

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

JAVIER NUNEZ
PRESIDENT

JACOB STEVENS
VICE PRESIDENT

CORISSA HERNANDEZ
MOISES ROSALES
NANCY YAP

CITY OF LOS ANGELES

CALIFORNIA



KAREN BASS
MAYOR

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

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

JOHN WEIGHT
EXECUTIVE OFFICER

January 8, 2024

Council District: # 7

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

JOB ADDRESS: 11625 NORTH WOODCOCK AVENUE, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 2523-007-018
Re: Invoice # 775906-8

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: **11625 North Woodcock 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.

Following the Department's investigation an order or orders to comply were issued on November 25, 2015 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. The Department imposed non-compliance fee as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance fee	660.00
Late Charge/Collection fee (250%)	1,650.00
Accumulated Interest (1%/month)	253.82
Title Report fee	30.00
Grand Total	\$ 2,593.82

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 **\$2,593.82** 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 the LADBS to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$2,593.82** 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

Chang
Ana Mae Yutan *for*
Chief, Resource Management Bureau *inf*

ATTEST: HOLLY 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. T17187
Dated as of: 08/26/2022

Prepared for: City of Los Angeles

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

APN #: 2523-007-018

Property Address: 11625 N WOODCOCK AVE ***City: Los Angeles*** ***County: Los Angeles***

VESTING INFORMATION

Type of Document: QUITCLAIM DEED

Grantee : SILVESTRE CASTRO

Grantor : SILVESTRE CASTRO AND MARIA A. CASTRO

Deed Date : 09/06/2005 ***Recorded : 09/21/2005***

Instr No. : 05-2273635

MAILING ADDRESS: SILVESTRE CASTRO
11625 WOODCOCK AVE, SAN FERNANDO, CA 91340

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 36 Tract No: 21039 Brief Description: TRACT # 21039 LOT 36

MORTGAGES/LIENS

Type of Document: SHORT FORM DEED OF TRUST

Recording Date: 08/24/2007 ***Document #: 07-1987771***

Loan Amount: \$250,000

Lender Name: BANK OF AMERICA

Borrowers Name: SILVESTRE CASTRO

MAILING ADDRESS: BANK OF AMERICA
27 INWOOD ROAD ROCKY HILL, CT 06067

This page is part of your document - DO NOT DISCARD

05 2273635

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
09/21/05 AT 08:00am

TITLE(S) : DEED



LEAD SHEET

FEE

D.T.T.

FEE \$10	VV
2	

CODE
20

CODE
19

CODE
9

NOTIFICATION SENT \$4 ©

Assessor's Identification Number (AIN)
To be completed by Examiner OR Title Company in black ink.

Number of AIN's Shown

2523 - 007 - 018

001

THIS FORM IS NOT TO BE DUPLICATED

9/21/05

2

RECORDING REQUESTED BY:
Investors Title

05 2273635

AND WHEN RECORDED MAIL TO:

Silvestre Castro
11625 Woodcock Avenue
San Fernando CA, 91340

THIS SPACE FOR RECORDER'S USE ONLY

Title Order No.: 14075003

Escrow No.: 01-19839-018

QUITCLAIM DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$NONE CITY TRANSFER TAX \$NONE

[] computed on full value of property conveyed, or "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/her sole and separate property."

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

Silvestre Castro Gonzalez and Maria A. Castro

do(es) hereby remise, release and forever quitclaim to.

Silvestre Castro, a married man as his sole and separate property

the real property in the City of Los Angeles, County of Los Angeles, State of California, described as:

Lot 36 of Tract No. 21034, in the City of Los Angeles, County of Los Angeles, State of California, as per Map recorded in Book 594, Pages 1 to 3 inclusive of Maps, in the Office of the County Recorder of said County

Also Known as. 11625 Woodcock Avenue, San Fernando, CA 91340
"This is a bonafide gift and the grantor received nothing in return, R & T 11911."

A.P. # 2523-007-018

DATED September 8, 2005

STATE OF CALIFORNIA

COUNTY OF

On

Before me,

A Notary Public in and for said State, personally appeared

Maria Antonia Castro
Silvestre Castro Gonzalez

Maria A. Castro
Maria A. Castro

Silvestre Castro Gonzalez
Silvestre Castro Gonzalez

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)

3

05 2273635

ILLEGIBLE NOTARY SEAL DECLARATION

GOVERNMENT CODE 27361.7

I certify under penalty of perjury that the notary seal on the document to which this statement is attached reads as follows:

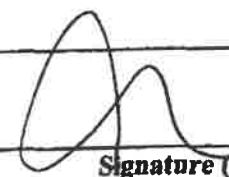
Name of Notary RAKHEE SHAH

Date Commission Expires 6.24.04

Notary Identification Number 1589518
(For Notaries commissioned after 1-1-1992)

Manufacturer/Vendor Identification Number NNA1
(For Notaries commissioned after 1-1-1992)

Place of Execution of this Declaration NORWALK
SEP 21 2009

Date _____

Signature (Firm name if any) _____

This page is part of your document - DO NOT DISCARD



20071987771

Pages:
005



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

Fee: 22.00

Tax: 0.00

Other: 0.00

Total: 22.00

08/24/07 AT 08:32AM

1074514 200708240110034 Mail

TITLE(S) : _____



L E A D S H E E T

Assessor's Identification Number (AIN)

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

Number of AIN's Shown

E00070

THIS FORM IS NOT TO BE DUPLICATED

Recording Requested By:
Bank of America, NA

08/24/07



20071987771



Castro, Silvestre

Loan Number: 68249018146199

Record and Return To:
United General Title Ins
Fiserv - 27 Inwood Road
ROCKY HILL, CT 06067

2523-007-018

[Space Above This Line For Recording Data]

SHORT FORM DEED OF TRUST
(EQUITY MAXIMIZER ACCOUNT)

This Deed of Trust is made on JULY 26, 2007 by SILVESTRE CASTRO

(collectively and individually "Trustor"), PRLAP, INC. ("Trustee"), and the beneficiary, Bank of America, N.A. ("Bank"). Trustee is a subsidiary of Bank Any non-titleholder signs below as Trustor solely for the purpose of subjecting any community property interest in the property described below to this Deed of Trust. The words "I," "me," and "my" in this Deed of Trust refer to the Trustor, whether one or more

BANK AND I AGREE:

1. **Property Security.** For the purpose of securing the obligations described below, I irrevocably grant, convey, transfer and assign to Trustee, in trust with power of sale, the property located in LOS ANGELES County, California described as follows:
SCHEDULE A ATTACHED HERETO AND MADE A PART OF.

with the street address. 11625 WOODCOCK AVE, SAN FERNANDO, CALIFORNIA 91340-2516
and with Parcel No. and including all improvements and fixtures now or later
erected on the property, and all easements, rights, appurtenances and fixtures now or later a part of or related to the
above described property (collectively the "Property").

2. **This Deed of Trust secures:**

- All of the obligations of the borrowers under the Disclosure and Loan Agreement dated JULY 26, 2007, and naming SILVESTRE CASTRO

SILVESTRE CASTRO/995071971134210
CALIFORNIA SHORT FORM DEED OF TRUST
(EQUITY MAXIMIZER ACCOUNT)
CAHESISF BOA 02/02/07

Page 1 of 3

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www.documagic.com

5

as borrowers, for a revolving line of credit account (the "Agreement"), as well as any modifications and renewals of the Agreement. The Agreement provides for a Total Credit Commitment (as defined in the Agreement) of \$ 250,000.00, allows for repeated credit advances drawn against the Total Credit Commitment, and provides for a variable interest rate. By mutual agreement, Bank may increase the Total Credit Commitment ("Increased Credit Commitment"), and

■ Trustor's performance of each obligation in this Deed of Trust.

This Deed of Trust will not secure borrowers' obligations under the Agreement in excess of the Total Credit Commitment or Increased Credit Commitment, except for any amounts due to (a) unpaid interest, or (b) expenses that Bank incurs because obligations of a borrower under the Agreement are not fulfilled (including without limitation, any advances that Bank makes to perform borrowers' duties to pay taxes, insurance, etc.)


To Protect the Security of this Deed of Trust, I Agree: By the execution and delivery of this Deed of Trust and the Equity Maximizer Agreement and Disclosure secured hereby, that provisions (3) to (20), inclusive of the fictitious deed of trust recorded in LOS ANGELES County JULY 19, 1999 as Instrument No. 99-1334924 in Book and at Page of the Official Records of the County Recorder of that county, (which provisions, identical in all counties, are printed on the following pages) hereby are adopted and incorporated herein and made a part hereof as though set forth at length, and I will observe and perform such provisions, and that the reference to Property, obligations, and parties in such provisions shall be construed to refer to the Property, obligations, and parties set forth in this Deed of Trust


Trustor requests that a copy of **ANY NOTICE OF DEFAULT AND ANY NOTICE OF SALE** under this Deed of Trust be mailed to Trustor at the Trustor's address shown below, or if no address is shown, then at the address of the Property


Mailing Address for Notices 11625 WOODCOCK AVE, SAN FERNANDO, CALIFORNIA
91340-2516


BY SIGNING BELOW, Trustor accepts and agrees to the terms and covenants contained in this Security Instrument and in any Rider executed by Trustor and recorded with it.



SILVESTRE CASTRO (Seal)
-Trustor


(Seal)
-Trustor


(Seal)
-Trustor


(Seal)
-Trustor


(Seal)
-Trustor


(Seal)
-Trustor

4

[Space Below This Line For Acknowledgment]
State of California)
County of LOS ANGELES) ss
On 07-26-07 before me, Diana A Lopez Notary Public
personally appeared SILVESTRE CASTRO

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



NOTARY SEAL

[Signature]
NOTARY SIGNATURE

(Typed Name of Notary)

H2081357

SCHEDULE A

THE FOLLOWING DESCRIBED PROPERTY IN SAN FERNANDO, COUNTY OF
LOS ANGELES, STATE OF CALIFORNIA:

LOT 36, OF TRACT NO. 21039 AS SHOWN ON MAP FILED IN THE OFFICE OF
THE COUNTY RECORDER OF LOS ANGELES COUNTY.

PROPERTY ADDRESS: 11625 WOODCOCK AVE

PARCEL ID: 2523-007-018

EXHIBIT B

ASSIGNED INSPECTOR: ARIS ALLAHVERDIAN

Date: January 8, 2024

JOB ADDRESS: 11625 NORTH WOODCOCK AVENUE, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 2523-007-018

Last Full Title: 08/26/2022

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

1) SILVESTRE CASTRO
11625 WOODCOCK AVE
SAN FERNANDO, CA 91340

CAPACITY: OWNER

2) BANK OF AMERICA
27 INWOOD ROAD
ROCKY HILL, CT 06067

CAPACITY: INTERESTED PARTY

Property Detail Report

For Property Located At :
11625 WOODCOCK AVE, SAN FERNANDO, CA
91340-2516



RealQuest

Owner Information

Owner Name: **CASTRO MICHAELA/GONZALEZ SILVESTRE C**
 Mailing Address: **11625 WOODCOCK AVE, SAN FERNANDO CA 91340-2516 C065**
 Vesting Codes: **//**

Location Information

Legal Description:	TRACT # 21039 LOT 36	APN:	2523-007-018
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	1043.10 / 2	Subdivision:	21039
Township-Range-Sect:		Map Reference:	2-F6 /
Legal Book/Page:	594-1	Tract #:	21039
Legal Lot:	36	School District:	LOS ANGELES
Legal Block:		School District Name:	LOS ANGELES
Market Area:	PAC	Munic/Township:	LOS ANGELES
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	09/21/2005 / 09/06/2005	Deed Type:	QUIT CLAIM DEED
Sale Price:		1st Mtg Document #:	2273636
Document #:	2273635		

Last Market Sale Information

Recording/Sale Date:	02/26/1998 / 12/31/1997	1st Mtg Amount/Type:	\$104,652 / FHA
Sale Price:	\$105,000	1st Mtg Int. Rate/Type:	/ FIXED
Sale Type:	FULL	1st Mtg Document #:	310171
Document #:	310170	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$87.87
New Construction:		Multi/Split Sale:	
Title Company:	FIRST AMERICAN TITLE INS CO/NY		
Lender:	CITIMORTGAGE BANCORP		
Seller Name:	FEDERAL NATL MTG ASSN (FN		

Prior Sale Information

Prior Rec/Sale Date:	10/22/1997 / 10/08/1997	Prior Lender:	
Prior Sale Price:	\$97,000	Prior 1st Mtg Amt/Type:	/
Prior Doc Number:	1660119	Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	TRUSTEE DEED		

Property Characteristics

Gross Area:		Parking Type:	PARKING AVAIL	Construction:	
Living Area:	1,195	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:		Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:	6	Basement Area:		Patio Type:	
Bedrooms:	4	Finish Bsmnt Area:		Pool:	
Bath(F/H):	2 /	Basement Type:		Air Cond:	CONVENTIONAL
Year Built / Eff:	1956 / 1956	Roof Type:		Style:	
Fireplace:	/	Foundation:	SLAB	Quality:	
# of Stories:	1	Roof Material:	GRAVEL & ROCK	Condition:	
Other Improvements:	FENCE Building Permit				

Site Information

Zoning:	LAR1	Acres:	0.14	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	6,030	Lot Width/Depth:	60 x 101	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value: \$154,869
Land Value: \$81,272
Improvement Value: \$73,597
Total Taxable Value: \$147,869

Assessed Year: 2021
Improved %: 48%
Tax Year: 2021

Property Tax: \$2,050.49
Tax Area: 13
Tax Exemption: HOMEOWNER

Comparable Sales Report

For Property Located At



RealQuest

11625 WOODCOCK AVE, SAN FERNANDO, CA 91340-2516

5 Comparable(s) Selected.

Report Date: 09/01/2022

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$105,000	\$400,000	\$700,000	\$624,000
Bldg/Living Area	1,195	1,080	1,195	1,134
Price/Sqft	\$87.87	\$334.73	\$634.26	\$553.19
Year Built	1956	1954	1963	1956
Lot Area	6,030	6,029	7,923	6,956
Bedrooms	4	3	4	3
Bathrooms/Restrooms	2	2	2	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$154,869	\$39,123	\$529,427	\$210,321
Distance From Subject	0.00	0.06	0.37	0.24

*= user supplied for search only

Comp #:	1	Distance From Subject:	0.06 (miles)
Address:	11633 HERRICK AVE, SAN FERNANDO, CA 91340-2228		
Owner Name:	11633 HERRICK AVE LLC		
Seller Name:	VST 2020-NPL1 REO LLC		
APN:	2523-023-024	Map Reference:	2-F6 /
County:	LOS ANGELES, CA	Census Tract:	1043.10
Subdivision:	21039	Zoning:	LAR1
Rec Date:	07/19/2022	Prior Rec Date:	11/27/2018
Sale Date:	06/29/2022	Prior Sale Date:	10/10/2018
Sale Price:	\$400,000	Prior Sale Price:	\$360,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	736516	Acres:	0.14
1st Mtg Amt:	\$380,000	Lot Area:	6,029
Total Value:	\$529,427	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,195
		Total Rooms:	6
		Bedrooms:	4
		Bath(F/H):	2 /
		Yr Built/Eff:	1956 / 1956
		Air Cond:	CENTRAL
		Style:	CONVENTIONAL
		Fireplace:	/
		Pool:	
		Roof Mat:	GRAVEL & ROCK
		Parking:	ATTACHED GARAGE

Comp #:	2	Distance From Subject:	0.08 (miles)
Address:	13571 BROWNELL ST, SAN FERNANDO, CA 91340-2502		
Owner Name:	CHAVEZ ALFONSO A/ANDRADE IRMA R		
Seller Name:	OPENDOOR PROPERTY C LLC		
APN:	2523-006-004	Map Reference:	2-F6 /
County:	LOS ANGELES, CA	Census Tract:	1043.10
Subdivision:	21039	Zoning:	LAR1
Rec Date:	01/14/2022	Prior Rec Date:	08/26/2021
Sale Date:	12/10/2021	Prior Sale Date:	08/03/2021
Sale Price:	\$700,000	Prior Sale Price:	\$676,500
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	60968	Acres:	0.18
1st Mtg Amt:	\$525,000	Lot Area:	7,923
Total Value:	\$379,384	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,156
		Total Rooms:	5
		Bedrooms:	3
		Bath(F/H):	2 /
		Yr Built/Eff:	1956 / 1960
		Air Cond:	EVAP COOLER
		Style:	CONVENTIONAL
		Fireplace:	/
		Pool:	
		Roof Mat:	GRAVEL & ROCK
		Parking:	PARKING AVAIL

Comp #:**3** Distance From Subject:**0.32 (miles)**
 Address: **13242 CORNELIUS ST, PACOIMA, CA 91331-1825**
 Owner Name: **AGUILAR JAIME G/MORALES EVA M P**
 Seller Name: **VALLEY INVS**
 APN: **2524-025-003** Map Reference: **3-A6 /** Living Area: **1,080**
 County: **LOS ANGELES, CA** Census Tract: **1043.10** Total Rooms: **5**
 Subdivision: **19319** Zoning: **LAR1** Bedrooms: **3**
 Rec Date: **08/25/2022** Prior Rec Date: **06/07/2022** Bath(F/H): **2 /**
 Sale Date: **08/09/2022** Prior Sale Date: **05/23/2022** Yr Built/Eff: **1954 / 1954**
 Sale Price: **\$685,000** Prior Sale Price: **\$405,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **847777** Acres: **0.15** Fireplace: **/**
 1st Mtg Amt: **\$650,000** Lot Area: **6,726** Pool:
 Total Value: **\$39,123** # of Stories: **1** Roof Mat: **GRAVEL & ROCK**
 Land Use: **SFR** Park Area/Cap#: **/** Parking: **PARKING AVAIL**

Comp #:**4** Distance From Subject:**0.35 (miles)**
 Address: **11732 GLENOAKS BLVD, SAN FERNANDO, CA 91340-1802**
 Owner Name: **CACAL KAREN K/CACAL MICHAEL J**
 Seller Name: **HELPING THE HOMELESS LLC**
 APN: **2524-002-006** Map Reference: **3-A6 /** Living Area: **1,160**
 County: **LOS ANGELES, CA** Census Tract: **1042.01** Total Rooms: **5**
 Subdivision: **19498** Zoning: **LAR1** Bedrooms: **3**
 Rec Date: **12/21/2021** Prior Rec Date: **08/03/2021** Bath(F/H): **2 /**
 Sale Date: **11/29/2021** Prior Sale Date: **07/28/2021** Yr Built/Eff: **1963 / 1963**
 Sale Price: **\$700,000** Prior Sale Price: **\$545,000** Air Cond: **EVAP COOLER**
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **1889450** Acres: **0.17** Fireplace: **Y / 1**
 1st Mtg Amt: **\$665,000** Lot Area: **7,379** Pool:
 Total Value: **\$57,303** # of Stories: **1** Roof Mat: **COMPOSITION**
 Land Use: **SFR** Park Area/Cap#: **/** Parking: **SHINGLE**
ATTACHED
GARAGE

Comp #:**5** Distance From Subject:**0.37 (miles)**
 Address: **13228 DESMOND ST, PACOIMA, CA 91331-1827**
 Owner Name: **VELASQUEZ STEPHANIE/VELAZQUEZ JOSE**
 Seller Name: **WILLIAMS CATHRYN**
 APN: **2524-026-004** Map Reference: **3-A6 /** Living Area: **1,080**
 County: **LOS ANGELES, CA** Census Tract: **1043.10** Total Rooms: **5**
 Subdivision: **19319** Zoning: **LAR1** Bedrooms: **3**
 Rec Date: **02/28/2022** Prior Rec Date: Bath(F/H): **2 /**
 Sale Date: **02/03/2022** Prior Sale Date: Yr Built/Eff: **1954 / 1954**
 Sale Price: **\$635,000** Prior Sale Price: Air Cond: **CENTRAL**
 Sale Type: **FULL** Prior Sale Type: Style: **CONVENTIONAL**
 Document #: **228377** Acres: **0.15** Fireplace: **Y / 1**
 1st Mtg Amt: **\$603,250** Lot Area: **6,725** Pool: **POOL**
 Total Value: **\$46,370** # of Stories: **1** Roof Mat: **GRAVEL & ROCK**
 Land Use: **SFR** Park Area/Cap#: **/** Parking: **PARKING AVAIL**

EXHIBIT D

ASSIGNED INSPECTOR: ARIS ALLAHVERDIAN

Date: January 8, 2024

JOB ADDRESS: 11625 NORTH WOODCOCK AVENUE, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 2523-007-018

CASE NO.: 703309

ORDER NO.: A-3929248

EFFECTIVE DATE OF ORDER TO COMPLY: November 25, 2015

COMPLIANCE EXPECTED DATE: December 25, 2015

DATE COMPLIANCE OBTAINED: April 02, 2020

.....

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3929248

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
PRESIDENT

E. FELICIA BRANNON
VICE-PRESIDENT

JOSELYN GEAGA-ROSENTHAL

GEORGE HOVAGUIMIAN

JAVIER NUNEZ

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

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

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

FRANK BUSH
EXECUTIVE OFFICER

SUBSTANDARD ORDER AND NOTICE OF FEE

GONZALEZ, SILVESTRE AND CASTRO, SILVESTRE
11625 WOODCOCK AVE
SAN FERNANDO, CA 91340

CASE #: 703309

ORDER #: A-3929248

EFFECTIVE DATE: November 25, 2015

COMPLIANCE DATE: December 25, 2015

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

NOV 19 2015

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

OWNER OF

SITE ADDRESS: 11625 N WOODCOCK AVE

ASSESSORS PARCEL NO.: 2523-007-018

ZONE: R1; One-Family Zone

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

FURTHER, 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. The building or premises is Substandard due to illegal occupancy..

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

Code Section(s) in Violation: 91.8902.14, 91.8902, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

Location: Garage.

Comments: Garage converted to living area.

2. 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.

3. Failure to provide or maintain the required off street parking.

You are therefore ordered to: Provide and/or maintain the required off street parking.

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

Location: Garage.

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.

Location: Garage.

5. 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.

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 Department (LAHD)** at (213) 808-8888 or go to: <http://lahd.lacity.org>

If you have any questions or require any additional information please feel free to contact me at (818)374-9862.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector:

James Abreu

Date: November 18, 2015

JAMES ABREU
14410 SYLVAN STREET SUITE 105
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REVIEWED BY