

BOARD OF
BUILDING AND SAFETY
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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

October 11, 2024

Council District: # 7

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

JOB ADDRESS: 11180 NORTH WHEATLAND AVENUE, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 2550-023-015
Re: Invoice #796841-1, 803992-3

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: **11180 North Wheatland 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 October 11, 2019 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>
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)	1,134.75
Title Report fee	30.00
Grand Total	\$ 4,365.15

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 **\$4,365.15** 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 **\$4,365.15** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY

Ana Mae Yutan
Chief, LADBS Resource Management Bureau

ATTEST: HOLLY 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. T17288
Dated as of: 10/27/2022

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 2550-023-015

Property Address: 11180 N WHEATLAND AVE City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: INDIVIDUAL GRANT DEED

Grantee : MONOWAR AND TARANNUM ZAHID; NURAL & LILY ISLAM

Grantor : KING YOU CHAI AND SHICU KING CHAI

Deed Date : 02/16/1996

Recorded : 03/29/1996

Instr No. : 96-502252

**MAILING ADDRESS: MONOWAR AND TARANNUM ZAHID; NURAL & LILY ISLAM
10270 ARNWOOD RD, SYLMAR, CA 91342**

SCHEDULE B

LEGAL DESCRIPTION

**Lot Number: 47 Tract No: 102 Brief Description: *TR=102*LOT COM N 80 50' W 251.5 FT FROM NE
COR OF LOT 47 TH S 9 02'40 W 182 FT TH N 80 53'53 W TO E LINE OF WHEATLAND AVE TH**

MORTGAGES/LIENS

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

RECORDING REQUESTED BY

96 502252

FIRST AMERICAN TITLE CO.
OF LOS ANGELES

WHEN RECORDED MAIL TO:

Monowar Zahid et al
10270 Arwood Road
Lakeview Terrace, CA. 91342

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

MAR 29 1996 AT 8 A.M.

FEE \$13 F
3

SPACE ABOVE THIS LINE FOR RECORDER'S USE

TITLE(S)

NCPF Code 19 \$ 12.00

GRANT DEED

AND WHEN RECORDED, MAIL THIS DEED
AND TAX STATEMENT TO:

MONOWAR ZAHID, ET AL
10270 ARNWOOD ROAD, LAKE VIEW TERRACE
CA 91342

TITLE ORDER NO.

RECORD NO. 188-3598

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INDIVIDUAL GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$ 66.00

CITY TRANSFER TAX is \$ 373.00

- ☒ computed on full value of property conveyed, or
☐ computed on full value less value of liens and encumbrances remaining at
time of sale.
☐ Unincorporated area ☒ City of LOS ANGELES, AND

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged.

KING YOU CHAI and SHICU KING CHAI, Husband and Wife as Joint Tenants

hereby GRANT(s) to:

MONOWAR ZAHID AND TARANUM ZAHID, HUSBAND AND WIFE, AND NURAI LAM AND LILY ISLAM,
HUSBAND AND WIFE, AND ANOWAR ZAHID, A SINGLE MAN, ALL AS JOINT TENANTS,

the following described real property in the city of LOS ANGELES county of Los
Angeles, State of California:

As per Legal Description attached hereto and made a part hereof.

ALSO KNOWN AS: VACANT LAND APN #2550-023-015, LOS ANGELES, CA
A.P.N.# 2550-023-015

DATED February 16, 1996

STATE OF CALIFORNIA

COUNTY OF Los Angeles

On February 19th 1996 before me,

KING YOU CHAI AND JAMES M JOHNSON

Notary Public, personally appeared

KING YOU CHAI AND

SHICU KING CHAI

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

James M. Johnson

KING YOU CHAI

SHICU KING CHAI

FOR NOTARY SEAL OR STAMP:



96 502252

EXHIBIT "A"

LEGAL DESCRIPTION

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

PARCEL 1:

LOT 47 OF TRACT 102, IN THE CITY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 13 PAGE 57 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THAT PORTION OF SAID LAND LYING EASTERLY AND SOUTHEASTERLY OF THE WESTERLY AND NORTHWESTERLY LINES OF A STRIP OF LAND 150.00 FEET IN WIDTH.

THE SIDE LINES OF SAID STRIP OF LAND BEING PARALLEL WITH AND 75 FEET ON EACH SIDE OF A CENTER LINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER LINE OF FOOTHILL BOULEVARD FORMERLY MONTE VISTA STREET, 80 FEET IN WIDTH, AS ESTABLISHED BY THE ENGINEER OF THE CITY OF LOS ANGELES, SAID POINT BEING SOUTH 80° 58' 20" EAST 229.86 FEET FROM THE INTERSECTION OF SAID LAST MENTIONED CENTER LINE WITH THE CENTER LINE OF WHEATLAND AVENUE; THENCE FROM SAID POINT OF BEGINNING SOUTH 9° 02' 40" WEST 258.1 FEET; THENCE SOUTH 38° 39' 58" WEST 304.52 FEET TO A POINT IN THE SOUTHWESTERLY LINE OF SAID LOT 47, DISTANT THEREON SOUTH 48° 06' 30" EAST 70.79 FEET FROM THE MOST WESTERLY CORNER OF SAID LOT 47.

THE SIDE LINES OF SAID STRIP OF LAND TO BE PROLONGED OR SHORTENED RESPECTIVELY SO AS TO TERMINATE IN THE BOUNDARY LINES OF SAID LOT 47.

ALSO EXCEPT THEREFROM THAT PORTION OF SAID LAND DESCRIBED IN THE FINAL ORDER OF CONDEMNATION, RECORDED MARCH 10, 1978 AS INSTRUMENT NO. 78-259655.

PARCEL 2:

THAT PORTION OF LOT 47, OF TRACT 102, IN THE CITY OF LOS ANGELES AS PER MAP RECORDED IN BOOK 13 PAGE 57 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS

BEGINNING AT THE WESTERLY TERMINUS OF THAT COURSE DESCRIBED AS NORTH 80° 53' 53" WEST 102.87 FEET IN PARCEL 8257 OF FINAL ORDER OF CONDEMNATION FILED IN SUPERIOR COURT CASE NO. 964483, IN AND FOR SAID COUNTY, A CERTIFIED COPY OF SAID FINAL ORDER BEING RECORDED MARCH 10, 1978 AS INSTRUMENT NO. 78-259655, IN SAID OFFICE; THENCE ALONG THE WESTERLY PROLONGATION OF LAST MENTIONED COURSE NORTH 80° 53' 53" WEST 22.00 FEET TO A LINE PARALLEL WITH AND DISTANT EASTERLY 30.00 FEET, MEASURED AT RIGHT ANGLES, FROM THE CENTER LINE OF WHEATLAND AVENUE (SHOWN AS RIPPLE STREET, 40 FEET WIDE, ON SAID MAP); THENCE ALONG SAID PARALLEL LINE NORTH 09° 10' 10" EAST 153.90 FEET; THENCE NORTH 56° 18' 14" EAST 38.76 FEET TO A LINE PARALLEL WITH AND DISTANT SOUTHERLY 50.00 FEET, MEASURED AT RIGHT ANGLES, FROM THE CENTER LINE OF FOOTHILL BOULEVARD, (SHOWN AS MONTE VISTA STREET, 80 FEET WIDE, ON SAID MAP); THENCE ALONG LAST MENTIONED PARALLEL LINE SOUTH 80° 52' 30" EAST 8.06 FEET TO THE NORTHEASTERLY TERMINUS OF THAT COURSE DESCRIBED AS NORTH 54° 08' 51" EAST 18.39 FEET IN SAID PARCEL 8257; THENCE ALONG LAST MENTIONED COURSE SOUTH 54° 08' 51" WEST 18.39 FEET TO THE NORTHERLY TERMINUS OF THAT COURSE DESCRIBED AS NORTH 09° 10' 10" EAST 165.87 FEET TO SAID PARCEL 8257; THENCE ALONG LAST MENTIONED COURSE SOUTH 09° 10' 10" WEST 165.87 FEET, TO THE POINT OF BEGINNING.

APN#2550-023-015

PROPERTY ADDRESS:

VACANT LAND/APN#2550-023-015

EXHIBIT B

ASSIGNED INSPECTOR: JASON BRANNON

Date: October 11, 2024

JOB ADDRESS: 11180 NORTH WHEATLAND AVENUE, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 2550-023-015

Last Full Title: 10/27/2022

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- 1) MONOWAR ZAHID, TARANNUM ZAHID,
NURAL ISLAM AND LILY ISLAM
10270 ARNWOOD ROAD
SYLMAR, CA 91342

CAPACITY: OWNERS

Property Detail ReportFor Property Located At :
,, CA**Owner Information**

Owner Name: **ZAHID MONOWAR & TARANNUM/ISLAM NURAL & LILY**
 Mailing Address: **10270 ARNWOOD RD, SYLMAR CA 91342-6903 C011**
 Vesting Codes: **/ A /**

Location Information

Legal Description: **TR=102 LOT COM N 80 50' W 251.5 FT FROM NE COR OF LOT 47 TH S 9 02'40" W 182 FT TH N 80 53'53" W TO E LINE OF WHEATLAND AVE TH N AND FOLLOWING SD AVE AND E ON S LINE OF FOOTHILL BLVD TO BEG POR OF LOT 47**

County:	LOS ANGELES, CA	APN:	2550-023-015
Census Tract / Block:	1032.02 / 1	Alternate APN:	
Township-Range-Sect:		Subdivision:	102
Legal Book/Page:	13-57	Map Reference:	10-A1 /
Legal Lot:	47	Tract #:	102
Legal Block:		School District:	LOS ANGELES
Market Area:	663	School District Name:	LOS ANGELES
Neighbor Code:		Munic/Township:	LOMITA

Owner Transfer Information

Recording/Sale Date: **/**
 Sale Price:
 Document #:

Deed Type:
 1st Mtg Document #:

Last Market Sale Information

Recording/Sale Date:	03/29/1996 /	1st Mtg Amount/Type:	\$50,000 / CONV
Sale Price:	\$60,000	1st Mtg Int. Rate/Type:	/ FIXED
Sale Type:	FULL	1st Mtg Document #:	
Document #:	502252	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:	FIRST AMERICAN TITLE INS CO/NY		
Lender:	LENDER SELLER		
Seller Name:	CHAI KING Y & SHICU K		

Prior Sale Information

Prior Rec/Sale Date:	04/07/1988 / 04/1988	Prior Lender:	
Prior Sale Price:	\$330,000	Prior 1st Mtg Amt/Type:	/
Prior Doc Number:	471322	Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	CORPORATION 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:	Building Permit	Exterior wall:		Quality:	
		Basement Area:		Condition:	

Site Information

Zoning:	LAC2	Acres:	0.52	County Use:	VACANT RESIDENTIAL (010V)
Lot Area:	22,808	Lot Width/Depth:	x	State Use:	
Land Use:	RESIDENTIAL LOT	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	

Tax Information

Total Value:	\$93,912	Assessed Year:	2022	Property Tax:	\$1,232.89
Land Value:	\$93,912	Improved %:		Tax Area:	13
Improvement Value:		Tax Year:	2021	Tax Exemption:	
Total Taxable Value:	\$93,912				

Comparable Sales Report

For Property Located At



,, CA

20 Comparable(s) Selected.

Report Date: 11/10/2022

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$60,000	\$18,000	\$2,630,000	\$368,800
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	22,808	2,401	224,520	19,605
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	0.00	0.00	0.00	0.00
Total Value	\$93,912	\$1,244	\$272,301	\$67,672
Distance From Subject	0.00	0.68	3.01	2.21

*= user supplied for search only

Comp #:	1	Distance From Subject: 0.68 (miles)		
Address:	,, CA			
Owner Name:	JOP HOME REMODELING LLC			
Seller Name:	GHOLCHIN FAMILY LIVING TRUST			
APN:	2528-035-002	Map Reference:	9-F2 /	Building Area:
County:	LOS ANGELES, CA	Census Tract:	1033.00	Total Rooms/Offices:
Subdivision:	HANSEN HEIGHTS	Zoning:	LAA1	Total Restrooms:
Rec Date:	06/15/2022	Prior Rec Date:	10/11/2007	Yr Built/Eff: /
Sale Date:	05/06/2022	Prior Sale Date:	09/20/2007	Air Cond:
Sale Price:	\$600,000	Prior Sale Price:	\$220,000	Pool:
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:
Document #:	632040	Acres:	5.15	
1st Mtg Amt:	\$336,000	Lot Area:	224,520	
Total Value:	\$272,301	# of Stories:		
Land Use:	RESIDENTIAL LOT	Park Area/Cap#:	/	

Comp #:

2

Address:

„ CA

Owner Name:

CRUZ CHRISTINA

Seller Name:

ROSENTHAL FAMILY TRUST

APN:

2543-020-001

County:

LOS ANGELES, CA

Subdivision:

HANSEN HEIGHTS

Rec Date:

07/18/2022

Sale Date:

07/06/2022

Sale Price:

\$150,000

Sale Type:

FULL

Document #:

732076

1st Mtg Amt:

\$135,000

Total Value:

\$29,001

Land Use:

RESIDENTIAL LOT

Map Reference:

9-A3 /

Census Tract:

1033.00

Zoning:

LARE40

Prior Rec Date:

12/03/2015

Prior Sale Date:

11/09/2015

Prior Sale Price:

\$26,000

Prior Sale Type:

FULL

Acres:

0.65

Lot Area:

28,314

of Stories:

Park Area/Cap#:

/

Distance From Subject: 1.19 (miles)

Building Area:

Total Rooms/Offices:

Total Restrooms:

Yr Built/Eff:

Air Cond:

Pool:

Roof Mat:

Comp #:	3	Distance From Subject: 1.55 (miles)		
Address:	,, CA			
Owner Name:	SIMPSON EDWIN L			
Seller Name:	HANNA RYAN J			
APN:	2526-010-009	Map Reference:	3-E6 /	Building Area:

County:	LOS ANGELES, CA	Census Tract:	1041.24	Total Rooms/Offices:	
Subdivision:	7342	Zoning:	LCR1*	Total Restrooms:	
Rec Date:	10/14/2022	Prior Rec Date:	05/11/2006	Yr Built/Eff:	/
Sale Date:	09/14/2022	Prior Sale Date:	04/12/2006	Air Cond:	
Sale Price:	\$125,000	Prior Sale Price:	\$190,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	988880	Acres:	0.55		
1st Mtg Amt:		Lot Area:	24,141		
Total Value:	\$244,668	# of Stories:			
Land Use:	RESIDENTIAL LOT	Park Area/Cap#:	/		

Comp #: 4 Distance From Subject: 1.57 (miles)

Address: ,, CA

Owner Name: SIMPSON EDWIN L

Seller Name: HANNA RYAN J

APN: 2526-010-017 Map Reference: 3-E6 / Building Area:

County: LOS ANGELES, CA Census Tract: 1041.24 Total Rooms/Offices:

Subdivision: 7342 Zoning: LCR1* Total Restrooms:

Rec Date: 10/14/2022 Prior Rec Date: 01/26/2018 Yr Built/Eff: /

Sale Date: 09/14/2022 Prior Sale Date: 11/14/2017 Air Cond:

Sale Price: \$125,000 Prior Sale Price: \$30,000 Pool:

Sale Type: FULL Prior Sale Type: FULL Roof Mat:

Document #: 988880 Acres: 0.26

1st Mtg Amt: Lot Area: 11,414

Total Value: \$32,165 # of Stories:

Land Use: RESIDENTIAL LOT Park Area/Cap#: /

Comp #: 5 Distance From Subject: 1.62 (miles)

Address: ,, CA

Owner Name: LOVDOKKEN HENRIK & YUMIKO/LOVDOKKEN ANTONY & MARIE A

Seller Name: SHOWALTER DONALD F

APN: 2528-019-026 Map Reference: 9-E3 / Building Area:

County: LOS ANGELES, CA Census Tract: 1033.00 Total Rooms/Offices:

Subdivision: LOS ANGELES LAND & WATER COS Zoning: LARE40 Total Restrooms:

Rec Date: 05/16/2022 Prior Rec Date: 05/05/1989 Yr Built/Eff: /

Sale Date: 05/06/2022 Prior Sale Date: Air Cond:

Sale Price: \$30,000 Prior Sale Price: Pool:

Sale Type: FULL Prior Sale Type: Roof Mat:

Document #: 527288 Acres: 0.22

1st Mtg Amt: Lot Area: 9,768

Total Value: \$9,545 # of Stories:

Land Use: RESIDENTIAL LOT Park Area/Cap#: /

Comp #: 6 Distance From Subject: 1.65 (miles)

Address: 9918 SUNLAND BLVD, SUNLAND, CA 91040-1530

Owner Name: LUNA MILTON

Seller Name: GAMBOA MARIA P M

APN: 2545-008-004 Map Reference: 10-B4 / Building Area:

County: LOS ANGELES, CA Census Tract: 1021.07 Total Rooms/Offices:

Subdivision: 15613 Zoning: LARE40 Total Restrooms:

Rec Date: 06/10/2022 Prior Rec Date: 11/13/2006 Yr Built/Eff: /

Sale Date: 05/04/2022 Prior Sale Date: 08/11/2006 Air Cond:

Sale Price: \$350,000 Prior Sale Price: \$875,000 Pool:

Sale Type: FULL Prior Sale Type: UNKNOWN Roof Mat:

Document #: 621258 Acres: 0.55

1st Mtg Amt: Lot Area: 24,066

Total Value: \$43,317 # of Stories:

Land Use: RESIDENTIAL LOT Park Area/Cap#: /

Comp #: 7 Distance From Subject: 1.86 (miles)

Address: ,, CA

Owner Name: VASQUEZ ROSA M

Seller Name: DELPOZO BEATRIZ A

APN: 2526-005-051 Map Reference: / Building Area:

County: LOS ANGELES, CA Census Tract: 1041.24 Total Rooms/Offices:

Subdivision:	7342	Zoning:	LCR1*	Total Restrooms:	
Rec Date:	09/30/2022	Prior Rec Date:	03/11/2015	Yr Built/Eff:	/
Sale Date:	09/16/2022	Prior Sale Date:	02/11/2015	Air Cond:	
Sale Price:	\$22,000	Prior Sale Price:	\$40,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	951301	Acres:	0.23		
1st Mtg Amt:		Lot Area:	10,040		
Total Value:	\$45,299	# of Stories:			
Land Use:	RESIDENTIAL LOT	Park Area/Cap#:	/		

Comp #: 8 Distance From Subject: 2.00 (miles)

Address: ,, CA

Owner Name: GALINZOGA EMMA/GONZALEZ JAVIER

Seller Name: CAL X PROPERTIES LLC

APN:	2846-017-019	Map Reference:	3-E5 /	Building Area:	
County:	LOS ANGELES, CA	Census Tract:	1041.24	Total Rooms/Offices:	
Subdivision:		Zoning:	LCR1*	Total Restrooms:	
Rec Date:	06/10/2022	Prior Rec Date:	12/27/2004	Yr Built/Eff:	/
Sale Date:	06/01/2022	Prior Sale Date:	11/29/2004	Air Cond:	
Sale Price:	\$18,000	Prior Sale Price:	\$40,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	619670	Acres:	0.06		
1st Mtg Amt:		Lot Area:	2,498		
Total Value:	\$1,728	# of Stories:			
Land Use:	RESIDENTIAL LOT	Park Area/Cap#:	/		

Comp #: 9 Distance From Subject: 2.14 (miles)

Address: ,, CA

Owner Name: DEEGAN REYNARD A

Seller Name: SHOWALTER DONALD F

APN:	2846-009-031	Map Reference:	3-E4 /	Building Area:	
County:	LOS ANGELES, CA	Census Tract:		Total Rooms/Offices:	
Subdivision:		Zoning:	LCR1*	Total Restrooms:	
Rec Date:	09/01/2022	Prior Rec Date:	05/05/1989	Yr Built/Eff:	/
Sale Date:	08/18/2022	Prior Sale Date:		Air Cond:	
Sale Price:	\$495,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	867925	Acres:	0.06		
1st Mtg Amt:	\$396,000	Lot Area:	2,401		
Total Value:	\$6,881	# of Stories:			
Land Use:	RESIDENTIAL LOT	Park Area/Cap#:	/		

Comp #: 10 Distance From Subject: 2.14 (miles)

Address: ,, CA

Owner Name: DEEGAN REYNARD A

Seller Name: SHOWALTER DONALD F

APN:	2846-009-030	Map Reference:	3-E4 /	Building Area:	
County:	LOS ANGELES, CA	Census Tract:		Total Rooms/Offices:	
Subdivision:		Zoning:	LCR1*	Total Restrooms:	
Rec Date:	09/01/2022	Prior Rec Date:	11/06/1978	Yr Built/Eff:	/
Sale Date:	08/18/2022	Prior Sale Date:		Air Cond:	
Sale Price:	\$495,000	Prior Sale Price:	\$11,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	867925	Acres:	0.06		
1st Mtg Amt:	\$396,000	Lot Area:	2,402		
Total Value:	\$3,383	# of Stories:			
Land Use:	RESIDENTIAL LOT	Park Area/Cap#:	/		

Comp #: 11 Distance From Subject: 2.24 (miles)

Address: ,, CA

Owner Name: GORDON ROBERT C

Seller Name: LIEBERMAN R & S TRUST

APN:	2544-010-011	Map Reference:	9-F4 /	Building Area:	
County:	LOS ANGELES, CA	Census Tract:	1021.07	Total Rooms/Offices:	
Subdivision:	HANSEN HEIGHTS	Zoning:	LARE40	Total Restrooms:	
Rec Date:	06/16/2022	Prior Rec Date:	09/30/2016	Yr Built/Eff:	/

Sale Date:	05/26/2022	Prior Sale Date:	09/26/2016	Air Cond:	
Sale Price:	\$65,000	Prior Sale Price:	\$50,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	638965	Acres:	0.35		
1st Mtg Amt:		Lot Area:	15,372		
Total Value:	\$54,681	# of Stories:			
Land Use:	RESIDENTIAL LOT	Park Area/Cap#:	/		

Comp #: 12 Distance From Subject: 2.26 (miles)

Address: ,, CA

Owner Name: ANRU MANAGEMENT LLC

Seller Name: YOKO FAMILY LP

APN:	2555-025-022	Map Reference:	10-D3 /	Building Area:	
County:	LOS ANGELES, CA	Census Tract:	1032.01	Total Rooms/Offices:	
Subdivision:	3976	Zoning:	LAR1	Total Restrooms:	
Rec Date:	06/03/2022	Prior Rec Date:	02/08/1991	Yr Built/Eff:	/
Sale Date:	05/26/2022	Prior Sale Date:	01/1991	Air Cond:	
Sale Price:	\$2,630,000	Prior Sale Price:	\$540,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	594996	Acres:	0.07		
1st Mtg Amt:		Lot Area:	3,184		
Total Value:	\$114,201	# of Stories:			
Land Use:	RESIDENTIAL LOT	Park Area/Cap#:	/		

Comp #: 13 Distance From Subject: 2.70 (miles)

Address: ,, CA

Owner Name: KILIAN SEAN

Seller Name: SPENCE FAMILY TRUST

APN:	2560-038-003	Map Reference:	10-D4 /	Building Area:	
County:	LOS ANGELES, CA	Census Tract:	1034.01	Total Rooms/Offices:	
Subdivision:	3708	Zoning:	LAR1	Total Restrooms:	
Rec Date:	08/26/2022	Prior Rec Date:	01/26/1999	Yr Built/Eff:	/
Sale Date:	08/01/2022	Prior Sale Date:	01/11/1999	Air Cond:	
Sale Price:	\$830,000	Prior Sale Price:	\$130,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	853213	Acres:	0.20		
1st Mtg Amt:	\$622,500	Lot Area:	8,495		
Total Value:	\$106,353	# of Stories:			
Land Use:	RESIDENTIAL LOT	Park Area/Cap#:	/		

Comp #: 14 Distance From Subject: 2.72 (miles)

Address: 11044 WHITEGATE AVE, SUNLAND, CA 91040-2270

Owner Name: TOROUSSIAN VAHE/BABAYAN TATEVIK

Seller Name: KOULLEN DILLON T & CLIFTON

APN:	2552-014-040	Map Reference:	10-E2 /	Building Area:	
County:	LOS ANGELES, CA	Census Tract:	1031.01	Total Rooms/Offices:	
Subdivision:	3683	Zoning:	LAR1	Total Restrooms:	
Rec Date:	04/08/2022	Prior Rec Date:		Yr Built/Eff:	/
Sale Date:	04/01/2022	Prior Sale Date:		Air Cond:	
Sale Price:	\$300,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	393049	Acres:	0.12		
1st Mtg Amt:		Lot Area:	5,428		
Total Value:	\$173,443	# of Stories:			
Land Use:	RESIDENTIAL LOT	Park Area/Cap#:	/		

Comp #: 15 Distance From Subject: 2.93 (miles)

Address: 7747 FORSYTHE ST, TUJUNGA, CA 91042

Owner Name: FINK JASON/FINK NATALIE

Seller Name: BARBER ZACHERY D & HARLEY

APN:	2557-001-008	Map Reference:	10-E2 /	Building Area:	
County:	LOS ANGELES, CA	Census Tract:	1031.02	Total Rooms/Offices:	
Subdivision:	3966	Zoning:	LAR1	Total Restrooms:	
Rec Date:	05/13/2022	Prior Rec Date:	07/01/2004	Yr Built/Eff:	/
Sale Date:	04/14/2022	Prior Sale Date:	06/09/2004	Air Cond:	
Sale Price:	\$900,000	Prior Sale Price:	\$370,500	Pool:	

Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	521224	Acres:	0.08		
1st Mtg Amt:	\$720,000	Lot Area:	3,667		
Total Value:	\$203,588	# of Stories:			
Land Use:	RESIDENTIAL LOT	Park Area/Cap#:	/		

Comp #:	16	Distance From Subject: 2.94 (miles)			
Address:	„ CA				
Owner Name:	ROLON ALICIA E/VIVANCO JUAN P O				
Seller Name:	RAHMAN MAHBUBUR				
APN:	2845-031-010	Map Reference:	3-E3 /	Building Area:	
County:	LOS ANGELES, CA	Census Tract:		Total Rooms/Offices:	
Subdivision:		Zoning:	LCA110000*	Total Restrooms:	
Rec Date:	07/19/2022	Prior Rec Date:		Yr Built/Eff:	/
Sale Date:	07/11/2022	Prior Sale Date:		Air Cond:	
Sale Price:	\$18,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	737528	Acres:	0.06		
1st Mtg Amt:		Lot Area:	2,404		
Total Value:	\$6,306	# of Stories:			
Land Use:	RESIDENTIAL LOT	Park Area/Cap#:	/		

Comp #:	17	Distance From Subject: 2.96 (miles)			
Address:	„ CA				
Owner Name:	COVINGTO KIRK				
Seller Name:	ZOHRABIAN HANRY				
APN:	2845-031-006	Map Reference:	3-E3 /	Building Area:	
County:	LOS ANGELES, CA	Census Tract:		Total Rooms/Offices:	
Subdivision:	COUNTY/LOS ANGELES	Zoning:	LCA110000*	Total Restrooms:	
Rec Date:	08/01/2022	Prior Rec Date:	05/19/2022	Yr Built/Eff:	/
Sale Date:	07/16/2022	Prior Sale Date:	04/25/2022	Air Cond:	
Sale Price:	\$28,000	Prior Sale Price:	\$18,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	775569	Acres:	0.06		
1st Mtg Amt:		Lot Area:	2,406		
Total Value:	\$2,852	# of Stories:			
Land Use:	RESIDENTIAL LOT	Park Area/Cap#:	/		

Comp #:	18	Distance From Subject: 3.00 (miles)			
Address:	„ CA				
Owner Name:	ZARATE CARLOS/SANTOS ONESIMA				
Seller Name:	RASSP 1986 TRUST OF				
APN:	2845-019-002	Map Reference:	3-E2 /	Building Area:	
County:	LOS ANGELES, CA	Census Tract:	9304.00	Total Rooms/Offices:	
Subdivision:		Zoning:	LCA110000*	Total Restrooms:	
Rec Date:	10/31/2022	Prior Rec Date:	02/17/1989	Yr Built/Eff:	/
Sale Date:	09/29/2022	Prior Sale Date:	02/1989	Air Cond:	
Sale Price:	\$65,000	Prior Sale Price:	\$4,500	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	1030882	Acres:	0.09		
1st Mtg Amt:		Lot Area:	3,856		
Total Value:	\$1,244	# of Stories:			
Land Use:	RESIDENTIAL LOT	Park Area/Cap#:	/		

Comp #:	19	Distance From Subject: 3.00 (miles)			
Address:	„ CA				
Owner Name:	ZARATE CARLOS/SANTOS ONESIMA				
Seller Name:	RASSP 1986 TRUST OF				
APN:	2845-019-001	Map Reference:	3-E2 /	Building Area:	
County:	LOS ANGELES, CA	Census Tract:	9304.00	Total Rooms/Offices:	
Subdivision:		Zoning:	LCA110000*	Total Restrooms:	
Rec Date:	10/31/2022	Prior Rec Date:	02/17/1989	Yr Built/Eff:	/
Sale Date:	09/29/2022	Prior Sale Date:	02/1989	Air Cond:	
Sale Price:	\$65,000	Prior Sale Price:	\$4,500	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	1030882	Acres:	0.09		

1st Mtg Amt:		Lot Area:	3,800
Total Value:	\$1,244	# of Stories:	
Land Use:	RESIDENTIAL LOT	Park Area/Cap#:	/

Comp #:	20	Distance From Subject: 3.01 (miles)	
Address:	„ CA		
Owner Name:	ZARATE CARLOS/SANTOS ONESIMA		
Seller Name:	RASSP 1986 TRUST OF		
APN:	2845-018-011	Map Reference:	3-E2 /
County:	LOS ANGELES, CA	Census Tract:	6707.01
Subdivision:		Zoning:	LCA110000*
Rec Date:	10/31/2022	Prior Rec Date:	02/17/1989
Sale Date:	09/29/2022	Prior Sale Date:	02/1989
Sale Price:	\$65,000	Prior Sale Price:	\$4,500
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1030882	Acres:	0.09
1st Mtg Amt:		Lot Area:	3,931
Total Value:	\$1,244	# of Stories:	
Land Use:	RESIDENTIAL LOT	Park Area/Cap#:	/

EXHIBIT D

ASSIGNED INSPECTOR: JASON BRANNON

Date: October 11, 2024

JOB ADDRESS: 11180 NORTH WHEATLAND AVENUE, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 2550-023-015

CASE NO.: 881712

ORDER NO.: A-5148283

EFFECTIVE DATE OF ORDER TO COMPLY: October 11, 2019

COMPLIANCE EXPECTED DATE: November 10, 2019

DATE COMPLIANCE OBTAINED: No compliance to date

.....

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

VIOLATIONS:

SEE ATTACHED ORDER # A-5148283

1651030201987762

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

ZAHID, MONOWAR AND TARANNUM ET AL
10270 ARNWOOD RD
SYLMAR, CA 91342

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

CASE #: 881712
ORDER #: A-5148283
EFFECTIVE DATE: October 11, 2019
COMPLIANCE DATE: November 10, 2019

OWNER OF
SITE ADDRESS: 11180 N WHEATLAND AVE

ASSESSORS PARCEL NO.: 2550-023-015
ZONE: C2; Commercial Zone

OCT 10 2019
To the address as shown on the
last equalized assessment roll.
Initialed by

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

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

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

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

VIOLATION(S):

1. Unapproved occupancy or use of the vacant lot as parking area and storage.

You are therefore ordered to: Discontinue the unapproved occupancy or use of the vacant lot as parking/ 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.

Location: Vacant lot.

Comments: Vacant lot requires a use of land permit and Certificate of Occupancy for storage of anything.

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.

Any questions regarding invoices or how to pay fees should be directed to financial services at (213) 482-6890.

Any questions regarding the order to comply and compliance matters contact the inspector noted below at (818)374-9861.

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

Inspector: M RUMPF FOR

Date: September 30, 2019

RICHARD ROBLES
14410 SYLVAN STREET SUITE 105
VAN NUYS, CA 91401
(818)374-9861

richard.robles@lacity.org

MN 9319

REVIEWED BY

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