

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

JACOB STEVENS  
PRESIDENT

NANCY YAP  
VICE PRESIDENT

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JAVIER NUNEZ  
MOISES ROSALES

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 9, 2025

Council District: #4

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

JOB ADDRESS: **5864 NORTH TEXHOMA AVENUE, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **2254-005-028**  
Re: Invoice #861837-5, #868911-5

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: **5864 North Texhoma 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 to the property owner and all interested parties. Pursuant to Section 98.0411(a) the order warned that "a proposed noncompliance fee may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or slight modification is filed within 15 days after the compliance date." The owners failed to comply within the time prescribed by ordinance.

In addition, pursuant to Section 98.0421, the property owner was issued an order on April 15, 2022 to pay a code violation inspection fee after violations were identified and verified upon inspection. The non-compliance and code violation inspection fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
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
Non-Compliance Code Enforcement fee	660.00
Late Charge/Collection fee (250%)	1,650.00
Accumulated Interest (1%/month)	182.13
Title Report fee	30.00
<b>Grand Total</b>	<b>\$ 3,768.69</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 **\$3,768.69** 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 **\$3,768.69** 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

  
for Ana Mae Yutan  
Chief, LADBS 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. T17895***  
***Dated as of: 04/10/2024***

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

### ***SCHEDULE A***

***(Reported Property Information)***

***APN #: 2254-005-028***

***Property Address: 5864 N TEXHOMA AVE***      ***City: Los Angeles***      ***County: Los Angeles***

### **VESTING INFORMATION**

***Type of Document: GRANT DEED***

***Grantee : PAROUDASM BANAYAN***

***Grantor : THERESA O. FERNANDEZ***

***Deed Date : 10/07/2020***

***Recorded : 12/14/2020***

***Instr No. : 20-1647047***

***MAILING ADDRESS: PAROUDASM BANAYAN***  
***5864 TEXHOMA AVE, ENCINO, CA 91316-1205***

### ***SCHEDULE B***

### **LEGAL DESCRIPTION**

***Lot Number: 265 Tract No: 15801 Brief Description: TRACT # 15801 LOT 265***

### **MORTGAGES/LIENS**

***Type of Document: CORPORATION ASSIGNMENT OF DEED OF TRUST***

***Recording Date: 05/04/2021***

***Document #: 21-0712114***

***Loan Amount: \$435,000***

***Lender Name: FIRST AMERICAN MORTGAGE SOLUTIONS***

***Borrowers Name: PAROUDASM BANAYAN***

***MAILING ADDRESS: FIRST AMERICAN MORTGAGE SOLUTIONS***  
***1795 INTERNATIONAL WAY IDAHO FALLS, ID 83402***

This page is part of your document - DO NOT DISCARD



**20201647047**



Pages:  
0004

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

12/14/20 AT 08:00AM

FEES:	28.00
TAXES:	3,808.00
OTHER:	0.00
<hr/>	
PAID:	3,836.00



LEADSHEET



202012140230029

00019519769



011562239

SEQ:  
01

SECURE - 8:00AM



THIS FORM IS NOT TO BE DUPLICATED

E08\_201211\_8000079

**Recording Requested By**  
Lawyers Title Company

**When Recorded Mail to  
And Mail Tax Statements To**  
Paroudasm Banayan  
5864 Texhoma Avenue  
Encino, CA 91316

Escrow No: 180-46415-CA  
Order No: 120074624

APN: 2254-005-028

*SPACE ABOVE IS RESERVED FOR RECORDER'S USE*

Property: 5864 Texhoma Avenue, Los Angeles (Encino Area), CA 91316

## **GRANT DEED**

The undersigned Grantor(s) Declare(s):

Documentary Transfer Tax is \$748.00      City Tax is \$ 3,060.00

☒ Computed on the full value of the interest or property conveyed; or  
☐ Computed on the full value less value of liens or encumbrances remaining at time of sale  
☐ Unincorporated Area ☒ City of Los Angeles (Encino Area)

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

**Theresa O. Fernandez, an unmarried woman**

Hereby grants to

**Paroudasm Banayan, a single man**

the following described real property in the City of Los Angeles (Encino Area), in the County of Los Angeles, State of California:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

DATED: October 7, 2020

Theresa O. Fernandez  
Theresa O. Fernandez

Notary Acknowledgement attachment to Grant Deed dated October 7, 2020, executed by Theresa O. Fernandez  
Property address: 5864 Texhoma Avenue, Los Angeles (Encino Area), CA 91316

Date: October 7, 2020

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 Nevada

COUNTY OF Clark

On 10-9-2020 before me, L. Steinhurst

Theresa O. Fernandez

A Notary Public personally appeared 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 NV that the foregoing paragraph is true and correct.  
WITNESS my hand and official seal.

Signature L. Steinhurst (seal)  
L. Steinhurst



**EXHIBIT "A"**

THE LAND REFERRED TO HEREIN IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOT 265 OF TRACT NO. 15801, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 345, PAGES 11 THROUGH 16, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ASSESSOR'S PARCEL NUMBER: 2254-005-028

This page is part of your document - DO NOT DISCARD



**20210712114**



Pages:  
0002

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

05/04/21 AT 03:55PM

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



LEADSHEET



202105040210063

00020284993



012072727

SEQ:  
01

SECURE - Daily



THIS FORM IS NOT TO BE DUPLICATED

E13-202104124270040

RECORDING REQUESTED BY: CSC/INGEO

WHEN RECORDED MAIL TO:  
FIRST AMERICAN MORTGAGE SOLUTIONS  
1795 INTERNATIONAL WAY  
IDAHO FALLS, ID 83402  
PH. 208-528-9895  
CALIFORNIA  
COUNTY OF LOS ANGELES  
LOAN NO.: 0671267870



## CORPORATION ASSIGNMENT OF DEED OF TRUST

FOR VALUE RECEIVED, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR COMMERCE HOME MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS, located at P.O. BOX 2026, FLINT, MICHIGAN 48501-2026, Assignor, does hereby assign to U.S BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR MAT ITT, located at 500 DELAWARE AVE. 11TH FLOOR, WILMINGTON, DE 19899, Assignee, its successors and assigns, all its rights, title and interest in and to that certain Deed of Trust dated DECEMBER 08, 2020, executed by PAROUDASM BANAYAN, A SINGLE MAN, Trustor, to LAWYERS TITLE OF CA, Trustee, for the benefit of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR COMMERCE HOME MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS, Original Beneficiary, and recorded on DECEMBER 14, 2020 as Instrument No. 20201647048 in the official records of the County Recorder's Office in and for the County of LOS ANGELES, State of CALIFORNIA.

LEGAL DESCRIPTION: AS DESCRIBED IN SAID DEED OF TRUST REFERRED TO HEREIN

COMMONLY KNOWN AS: 5864 TEXHOMA AVE, ENCINO, CA 91316

TOGETHER WITH all rights accrued or to accrue under said Deed of Trust.

IN WITNESS WHEREOF, the undersigned has caused this Instrument to be executed on APRIL 12, 2021.

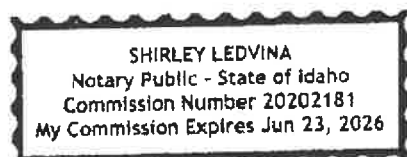
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR COMMERCE HOME MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS.

  
KATIE OLSON, VICE PRESIDENT

STATE OF IDAHO COUNTY OF BONNEVILLE ) ss.

On APRIL 12, 2021, before me, SHIRLEY LEDVINA, personally appeared KATIE OLSON known to me to be the VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR COMMERCE HOME MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

  
SHIRLEY LEDVINA (COMMISSION EXP. 06/23/2026)  
NOTARY PUBLIC



SH8070117IM - AM - CA

Page 1 of 1

MIN: 100264080000257767

MERS PHONE: 1-888-679-6377





# EXHIBIT B

ASSIGNED INSPECTOR: ARAM AVAKIAN  
JOB ADDRESS: 5864 NORTH TEXHOMA AVENUE, LOS ANGELES, CA  
ASSESSORS PARCEL NO. (APN): 2254-005-028

Date: January 9, 2025

Last Full Title: 04/10/2024

Last Update to Title:

.....

## LIST OF OWNERS AND INTERESTED PARTIES

1) PAROUDASM BANAYAN  
5864 TEXHOMA AVENUE  
ENCINO, CA 91316

CAPACITY: OWNER

2) FIRST AMERICAN MORTGAGE SOLUTIONS  
1795 INTERNATIONAL WAY  
IDAHO FALLS, ID 83402

CAPACITY: INTERESTED PARTY

**Property Detail Report****For Property Located At :****5864 TEXHOMA AVE, ENCINO, CA 91316-1205****RealQuest****Owner Information**

Owner Name: **BANAYAN PAROUDASM**  
 Mailing Address: **5864 TEXHOMA AVE, ENCINO CA 91316-1205 C015**  
 Vesting Codes: **//**

**Location Information**

Legal Description:	<b>TRACT # 15801 LOT 265</b>	APN:	<b>2254-005-028</b>
County:	<b>LOS ANGELES, CA</b>	Alternate APN:	
Census Tract / Block:	<b>1390.01 / 4</b>	Subdivision:	<b>15801</b>
Township-Range-Sect:		Map Reference:	<b>14-D6 /</b>
Legal Book/Page:	<b>345-11</b>	Tract #:	<b>15801</b>
Legal Lot:	<b>265</b>	School District:	<b>LOS ANGELES</b>
Legal Block:		School District Name:	<b>LOS ANGELES</b>
Market Area:	<b>ENC</b>	Munic/Township:	<b>LOS ANGELES</b>
Neighbor Code:			

**Owner Transfer Information**

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

**Last Market Sale Information**

Recording/Sale Date:	<b>12/14/2020 / 10/07/2020</b>	1st Mtg Amount/Type:	<b>\$435,000 / CONV</b>
Sale Price:	<b>\$680,000</b>	1st Mtg Int. Rate/Type:	<b>5.65 / ADJ</b>
Sale Type:	<b>FULL</b>	1st Mtg Document #:	<b>1647048</b>
Document #:	<b>1647047</b>	2nd Mtg Amount/Type:	<b>/</b>
Deed Type:	<b>GRANT DEED</b>	2nd Mtg Int. Rate/Type:	<b>/</b>
Transfer Document #:		Price Per SqFt:	<b>\$470.91</b>
New Construction:		Multi/Split Sale:	
Title Company:	<b>LAWYERS TITLE</b>		
Lender:	<b>COMMERCE HM MTG</b>		
Seller Name:	<b>FERNANDEZ THERESA O</b>		

**Prior Sale Information**

Prior Rec/Sale Date:	<b>12/24/2002 / 12/05/2002</b>	Prior Lender:	<b>AMERICAS WHOLESALE LENDER</b>
Prior Sale Price:	<b>\$299,000</b>	Prior 1st Mtg Amt/Type:	<b>\$239,200 / CONV</b>
Prior Doc Number:	<b>3164302</b>	Prior 1st Mtg Rate/Type:	<b>5.00 / ADJUSTABLE INT RATE LOAN</b>
Prior Deed Type:	<b>GRANT DEED</b>		

**Property Characteristics**

Gross Area:		Parking Type:	<b>PARKING AVAIL</b>	Construction:	<b>FRAME</b>
Living Area:	<b>1,444</b>	Garage Area:		Heat Type:	<b>HEATED</b>
Tot Adj Area:		Garage Capacity:		Exterior wall:	<b>STUCCO</b>
Above Grade:		Parking Spaces:	<b>1</b>	Porch Type:	
Total Rooms:	<b>6</b>	Basement Area:		Patio Type:	<b>COVERED PATIO</b>
Bedrooms:	<b>3</b>	Finish Bsmnt Area:		Pool:	
Bath(F/H):	<b>2 /</b>	Basement Type:		Air Cond:	
Year Built / Eff:	<b>1949 / 1949</b>	Roof Type:		Style:	<b>CONVENTIONAL</b>
Fireplace:	<b>Y / 1</b>	Foundation:	<b>RAISED</b>	Quality:	<b>AVERAGE</b>
# of Stories:	<b>1</b>	Roof Material:	<b>COMPOSITION SHINGLE</b>	Condition:	<b>GOOD</b>

Other Improvements: **FENCE;ADDITION;FENCED YARD**

**Site Information**

Zoning:	LAR1	Acres:	0.13	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	5,501	Lot Width/Depth:	55 x 100	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	PUBLIC
Site Influence:				Sewer Type:	TYPE UNKNOWN

**Tax Information**

Total Value:	\$707,471	Assessed Year:	2023	Property Tax:	\$8,783.37
Land Value:	\$565,977	Improved %:	20%	Tax Area:	16
Improvement Value:	\$141,494	Tax Year:	2023	Tax Exemption:	
Total Taxable Value:	\$707,471				

**Comparable Sales Report**

For Property Located At



RealQuest

**5864 TEXHOMA AVE, ENCINO, CA 91316-1205****15 Comparable(s) Selected.**

Report Date: 05/14/2024

**Summary Statistics:**

	Subject	Low	High	Average
Sale Price	\$680,000	\$800,000	\$1,481,500	\$1,119,433
Bldg/Living Area	1,444	1,245	1,658	1,429
Price/Sqft	\$470.91	\$590.82	\$1,000.74	\$783.22
Year Built	1949	1949	1956	1950
Lot Area	5,501	5,246	6,055	5,777
Bedrooms	3	2	4	3
Bathrooms/Restrooms	2	1	3	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$707,471	\$75,578	\$834,724	\$387,549
Distance From Subject	0.00	0.07	0.49	0.29

\*= user supplied for search only

Comp #:1

Distance From Subject:0.07 (miles)

Address: **17501 BURMA ST, ENCINO, CA 91316-1338**Owner Name: **SACRE RAMZI/MORALES CARLA**Seller Name: **ANISFELD DAVID LIVING TRUST**APN: **2254-025-003**Map Reference: **14-E6 /**Living Area: **1,359**County: **LOS ANGELES, CA**Census Tract: **1390.01**Total Rooms: **6**Subdivision: **15346**Zoning: **LAR1**Bedrooms: **3**Rec Date: **10/03/2023**Prior Rec Date: **06/03/1977**Bath(F/H): **2 /**Sale Date: **09/11/2023**

Prior Sale Date:

Yr Built/Eff: **1949 / 1960**Sale Price: **\$1,360,000**Prior Sale Price: **\$54,000**Air Cond: **CENTRAL**Sale Type: **FULL**Prior Sale Type: **FULL**Style: **CONVENTIONAL**Document #: **667951**Acres: **0.13**Fireplace: **/**1st Mtg Amt: **\$1,015,000**Lot Area: **5,612**Pool: **POOL**Total Value: **\$152,187**# of Stories: **1**Roof Mat: **COMPOSITION**Land Use: **SFR**Park Area/Cap#: **/**Parking: **DETACHED****GARAGE**

Comp #:2 Distance From Subject:0.08 (miles)  
 Address: 5853 SHOSHONE AVE, ENCINO, CA 91316-1230  
 Owner Name: GELLMAN JEFFREY R  
 Seller Name: RMRE 524 GROUP LLC  
 APN: 2254-003-015 Map Reference: 14-D6 / Living Area: 1,279  
 County: LOS ANGELES, CA Census Tract: 1390.01 Total Rooms: 5  
 Subdivision: 15801 Zoning: LAR1 Bedrooms: 2  
 Rec Date: 04/15/2024 Prior Rec Date: 11/27/2023 Bath(F/H): 1 /  
 Sale Date: 03/29/2024 Prior Sale Date: 10/27/2023 Yr Built/Eff: 1949 / 1951  
 Sale Price: \$1,170,000 Prior Sale Price: \$850,000 Air Cond:  
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL  
 Document #: 243873 Acres: 0.13 Fireplace: /  
 1st Mtg Amt: \$936,000 Lot Area: 5,631 Pool:  
 Total Value: \$75,578 # of Stories: 1 Roof Mat:  
 Land Use: SFR Park Area/Cap#: / Parking: PARKING AVAIL

Comp #:3 Distance From Subject:0.08 (miles)  
 Address: 17469 BURMA ST, ENCINO, CA 91316-1336  
 Owner Name: MIRFAKHRAI FAMILY LIVING TRUST  
 Seller Name: BENGAR VINCENT M  
 APN: 2254-025-004 Map Reference: 14-E6 / Living Area: 1,576  
 County: LOS ANGELES, CA Census Tract: 1390.01 Total Rooms: 4  
 Subdivision: 15346 Zoning: LAR1 Bedrooms: 3  
 Rec Date: 11/21/2023 Prior Rec Date: 04/21/1989 Bath(F/H): 2 /  
 Sale Date: 10/27/2023 Prior Sale Date: 03/1989 Yr Built/Eff: 1949 / 1977  
 Sale Price: \$1,035,000 Prior Sale Price: \$90,000 Air Cond: CENTRAL  
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL  
 Document #: 807749 Acres: 0.13 Fireplace: /  
 1st Mtg Amt: \$435,000 Lot Area: 5,612 Pool:  
 Total Value: \$439,285 # of Stories: 1 Roof Mat:  
 Land Use: SFR Park Area/Cap#: / Parking: PARKING AVAIL

Comp #:4 Distance From Subject:0.16 (miles)  
 Address: 17622 BROMLEY ST, ENCINO, CA 91316-1241  
 Owner Name: AGUILAR CHRISTOPHER M/AGUILAR ALYSANDRA V  
 Seller Name: MILUNOVIC G & S W L/TR  
 APN: 2254-007-019 Map Reference: 14-D6 / Living Area: 1,581  
 County: LOS ANGELES, CA Census Tract: 1390.01 Total Rooms: 4  
 Subdivision: 15801 Zoning: LAR1 Bedrooms: 3  
 Rec Date: 01/18/2024 Prior Rec Date: 05/26/1999 Bath(F/H): 3 /  
 Sale Date: 12/26/2023 Prior Sale Date: 04/13/1999 Yr Built/Eff: 1949 / 1971  
 Sale Price: \$1,201,000 Prior Sale Price: \$190,000 Air Cond: CENTRAL  
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL  
 Document #: 38860 Acres: 0.13 Fireplace: /  
 1st Mtg Amt: \$960,800 Lot Area: 5,506 Pool: SPA  
 Total Value: \$380,006 # of Stories: 1 Roof Mat:  
 Land Use: SFR Park Area/Cap#: / Parking: PARKING AVAIL

Comp #:5 Distance From Subject:0.23 (miles)  
 Address: 17423 BULLOCK ST, ENCINO, CA 91316-1330  
 Owner Name: LEVADNYI VITALII  
 Seller Name: KUSHLAN AVI & KATHRYN  
 APN: 2254-033-013 Map Reference: 14-E6 / Living Area: 1,291  
 County: LOS ANGELES, CA Census Tract: 1390.01 Total Rooms: 5  
 Subdivision: 15346 Zoning: LAR1 Bedrooms: 2  
 Rec Date: 11/30/2023 Prior Rec Date: 02/16/2018 Bath(F/H): 2 /

Sale Date:	11/15/2023	Prior Sale Date:	01/05/2018	Yr Built/Eff:	1949 / 1983
Sale Price:	\$1,020,000	Prior Sale Price:	\$720,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	827597	Acres:	0.14	Fireplace:	Y / 1
1st Mtg Amt:	\$765,000	Lot Area:	6,055	Pool:	
Total Value:	\$834,724	# of Stories:	1	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:6 Distance From Subject:0.28 (miles)

Address: 5944 BALCOM AVE, ENCINO, CA 91316-1107

Owner Name: SACRE KARIM/ATMI MARIA L A

Seller Name: HERRERA JUAN P & RACHEL L

APN:	2159-028-006	Map Reference:	14-D6 /	Living Area:	1,372
County:	LOS ANGELES, CA	Census Tract:	1392.00	Total Rooms:	4
Subdivision:	15727	Zoning:	LAR1	Bedrooms:	3
Rec Date:	04/26/2024	Prior Rec Date:	10/16/2013	Bath(F/H):	2 /
Sale Date:	04/12/2024	Prior Sale Date:	09/20/2013	Yr Built/Eff:	1949 / 1976
Sale Price:	\$1,225,000	Prior Sale Price:	\$480,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	274744	Acres:	0.13	Fireplace:	/
1st Mtg Amt:	\$1,040,080	Lot Area:	5,501	Pool:	POOL
Total Value:	\$615,535	# of Stories:	1	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	ATTACHED GARAGE

Comp #:7 Distance From Subject:0.33 (miles)

Address: 6160 SHOSHONE AVE, ENCINO, CA 91316-1259

Owner Name: 22357 WELBY WAY LLC

Seller Name: AREVALO SACRAMENTO F JR

APN:	2229-035-005	Map Reference:	14-D5 /	Living Area:	1,245
County:	LOS ANGELES, CA	Census Tract:	1329.00	Total Rooms:	5
Subdivision:	14413	Zoning:	LAR1	Bedrooms:	3
Rec Date:	12/27/2023	Prior Rec Date:	09/14/1993	Bath(F/H):	2 /
Sale Date:	09/21/2023	Prior Sale Date:		Yr Built/Eff:	1950 / 1950
Sale Price:	\$836,000	Prior Sale Price:		Air Cond:	EVAP COOLER
Sale Type:	FULL	Prior Sale Type:		Style:	CONVENTIONAL
Document #:	909530	Acres:	0.12	Fireplace:	/
1st Mtg Amt:	\$626,900	Lot Area:	5,246	Pool:	
Total Value:	\$75,815	# of Stories:	1	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	ATTACHED GARAGE

Comp #:8 Distance From Subject:0.33 (miles)

Address: 6014 LASAINE AVE, ENCINO, CA 91316-1353

Owner Name: PHAM STANLEY/GRAGERA AMY T

Seller Name: ALAN SCOTT PROPERTIES LLC

APN:	2254-034-005	Map Reference:	14-E6 /	Living Area:	1,658
County:	LOS ANGELES, CA	Census Tract:	1390.01	Total Rooms:	6
Subdivision:	15346	Zoning:	LAR1	Bedrooms:	3
Rec Date:	10/30/2023	Prior Rec Date:	06/16/2023	Bath(F/H):	2 /
Sale Date:	10/04/2023	Prior Sale Date:	06/09/2023	Yr Built/Eff:	1949 / 1952
Sale Price:	\$1,350,000	Prior Sale Price:	\$900,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	740884	Acres:	0.14	Fireplace:	Y / 1
1st Mtg Amt:	\$1,080,000	Lot Area:	6,051	Pool:	
Total Value:	\$82,884	# of Stories:	1	Roof Mat:	

Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>	Parking:	<b>PARKING AVAIL</b>
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Comp #:9				Distance From Subject:0.34 (miles)	
Address: <b>17643 CALVERT ST, ENCINO, CA 91316-1217</b>					
Owner Name: <b>DZHURYAN ARUTYUN</b>					
Seller Name: <b>DOBSON MARY L</b>					
APN:	<b>2229-034-015</b>	Map Reference:	<b>14-D5 /</b>	Living Area:	<b>1,245</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1329.00</b>	Total Rooms:	<b>5</b>
Subdivision:	<b>14413</b>	Zoning:	<b>LAR1</b>	Bedrooms:	<b>3</b>
Rec Date:	<b>09/15/2023</b>	Prior Rec Date:	<b>05/11/1990</b>	Bath(F/H):	<b>2 /</b>
Sale Date:	<b>08/28/2023</b>	Prior Sale Date:	<b>03/1990</b>	Yr Built/Eff:	<b>1950 / 1950</b>
Sale Price:	<b>\$800,000</b>	Prior Sale Price:	<b>\$240,000</b>	Air Cond:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Style:	<b>CONVENTIONAL</b>
Document #:	<b>616415</b>	Acres:	<b>0.14</b>	Fireplace:	<b>/</b>
1st Mtg Amt:		Lot Area:	<b>5,905</b>	Pool:	
Total Value:	<b>\$424,371</b>	# of Stories:	<b>1</b>	Roof Mat:	<b>COMPOSITION SHINGLE</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>	Parking:	<b>ATTACHED GARAGE</b>

Comp #:10				Distance From Subject:0.34 (miles)	
Address: <b>17807 BULLOCK ST, ENCINO, CA 91316-1005</b>					
Owner Name: <b>REDWOOD HOLDINGS LLC</b>					
Seller Name: <b>WALDEN CAPITAL GROUP LLC</b>					
APN:	<b>2159-026-011</b>	Map Reference:	<b>14-D6 /</b>	Living Area:	<b>1,481</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1392.00</b>	Total Rooms:	<b>4</b>
Subdivision:	<b>15727</b>	Zoning:	<b>LAR1</b>	Bedrooms:	<b>3</b>
Rec Date:	<b>03/07/2024</b>	Prior Rec Date:	<b>03/06/2024</b>	Bath(F/H):	<b>2 /</b>
Sale Date:	<b>02/28/2024</b>	Prior Sale Date:	<b>02/18/2024</b>	Yr Built/Eff:	<b>1949 / 1949</b>
Sale Price:	<b>\$875,000</b>	Prior Sale Price:	<b>\$674,500</b>	Air Cond:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Style:	<b>CONVENTIONAL</b>
Document #:	<b>151692</b>	Acres:	<b>0.13</b>	Fireplace:	<b>/</b>
1st Mtg Amt:		Lot Area:	<b>5,496</b>	Pool:	
Total Value:	<b>\$365,851</b>	# of Stories:	<b>1</b>	Roof Mat:	
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>	Parking:	<b>PARKING AVAIL</b>

Comp #:11				Distance From Subject:0.34 (miles)	
Address: <b>17535 BURBANK BLVD, ENCINO, CA 91316-1719</b>					
Owner Name: <b>BOULEVARD VENTURES LLC</b>					
Seller Name: <b>ARAKELYAN GAGIK</b>					
APN:	<b>2254-015-006</b>	Map Reference:	<b>21-D1 /</b>	Living Area:	<b>1,371</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1390.01</b>	Total Rooms:	<b>6</b>
Subdivision:	<b>15801</b>	Zoning:	<b>LAR1</b>	Bedrooms:	<b>3</b>
Rec Date:	<b>09/25/2023</b>	Prior Rec Date:	<b>12/31/2018</b>	Bath(F/H):	<b>2 /</b>
Sale Date:	<b>09/15/2023</b>	Prior Sale Date:	<b>12/20/2018</b>	Yr Built/Eff:	<b>1949 / 1953</b>
Sale Price:	<b>\$922,000</b>	Prior Sale Price:	<b>\$750,000</b>	Air Cond:	<b>EVAP COOLER</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Style:	<b>CONVENTIONAL</b>
Document #:	<b>643327</b>	Acres:	<b>0.14</b>	Fireplace:	<b>/</b>
1st Mtg Amt:		Lot Area:	<b>6,003</b>	Pool:	<b>POOL</b>
Total Value:	<b>\$804,149</b>	# of Stories:	<b>1</b>	Roof Mat:	<b>COMPOSITION SHINGLE</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>	Parking:	<b>DETACHED GARAGE</b>

Comp #:12		Distance From Subject:0.35 (miles)	
Address: <b>5921 BABBITT AVE, ENCINO, CA 91316-1431</b>			

Owner Name:	<b>GANZ SILVERBERG TRUST</b>		
Seller Name:	<b>BUHAI 2007 FAMILY TRUST</b>		
APN:	<b>2255-009-001</b>	Map Reference:	<b>14-E6 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1390.01</b>
Subdivision:	<b>20331</b>	Zoning:	<b>LAR1</b>
Rec Date:	<b>09/29/2023</b>	Prior Rec Date:	
Sale Date:	<b>09/08/2023</b>	Prior Sale Date:	
Sale Price:	<b>\$1,175,000</b>	Prior Sale Price:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	
Document #:	<b>661452</b>	Acres:	<b>0.14</b>
1st Mtg Amt:	<b>\$881,250</b>	Lot Area:	<b>6,035</b>
Total Value:	<b>\$107,866</b>	# of Stories:	<b>1</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>
		Living Area:	<b>1,470</b>
		Total Rooms:	<b>6</b>
		Bedrooms:	<b>3</b>
		Bath(F/H):	<b>2 /</b>
		Yr Built/Eff:	<b>1956 / 1956</b>
		Air Cond:	<b>EVAP COOLER</b>
		Style:	<b>CONVENTIONAL</b>
		Fireplace:	<b>Y / 1</b>
		Pool:	
		Roof Mat:	<b>GRAVEL &amp; ROCK</b>
		Parking:	<b>PARKING AVAIL</b>

Comp #:13	Distance From Subject:0.48 (miles)		
Address:	<b>6139 ALONZO AVE, ENCINO, CA 91316-7202</b>		
Owner Name:	<b>ALIMOHAMADI FARSHAD/LEE EUNICE J</b>		
Seller Name:	<b>LERNER ANDREW</b>		
APN:	<b>2123-026-004</b>	Map Reference:	<b>14-D5 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1329.00</b>
Subdivision:	<b>13989</b>	Zoning:	<b>LAR1</b>
Rec Date:	<b>11/03/2023</b>	Prior Rec Date:	<b>10/21/2014</b>
Sale Date:	<b>10/06/2023</b>	Prior Sale Date:	<b>09/22/2014</b>
Sale Price:	<b>\$1,131,000</b>	Prior Sale Price:	<b>\$625,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>756094</b>	Acres:	<b>0.14</b>
1st Mtg Amt:	<b>\$1,050,000</b>	Lot Area:	<b>6,003</b>
Total Value:	<b>\$721,979</b>	# of Stories:	<b>1</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>
		Living Area:	<b>1,378</b>
		Total Rooms:	<b>6</b>
		Bedrooms:	<b>3</b>
		Bath(F/H):	<b>1 /</b>
		Yr Built/Eff:	<b>1951 / 1951</b>
		Air Cond:	
		Style:	<b>MODERN</b>
		Fireplace:	<b>/</b>
		Pool:	
		Roof Mat:	<b>WOOD SHAKE</b>
		Parking:	<b>PARKING AVAIL</b>

Comp #:14	Distance From Subject:0.49 (miles)		
Address:	<b>5839 OSTROM AVE, ENCINO, CA 91316-1451</b>		
Owner Name:	<b>WALIA MAYRA A/WALIA BIKRAM S</b>		
Seller Name:	<b>BLACK A &amp; G 2001 F/TR</b>		
APN:	<b>2255-005-025</b>	Map Reference:	<b>14-E6 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1390.01</b>
Subdivision:	<b>20331</b>	Zoning:	<b>LAR1</b>
Rec Date:	<b>04/02/2024</b>	Prior Rec Date:	<b>01/15/1975</b>
Sale Date:	<b>03/15/2024</b>	Prior Sale Date:	
Sale Price:	<b>\$1,210,000</b>	Prior Sale Price:	<b>\$13,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>212016</b>	Acres:	<b>0.14</b>
1st Mtg Amt:		Lot Area:	<b>6,002</b>
Total Value:	<b>\$113,459</b>	# of Stories:	<b>1</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>
		Living Area:	<b>1,602</b>
		Total Rooms:	<b>6</b>
		Bedrooms:	<b>3</b>
		Bath(F/H):	<b>2 /</b>
		Yr Built/Eff:	<b>1956 / 1957</b>
		Air Cond:	<b>EVAP COOLER</b>
		Style:	<b>CONVENTIONAL</b>
		Fireplace:	<b>Y / 1</b>
		Pool:	
		Roof Mat:	<b>COMPOSITION</b>
			<b>SHINGLE</b>
		Parking:	<b>ATTACHED</b>
			<b>GARAGE</b>

Comp #:15	Distance From Subject:0.49 (miles)		
Address:	<b>5815 OSTROM AVE, ENCINO, CA 91316-1451</b>		
Owner Name:	<b>SHU KRISTIE H</b>		
Seller Name:	<b>ZAGURI FAMILY LIVING TRUST</b>		
APN:	<b>2255-005-029</b>	Map Reference:	<b>14-E6 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1390.01</b>
Subdivision:	<b>20331</b>	Zoning:	<b>LAR1</b>
Rec Date:	<b>12/18/2023</b>	Prior Rec Date:	<b>04/11/2013</b>
Sale Date:	<b>09/12/2023</b>	Prior Sale Date:	<b>02/15/2013</b>
Sale Price:	<b>\$1,481,500</b>	Prior Sale Price:	<b>\$475,000</b>
		Living Area:	<b>1,533</b>
		Total Rooms:	<b>6</b>
		Bedrooms:	<b>4</b>
		Bath(F/H):	<b>2 /</b>
		Yr Built/Eff:	<b>1956 / 1956</b>
		Air Cond:	

Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Style:	<b>CONVENTIONAL</b>
Document #:	<b>884737</b>	Acres:	<b>0.14</b>	Fireplace:	<b>Y / 1</b>
1st Mtg Amt:	<b>\$750,000</b>	Lot Area:	<b>6,002</b>	Pool:	<b>POOL</b>
Total Value:	<b>\$619,540</b>	# of Stories:	<b>1</b>	Roof Mat:	<b>COMPOSITION SHINGLE</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>	Parking:	<b>PARKING AVAIL</b>



# EXHIBIT D

ASSIGNED INSPECTOR: ARAM AVAKIAN  
JOB ADDRESS: 5864 NORTH TEXHOMA AVENUE, LOS ANGELES, CA  
ASSESSORS PARCEL NO. (APN): 2254-005-028

Date: January 9, 2025

CASE NO.: 943545  
ORDER NO.: A-5705067

EFFECTIVE DATE OF ORDER TO COMPLY: April 15, 2022  
COMPLIANCE EXPECTED DATE: May 15, 2022  
DATE COMPLIANCE OBTAINED: No compliance to date

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

### VIOLATIONS:

SEE ATTACHED ORDER # A-5705067

1010522202332914440

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

JAVIER NUNEZ  
PRESIDENT

ELVIN W. MOON  
VICE-PRESIDENT

JOSELYN GEAGA-ROSENTHAL  
LAUREL GILLETTE  
GEORGE HOVAGUIMIAN

CITY OF LOS ANGELES  
CALIFORNIA



ERIC GARCETTI  
MAYOR

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

OSAMA YOUNAN, P.E.

GENERAL MANAGER  
SUPERINTENDENT OF BUILDING

JOHN WEIGHT  
EXECUTIVE OFFICER

ORDER TO COMPLY AND NOTICE OF FEE

BANAYAN PAROUDASM  
5864 TEXHOMA AVE  
ENCINO, CA 91316

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

APR 7 2022

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

CASE #: 943545

ORDER #: A-5705067

EFFECTIVE DATE: April 15, 2022

COMPLIANCE DATE: May 15, 2022

OWNER OF  
SITE ADDRESS: 5864 N TEXHOMA AVE  
ASSESSORS PARCEL NO.: 2254-005-028  
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:

VIOLATION(S):

1. The remodel of the Single family dwelling was/is constructed without the required permits and approvals.

You are therefore ordered to: 1) Demolish and remove all construction work performed without the required permit(s), AND 2) restore the existing approved/permitted structure to its original condition if it was altered in any way, OR 3) submit plans, obtain the required 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: Entire dwelling

Comments: Obtain permits for the complete scope of work, including but not limited to: Building, structural and not structural changes, Plumbing, Electrical and HVAC without the benefit of permits or approvals.

2. Not providing or maintaining the required covered off street parking.

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: Provide/maintain required off-street parking.

Code Section(s) in Violation: 12.21A4, 12.21A.4.(m), 12.21A.1.(a) of the L.A.M.C.

Comments: Garage door has been blocked off.

**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.

**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.

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 (213)252-3048.

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

Inspector: \_\_\_\_\_

Date: April 07, 2022

HAGOP BADOSSIAN  
221 N. FIGUEROA ST. SUITE 1100  
LOS ANGELES, CA 90012  
(213)252-3048

Hagop.Badossian@lacity.org

REVIEWED BY

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**  
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www.ladbs.org