

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

JAVIER NUNEZ  
PRESIDENT

JACOB STEVENS  
VICE PRESIDENT

CORISSA HERNANDEZ  
MOISES ROSALES  
NANCY YAP

CITY OF LOS ANGELES  
CALIFORNIA



KAREN BASS  
MAYOR

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

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

JOHN WEIGHT  
EXECUTIVE OFFICER

July 2, 2024

Council District: # 7

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

JOB ADDRESS: **10619 NORTH WOODWARD AVENUE, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **2556-017-017**  
Re: Invoice #816912-1

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: **10619 North Woodward Avenue, Los Angeles, CA** ("Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

Pursuant to Section 98.0421, the property owner was issued an order on June 30, 2020, to pay a code violation inspection fee after violations were identified and verified upon inspection. The code violation inspection fees imposed by the LADBS are as follows:

<u>Description</u>	<u>Amount</u>
Code Violation Investigation fee	336.00
System Development Surcharge	20.16
Late Charge/Collection fee (250%)	840.00
System Development Surcharge late fee	50.40
Title Report fee	30.00
<b>Grand Total</b>	<b>\$ 1,276.56</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 **\$1,276.56** be recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "Council") designate the time and place protest can be heard concerning this matter, as set forth in Sections 7.35.3 and 7.35.5 of the Los Angeles Administrative Code.

It is further requested that Council instruct LADBS to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$1,276.56** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY

  
Ana Mae Yutan

Chief, LADBS Resource Management Bureau



ATTEST: HOLLY L. WOLCOTT, CITY CLERK

Lien confirmed by  
City Council on:

BY: \_\_\_\_\_  
DEPUTY



1649 BUCKINGHAM RD.  
LOS ANGELES, CA 90019  
Phone 310-943-9235 [latitle@in2-res.com](mailto:latitle@in2-res.com)

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## ***Property Title Report***

***Work Order No. T17901***  
***Dated as of: 04/11/2024***

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

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***SCHEDULE A***  
***(Reported Property Information)***  
***APN #: 2556-017-017***

***Property Address: 10619 N WOODWARD AVE    City: Los Angeles    County: Los Angeles***

**VESTING INFORMATION**

***Type of Document: QUITCLAIM DEED***

***Grantee : CRISTINA LEDESMA JONATHAN***

***Grantor : LAWRENCE W. JONATHAN***

***Deed Date : 10/12/2016                      Recorded : 10/14/2016***

***Instr No. : 16-1265869***

***MAILING ADDRESS: CRISTINA LEDESMA JONATHAN***  
***10619 WOODWARD AVE, SUNLAND, CA 91040-2932***

***SCHEDULE B***

**LEGAL DESCRIPTION**

***Lot Number: 324 Tract No: 6443 Brief Description: TRACT NO 6443 LOT 324***

**MORTGAGES/LIENS**

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

***Recording Date: 02/28/2022                      Document #: 22-0226595***

***Loan Amount: \$342,000***

***Lender Name: FANNIE MAE***

***Borrowers Name: CRISTINA LEDESMA JONATHAN***

***MAILING ADDRESS: FANNIE MAE***  
***2100 ALT. 19 NORTH PALM HARBOR, FL 34683***

This page is part of your document - DO NOT DISCARD



**20161265869**



Pages:  
0003

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

10/14/16 AT 02:06PM

FEES:	28.00
TAXES:	0.00
OTHER:	0.00
PAID:	28.00



LEADSHEET



201610141890018

00012784515



007873496

SEQ:  
01

DAR - Counter (Upfront Scan)



THIS FORM IS NOT TO BE DUPLICATED

Recorded at request of:

Lawrence W. Jonathan  
10619 Woodward Ave  
Sanland CA 91040

When recorded mail to:

Cristina Ledesma Jonathan  
10619 Woodward Ave  
Sanland CA 91040

(FOR RECORDER'S USE ONLY)

## QUITCLAIM DEED

APN#: 2556 017 017 13 000

TRA#: 6443

☒ This transfer is exempt from documentary transfer tax. Exemption (R&T Code)

Expanation:

The documentary transfer tax is \$ <sup>Gift</sup> none County of  
\$ City of

and computed on -

☐ the full value of the interest or property conveyed.

☐ the full value less the liens or encumbrances remaining thereon at the time of sale.

The property is located in ☐ an unincorporated area, ☒ The city of Los Angeles

Signature of Declarant or Agent determining tax: Lawrence Jonathan

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, I (We)

Lawrence W. Jonathan, a single male  
10619 Woodward Ave  
Sanland CA 91040

Hereby remise, release and quitclaim to:

Cristina Ledesma Jonathan, a married female  
10619 Woodward Ave  
Sanland CA 91040

The following described real property, located in the municipality of

County of Los Angeles, State of California, legally described as:

ALL of Lot 324 10619 Woodward Ave, Sanland CA 91040

The following described property located in the County of Los Angeles, State of California: Lot 324 of tract 6443 in the city of Los Angeles, County of Los Angeles, State of California, as per map recorded in book 86, page(s) 10 of maps, in the office of the County recorder of said County. Except therefore all oil, gas, minerals and other hydrocarbons, below a depth of 500 feet, without the right of surface entry, as reserved in deed of record.

Sunland, CA 91040

Described property, commonly known as:

Date 10/12/2016

Signature: Lawrence W Jonathan

Print name: Lawrence W Jonathan

Capacity: \_\_\_\_\_

Signature: \_\_\_\_\_

Print name: \_\_\_\_\_

Capacity: \_\_\_\_\_

Signature: \_\_\_\_\_

Print name: \_\_\_\_\_

Capacity: \_\_\_\_\_

Signature: \_\_\_\_\_

Print name: \_\_\_\_\_

Capacity: \_\_\_\_\_

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 CA )

COUNTY OF Los Angeles )

SS

On 10/12/2016, before me Joceline Georges a Notary public, personally appeared Lawrence Wesley Jonathan

, 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 by his/hers/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 seal

Signature: Joceline Georges

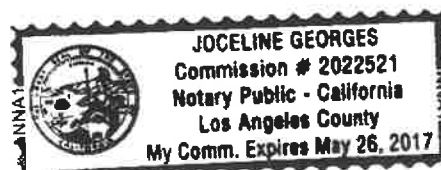
Print Name: Joceline Georges

My Commission expires May 25 / 2017

Notary Certification # 2022521

This document prepared by:

[SEAL]



This page is part of your document - DO NOT DISCARD



**20220226595**



Pages:  
0002

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

02/28/22 AT 08:47AM

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



LEADSHEET



202202282860014

00021993483



013185794

SEQ:  
01

DAR - Mail (Intake)



THIS FORM IS NOT TO BE DUPLICATED

[RECORDING REQUESTED BY]  
NATIONWIDE TITLE CLEARING, LLC

[AND WHEN RECORDED MAIL TO]  
Fannie Mae  
C/O Nationwide Title Clearing, LLC  
2100 Alt. 19 North  
Palm Harbor, FL 34683

21993483



Batch Number: 13185794



Investor Loan Number 234969193  
Loan Number 1700653078



### CORPORATE ASSIGNMENT OF DEED OF TRUST

Regarding this instrument, contact Rushmore Loan Management Services LLC, 15480 Laguna Canyon Road, Suite 100, Irvine, California 92618, telephone 469-458-5155, who is responsible for receiving payments.

FOR GOOD AND VALUABLE CONSIDERATION, the sufficiency of which is hereby acknowledged, the undersigned, NATIONSTAR MORTGAGE LLC, WHOSE ADDRESS IS 8950 CYPRESS WATERS BLVD., COPPELL, TX 75019, (ASSIGNOR), by these presents does convey, grant, assign, transfer and set over the described Deed of Trust, representation or warranty, together with all rights, title and interest secured thereby, all liens, and any rights due or to become due thereon to U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF CITIGROUP MORTGAGE LOAN TRUST 2021-RP6, WHOSE ADDRESS IS WILMINGTON CENTER RD, 1011 CENTER RD, SUITE 203, WILMINGTON, DE 19805 (800)236-3488, ITS SUCCESSORS AND ASSIGNS, (ASSIGNEE).

Said Deed of Trust made by CRISTINA LEDESMA-JONATHAN, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR LEHMAN BROTHERS BANK, FSB, ITS SUCCESSORS AND ASSIGNS and recorded on 01/31/2006 as Instrument # 06 0226881 in the office of the LOS ANGELES County Recorder, CA. Modification: 02/05/2016 BK: PG: INSTR: 20160137599

Dated on 2/15/2022 (MM/DD/YYYY)  
NATIONSTAR MORTGAGE LLC

By: Susan Hicks  
Susan Hicks  
VICE PRESIDENT

All persons whose signatures appear above have qualified authority to sign and have reviewed this document and supporting documentation prior to signing.

STATE OF FLORIDA  
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization on 2/15/2022 (MM/DD/YYYY), by Susan Hicks as VICE PRESIDENT of NATIONSTAR MORTGAGE LLC, who, as such VICE PRESIDENT being authorized to do so, executed the foregoing instrument for the purposes therein contained. He/she/they is (are) personally known to me.

Julie Martens  
Julie Martens GG221059  
Notary Public - STATE OF FLORIDA  
Commission expires: 05/22/2022



JULIE MARTENS  
NOTARY PUBLIC  
STATE OF FLORIDA  
COMM# GG 221059  
EXPIRES: 5/22/2022

Document Prepared By: Dave LaRose/NTC, 2100 Alt. 19 North, Palm Harbor, FL 34683 (800)346-9152  
FNMA1 426059512 2021-RPL5-PM12-SALE DOCR T092202-03:42:33 [C-1] FRMCAL1



\*D0090654559\*

# EXHIBIT B

ASSIGNED INSPECTOR: MARK VAN SLOOTEN

Date: July 2, 2024

JOB ADDRESS: 10619 NORTH WOODWARD AVENUE, LOS ANGELES, CA

ASSESSOR PARCEL NO. (APN): 2556-017-017

Last Full Title: 04/11/2024

Last Update to Title:

.....

## LIST OF OWNERS AND INTERESTED PARTIES

1) CRISTINA LEDESMA JONATHAN  
10619 WOODWARD AVE.  
SUNLAND, CA 91040-2932

CAPACITY: OWNER

2) FANNIE MAE  
2100 ALT. 19 NORTH  
PALM HARBOR, FL. 34683

CAPACITY: INTERESTED PARTY



**Property Detail Report****For Property Located At :****10619 WOODWARD AVE, SUNLAND, CA 91040-2932**

RealQuest

**Owner Information**

Owner Name: **JONATHAN CRISTINA L**  
 Mailing Address: **10619 WOODWARD AVE, SUNLAND CA 91040-2932 C001**  
 Vesting Codes: **//**

**Location Information**

Legal Description:	<b>TRACT NO 6443 LOT 324</b>	APN:	2556-017-017
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	1031.02 / 4	Subdivision:	6443
Township-Range-Sect:		Map Reference:	10-E2 /
Legal Book/Page:	86-10	Tract #:	6443
Legal Lot:	324	School District:	LOS ANGELES
Legal Block:		School District Name:	LOS ANGELES
Market Area:	659	Munic/Township:	LOS ANGELES
Neighbor Code:			

**Owner Transfer Information**

Recording/Sale Date:	04/07/2016 / 03/30/2016	Deed Type:	QUIT CLAIM DEED
Sale Price:		1st Mtg Document #:	
Document #:	386576		

**Last Market Sale Information**

Recording/Sale Date:	05/31/2002 / 05/01/2002	1st Mtg Amount/Type:	\$230,000 / PRIVATE PARTY
Sale Price:	\$230,000	1st Mtg Int. Rate/Type:	/ FIXED
Sale Type:	FULL	1st Mtg Document #:	1247588
Document #:	1247587	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$142.06
New Construction:		Multi/Split Sale:	
Title Company:	GATEWAY TITLE CO.		
Lender:			
Seller Name:	CALAMERA RADAMES & ANA		

**Prior Sale Information**

Prior Rec/Sale Date:	04/10/1989 / 03/1989	Prior Lender:	
Prior Sale Price:	\$150,000	Prior 1st Mtg Amt/Type:	/
Prior Doc Number:	554137	Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	GRANT DEED		

**Property Characteristics**

Gross Area:		Parking Type:	PARKING AVAIL	Construction:	
Living Area:	1,619	Garage Area:		Heat Type:	CENTRAL
Tot Adj Area:		Garage Capacity:		Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	1	Porch Type:	
Total Rooms:	6	Basement Area:		Patio Type:	
Bedrooms:	4	Finish Bsmnt Area:		Pool:	
Bath(F/H):	2 /	Basement Type:		Air Cond:	CONVENTIONAL
Year Built / Eff:	1951 / 1951	Roof Type:		Style:	
Fireplace:	Y / 1	Foundation:	RAISED	Quality:	
# of Stories:	2	Roof Material:	COMPOSITION	Condition:	
			SHINGLE		

Other Improvements: FENCE

**Site Information**

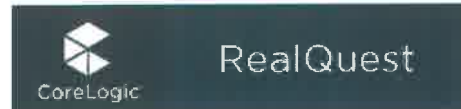
Zoning:	LAR1	Acres:	0.10	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	4,298	Lot Width/Depth:	40 x 107	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

**Tax Information**

Total Value:	\$326,566	Assessed Year:	2023	Property Tax:	\$4,139.14
Land Value:	\$213,265	Improved %:	35%	Tax Area:	13
Improvement Value:	\$113,301	Tax Year:	2023	Tax Exemption:	
Total Taxable Value:	\$326,566				

**Comparable Sales Report**

For Property Located At

**10619 WOODWARD AVE, SUNLAND, CA 91040-2932****9 Comparable(s) Selected.**

Report Date: 04/22/2024

**Summary Statistics:**

	Subject	Low	High	Average
Sale Price	\$230,000	\$160,000	\$1,340,000	\$925,556
Bldg/Living Area	1,619	1,399	1,857	1,622
Price/Sqft	\$142.06	\$114.37	\$757.92	\$564.69
Year Built	1951	1947	1995	1961
Lot Area	4,298	4,575	9,481	6,530
Bedrooms	4	2	3	3
Bathrooms/Restrooms	2	1	3	2
Stories	2.00	1.00	1.00	1.00
Total Value	\$326,566	\$102,629	\$709,543	\$394,601
Distance From Subject	0.00	0.08	0.50	0.38

\* = user supplied for search only

**Comp #:** 1

Distance From Subject: 0.08 (miles)

**Address:** 10638 LANGMUIR AVE, SUNLAND, CA 91040-2913**Owner Name:** MELKONIAN ROBERT/ALFONSO MARY K**Seller Name:** CARDENAS INVESTOR PROPS 180 LL**APN:** 2556-018-006**Map Reference:** 10-E2 /**Living Area:** 1,414**County:** LOS ANGELES, CA**Census Tract:** 1031.02**Total Rooms:** 4**Subdivision:** 6443**Zoning:** LAR1**Bedrooms:** 3**Rec Date:** 03/12/2024**Prior Rec Date:** 07/27/2023**Bath(F/H):** 1 /**Sale Date:** 02/07/2024**Prior Sale Date:** 07/06/2023**Yr Built/Eff:** 1947 / 1962**Sale Price:** \$1,015,000**Prior Sale Price:** \$800,000**Air Cond:****Sale Type:** FULL**Prior Sale Type:** FULL**Style:** CONVENTIONAL**Document #:** 161185**Acres:** 0.15**Fireplace:** /**1st Mtg Amt:** \$515,000**Lot Area:** 6,725**Pool:****Total Value:** \$286,846**# of Stories:** 1**Roof Mat:** COMPOSITION

SHINGLE

**Land Use:** SFR**Park Area/Cap#:** /**Parking:** PARKING AVAIL

Comp #:2 Distance From Subject:0.29 (miles)

Address: 10845 WOODWARD AVE, SUNLAND, CA 91040-2535

Owner Name: SOLEIMANI MELANI

Seller Name: TAHMASIAN ALBRIK

APN: 2556-003-005	Map Reference: 10-E2 /	Living Area: 1,412
County: LOS ANGELES, CA	Census Tract: 1031.02	Total Rooms: 6
Subdivision: WESTERN EMPIRE TR	Zoning: LAR1	Bedrooms: 2
Rec Date: 11/13/2023	Prior Rec Date: 07/12/2023	Bath(F/H): 1 /
Sale Date: 11/07/2023	Prior Sale Date: 06/23/2023	Yr Built/Eff: 1950 / 1950
Sale Price: \$855,000	Prior Sale Price: \$667,000	Air Cond: WINDOW
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL
Document #: 777210	Acres: 0.22	Fireplace: Y / 1
1st Mtg Amt: \$350,000	Lot Area: 9,481	Pool:
Total Value: \$254,068	# of Stories: 1	Roof Mat: COMPOSITION SHINGLE

Land Use: SFR Park Area/Cap#: / Parking: PARKING AVAIL

Comp #:3 Distance From Subject:0.35 (miles)

Address: 10762 MOUNT GLEASON AVE, TUJUNGA, CA 91042-1665

Owner Name: KESHISHYAN LORIS/KESHISHYAN VAHAN

Seller Name: BAZIKIAN EMIK

APN: 2557-002-001	Map Reference: 10-E2 /	Living Area: 1,857
County: LOS ANGELES, CA	Census Tract: 1031.02	Total Rooms:
Subdivision: 6730	Zoning: LAR1	Bedrooms: 3
Rec Date: 11/20/2023	Prior Rec Date: 04/30/2014	Bath(F/H): 3 /
Sale Date: 10/18/2023	Prior Sale Date: 04/23/2014	Yr Built/Eff: 1995 / 1995
Sale Price: \$1,125,000	Prior Sale Price: \$530,000	Air Cond: CENTRAL
Sale Type: FULL	Prior Sale Type: FULL	Style:
Document #: 802093	Acres: 0.12	Fireplace: /
1st Mtg Amt: \$900,000	Lot Area: 5,307	Pool:
Total Value: \$624,469	# of Stories:	Roof Mat:
Land Use: SFR	Park Area/Cap#: /	Parking:

Comp #:4 Distance From Subject:0.38 (miles)

Address: 10343 NASSAU AVE, SUNLAND, CA 91040-3141

Owner Name: VARDANIAN KRISTINA

Seller Name: OVASAPYAN VAHAGN

APN: 2559-003-005	Map Reference: 10-D3 /	Living Area: 1,768
County: LOS ANGELES, CA	Census Tract: 1034.02	Total Rooms: 5
Subdivision: 18498	Zoning: LAR1	Bedrooms: 3
Rec Date: 03/06/2024	Prior Rec Date: 06/29/2023	Bath(F/H): 3 /
Sale Date: 02/16/2024	Prior Sale Date: 06/15/2023	Yr Built/Eff: 1953 / 1953
Sale Price: \$1,340,000	Prior Sale Price: \$1,020,000	Air Cond:
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL
Document #: 147522	Acres: 0.19	Fireplace: /
1st Mtg Amt: \$1,122,000	Lot Area: 8,442	Pool: POOL
Total Value: \$102,629	# of Stories: 1	Roof Mat: GRAVEL & ROCK
Land Use: SFR	Park Area/Cap#: /	Parking: BASEMENT

Comp #:5 Distance From Subject:0.39 (miles)

Address: 10342 MCVINE AVE, SUNLAND, CA 91040-3140

Owner Name: LEINFELDER BERNIE

Seller Name: MCCONAGHY JOANNA R F/TR

APN: 2559-003-011	Map Reference: 10-D3 /	Living Area: 1,713
County: LOS ANGELES, CA	Census Tract: 1034.02	Total Rooms: 6
Subdivision: 18498	Zoning: LAR1	Bedrooms: 3
Rec Date: 03/01/2024	Prior Rec Date: 07/16/1976	Bath(F/H): 2 /
Sale Date: 02/22/2024	Prior Sale Date:	Yr Built/Eff: 1953 / 1953

Sale Price:	<b>\$1,125,000</b>	Prior Sale Price:	<b>\$59,000</b>	Air Cond:	<b>CENTRAL</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Style:	<b>CONVENTIONAL</b>
Document #:	<b>136421</b>	Acres:	<b>0.16</b>	Fireplace:	<b>/</b>
1st Mtg Amt:	<b>\$715,000</b>	Lot Area:	<b>6,902</b>	Pool:	
Total Value:	<b>\$133,579</b>	# of Stories:	<b>1</b>	Roof Mat:	<b>WOOD SHAKE</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>	Parking:	<b>PARKING AVAIL</b>

Comp #:**6**

Address:**7731 FORSYTHE ST, TUJUNGA, CA 91042-1608**

Owner Name:**SAMVELYAN SAM**

Seller Name:**MIRIDJANIAN SARKIS**

APN:**2557-001-029**

County:**LOS ANGELES, CA**

Subdivision:**3966**

Rec Date:**10/03/2023**

Sale Date:**08/17/2023**

Sale Price:**\$160,000**

Sale Type:**FULL**

Document #:**668577**

1st Mtg Amt:

Total Value:**\$709,543**

Land Use:**SFR**

Map Reference:**/**

Census Tract:**1031.02**

Zoning:**LAR1**

Prior Rec Date:**02/26/2020**

Prior Sale Date:**01/17/2020**

Prior Sale Price:**\$675,000**

Prior Sale Type:**FULL**

Acres:**0.13**

Lot Area:**5,636**

# of Stories:

Park Area/Cap#:**/**

Living Area:**1,399**

Total Rooms:

Bedrooms:**3**

Bath(F/H):**2 /**

Yr Built/Eff:**1995 / 1995**

Air Cond:**CENTRAL**

Style:

Fireplace:**/**

Pool:

Roof Mat:

Parking:

Distance From Subject:**0.45 (miles)**

Distance From Subject:0.46 (miles)

Comp #:	7				
Address:	10242 MATHER AVE, SUNLAND, CA 91040-3348				
Owner Name:	HAVAKIAN MEGMIK				
Seller Name:	MAAS RONALD II & VICKIE				
APN:	2559-018-013	Map Reference:	10-E3 /	Living Area:	1,505
County:	LOS ANGELES, CA	Census Tract:	1034.02	Total Rooms:	5
Subdivision:	16067	Zoning:	LAR1	Bedrooms:	3
Rec Date:	08/11/2023	Prior Rec Date:	04/24/1997	Bath(F/H):	2 /
Sale Date:	08/07/2023	Prior Sale Date:		Yr Built/Eff:	1950 / 1955
Sale Price:	\$890,000	Prior Sale Price:	\$179,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	532530	Acres:	0.15	Fireplace:	/
1st Mtg Amt:	\$712,000	Lot Area:	6,410	Pool:	POOL
Total Value:	\$280,192	# of Stories:	1	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	DETACHED GARAGE

Comp #:8

Address:8247 WENTWORTH ST, SUNLAND, CA 91040-2050

Owner Name:EISSAKHANIAN ARIN

Seller Name:HITE SILAS L

APN:2551-025-044

Map Reference:10-D2 /

Living Area:1,752

County:LOS ANGELES, CA

Census Tract:1031.01

Total Rooms:6

Subdivision:6991

Zoning:LAR1

Bedrooms:3

Rec Date:08/18/2023

Prior Rec Date:04/07/2015

Bath(F/H):2 /

Sale Date:07/22/2023

Prior Sale Date:03/20/2015

Yr Built/Eff:1953 / 1960

Sale Price:\$1,050,000

Prior Sale Price:\$470,000

Air Cond:

Sale Type:FULL

Prior Sale Type:FULL

Style:CONVENTIONAL

Document #:551324

Acres:0.12

Fireplace:Y / 1

1st Mtg Amt:\$956,959

Lot Area:5,293

Pool:POOL

Total Value:\$542,926

# of Stories:1

Roof Mat:WOOD SHAKE

Land Use:SFR

Park Area/Cap#:/

Parking:PARKING AVAIL

Distance From Subject:0.49 (miles)

Distance From Subject:0.50 (miles)

Comp #:	9		
Address:	7802 APPERSON ST, SUNLAND, CA 91040-3104		
Owner Name:	MOOSAKHANIAN HAMLET/BONYADI LEAH		
Seller Name:	BAGRAMIAN KNARIK L/TR		
APN:	2559-014-001	Map Reference:	10-E3 /
County:	LOS ANGELES, CA	Census Tract:	1034.02
Subdivision:	4132	Zoning:	LAR1
Rec Date:	02/05/2024	Prior Rec Date:	10/18/2018
Sale Date:	01/22/2024	Prior Sale Date:	09/13/2018
Sale Price:	\$770,000	Prior Sale Price:	\$530,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	78275	Acres:	0.10
1st Mtg Amt:	\$539,000	Lot Area:	4,575
Total Value:	\$617,154	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,777
		Total Rooms:	3
		Bedrooms:	3
		Bath(F/H):	3 /
		Yr Built/Eff:	1957 / 1957
		Air Cond:	WALL
		Style:	CONVENTIONAL
		Fireplace:	/
		Pool:	
		Roof Mat:	COMPOSITION SHINGLE
		Parking:	BUILT-IN

**EXHIBIT D**

ASSIGNED INSPECTOR: **MARK VAN SLOOTEN**

Date: **July 2, 2024**

JOB ADDRESS: **10619 NORTH WOODWARD AVENUE, LOS ANGELES, CA**

ASSESSOR PARCEL NO. (APN): **2556-017-017**

CASE NO.: **899832**

ORDER NO.: **A-5328552**

EFFECTIVE DATE OF ORDER TO COMPLY: **June 30, 2020**

COMPLIANCE EXPECTED DATE: **July 30, 2020**

DATE COMPLIANCE OBTAINED: **July 23, 2020**

.....

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

**VIOLATIONS:**

SEE ATTACHED ORDER # A-5328552

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

VAN AMBATIELOS  
PRESIDENT

JAVIER NUNEZ  
VICE-PRESIDENT

JOSELYN GEAGA-ROSENTHAL

GEORGE HOVAGUIMIAN

ELVIN W MOON

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

ORDER TO COMPLY AND NOTICE OF FEE

JONATHAN, CRISTINA L  
10619 WOODWARD AVE  
SUNLAND, CA 91040

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

JUN 22 2020

CASE #: 899832

ORDER #: A-5328552

EFFECTIVE DATE: June 30, 2020

COMPLIANCE DATE: July 30, 2020

OWNER OF

SITE ADDRESS: 10619 N WOODWARD AVE

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

ASSESSORS PARCEL NO.: 2556-017-017

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. Rubbish, garbage, trash and debris on the premises.**

You are therefore ordered to: 1) Remove the rubbish, garbage, trash and debris from the premises. 2) Maintain the premises in a clean and sanitary condition.

Code Section(s) in Violation: 91.8104, 91.8104.2, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Location: Front yard

Comments: Maintain cleanliness of property

**2. Open storage within the required yards.**

You are therefore ordered to: Discontinue the open storage in the required yard(s).

Code Section(s) in Violation: 12.03, 12.21A.1.(a) and 12.21C.1.(g) of the L.A.M.C.

Location: Front yard

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](http://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.

**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:

Date: June 19, 2020

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

jason.brannon@lacity.org

*MRB222*

REVIEWED BY

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