

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

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PRESIDENT

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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

September 5, 2024

Council District: # 7

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

JOB ADDRESS: **10025 NORTH GLORY AVENUE, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **2568-002-029**  
Re: Invoice # 776072-7

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: **10025 North Glory 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 March 2, 2018 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)	1,304.94
Title Report fee	30.00
<b>Grand Total</b>	<b>\$ 3,644.94</b>

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 **\$3,644.94** 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 **\$3,644.94** 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, Resource Management Bureau  


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](mailto:latitle@in2-res.com)

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## ***Property Title Report***

***Work Order No. T17419***  
***Dated as of: 02/21/2023***

***Prepared for: City of Los Angeles***

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

***APN #: 2568-002-029***

***Property Address: 10025 N GLORY AVE    City: Los Angeles    County: Los Angeles***

### **VESTING INFORMATION**

***Type of Document: GRANT DEED***  
***Grantee : ARAM PETROSYAN***  
***Grantor : PATRIS ISSAEI AND ARTIN AGHAKIANT***  
***Deed Date : 04/11/2016                      Recorded : 04/12/2016***  
***Instr No. : 16-0405642***

***MAILING ADDRESS: ARAM PETROSYAN***  
***10025 GLORY AVE, TUJUNGA, CA 91042***

### ***SCHEDULE B***

### **LEGAL DESCRIPTION**

***Lot Number: 58-60 Tract No: 4432 Brief Description: TRACT NO 4432 LOTS 58, 59 AND LOT 60***

### **MORTGAGES/LIENS**

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

This page is part of your document - DO NOT DISCARD



**20160405642**



Pages:  
0002

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

04/12/16 AT 11:54AM

FEES :	22.00
TAXES :	56.00
OTHER :	0.00
PAID :	78.00



LEADSHEET



201604121890031

00011944729



007486833

SEQ:  
01

DAR - Counter (Upfront Scan)



THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY:

AND WHEN RECORDED MAIL TO:

MR. ARAM PETROSYAN  
10025 NORTH GLORY AVENUE  
TUJUNGA, CA 91042

THIS SPACE FOR RECORDER'S USE ONLY:

AP#: 2568-002-029

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$11.00 CITY TRANSFER TAX: \$45.00

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

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

[ ] Unincorporated area [X] City of Bonsall AND

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

**PATRIS ISSAEI and ARTIN AGHAKIANT**

hereby GRANT(s) to:

**ARAM PETROSYAN, a single man**

the real property in the City of Los Angeles, County of Los Angeles, State of California, described as:  
Lots 58, 59 and 60 of Tract No. 4432, as per map recorded in Book 62, Page 70 of Maps, in the office of the  
county recorder of said county.

Also Known as: 10025 NORTH GLORY AVENUE, TUJUNGA, CA 91042

Dated April 11, 2016

PATRIS ISSAEI

ARTIN AGHAKIANT

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

On 4/11/16

before me

appeared Patris Issaei + Artin Aghakiant

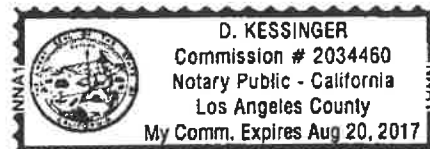
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), 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)



MAIL TAX STATEMENTS TO PARTY SHOWN BELOW; IF NO PARTY SHOWN, MAIL AS SHOWN ABOVE:

# EXHIBIT B

ASSIGNED INSPECTOR: **MARIO CUEVAS**

**Date: September 5, 2024**

JOB ADDRESS: **10025 NORTH GLORY AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2568-002-029**

Last Full Title: **02/21/2023**

Last Update to Title:

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## LIST OF OWNERS AND INTERESTED PARTIES

1) ARAM PETROSYAN  
10025 GLORY AVENUE  
TUJUNGA, CA 91042

CAPACITY: OWNER

# Property Detail Report

For Property Located At :  
10025 GLORY AVE, TUJUNGA, CA 91042



## Owner Information

Owner Name: PETROSYAN ARAM  
Mailing Address: 10025 GLORY AVE, TUJUNGA CA 91042 C005  
Vesting Codes: //

## Location Information

Legal Description: TRACT NO 4432 LOTS 58, 59 AND LOT 60  
County: LOS ANGELES, CA APN: 2568-002-029  
Census Tract / Block: 1012.20 / 2 Alternate APN:  
Township-Range-Sect: Subdivision: 4432  
Legal Book/Page: 62-70 Map Reference: 11-A4 /  
Legal Lot: 60 Tract #: 4432  
Legal Block: School District: LOS ANGELES  
Market Area: 659 School District Name: LOS ANGELES  
Neighbor Code: Munic/Township: LOS ANGELES

## Owner Transfer Information

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

## Last Market Sale Information

Recording/Sale Date: 04/12/2016 / 04/11/2016 1st Mtg Amount/Type: /  
Sale Price: \$10,000 1st Mtg Int. Rate/Type: /  
Sale Type: FULL 1st Mtg Document #: /  
Document #: 405642 2nd Mtg Amount/Type: /  
Deed Type: GRANT DEED 2nd Mtg Int. Rate/Type: /  
Transfer Document #: Price Per SqFt:  
New Construction: Multi/Split Sale:  
Title Company:  
Lender:  
Seller Name: ISSAEI PATRIS

## Prior Sale Information

Prior Rec/Sale Date: 02/21/2014 / 12/06/2013 Prior Lender:  
Prior Sale Price: \$19,000 Prior 1st Mtg Amt/Type: /  
Prior Doc Number: 184042 Prior 1st Mtg Rate/Type: /  
Prior Deed Type: GRANT DEED

## Property Characteristics

Year Built / Eff: /	Total Rooms/Offices	Garage Area:
Gross Area:	Total Restrooms:	Garage Capacity:
Building Area:	Roof Type:	Parking Spaces:
Tot Adj Area:	Roof Material:	Heat Type:
Above Grade:	Construction:	Air Cond:
# of Stories:	Foundation:	Pool:
Other Improvements:	Exterior wall:	Quality:
	Basement Area:	Condition:

## Site Information

Zoning: LAA1	Acres: 0.13	County Use: VACANT RESIDENTIAL (010V)
Lot Area: 5,583	Lot Width/Depth: x	State Use:
Land Use: RESIDENTIAL LOT	Res/Comm Units: /	Water Type:
Site Influence:		Sewer Type:

**Tax Information**

Total Value:	\$11,377	Assessed Year:	2023	Property Tax:	\$200.41
Land Value:	\$11,377	Improved %:		Tax Area:	13
Improvement Value:		Tax Year:	2023	Tax Exemption:	
Total Taxable Value:	\$11,377				

**Comparable Sales Report**

For Property Located At

**10025 GLORY AVE, TUJUNGA, CA 91042****20 Comparable(s) Selected.**

Report Date: 02/16/2024

**Summary Statistics:**

	Subject	Low	High	Average
Sale Price	\$10,000	\$8,000	\$1,145,000	\$449,100
Bldg/Living Area	0	0	0	0
Price/Sqft	\$0.00	\$0.00	\$0.00	\$0.00
Year Built	0	0	0	0
Lot Area	5,583	474	39,299	6,208
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	0.00	0.00	0.00	0.00
Total Value	\$11,377	\$1,377	\$261,742	\$48,106
Distance From Subject	0.00	0.17	2.57	1.14

\*= user supplied for search only

Comp #:	1			Distance From Subject:	0.17 (miles)
Address:	9964 TUJUNGA CANYON BLVD, TUJUNGA, CA 91042				
Owner Name:	VARTANIAN SEVAK				
Seller Name:	WILLSEY FAMILY TRUST				
APN:	2570-007-009	Map Reference:	11-A4 /	Building Area:	
County:	LOS ANGELES, CA	Census Tract:	1012.20	Total Rooms/Offices:	
Subdivision:	WESTERN EMPIRE TR	Zoning:	LAR1	Total Restrooms:	
Rec Date:	12/27/2023	Prior Rec Date:		Yr Built/Eff:	/
Sale Date:	12/19/2023	Prior Sale Date:		Air Cond:	
Sale Price:	\$760,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	908893	Acres:	0.90		
1st Mtg Amt:		Lot Area:	39,299		
Total Value:	\$23,530	# of Stories:			
Land Use:	RESIDENTIAL LOT	Park Area/Cap#:	/		

Comp #:	2	Distance From Subject: 0.50 (miles)		
Address:	,, CA			
Owner Name:	TARACENA JOEL E			
Seller Name:	NAGUIT JONATHAN A			
APN:	2564-027-021	Map Reference:	11-A4 /	Building Area:
County:	LOS ANGELES, CA	Census Tract:	1014.00	Total Rooms/Offices:
Subdivision:	6408	Zoning:	LAR1	Total Restrooms:

Rec Date:	09/27/2023	Prior Rec Date:	08/21/2019	Yr Built/Eff:	/
Sale Date:	08/24/2023	Prior Sale Date:	06/22/2019	Air Cond:	
Sale Price:	\$14,000	Prior Sale Price:	\$19,500	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	651869	Acres:	0.08		
1st Mtg Amt:		Lot Area:	3,436		
Total Value:	\$23,124	# of Stories:			
Land Use:	RESIDENTIAL LOT	Park Area/Cap#:	/		

Comp #: 3 Distance From Subject: 0.62 (miles)

Address: ,, CA

Owner Name: RIVERA ROMEL V/MONTERROZA EVELYN

Seller Name: WEST CENTRAL LAND LLC

APN:	2563-039-010	Map Reference:	10-F4 /	Building Area:	
County:	LOS ANGELES, CA	Census Tract:	1014.00	Total Rooms/Offices:	
Subdivision:	7928	Zoning:	LARE11	Total Restrooms:	
Rec Date:	10/23/2023	Prior Rec Date:		Yr Built/Eff:	/
Sale Date:	09/13/2023	Prior Sale Date:		Air Cond:	
Sale Price:	\$45,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	722394	Acres:	0.12		
1st Mtg Amt:		Lot Area:	5,167		
Total Value:	\$17,500	# of Stories:			
Land Use:	RESIDENTIAL LOT	Park Area/Cap#:	/		

Comp #: 4 Distance From Subject: 0.71 (miles)

Address: ,, CA

Owner Name: MONAVI

Seller Name: ELIA INVESTMENT GROUP

APN:	2563-033-002	Map Reference:	10-F4 /	Building Area:	
County:	LOS ANGELES, CA	Census Tract:	1014.00	Total Rooms/Offices:	
Subdivision:	8958	Zoning:	LARE11	Total Restrooms:	
Rec Date:	09/18/2023	Prior Rec Date:	07/27/1979	Yr Built/Eff:	/
Sale Date:	09/13/2023	Prior Sale Date:		Air Cond:	
Sale Price:	\$17,000	Prior Sale Price:	\$15,000	Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	620419	Acres:	0.08		
1st Mtg Amt:		Lot Area:	3,479		
Total Value:	\$7,962	# of Stories:			
Land Use:	RESIDENTIAL LOT	Park Area/Cap#:	/		

Comp #: 5 Distance From Subject: 0.71 (miles)

Address: 9814 REDMONT AVE, TUJUNGA, CA 91042

Owner Name: FORMOSO RAQUEL M

Seller Name: WEST CENTRAL LAND LLC-A

APN:	2563-033-003	Map Reference:	10-F4 /	Building Area:	
County:	LOS ANGELES, CA	Census Tract:	1014.00	Total Rooms/Offices:	
Subdivision:	8958	Zoning:	LARE11	Total Restrooms:	
Rec Date:	10/24/2023	Prior Rec Date:	07/27/1979	Yr Built/Eff:	/
Sale Date:	08/29/2023	Prior Sale Date:		Air Cond:	
Sale Price:	\$38,000	Prior Sale Price:	\$15,000	Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	726286	Acres:	0.08		
1st Mtg Amt:		Lot Area:	3,588		
Total Value:	\$9,099	# of Stories:			
Land Use:	RESIDENTIAL LOT	Park Area/Cap#:	/		



Comp #: **6** Distance From Subject: **0.72 (miles)**  
 Address: **9810 REDMONT AVE, TUJUNGA, CA 91042**  
 Owner Name: **AL-MANSOUR ABDULLAH**  
 Seller Name: **WEST CENTRAL LAND LLC**  
 APN: **2563-033-004** Map Reference: **10-F4 /** Building Area:  
 County: **LOS ANGELES, CA** Census Tract: **1014.00** Total Rooms/Offices:  
 Subdivision: **8958** Zoning: **LARE11** Total Restrooms:  
 Rec Date: **10/18/2023** Prior Rec Date: **07/27/1979** Yr Built/Eff: **/**  
 Sale Date: **10/12/2023** Prior Sale Date:  
 Sale Price: **\$30,000** Prior Sale Price: **\$15,000** Air Cond:  
 Sale Type: **FULL** Prior Sale Type: Pool:  
 Document #: **710416** Acres: **0.09** Roof Mat:  
 1st Mtg Amt: Lot Area: **4,118**  
 Total Value: **\$6,824** # of Stories:  
 Land Use: **RESIDENTIAL LOT** Park Area/Cap#: **/**

Comp #: **7** Distance From Subject: **0.80 (miles)**  
 Address: **„ CA**  
 Owner Name: **KASABYAN KAREN J**  
 Seller Name: **ESAYAN SERGEY**  
 APN: **2558-019-022** Map Reference: **10-F3 /** Building Area:  
 County: **LOS ANGELES, CA** Census Tract: **1011.10** Total Rooms/Offices:  
 Subdivision: **3953** Zoning: **LAR1** Total Restrooms:  
 Rec Date: **01/19/2024** Prior Rec Date: **11/02/2021** Yr Built/Eff: **/**  
 Sale Date: **01/11/2024** Prior Sale Date: **10/25/2021** Air Cond:  
 Sale Price: **\$1,050,000** Prior Sale Price: **\$770,000** Pool:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:  
 Document #: **42162** Acres: **0.10**  
 1st Mtg Amt: **\$840,000** Lot Area: **4,241**  
 Total Value: **\$141,780** # of Stories:  
 Land Use: **RESIDENTIAL LOT** Park Area/Cap#: **/**

Comp #: **8** Distance From Subject: **0.85 (miles)**  
 Address: **„ CA**  
 Owner Name: **STRATE KRISTY L/DE GUIA SAMUEL L**  
 Seller Name: **WAMSGANZ MARLO K**  
 APN: **2558-028-039** Map Reference: **10-F3 /** Building Area:  
 County: **LOS ANGELES, CA** Census Tract: **1014.00** Total Rooms/Offices:  
 Subdivision: **3519** Zoning: **LAR1** Total Restrooms:  
 Rec Date: **01/08/2024** Prior Rec Date: **06/19/2020** Yr Built/Eff: **/**  
 Sale Date: **12/19/2023** Prior Sale Date: **06/11/2020** Air Cond:  
 Sale Price: **\$779,000** Prior Sale Price: **\$590,000** Pool:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:  
 Document #: **13457** Acres: **0.01**  
 1st Mtg Amt: **\$623,200** Lot Area: **474**  
 Total Value: # of Stories:  
 Land Use: **RESIDENTIAL LOT** Park Area/Cap#: **/**

Comp #: **9** Distance From Subject: **0.88 (miles)**  
 Address: **„ CA**  
 Owner Name: **FOREST US LLC**  
 Seller Name: **JONES SCOTT**  
 APN: **2569-008-001** Map Reference: **11-B3 /** Building Area:  
 County: **LOS ANGELES, CA** Census Tract: **1013.00** Total Rooms/Offices:  
 Subdivision: **8303** Zoning: **LARE40** Total Restrooms:  
 Rec Date: **08/25/2023** Prior Rec Date: **11/08/2004** Yr Built/Eff: **/**  
 Sale Date: **08/17/2023** Prior Sale Date: **10/11/2004** Air Cond:  
 Sale Price: **\$8,000** Prior Sale Price: **\$21,000** Pool:

Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Roof Mat:	
Document #:	<b>568605</b>	Acres:	<b>0.15</b>		
1st Mtg Amt:		Lot Area:	<b>6,324</b>		
Total Value:	<b>\$15,606</b>	# of Stories:			
Land Use:	<b>RESIDENTIAL LOT</b>	Park Area/Cap#:	<b>/</b>		

Comp #:	<b>10</b>	Distance From Subject:	<b>0.97 (miles)</b>
Address:	<b>„ CA</b>		
Owner Name:	<b>SAMVELYAN TARON</b>		
Seller Name:	<b>ZARGARIAN VANIK</b>		
APN:	<b>2566-016-031</b>	Map Reference:	<b>10-F2 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1011.10</b>
Subdivision:	<b>ZACHAU TR</b>	Zoning:	<b>LAR1</b>
Rec Date:	<b>09/22/2023</b>	Prior Rec Date:	<b>01/29/2021</b>
Sale Date:	<b>09/19/2023</b>	Prior Sale Date:	<b>01/20/2021</b>
Sale Price:	<b>\$340,000</b>	Prior Sale Price:	<b>\$670,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>639048</b>	Acres:	<b>0.12</b>
1st Mtg Amt:		Lot Area:	<b>5,201</b>
Total Value:	<b>\$161,262</b>	# of Stories:	
Land Use:	<b>RESIDENTIAL LOT</b>	Park Area/Cap#:	<b>/</b>

Comp #:	<b>11</b>	Distance From Subject:	<b>1.01 (miles)</b>
Address:	<b>„ CA</b>		
Owner Name:	<b>SARGSYAN ARMINE</b>		
Seller Name:	<b>MARVIN R PERRISEAU &amp; K TRUST</b>		
APN:	<b>2562-015-017</b>	Map Reference:	<b>10-F5 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1014.00</b>
Subdivision:	<b>HILLHAVEN TR</b>	Zoning:	<b>LARE11</b>
Rec Date:	<b>02/12/2024</b>	Prior Rec Date:	
Sale Date:	<b>01/25/2024</b>	Prior Sale Date:	
Sale Price:	<b>\$25,500</b>	Prior Sale Price:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	
Document #:	<b>93300</b>	Acres:	<b>0.06</b>
1st Mtg Amt:		Lot Area:	<b>2,681</b>
Total Value:	<b>\$3,170</b>	# of Stories:	
Land Use:	<b>RESIDENTIAL LOT</b>	Park Area/Cap#:	<b>/</b>

Comp #:	<b>12</b>	Distance From Subject:	<b>1.01 (miles)</b>
Address:	<b>„ CA</b>		
Owner Name:	<b>SARGSYAN ARMINE</b>		
Seller Name:	<b>MARVIN R PERRISEAU &amp; K TRUST</b>		
APN:	<b>2562-015-018</b>	Map Reference:	<b>10-F5 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1014.00</b>
Subdivision:	<b>HILLHAVEN TR</b>	Zoning:	<b>LARE11</b>
Rec Date:	<b>02/12/2024</b>	Prior Rec Date:	
Sale Date:	<b>01/25/2024</b>	Prior Sale Date:	
Sale Price:	<b>\$25,500</b>	Prior Sale Price:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	
Document #:	<b>93300</b>	Acres:	<b>0.05</b>
1st Mtg Amt:		Lot Area:	<b>2,270</b>
Total Value:	<b>\$3,050</b>	# of Stories:	
Land Use:	<b>RESIDENTIAL LOT</b>	Park Area/Cap#:	<b>/</b>

Comp #:	<b>13</b>	Distance From Subject:	<b>1.31 (miles)</b>
Address:	<b>„ CA</b>		

Owner Name:	<b>TAMRAZIAN SEROZH</b>		
Seller Name:	<b>KISHIMOTO GARY LIVING TRUST</b>		
APN:	<b>2566-013-035</b>	Map Reference:	<b>10-F2 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1011.22</b>
Subdivision:	<b>3981</b>	Zoning:	<b>LAR1</b>
Rec Date:	<b>11/13/2023</b>	Prior Rec Date:	
Sale Date:	<b>10/02/2023</b>	Prior Sale Date:	
Sale Price:	<b>\$636,000</b>	Prior Sale Price:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	
Document #:	<b>779173</b>	Acres:	<b>0.14</b>
1st Mtg Amt:		Lot Area:	<b>6,001</b>
Total Value:	<b>\$5,146</b>	# of Stories:	
Land Use:	<b>RESIDENTIAL LOT</b>	Park Area/Cap#:	<b>/</b>

Comp #:	<b>14</b>	Distance From Subject:	<b>1.48 (miles)</b>
Address:	<b>,, CA</b>		
Owner Name:	<b>ROBERT HALL &amp; SONS</b>		
Seller Name:	<b>OLIPHANT M D 2017 TRUST</b>		
APN:	<b>2572-005-021</b>	Map Reference:	<b>11-B6 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1013.00</b>
Subdivision:	<b>22408</b>	Zoning:	<b>LAA2</b>
Rec Date:	<b>07/19/2023</b>	Prior Rec Date:	<b>12/16/1992</b>
Sale Date:	<b>06/30/2023</b>	Prior Sale Date:	
Sale Price:	<b>\$450,000</b>	Prior Sale Price:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	
Document #:	<b>473821</b>	Acres:	<b>0.29</b>
1st Mtg Amt:		Lot Area:	<b>12,503</b>
Total Value:	<b>\$10,572</b>	# of Stories:	
Land Use:	<b>RESIDENTIAL LOT</b>	Park Area/Cap#:	<b>/</b>

Comp #:	<b>15</b>	Distance From Subject:	<b>1.59 (miles)</b>
Address:	<b>11159 TUJUNGA CANYON BLVD, TUJUNGA, CA 91042</b>		
Owner Name:	<b>NOCE ADAM/NOCE TRACEY</b>		
Seller Name:	<b>ORTIZ OSCAR JR</b>		
APN:	<b>2552-034-024</b>	Map Reference:	<b>10-F1 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1011.22</b>
Subdivision:	<b>3491</b>	Zoning:	<b>LAR1</b>
Rec Date:	<b>10/05/2023</b>	Prior Rec Date:	<b>08/31/2020</b>
Sale Date:	<b>09/26/2023</b>	Prior Sale Date:	<b>07/28/2020</b>
Sale Price:	<b>\$175,000</b>	Prior Sale Price:	<b>\$135,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>677410</b>	Acres:	<b>0.15</b>
1st Mtg Amt:		Lot Area:	<b>6,362</b>
Total Value:	<b>\$140,454</b>	# of Stories:	
Land Use:	<b>RESIDENTIAL LOT</b>	Park Area/Cap#:	<b>/</b>

Comp #:	<b>16</b>	Distance From Subject:	<b>1.62 (miles)</b>
Address:	<b>,, CA</b>		
Owner Name:	<b>SIMONIAN ARTIN</b>		
Seller Name:	<b>QUINTERO MARY J A</b>		
APN:	<b>2552-022-001</b>	Map Reference:	<b>10-E2 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1031.01</b>
Subdivision:	<b>4028</b>	Zoning:	<b>LAR1</b>
Rec Date:	<b>02/02/2024</b>	Prior Rec Date:	<b>03/07/1979</b>
Sale Date:	<b>01/09/2024</b>	Prior Sale Date:	
Sale Price:	<b>\$847,000</b>	Prior Sale Price:	<b>\$28,500</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	
Document #:	<b>75329</b>	Acres:	<b>0.14</b>

1st Mtg Amt:	<b>\$677,600</b>	Lot Area:	<b>5,892</b>
Total Value:	<b>\$6,329</b>	# of Stories:	
Land Use:	<b>RESIDENTIAL LOT</b>	Park Area/Cap#:	<b>/</b>

Comp #:	<b>17</b>	Distance From Subject:	<b>1.62 (miles)</b>
Address:	<b>„ CA</b>		
Owner Name:	<b>MARTINEZ ANGEL/BROWN ALICIA</b>		
Seller Name:	<b>MEZA EMILIO &amp; DEANNA</b>		
APN:	<b>2556-016-007</b>	Map Reference:	<b>10-E2 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1031.02</b>
Subdivision:	<b>3719</b>	Zoning:	<b>LAR1</b>
Rec Date:	<b>12/22/2023</b>	Prior Rec Date:	<b>11/09/1995</b>
Sale Date:	<b>12/05/2023</b>	Prior Sale Date:	
Sale Price:	<b>\$1,012,000</b>	Prior Sale Price:	<b>\$170,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>902696</b>	Acres:	<b>0.07</b>
1st Mtg Amt:		Lot Area:	<b>2,876</b>
Total Value:	<b>\$70,987</b>	# of Stories:	
Land Use:	<b>RESIDENTIAL LOT</b>	Park Area/Cap#:	<b>/</b>

Comp #:	<b>18</b>	Distance From Subject:	<b>1.70 (miles)</b>
Address:	<b>„ CA</b>		
Owner Name:	<b>AMERIAN SASOON/AMERIAN HEGHINE</b>		
Seller Name:	<b>PETERS JOHN U TRUST</b>		
APN:	<b>2559-021-023</b>	Map Reference:	<b>10-E3 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1034.02</b>
Subdivision:	<b>MONTEVISTA</b>	Zoning:	<b>LAR1</b>
Rec Date:	<b>09/19/2023</b>	Prior Rec Date:	
Sale Date:	<b>09/06/2023</b>	Prior Sale Date:	
Sale Price:	<b>\$920,000</b>	Prior Sale Price:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	
Document #:	<b>625824</b>	Acres:	<b>0.06</b>
1st Mtg Amt:	<b>\$552,000</b>	Lot Area:	<b>2,500</b>
Total Value:	<b>\$1,377</b>	# of Stories:	
Land Use:	<b>RESIDENTIAL LOT</b>	Park Area/Cap#:	<b>/</b>

Comp #:	<b>19</b>	Distance From Subject:	<b>1.91 (miles)</b>
Address:	<b>4458 RADNOR AVE, LAKEWOOD, CA 90713-2549</b>		
Owner Name:	<b>SARGSYAN MARGARET</b>		
Seller Name:	<b>CORNERSTONE HILLS INC</b>		
APN:	<b>2556-002-047</b>	Map Reference:	<b>/</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>5711.02</b>
Subdivision:		Zoning:	<b>LAR1</b>
Rec Date:	<b>07/28/2023</b>	Prior Rec Date:	
Sale Date:	<b>06/13/2023</b>	Prior Sale Date:	
Sale Price:	<b>\$1,145,000</b>	Prior Sale Price:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	
Document #:	<b>500100</b>	Acres:	<b>0.10</b>
1st Mtg Amt:	<b>\$1,048,533</b>	Lot Area:	<b>4,480</b>
Total Value:	<b>\$261,742</b>	# of Stories:	
Land Use:	<b>RESIDENTIAL LOT</b>	Park Area/Cap#:	<b>/</b>

Comp #:	<b>20</b>	Distance From Subject:	<b>2.57 (miles)</b>
Address:	<b>„ CA</b>		
Owner Name:	<b>ANDRE &amp; HERMINE TEMURIAN TRUST</b>		
Seller Name:	<b>ARISON FAMILY TRUST</b>		

APN:	<b>2546-006-021</b>	Map Reference:	<b>10-C3 /</b>	Building Area:	
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1034.01</b>	Total Rooms/Offices:	
Subdivision:	<b>3923</b>	Zoning:	<b>LAR1</b>	Total Restrooms:	
Rec Date:	<b>01/25/2024</b>	Prior Rec Date:	<b>02/09/1984</b>	Yr Built/Eff:	<b>/</b>
Sale Date:	<b>01/03/2024</b>	Prior Sale Date:		Air Cond:	
Sale Price:	<b>\$665,000</b>	Prior Sale Price:		Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:		Roof Mat:	
Document #:	<b>54793</b>	Acres:	<b>0.08</b>		
1st Mtg Amt:		Lot Area:	<b>3,273</b>		
Total Value:	<b>\$4,495</b>	# of Stories:			
Land Use:	<b>RESIDENTIAL LOT</b>	Park Area/Cap#:	<b>/</b>		

# EXHIBIT D

ASSIGNED INSPECTOR: MARIO CUEVAS

Date: September 5, 2024

JOB ADDRESS: 10025 NORTH GLORY AVENUE, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 2568-002-029

CASE NO.: 806146

ORDER NO.: A-4643311

EFFECTIVE DATE OF ORDER TO COMPLY: March 2, 2018

COMPLIANCE EXPECTED DATE: April 1, 2018

DATE COMPLIANCE OBTAINED: No compliance to date

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

### VIOLATIONS:

SEE ATTACHED ORDER # A-4643311

1061023201865521

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

ORDER TO COMPLY AND NOTICE OF FEE

PETROSYAN, ARAM  
10025 GLORY AVE  
TJUNGA, CA 91042

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

CASE #: 806146  
ORDER #: A-4643311  
EFFECTIVE DATE: March 02, 2018  
COMPLIANCE DATE: April 01, 2018

OWNER OF  
SITE ADDRESS: 10025 N GLORY AVE

ASSESSORS PARCEL NO.: 2568-002-029

ZONE: RD3; Min. Per Unit 3,000

FEB 28 2018

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

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

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

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

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

**VIOLATION(S):**

**1. Unapproved occupancy or use of the Vacant lot as vehicle storage.**

You are therefore ordered to: Discontinue the unapproved occupancy or use of the Vacant lot as vehicle storage.

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.

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

**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.

If you have any questions or require any additional information please feel free to contact me at (818)374-9854.  
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector :



Date: February 23, 2018

RICHARD DOCKUS  
14410 SYLVAN STREET SUITE 105  
VAN NUYS, CA 91401  
(818)374-9854

Richard.Dockus@lacity.org



REVIEWED BY

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