), to remove or take remedial action with regard to any such materials released to the environment at, on, near, under or affecting all or any portion of the Mortgaged Property or in, on, near, under or affecting all or any portion of any property adjacent or proximate to the Mortgaged Property if such Hazardous Materials originated on or from the Mortgaged Property, provided that (i) any such removal or remedial action shall be undertaken in a manner so as to minimize any impact on the business conducted at the Mortgaged Property, and)ii) Trustor shall indemnify Beneficiary for any action taken by Trustor under this Paragraph 1.11. a. in accordance with Paragraph 1.12.

b. In the event Trustor fails fully to comply with the obligations contained in Paragraph 1.11.a., and upon written notice to Trustor, Beneficiary may, at its option, declare all indebtedness secured hereby immediately due and payable, cause the Hazardous Materials to be removed from the Mortgaged Property and add all costs incurred in effecting the removal to the indebtedness evidenced by the Note and secured by this Deed of Trust. Trustor grants to Beneficiary and its agents and employees access to the Mortgaged Property and the license to remove such hazardous Materials on behalf of Trustor and agrees to indemnify and hold Beneficiary harmless from all cost and expense involved in accordance with Paragraph 1.12.

1.12 Environmental Indemnification.

Trustor hereby agrees, at its sole cost and expense, to indemnify, protect, hold Harmless and defend (with counsel of Beneficiary's choice), Beneficiary, any party to whom Beneficiary assigns the Loan, and their respective affiliates. Shareholders. Trustees, directors, officers. Partners. Principals, agents, attorneys and employees (collectively, the "Indemnitees") from and against any and all claims, demands, damages, losses, liabilities, obligation, penalties, fines, action, judgments, suits, proceedings, costs, disbursements and expenses (including, without limitation, attorneys' and experts'

Reasonable fees, disbursements and cost) of any kind or of any nature whatsoever (collectively, "Claims") which may at any time be imposed upon, incurred or suffered by, or asserted or awarded against any Indemnatee, directly or indirectly relating to or arising from any of the following environmental matters (collectively "Environmental Matters"):

a. Any past, present or future presence of any Hazardous Materials on, in, under or affecting all or any portion of the Mortgaged Property or on, in, or affecting all or any portion of any

property adjacent or proximate to the Mortgaged Property of such Hazardous Materials originated on or from the Mortgaged Property;

b. Any past, present or future storage, holding, handling, release, threatened release, discharge, generation, leak, abatement, removal or transportation of any Hazardous Materials on, in, under or from the Mortgaged Property or any portion of the Mortgaged Property;

c. The failure of Trustor to comply with any and all Environmental Laws, rules, regulations, judgments, orders, permits, licenses, agreements, covenants, restrictions, requirements or the like existing now or enacted in the future relating to or governing in any way the environmental condition of the Mortgage Property or the presence of Hazardous Materials on, in, under or affecting all or any portion of the Mortgaged Property;

d. The failure of Trustor to properly complete, obtain, submit or file any and all notices, permits, licenses, authorizations, covenants, and the like relative to any of the environmental Matters described in this Deed of Trust in connection with the Mortgaged Property or the ownership, use operation or enjoyment of the Mortgaged Property.

e. The extraction removal, containment, transportation or disposal of any and all Hazardous Materials from any portion of the Mortgaged Property or any other property adjacent or proximate to the Mortgaged Property if such Hazardous Materials originated on or from the Mortgaged Property;

f. Any past, present or future presence, permitting, operation, closure, abandonment or removal from the Mortgaged Property of any storage tank which at any time contains or contained any Hazardous Materials located on, in or under the Mortgaged Property or any portion of the Mortgaged Property;

g. The implementation and enforcement of any monitoring, notification or other precautionary measures which may at any time become necessary to protect against the release or discharge of Hazardous Materials on, in, under or affecting the Mortgaged Property or into the air, any body of water, any other public domain or any property adjacent or proximate to the Mortgaged Property;

h. Any failure of any Hazardous Materials generated or moved from the Mortgaged property to be removed, contained, transported and disposed of in compliance with all applicable Environmental Laws; or

i. Any breach by Trustor of any of its covenants, representations or warranties

Regarding Environmental Matters contained in this Deed of Trust or any other Loan Documents.

No representations, warranties, covenants, agreements or indemnifications of Trustor in Paragraph 1.11 and Paragraph 1.12 shall be affected by any investigation by or on behalf of Beneficiary or by any information Beneficiary may have or obtain with respect thereto.

2. DEFAULT PROVISIONS.

2.1 Events of Default

The occurrence of any one of the following shall be a default hereunder ("Event Of Default"):

a. Failure to Pay Indebtedness. If any of the indebtedness secured hereby is not paid when due (and any applicable grace period provided in the Note has expired), whether by acceleration or otherwise.

b. Non- Performance of Covenants. If any of the covenants in the Loan Instruments are not fully and timely performed.

c. False Representations. If any statement, representation or warranty in the Loan Instruments, any financial statement or any other writing delivered to Beneficiary in connection with the indebtedness secured hereby is false, misleading or erroneous in any material respect.

d. Transfer if the Mortgaged Property. If any event which requires Beneficiary's consent under Paragraph 1.10 of this Deed of Trust occurs prior to the granting of such consent.

e. Grant of Easement, Etc. If, without the prior written consent of beneficiary, Trustor grants any easement or dedication, seeks a zoning reclassification or variance, files any plat, condominium declaration or restriction or enters into any lease which affects all or substantially all of the Mortgaged Property.

f. Bankruptcy or Insolvency. If the Trustor, the owner of the Mortgaged Property or any person obligated to pay, or guaranteeing payment of, the indebtedness secured hereby:

(1) Files a petition under any chapter of the federal Bankruptcy Code or any similar law, state or federal, whether now or hereafter existing; or

(2) Fails to obtain a dismissal of any involuntary proceeding under the Bankruptcy Code commenced against any of them within sixty (60) days of its commencement.

g. Abandonment. If Trustor abandons any of the Mortgaged Property.

h. Dissolution. If trustor or any guarantor of any indebtedness secured Hereby dies, dissolves, liquidates, or (if corporate Trustor or guarantor) merges with or is consolidated into any other corporation.

i. Foreclosure of Other Liens. If the holder of any lien or security interest on the Mortgaged Property institutes or other proceeding for the enforcement of its remedies thereunder.

2.2 Remedies Upon Default.

a. At any time after the occurrence of an Event of Default, Beneficiary May declare all indebtedness secured hereby immediately due and payable.

b. Beneficiary shall, without regard to the adequacy of any security for the indebtedness hereby secured and without notice, be entitled to the appointment of a receiver to take possession of and protect the Mortgaged Property, and operated the same and collect the rents, issues and profits therefrom.

c. Beneficiary may elect to cause the Mortgaged Property or any part thereof to be sold as provided by law.

d. Trustor hereby expressly waives any right Trustor may have to direct the order in which any of the Mortgaged Property shall be sold.

2.3 Remedies Not Exclusive.

No remedy herein conferred upon Trustee or Beneficiary is intended to be Exclusive of any other remedy herein or by law provided, but each shall be cumulative.

2.4 Environmental Matters.

Trustor and each person executing this Deed of Trust Jointly and severally represent and warrant as follows;

a. No portion of the Mortgaged Property is being used or has been used at any previous time, for the disposal, storage, treatment, processing or other handling of Hazardous Materials.

b. The Mortgaged Property and its existing uses comply and have at all times complied with, and Trustor is not in violation of, and has not violated, in connection with the ownership, use, maintenance or operation of the Mortgaged Property and the conduct of business related thereto, all Environment Laws.

c. No Hazardous Materials, have been released into the environment, or deposited, discharged, placed or disposed of at, on or near the Mortgaged Property, nor has the Mortgaged Property been used at any time by any person as a landfill or waste disposal site; and

d. No notices of any release of Hazardous Materials or violation of any of the matters referred to in Paragraph 2.4.a. through 2.4.c. above relating to the Mortgaged Property or its use have been received by Trustor and there is no writ, injunction, decree, order or judgment outstanding and no lawsuit, claim, proceeding or investigation pending or threatened, relating to the ownership, use, maintenance or operation of the Mortgaged Property, nor is there any basis for the commencement or filing of any such lawsuit, claim, proceeding or investigation.

3. GENERAL PROVISIONS.

3.1 Non Waiver.

The acceptance of Beneficiary of any sum after the same is due shall not constitute a waiver of the right either to require prompt payment, when due, of all other sums hereby secured or to declare a default as herein provided. The acceptance by Beneficiary of any sum in amount less than the sum then due shall be deemed an acceptance on account only and shall not constitute a waiver of the right to require prompt payment of the balance of such sum then due or as of any or all other rights and remedies of Beneficiary, including without limitation, the right to proceed with a trustee's sale.

3.2 Substitute Performance By Beneficiary.

Should Trustor fail to pay or perform when required hereunder any obligation of Trustor hereunder, Beneficiary may, but shall not be obligated to, and without regard to the adequacy of the Security and without prejudice to Beneficiary's right to declare a default hereunder, pay or perform the same without notice or demand upon Trustor. Any amounts so paid, together with all costs and expenses incurred by Beneficiary, including attorney's fees and interest on all such amounts at the interest rate applicable to principal under the Note shall be payable by Trustor to Beneficiary immediately upon demand and shall be secured by this Deed of Trust.

3.3 Reconveyance

Upon written request of Beneficiary stating that all sums secured hereby have been paid, and upon surrender of this Deed of Trust and the Note to Trustee for cancellation, and upon payment of its fees, Trustee shall convey, without warranty, the property then held hereunder. The grantee in such reconveyance may be described as "the person or persons legally entitled thereto".

3.4 Statute of Limitations.

The pleading of any statute of limitations as a defense to any obligation secured By this Deed of Trust is hereby waived to the fullest extent permitted by law.

3.5 Substitution of Trustee

Beneficiary may substitute the Trustee hereunder from time to time by Instrument in writing in any manner now or hereafter provided by law.

3.6 Amendment

No alteration or amendment of this Deed of Trust or the Note shall be effective Unless in writing and signed by the party or parties sought to be charged or bound thereby.

3.7 Financial Statements

Upon request by Beneficiary, Trustor shall, at its expense, furnish to Beneficiary, within fifteen (15) days after such request, a current operating statement, tax returns and such other documents and information requested by the Beneficiary, for the period specified, certified to be true and correct by Trustor if an individual, by the Chief Executive Officer of Trustor if Trustor is a corporation, or by a general partner of Trustor if Trustor is a partnership or by a certified public accountant reasonably acceptable to Beneficiary. The statement shall consist of a balance sheet and profit and loss statement, in such reasonable detail as Beneficiary may request; setting forth the immediately preceding 12 months or such period as defined by Beneficiary, the financial condition and the income and expense of both Trustor and the Mortgaged Property with detailed supporting schedules. Trustor shall furnish to Beneficiary such additional or supplemental statements as Beneficiary may from time to time request within 15 days after said request, Trustor shall furnish Beneficiary with convenient facilities and all books and records necessary for an audit of such statements. As used in this paragraph, "Trustor" shall include Trustor and all of its constitute entities and individuals, as well as any guarantors of the Trustor.

3.8 Remedy For Violation of Environmental Obligations.

If Trustor fails fully to perform the covenants and obligations contained in Paragraph 1.11 or 1.12, or breaches the warranties contained in Paragraph 2.4, in addition to all other remedies which Beneficiary may have, and notwithstanding any provision to the contrary contained in the Loan Documents or any other document, all indebtedness by this Deed of Trust shall become a recourse obligation.

3.9 Jury Waiver.

THE PARTIES HEREBY EXPRESSLY WAIVE ANY RIGHT TO TRIAL BY JURY OF ANY CLAIM, DEMAND, ACTION OR CAUSE OF ACTION (1) ARISING UNDER THIS AGREEMENT, ANY OF THE LOAN DOCUMENT OR ANY OTHER INSTRUMENT, DOCUMENT OR AGREEMENT EXECUTED OR DELIVERED IN CONNECTION HERewith, OR (2) IN ANY WAY CONNECTED WITH OR RELATED OR INCIDENTAL TO THE DEALINGS OF THE PARTIES HERETO OR ANY OF THEM WITH RESPECT TO THIS AGREEMENT. THE LOAN DOCUMENTS OR ANY OTHER INSTRUMENT, DOCUMENT OR AGREEMENT EXECUTED OR DELIVERED IN CONNECTION HERewith, OR THE TRANSACTIONS RELATED HERETO OR THERETO, IN EACH CASE WHETHER NOW EXISTING OR HEREAFTER ARISING AND WHETHER SOUNDING IN CONTRACT OR TORT OR OTHERWISE; AND THE PARTIES HEREBY AGREE AND CONSENT THAT ANY SUCH CLAIM, DEMAND, ACTION OR CAUSE OF ACTION SHALL BE DECIDED BY COURT TRIAL WITHOUT A JURY, AND THAT ANY PARTY TO THIS AGREEMENT MAY FILE AN ORIGINAL COUNTERPART OR A COPY OF THIS SECTION WITH ANY COURT A WRITTEN EVIDENCE OF THE CONSENT OF THE PARTIES HERETO TO THE WAIVER OF THEIR RIGHT TO TRIAL BY JURY.

EXHIBIT "A"

the real property in the City of Los Angeles, County of Los Angeles, State of California, described as:
Lot 26 of Tract No. 15956, in the City of Los Angeles, County of Los Angeles, State of California, as per Map
recorded in Book 353, Pages 3 to 6 inclusive of Maps, in the Office of the County Recorder of said county.
Except therefrom all oil, gas, minerals, and other hydrocarbon substances lying below the surface of said land, but
with no right of surface entry as provided in deeds of records.

ALSO KNOWN AS: 6678 Ethel Avenue, Los Angeles (North Hollywood Area), CA 91606
A.P.# 2326-009-013

THE PARTIES HEREBY EXPRESSLY WAIVE ANY RIGHT TO TRIAL BY JURY OF ANY CLAIM, DEMAND, ACTION OR CAUSE OF ACTION (1) ARISING UNDER THIS AGREEMENT, ANY OF THE LOAN DOCUMENT OR ANY OTHER INSTRUMENT, DOCUMENT OR AGREEMENT EXECUTED OR DELIVERED IN CONNECTION HERewith, OR (2) IN ANY WAY CONNECTED WITH OR RELATED OR INCIDENTAL TO THE DEALINGS OF THE PARTIES HERETO OR ANY OF THEM WITH RESPECT TO THIS AGREEMENT. THE LOAN DOCUMENTS OR ANY OTHER INSTRUMENT, DOCUMENT OR AGREEMENT EXECUTED OR DELIVERED IN CONNECTION HERewith, OR THE TRANSACTIONS RELATED HERETO OR THERETO, IN EACH CASE WHETHER NOW EXISTING OR HEREAFTER ARISING AND WHETHER SOUNDING IN CONTRACT OR TORT OR OTHERWISE; AND THE PARTIES HEREBY AGREE AND CONSENT THAT ANY SUCH CLAIM, DEMAND, ACTION OR CAUSE OF ACTION SHALL BE DECIDED BY COURT TRIAL WITHOUT A JURY, AND THAT ANY PARTY TO THIS AGREEMENT MAY FILE AN ORIGINAL COUNTERPART OR A COPY OF THIS SECTION WITH ANY COURT A WRITTEN EVIDENCE OF THE CONSENT OF THE PARTIES HERETO TO THE WAIVER OF THEIR RIGHT TO TRIAL BY JURY.

Trustor has executed this instrument as of the day and year first set forth above.

"Trustor": Alisa Muradyan a married woman as his sole and separate property

BY:

A handwritten signature in dark ink, appearing to read 'Alisa', followed by a long, sweeping horizontal stroke that loops back under the signature.

Alisa Muradyan

ACKNOWLEDGMENT

ALL PURPOSE ACKNOWLEDGMENT

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

State of California

County of Los Angeles

NOTARY PUBLIC

On April 14, 2020 before me, Violeta Macatangay Longpre (here insert name and title of the officer), personally appeared Alisa Muradyan, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature  (Seal)

ATTENTION NOTARY: Although the information requested below is OPTIONAL, it could prevent fraudulent attachment of this certificate to another document.

THIS CERTIFICATE **MUST** BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT.

Title of Document Type _____
Number of Pages _____ Date of Document _____
Signer(s) Other Than Named Above _____



EXHIBIT B

ASSIGNED INSPECTOR: **BRYAN MEYER**

Date: **June 27, 2024**

JOB ADDRESS: **6678 NORTH ETHEL AVENUE, LOS ANGELES, CA**

ASSESSOR PARCEL NO. (APN): **2326-009-013**

Last Full Title: **07/26/2023**

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

1) GEVORK NORDANYAN
1316 N. COLUMBUS AVE., APT. 203
GLENDALE, CA 91202

CAPACITY: OWNER

2) MINAS NORDANYAN
6524 VARNA AVE.
VAN NUYS, CA 91401

CAPACITY: INTERESTED PARTY

Property Detail Report

For Property Located At :

6678 ETHEL AVE, NORTH HOLLYWOOD, CA 91606-1018

RealQuest

Owner Information

Owner Name: **NORDANYAN GEVORK**
 Mailing Address: **1316 N COLUMBUS AVE #203, GLENDALE CA 91202-3802 C007**
 Vesting Codes: **SM / /**

Location Information

Legal Description:	TRACT # 15956 LOT 26		
County:	LOS ANGELES, CA	APN:	2326-009-013
Census Tract / Block:	1234.20 / 2	Alternate APN:	
Township-Range-Sect:		Subdivision:	15956
Legal Book/Page:	353-3	Map Reference:	16-A4 /
Legal Lot:	26	Tract #:	15956
Legal Block:		School District:	LOS ANGELES
Market Area:	VG	School District Name:	LOS ANGELES
Neighbor Code:		Munic/Township:	LOS ANGELES

Owner Transfer Information

Recording/Sale Date:	06/27/2003 / 06/23/2003	Deed Type:	QUIT CLAIM DEED
Sale Price:		1st Mtg Document #:	
Document #:	1852866		

Last Market Sale Information

Recording/Sale Date:	04/10/2000 / 03/24/2000	1st Mtg Amount/Type:	/
Sale Price:		1st Mtg Int. Rate/Type:	/
Sale Type:		1st Mtg Document #:	
Document #:	536801	2nd Mtg Amount/Type:	/
Deed Type:	QUIT CLAIM DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	
New Construction:		Multi/Split Sale:	
Title Company:			
Lender:			
Seller Name:	AGADZHANYAN RIPSIME;NORDANYAN GEVOR		

Prior Sale Information

Prior Rec/Sale Date:	06/05/1998 / 05/13/1998	Prior Lender:	NATIONAL HM FNDG CORP
Prior Sale Price:	\$141,000	Prior 1st Mtg Amt/Type:	\$133,950 / CONV
Prior Doc Number:	945835	Prior 1st Mtg Rate/Type:	/ FIXED RATE LOAN
Prior Deed Type:	CORPORATION GRANT DEED		

Property Characteristics

Gross Area:		Parking Type:	ATTACHED GARAGE	Construction:	
Living Area:	1,170	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:		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):	1 /	Basement Type:		Air Cond:	WALL
Year Built / Eff:	1950 / 1952	Roof Type:		Style:	CONVENTIONAL
Fireplace:	/	Foundation:	RAISED	Quality:	AVERAGE
# of Stories:	1	Roof Material:	GRAVEL & ROCK	Condition:	AVERAGE
Other Improvements:	FENCE;ADDITION				

Site Information

Zoning:	LAR1	Acres:	0.18	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	7,927	Lot Width/Depth:	60 x 131	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value: \$229,310
 Land Value: \$132,890
 Improvement Value: \$96,420
 Total Taxable Value: \$229,310

Assessed Year: 2023
 Improved %: 42%
 Tax Year: 2023

Property Tax: \$3,051.96
 Tax Area: 13
 Tax Exemption:

Comparable Sales Report

For Property Located At

**6678 ETHEL AVE, NORTH HOLLYWOOD, CA 91606-1018****8 Comparable(s) Selected.**

Report Date: 02/16/2024

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$0	\$750,000	\$968,000	\$874,000
Bldg/Living Area	1,170	1,037	1,300	1,201
Price/Sqft	\$0.00	\$624.48	\$843.78	\$731.00
Year Built	1950	1947	1958	1949
Lot Area	7,927	6,003	7,342	6,546
Bedrooms	3	2	4	3
Bathrooms/Restrooms	1	1	2	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$229,310	\$66,618	\$863,531	\$422,941
Distance From Subject	0.00	0.12	0.49	0.34

*= user supplied for search only

Comp #:1

Distance From Subject:0.12 (miles)

Address: **6616 AMPERE AVE, NORTH HOLLYWOOD, CA 91606-1002**Owner Name: **ZAKINYAN ASHOT/MAKASHYAN ARMINE**Seller Name: **SANCHEZ GILBERTH A F/TR**APN: **2326-012-018**County: **LOS ANGELES, CA**Subdivision: **15956**Rec Date: **08/25/2023**Sale Date: **08/04/2023**Sale Price: **\$890,000**Sale Type: **FULL**Document #: **566652**1st Mtg Amt: **\$801,000**Total Value: **\$176,865**Land Use: **SFR**Map Reference: **16-A4 /**Census Tract: **1234.20**Zoning: **LAR1**Prior Rec Date: **05/15/1997**

Prior Sale Date:

Prior Sale Price: **\$113,000**Prior Sale Type: **FULL**Acres: **0.14**Lot Area: **6,284**# of Stories: **1**Park Area/Cap#: **/**Living Area: **1,170**Total Rooms: **5**Bedrooms: **2**Bath(F/H): **2 /**Yr Built/Eff: **1950 / 1951**Air Cond: **EVAP COOLER**Style: **CONVENTIONAL**Fireplace: **/**

Pool:

Roof Mat: **GRAVEL & ROCK**Parking: **ATTACHED GARAGE****Comp #:2**

Distance From Subject:0.26 (miles)

Address: **6545 COLDWATER CANYON AVE, NORTH HOLLYWOOD, CA 91606-1114**Owner Name: **DAVTYAN MARIAM**Seller Name: **METZKE CHRISTINA**APN: **2326-003-018**County: **LOS ANGELES, CA**Map Reference: **16-A5 /**Census Tract: **1234.20**Living Area: **1,201**Total Rooms: **5**

Subdivision:	14085	Zoning:	LAR1	Bedrooms:	3
Rec Date:	07/31/2023	Prior Rec Date:	05/12/2000	Bath(F/H):	2 /
Sale Date:	06/28/2023	Prior Sale Date:	04/05/2000	Yr Built/Eff:	1947 / 1949
Sale Price:	\$750,000	Prior Sale Price:	\$200,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:		Style:	CONVENTIONAL
Document #:	503336	Acres:	0.15	Fireplace:	/
1st Mtg Amt:	\$600,000	Lot Area:	6,368	Pool:	POOL
Total Value:	\$295,735	# of Stories:	1	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	DETACHED GARAGE

Comp #:3 Distance From Subject:0.27 (miles)

Address: **6538 LONGRIDGE AVE, VAN NUYS, CA 91401-1321**

Owner Name: **MOFRAD MARAL TRUST/MOFRAD MARAL TRUST**

Seller Name: **BARNETT CHRISTOPHER**

APN:	2326-023-010	Map Reference:	16-A5 /	Living Area:	1,300
County:	LOS ANGELES, CA	Census Tract:	1235.20	Total Rooms:	5
Subdivision:	15105	Zoning:	LAR1	Bedrooms:	2
Rec Date:	10/23/2023	Prior Rec Date:	04/05/2021	Bath(F/H):	2 /
Sale Date:	10/05/2023	Prior Sale Date:	03/08/2021	Yr Built/Eff:	1951 / 1953
Sale Price:	\$968,000	Prior Sale Price:	\$830,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	721443	Acres:	0.14	Fireplace:	/
1st Mtg Amt:	\$774,400	Lot Area:	6,064	Pool:	
Total Value:	\$863,531	# of Stories:	1	Roof Mat:	GRAVEL & ROCK
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:4 Distance From Subject:0.28 (miles)

Address: **6615 ALCOVE AVE, NORTH HOLLYWOOD, CA 91606-1108**

Owner Name: **HOLBROOK KARSON T/LAFEE CASSIDY A**

Seller Name: **ORTEGON CARLOS**

APN:	2325-006-011	Map Reference:	16-B4 /	Living Area:	1,276
County:	LOS ANGELES, CA	Census Tract:	1233.03	Total Rooms:	6
Subdivision:	13915	Zoning:	LAR1	Bedrooms:	3
Rec Date:	08/01/2023	Prior Rec Date:	04/07/2011	Bath(F/H):	2 /
Sale Date:	07/21/2023	Prior Sale Date:	02/28/2011	Yr Built/Eff:	1947 / 1952
Sale Price:	\$920,000	Prior Sale Price:	\$296,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	506987	Acres:	0.14	Fireplace:	Y / 1
1st Mtg Amt:	\$690,000	Lot Area:	6,003	Pool:	
Total Value:	\$499,045	# of Stories:	1	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:5 Distance From Subject:0.38 (miles)

Address: **6502 ALCOVE AVE, NORTH HOLLYWOOD, CA 91606-1107**

Owner Name: **PACHECO PATRICIA C L**

Seller Name: **HAMBARTSUMYAN HRACH**

APN:	2325-029-021	Map Reference:	16-B5 /	Living Area:	1,296
County:	LOS ANGELES, CA	Census Tract:	1237.00	Total Rooms:	7
Subdivision:	13915	Zoning:	LAR1	Bedrooms:	4
Rec Date:	11/28/2023	Prior Rec Date:	10/20/2014	Bath(F/H):	1 /
Sale Date:	11/14/2023	Prior Sale Date:	07/18/2014	Yr Built/Eff:	1947 / 1947
Sale Price:	\$940,000	Prior Sale Price:	\$420,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	820611	Acres:	0.16	Fireplace:	/
1st Mtg Amt:	\$705,000	Lot Area:	6,953	Pool:	

Total Value:	\$485,169	# of Stories:	1	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:

6

Distance From Subject:

0.46 (miles)

Address:

6937 GOODLAND AVE, NORTH HOLLYWOOD, CA 91605-5135

Owner Name:

GAZAZYAN HOVSEP/MARTIKYAN JULIETTA

Seller Name:

MARKIN GROUP LLC

APN:

2324-010-008

Map Reference:

16-B4 /

Living Area:

1,037

County:

LOS ANGELES, CA

Census Tract:

1233.03

Total Rooms:

5

Subdivision:

16338

Zoning:

LAR1

Bedrooms:

3

Rec Date:

06/22/2023

Prior Rec Date:

02/26/2020

Bath(F/H):

1 /

Sale Date:

06/02/2023

Prior Sale Date:

01/13/2020

Yr Built/Eff:

1952 / 1952

Sale Price:

\$875,000

Prior Sale Price:

\$641,000

Air Cond:

EVAP COOLER

Sale Type:

FULL

Prior Sale Type:

FULL

Style:

CONVENTIONAL

Document #:

406261

Acres:

0.14

Fireplace:

Y / 1

1st Mtg Amt:

\$700,000

Lot Area:

6,200

Pool:

Total Value:

\$673,803

of Stories:

1

Roof Mat:

GRAVEL & ROCK

Land Use:

SFR

Park Area/Cap#:

/

Parking:

DETACHED GARAGE

Comp #:7

Distance From Subject:0.48 (miles)

Address:6825 BELLAIRE AVE, NORTH HOLLYWOOD, CA 91605-5221

Owner Name:GUILLERMO OTTO/GUILLERMO SANDRA

Seller Name:FADOUL MELVEEN TRUST

APN:2324-014-024

Map Reference:16-B4 /

Living Area:1,252

County:LOS ANGELES, CA

Census Tract:1233.03

Total Rooms:5

Subdivision:24186

Zoning:LAR1

Bedrooms:3

Rec Date:09/29/2023

Prior Rec Date:

Bath(F/H):2 /

Sale Date:08/22/2023

Prior Sale Date:

Yr Built/Eff:1958 / 1958

Sale Price:\$799,000

Prior Sale Price:

Air Cond:

Sale Type:FULL

Prior Sale Type:

Style:CONVENTIONAL

Document #:661495

Acres:0.17

Fireplace:/

1st Mtg Amt:\$449,000

Lot Area:7,342

Pool:

Total Value:\$322,765

of Stories:1

Roof Mat:GRAVEL & ROCK

Land Use:SFR

Park Area/Cap#:/

Parking:PARKING AVAIL

Comp #:8			Distance From Subject:0.49 (miles)		
Address: 6718 BELLAIRE AVE, NORTH HOLLYWOOD, CA 91606-1207					
Owner Name: MIRIMANYAN HAYK					
Seller Name: MCCULLY ROSE LIVING TRUST					
APN: 2325-003-015		Map Reference: 16-B4 /		Living Area: 1,076	
County: LOS ANGELES, CA		Census Tract: 1233.04		Total Rooms: 6	
Subdivision: 13915		Zoning: LAR1		Bedrooms: 3	
Rec Date: 09/21/2023		Prior Rec Date: 07/18/1994		Bath(F/H): 1 /	
Sale Date: 08/16/2023		Prior Sale Date:		Yr Built/Eff: 1947 / 1947	
Sale Price: \$850,000		Prior Sale Price:		Air Cond: EVAP COOLER	
Sale Type: FULL		Prior Sale Type:		Style: CONVENTIONAL	
Document #: 634581		Acres: 0.16		Fireplace: /	
1st Mtg Amt: \$637,500		Lot Area: 7,152		Pool:	
Total Value: \$66,618		# of Stories: 1		Roof Mat: COMPOSITION SHINGLE	
Land Use: SFR		Park Area/Cap#: /		Parking: ATTACHED GARAGE	

EXHIBIT D

ASSIGNED INSPECTOR: **BRYAN MEYER**

Date: **June 27, 2024**

JOB ADDRESS: **6678 NORTH ETHEL AVENUE, LOS ANGELES, CA**

ASSESSOR PARCEL NO. (APN): **2326-009-013**

CASE NO.: **882662**

ORDER NO.: **A-5171545**

EFFECTIVE DATE OF ORDER TO COMPLY: **November 8, 2019**

COMPLIANCE EXPECTED DATE: **December 8, 2019**

DATE COMPLIANCE OBTAINED: **No Compliance to date**

.....

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

VIOLATIONS:

SEE ATTACHED ORDER # A-5171545

**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

SUBSTANDARD ORDER AND NOTICE OF FEE

NORDANYAN, GEVORK
1316 N COLUMBUS AVE UNIT 203
GLENDALE, CA 91202

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

CASE #: 882662

ORDER #: A-5171545

EFFECTIVE DATE: November 08, 2019

COMPLIANCE DATE: December 08, 2019

OWNER OF

SITE ADDRESS: 6678 N ETHEL AVE

ASSESSORS PARCEL NO.: 2326-009-013

ZONE: R1; One-Family Zone

OCT 30 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. Open storage within the required yards.

You are therefore ordered to: Discontinue the open storage of cooking equipment 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. The approximate 5' x 20' construction of a addition to the back of garage was/is constructed without the required permits and approvals.

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
www.ladbs.org

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, 93.0104, 94.103.1.1, 95.112.1, 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.

Location: back of garage

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.

Location: garage

Comments: bathroom has been added to garage and landry room added to back of house

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.

5. The approximate 10' x 10' construction of a storage and landry room to the back of house 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, 93.0104, 94.103.1.1, 95.112.1, 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.

Location: rear of house

Comments: Attached storage/ landry room addition to house and rec room

6. The approximate 20' x 20' 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.

Location: garage

Comments: garage conversion

7. 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.

Location: garage

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.



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8. The garage has been converted to habitable space without the required permits and approvals.

You are therefore ordered to: Discontinue the use as a dwelling and restore the garage to its originally permitted use as a garage.

Code Section(s) in Violation: 12.21A.1.(a), 12.21A4(a), 12.21A4(m), 91.8902.14, 91.8105, 91.103.1 of the L.A.M.C.

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)374-9851.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector :

Date: October 25, 2019


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

Bryan.Meyer@lacity.org


REVIEWED BY

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