

CITY OF LOS ANGELES
CALIFORNIA

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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



JACOB STEVENS
PRESIDENT

NANCY YAP
VICE PRESIDENT

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

JOHN WEIGHT
EXECUTIVE OFFICER

October 16, 2024

Council District: # 7

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

JOB ADDRESS: **13629 WEST ALMETZ STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2582-031-004**
Re: Invoice #778586-7, 784023-6

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: **13629 West Almetz Street, 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 98.041 I(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 March 18, 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>
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)	180.10
Title Report fee	30.00
Grand Total	\$ 3,766.66

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 **\$3,766.66** 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 **\$3,766.66** 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. T17214
Dated as of: 09/06/2022

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)

APN #: 2582-031-004

Property Address: 13629 W ALMETZ ST **City: Los Angeles** **County: Los Angeles**

VESTING INFORMATION

Type of Document: GRANT DEED
Grantee : DIAMILY PARIENTE
Grantor : FRANK G. OLMSTEAD AND DONNA OLMSTEAD
Deed Date : 10/13/2011 **Recorded : 12/14/2011**
Instr No. : 11-1688641

MAILING ADDRESS: DIAMILY PARIENTE
11314 GOLETA ST, SYLMAR, CA 91342

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 37 Tract No: 28377 Brief Description: *TR=28377 LOT 37

MORTGAGES/LIENS

Type of Document: SUBORDINATE DEED OF TRUST
Recording Date: 02/27/2017 **Document #: 17-0230685**
Loan Amount: \$101,320
Lender Name: JPMORGAN CHASE BANK NA
Borrowers Name: DIAMILY PARIENTE

MAILING ADDRESS: JPMORGAN CHASE BANK NA
780 KANSAS LANE 2ND FL MONROE, LA 71203

This page is part of your document - DO NOT DISCARD



20111688641



Pages:
0003

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

12/14/11 AT 08:00AM

FEES:	42.00
TAXES:	2,172.80
OTHER:	0.00
PAID:	2,214.80



LEADSHEET



201112140150019

00005088836



003679230

SEQ:
01

DAR - Title Company (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

121

4

LEGAL DESCRIPTION

EXHIBIT "ONE"

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

LOT 37, TRACT 28377, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 874, PAGES 3 TO 5 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE OF SAID PROPERTY BUT WITH NO RIGHT OF SURFACE ENTRY AS PROVIDED IN DEED RECORDED IN BOOK D2849, PAGE 450 OFFICIAL RECORDS, AND AUGUST 9, 1965, AS INSTRUMENT NO. 996, AND IN BOOK 23283, PAGE 191 OFFICIAL RECORDS AND AUGUST 24, 1965.

Assessor's Parcel No: 2582-031-004

This page is part of your document - DO NOT DISCARD



20170230685



Pages:
0007

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

02/27/17 AT 03:21PM

FEES:	33.00
TAXES:	0.00
OTHER:	0.00
PAID:	<u>33.00</u>



LEADSHEET



201702270140081

00013397731



008164074

SEQ:
01

SECURE - Daily



THIS FORM IS NOT TO BE DUPLICATED

E13-20170223010056

RECORDING REQUEST BY:

JPMorgan Chase Bank, NA

WHEN RECORDED MAIL TO:

NAME: JPMorgan Chase Bank, NA

MAILING ADDRESS 780 Kansas Lane

CITY, STATE, ZIP CODE Monroe, LA 71203

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

SUBRODINATE DEED OF TRUST

Recording Requested By/Return To:
JPMORGAN CHASE BANK, N.A.
MHA DEPARTMENT
780 KANSAS LANE
2ND FLOOR, LA4-3125
MONROE, LA 71203

This Instrument Prepared By:
JPMORGAN CHASE BANK, N.A.
3415 VISION DRIVE
COLUMBUS, OHIO 43219-6009

[Space Above This Line For Recording Data]

SUBORDINATE DEED OF TRUST

FHA Case Number 703 197-5640097

This SUBORDINATE DEED OF TRUST ("Security Instrument") is given on JANUARY 27, 2017.

The Trustor(s) are DIAMILY C PARIENTE AKA DIAMILY PARIENTE, A SINGLE WOMAN whose address is 13629 ALMETZ ST, SYLMAR, CALIFORNIA 91342 (Borrower).

The Trustee is FIDELITY NATIONAL TITLE COMPANY (Trustee).

The Beneficiary is the Secretary of the U.S. Department of Housing and Urban Development, whose address is U.S. Department of Housing and Urban Development, Attention: Single Family Notes Branch, 451 Seventh Street Southwest, Washington, DC 20410 (Lender/Mortgagee). The Borrower owes the Lender/Mortgagee the principal sum of ONE HUNDRED ONE THOUSAND THREE HUNDRED TWENTY AND 60/100THS (U.S. \$101,320.60).

This debt is evidenced by the Borrower's Note dated the same date as this Security Instrument ("Note"), which provides for the full debt, if not paid earlier due and payable on FEBRUARY 01, 2047.

This Security Instrument secures to the Lender/Mortgagee: (a) the repayment of the debt evidenced by the Note, and all renewals, extensions and modifications of the Note; (b) the payment of all other sums, with interest, advanced under Paragraph 7 to protect the security of this Security Instrument; and (c) the performance of the Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, the Borrower does hereby mortgage, warrant, grant and convey to the Trustee, in trust, with power of sale the following described property located in LOS ANGELES County, CALIFORNIA:

LEGAL DESCRIPTION:

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



STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS: LOT 37, TRACT 28377, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 874, PAGES 3 TO 5 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPT THEREFROM ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE OF SAID PROPERTY BUT WITH NO RIGHT OF SURFACE ENTRY AS PROVIDED IN DEED RECORDED IN BOOK D2849, PAGE 450 OFFICIAL RECORDS, AND AUGUST 9, 1965, AS INSTRUMENT NO. 996, AND IN BOOK 23283, PAGE 191 OFFICIAL RECORDS AND AUGUST 24, 1965. RECORDED IN LOS ANGELES COUNTY, INSTRUMENT NO. 20111688641. PARCEL ID: 2582-031-004

Tax Parcel No: 2582-031-004

which has the address of 13629 ALMETZ ST, SYLMAR, CALIFORNIA 91342, ("Property Address");

TOGETHER WITH all the improvement now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property."

Borrower Covenants that the Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property and that Property is unencumbered, except for encumbrances of record. The Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

This Security Instrument combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

The Borrower and the Lender/Mortgagee covenant agree as follows:

UNIFORM COVENANTS.

1. **Payment of Principal.** The Borrower shall pay when due the principal of the debt evidenced by the Note.

2. **Borrower Not Released; Forbearance by Lender/Mortgagee Not a Waiver.** Extension of the time of payment of the sums secured by this Security Instrument granted by the Lender/Mortgagee to any Successor in interest of the Borrower shall not operate to release the liability of the original Borrower or the Borrower's successor in interest. The Lender/Mortgagee shall not be required to commence proceedings against any successor in interest or refuse to extend time for payment or otherwise modify amortization of the sums secured by this Security Instrument by reason of any demand made by the original Borrower or the Borrower's successors in interest. Any forbearance by the Lender/Mortgagee in exercising any right or remedy shall not be a waiver of or preclude the exercise of any right or remedy.



3. Successors and Assigns Bound; Joint and Several Liability; Co-Signers. The covenants and agreements of this Security Instrument shall bind and benefit the successors and assigns of the Lender/Mortgagee and the Borrower. The Borrower's covenants and agreements shall be joint and several. Any Borrower who co-signs this Security Instrument but does not execute the Note: (a) is co-signing this Security Instrument only to mortgage, grant and convey that the Borrower's interest in the Property under the terms of this Security Instrument; (b) is not personally obligated to pay the sums secured by this Security Instrument; and (c) agrees that the Lender/Mortgagee and any other Borrower may agree to extend, modify, forbear or make any accommodations with regard to the term of this Security Instrument or the Note without that Borrower's consent.

4. Notices. Any notice to the Borrower provided for in this Security Instrument shall be given by delivering it or by mailing it by first class mail unless applicable law requires use of another method. The notice shall be directed to the Property Address or any other address the Borrower designates by notice to the Lender/Mortgagee. Any notice to the Lender/Mortgagee shall be given by first class mail to: U.S. Department of Housing and Urban Development, Attention: Single Family Notes Branch, 451 Seventh Street Southwest, Washington, DC 20410 or any address the Lender/Mortgagee designates by notice to the Borrower. Any notice provided for in this Security Instrument shall be deemed to have been given to the Borrower or the Lender/Mortgagee when given as provided in this Paragraph.

5. Governing Law; Severability. This Security Instrument shall be governed by Federal Law and the law of the jurisdiction in which the Property is located. In the event that any provision or clause of this Security Instrument or the Note conflicts with applicable law, such conflict shall not affect other provisions of this Security Instrument or the Note which can be given effect without the conflicting provision. To this end the provisions of this Security Instrument and the Note are declared to be severable.

6. Borrower's Copy. The Borrower shall be given one copy of the Note and of this Security Instrument.

NON-UNIFORM COVENANTS. The Borrower and the Lender/Mortgagee further covenant and agree as follows;

7. Acceleration; Remedies. Lender/Mortgagee shall give notice to Borrower prior to acceleration following Borrower's breach of any covenant or agreement in this Security Instrument. The notice shall specify: (a) the default; (b) the action required to cure the default; (c) a date, not less than 30 days from the date the notice is given to Borrower, by which the default must be cured; and (d) that failure to cure the default on or before the date specified in the notice may result in acceleration of sums secured by this Security Instrument and sale of the Property. The notice shall further inform the Borrower of the right to reinstate after acceleration and the right to bring a court action to assert the non-existence of a default or any other defense of Borrower to acceleration and sale. If the default is not cured on or before the date specified in the notice, Lender/Mortgagee, at its option, may require immediate payment in full of all sums secured by this Security Instrument without further demand and may invoke the power of sale and any other remedies permitted by applicable law. Lender/Mortgagee shall be entitled to collect all expenses incurred in pursuing the remedies provided in this Paragraph, including but not limited to, reasonable attorneys' fees and costs of title evidence.



If the Lender's/Mortgagee's interest in this Security Instrument is held by the Secretary and the Secretary requires immediate payment in full under Paragraph 7 of the Note, the Secretary may invoke the non-judicial power of sale provided in the Single Family Mortgage Foreclosure Act of 1994 ("Act")(12U.S.C. 3751 et seq.) by requesting a foreclosure commissioner designated under the Act to commence foreclosure and to sell the Property as provided in the Act. Nothing in the preceding sentence shall deprive the Secretary of any rights otherwise available to a Lender/Mortgagee under this Paragraph or applicable law.

8. Reconveyance. Upon payment of all sums secured by this Security Instrument, Lender/Mortgagee shall request Trustee to reconvey the Property and shall surrender this Security Instrument and all notes evidencing debt secured by this Security Instrument to Trustee. Trustee shall reconvey the Property without warranty and without charge to the person or persons legally entitled to it. Such person or persons shall pay any recordation costs.

9. Substitution of Trustee. Lender/Mortgagee, at its option, may from time to time appoint a successor trustee to any Trustee appointed hereunder by an instrument executed and acknowledged by Lender/Mortgagee and recorded in the office of the recorder of the county in which the Property is located. The instrument shall contain the name of the original Lender/Mortgagee, Trustee and Borrower, the book and page where this Security Instrument is recorded and the name and address of the successor trustee. Without conveyance of the Property, the successor trustee shall succeed to all title, powers and duties conferred upon the Trustee herein and by applicable law. This procedure for substitution of trustee shall govern to the exclusion of all other provisions for substitution.

10. Requests for Notices. Borrower requests for copies of the notices of default and sale be sent to Borrower's address, which is the Property address.

11. Beneficiary Statement. Lender may collect a fee, not to exceed the maximum amount permitted by law for furnishing a Beneficiary statement as provided by Section 2943 of the Civil Code of California.

The undersigned Borrower requests that a copy of any Notice of Default or any Notice of Sale under this Security Instrument be mailed to the Borrower at the address set forth above. A copy of any Notice of Default or any Notice of Sale will be sent only to the address contained in this recorded request. If the Borrower's address changes, a new request must be recorded.

BY SIGNING BELOW, the Borrower accepts and agrees to the terms contained in this Security Instrument and in any rider(s) executed by the Borrower and recorded with it.

_____[Space Below This Line For Borrower Acknowledgement]_____



Diamily C Pariente AKA Diamily Pariente
Borrower - DIAMILY C PARIENTE AKA DIAMILY PARIENTE
(Must Be Signed Exactly as Printed)

Date: 2, 3, 17

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of CALIFORNIA)
County of Los Angeles)
Enter County Here

On Feb. 3, 2017, before me, Alexia Farrell, Notary Public,
(insert name here)

personally appeared DIAMILY C PARIENTE AKA DIAMILY PARIENTE, 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 signatures on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.
Signature Alexia Farrell (Seal)
Enter Notary Name EXACTLY as it appears on Notary Stamp



EXHIBIT B

ASSIGNED INSPECTOR: **JASON BRANNON**
JOB ADDRESS: **13629 WEST ALMETZ STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2582-031-004**

Date: **October 16, 2024**

Last Full Title: **09/06/2022**

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- 1) DIAMILY PARIENTE
11314 GOLETA STREET
SYLMAR, CA 91342
CAPACITY: OWNER

- 2) JP MORGAN CHASE BANK NA
780 KANSAS LANE, 2ND FLOOR
MONROE, LA 71203
CAPACITY: INTERESTED PARTY

Property Detail Report

For Property Located At :
13629 ALMETZ ST, SYLMAR, CA 91342-1726



Owner Information

Owner Name: **PARIENTE DIAMILY**
Mailing Address: **11314 GOLETA ST, SYLMAR CA 91342-6540 C037**
Vesting Codes: **SW //**

Location Information

Legal Description:	TR=28377 LOT 37	APN:	2582-031-004
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	1060.10 / 2	Subdivision:	28377
Township-Range-Sect:		Map Reference:	2-F1 /
Legal Book/Page:	874-3	Tract #:	28377
Legal Lot:	37	School District:	LOS ANGELES
Legal Block:		School District Name:	LOS ANGELES
Market Area:	SYL	Munic/Township:	LOS ANGELES
Neighbor Code:			

Owner Transfer Information

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

Last Market Sale Information

Recording/Sale Date:	12/14/2011 / 10/13/2011	1st Mtg Amount/Type:	\$378,164 / FHA
Sale Price:	\$388,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	1688642
Document #:	1688641	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$193.32
New Construction:		Multi/Split Sale:	
Title Company:	FIDELITY TITLE		
Lender:	VENTA FIN'L GRP INC		
Seller Name:	OLMSTEAD FRANK G & DONNA		

Prior Sale Information

Prior Rec/Sale Date:	10/31/1985 / 08/1985	Prior Lender:	
Prior Sale Price:	\$63,000	Prior 1st Mtg Amt/Type:	/
Prior Doc Number:	1288629	Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	GRANT DEED		

Property Characteristics

Gross Area:		Parking Type:	BUILT-IN	Construction:	FRAME
Living Area:	2,007	Garage Area:		Heat Type:	CENTRAL
Tot Adj Area:		Garage Capacity:		Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:	7	Basement Area:		Patio Type:	
Bedrooms:	4	Finish Bsmnt Area:		Pool:	POOL
Bath(F/H):	3 /	Basement Type:		Air Cond:	CENTRAL
Year Built / Eff:	1977 / 1977	Roof Type:		Style:	CONVENTIONAL
Fireplace:	Y / 1	Foundation:	SLAB	Quality:	AVERAGE
# of Stories:	2	Roof Material:	COMPOSITION SHINGLE	Condition:	GOOD

Other Improvements: FENCE;SHED Building Permit

Site Information

Zoning:	LARS	Acres:	0.17	County Use:	SINGLE FAMILY RESID (0101)
Lot Area:	7,558	Lot Width/Depth:	x	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	PUBLIC
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$450,228	Assessed Year:	2021	Property Tax:	\$5,670.82
Land Value:	\$146,670	Improved %:	67%	Tax Area:	16
Improvement Value:	\$303,558	Tax Year:	2021	Tax Exemption:	
Total Taxable Value:	\$450,228				

Comparable Sales Report

For Property Located At



13629 ALMETZ ST, SYLMAR, CA 91342-1726

8 Comparable(s) Selected.

Report Date: 09/08/2022

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$388,000	\$350,000	\$2,545,455	\$1,054,057
Bldg/Living Area	2,007	1,719	2,245	1,978
Price/Sqft	\$193.32	\$203.61	\$1,314.80	\$529.79
Year Built	1977	1956	1986	1965
Lot Area	7,558	7,699	11,402	9,026
Bedrooms	4	3	4	4
Bathrooms/Restrooms	3	2	3	2
Stories	2.00	1.00	2.00	1.17
Total Value	\$450,228	\$179,328	\$680,173	\$375,676
Distance From Subject	0.00	0.18	0.41	0.29

*= user supplied for search only

Comp #:1		Distance From Subject:0.18 (miles)			
Address:	13769 ALMETZ ST, SYLMAR, CA 91342-1729				
Owner Name:	ADAMS BRANDI D				
Seller Name:	DOBBS FAMILY TRUST				
APN:	2582-010-014	Map Reference:	2-F1 /	Living Area:	1,986
County:	LOS ANGELES, CA	Census Tract:	1060.10	Total Rooms:	
Subdivision:	28040	Zoning:	LARS	Bedrooms:	3
Rec Date:	03/18/2022	Prior Rec Date:	03/01/2013	Bath(F/H):	2 /
Sale Date:	02/17/2022	Prior Sale Date:	02/12/2013	Yr Built/Eff:	1968 / 1968
Sale Price:	\$950,000	Prior Sale Price:	\$405,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	314875	Acres:	0.18	Fireplace:	/
1st Mtg Amt:	\$760,000	Lot Area:	7,761	Pool:	POOL
Total Value:	\$460,741	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:2		Distance From Subject:0.18 (miles)			
Address:	13951 BADGER AVE, SYLMAR, CA 91342-1872				
Owner Name:	HATIKYAN VARDAN				
Seller Name:	GASPARYAN ARA				
APN:	2582-035-004	Map Reference:	2-F1 /	Living Area:	2,245
County:	LOS ANGELES, CA	Census Tract:	1060.20	Total Rooms:	
Subdivision:	33945	Zoning:	LARS	Bedrooms:	3
Rec Date:	06/03/2022	Prior Rec Date:	08/14/2018	Bath(F/H):	3 /
Sale Date:	05/27/2022	Prior Sale Date:	07/26/2018	Yr Built/Eff:	1986 / 1986
Sale Price:	\$1,050,000	Prior Sale Price:	\$660,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	595811	Acres:	0.18	Fireplace:	/
1st Mtg Amt:	\$840,000	Lot Area:	7,699	Pool:	
Total Value:	\$680,173	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:3		Distance From Subject:0.24 (miles)		
Address:	13873 LEXICON AVE, SYLMAR, CA 91342-1857			

Owner Name:	THOMAS ALEC N/THOMAS KASSANDRA A		
Seller Name:	D & L THOMAS LIVING TRUST		
APN:	2503-013-023	Map Reference:	2-F1 /
County:	LOS ANGELES, CA	Census Tract:	1060.20
Subdivision:	19230	Zoning:	LARS
Rec Date:	02/18/2022	Prior Rec Date:	12/19/1995
Sale Date:	11/22/2021	Prior Sale Date:	
Sale Price:	\$2,545,455	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	199682	Acres:	0.24
1st Mtg Amt:		Lot Area:	10,400
Total Value:	\$243,892	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/

Living Area:	1,936
Total Rooms:	6
Bedrooms:	3
Bath(F/H):	2 /
Yr Built/Eff:	1956 / 1957
Air Cond:	WALL
Style:	CONVENTIONAL
Fireplace:	/
Pool:	
Roof Mat:	COMPOSITION SHINGLE
Parking:	DETACHED GARAGE

Comp #:	4	Distance From Subject:	0.27 (miles)
Address:	13454 ALMETZ ST, SYLMAR, CA 91342-1834		
Owner Name:	SHRADER JONATHAN/SHRADER JESSICA		
Seller Name:	GONZALEZ RHINA		
APN:	2582-016-014	Map Reference:	2-F1 /
County:	LOS ANGELES, CA	Census Tract:	1060.20
Subdivision:	29347	Zoning:	LARS
Rec Date:	06/24/2022	Prior Rec Date:	04/16/2010
Sale Date:	06/02/2022	Prior Sale Date:	03/01/2010
Sale Price:	\$857,000	Prior Sale Price:	\$325,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	664261	Acres:	0.19
1st Mtg Amt:	\$771,300	Lot Area:	8,240
Total Value:	\$387,558	# of Stories:	2
Land Use:	SFR	Park Area/Cap#:	/

Living Area:	1,943
Total Rooms:	7
Bedrooms:	4
Bath(F/H):	3 /
Yr Built/Eff:	1967 / 1967
Air Cond:	CENTRAL
Style:	CONVENTIONAL
Fireplace:	Y / 1
Pool:	
Roof Mat:	COMPOSITION SHINGLE
Parking:	PARKING AVAIL

Comp #:	5	Distance From Subject:	0.28 (miles)
Address:	13665 LEXICON PL, SYLMAR, CA 91342-1817		
Owner Name:	TORAL ANASTASIO P/TORAL MIGUEL A JR		
Seller Name:	TORAL EMMA LIVING TRUST		
APN:	2503-018-012	Map Reference:	2-F1 /
County:	LOS ANGELES, CA	Census Tract:	1060.20
Subdivision:	23245	Zoning:	LARS
Rec Date:	07/29/2022	Prior Rec Date:	02/24/1995
Sale Date:	07/20/2022	Prior Sale Date:	
Sale Price:	\$350,000	Prior Sale Price:	\$210,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	771852	Acres:	0.22
1st Mtg Amt:	\$230,000	Lot Area:	9,633
Total Value:	\$179,328	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/

Living Area:	1,719
Total Rooms:	6
Bedrooms:	4
Bath(F/H):	3 /
Yr Built/Eff:	1959 / 1967
Air Cond:	
Style:	CONVENTIONAL
Fireplace:	/
Pool:	
Roof Mat:	WOOD SHAKE
Parking:	ATTACHED GARAGE

Comp #:	6	Distance From Subject:	0.32 (miles)
Address:	13833 LEXICON AVE, SYLMAR, CA 91342-1815		
Owner Name:	BAROUNI MASIS/DERRATAVOC KLARIS		
Seller Name:	TONYAN FAMILY TRUST		
APN:	2503-013-016	Map Reference:	2-F1 /
County:	LOS ANGELES, CA	Census Tract:	1060.20
Subdivision:	19230	Zoning:	LARS
Rec Date:	07/08/2022	Prior Rec Date:	01/23/1979
Sale Date:	06/13/2022	Prior Sale Date:	
Sale Price:	\$830,000	Prior Sale Price:	\$70,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	705054	Acres:	0.20
1st Mtg Amt:	\$747,000	Lot Area:	8,903
Total Value:	\$194,475	# of Stories:	1
Land Use:		Park Area/Cap#:	

Living Area:	1,917
Total Rooms:	6
Bedrooms:	3
Bath(F/H):	2 /
Yr Built/Eff:	1956 / 1959
Air Cond:	EVAP COOLER
Style:	CONVENTIONAL
Fireplace:	Y / 1
Pool:	POOL
Roof Mat:	COMPOSITION SHINGLE

Land Use: **SFR** Park Area/Cap#: **/** Parking: **DETACHED GARAGE**

Comp #:7 Distance From Subject:0.41 (miles)
Address: **13929 BARNER AVE, SYLMAR, CA 91342-1649**
Owner Name: **VARGAS NOE/VARGAS ALMA**
Seller Name: **VARGAS JOSEFINA & LUIS M**
APN: **2582-005-005** Map Reference: **2-E1 /** Living Area: **1,925**
County: **LOS ANGELES, CA** Census Tract: **1060.10** Total Rooms: **7**
Subdivision: **29752** Zoning: **LARS** Bedrooms: **4**
Rec Date: **08/17/2022** Prior Rec Date: **05/19/2017** Bath(F/H): **2 /**
Sale Date: **07/13/2022** Prior Sale Date: **03/27/2017** Yr Built/Eff: **1965 / 1965**
Sale Price: **\$750,000** Prior Sale Price: **\$530,000** Air Cond: **CENTRAL**
Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
Document #: **824719** Acres: **0.19** Fireplace: **Y / 1**
1st Mtg Amt: **\$390,000** Lot Area: **8,172** Pool:
Total Value: **\$568,265** # of Stories: **1** Roof Mat: **COMPOSITION SHINGLE**
Land Use: **SFR** Park Area/Cap#: **/** Parking: **ATTACHED GARAGE**

Comp #:8 Distance From Subject:0.41 (miles)
Address: **13910 TYLER ST, SYLMAR, CA 91342-1631**
Owner Name: **GARCIA DEYBER/SANCHEZ ALMA D**
Seller Name: **GLANS LIVING TRUST**
APN: **2503-021-003** Map Reference: **2-E1 /** Living Area: **2,156**
County: **LOS ANGELES, CA** Census Tract: **1060.10** Total Rooms: **8**
Subdivision: **28113** Zoning: **LARE11** Bedrooms: **4**
Rec Date: **03/02/2022** Prior Rec Date: **07/11/1979** Bath(F/H): **3 /**
Sale Date: **01/21/2022** Prior Sale Date:
Sale Price: **\$1,100,000** Prior Sale Price: **\$87,000** Yr Built/Eff: **1965 / 1968**
Sale Type: **FULL** Prior Sale Type: **FULL** Air Cond: **CENTRAL**
Document #: **243549** Acres: **0.26** Style: **CONVENTIONAL**
1st Mtg Amt: **\$970,800** Lot Area: **11,402** Fireplace: **Y / 1**
Total Value: **\$290,976** # of Stories: **1** Pool: **POOL**
Land Use: **SFR** Park Area/Cap#: **/** Roof Mat: **WOOD SHAKE**
Parking: **PARKING AVAIL**

EXHIBIT D

ASSIGNED INSPECTOR: **JASON BRANNON**
JOB ADDRESS: **13629 WEST ALMETZ STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2582-031-004**

Date: **October 16, 2024**

CASE NO.: **849949**
ORDER NO.: **A-4961181**

EFFECTIVE DATE OF ORDER TO COMPLY: **March 18, 2019**
COMPLIANCE EXPECTED DATE: **April 17, 2019**
DATE COMPLIANCE OBTAINED: **No compliance to date**

.....

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

VIOLATIONS:

SEE ATTACHED ORDER # A-4961181

1.050530201977504

**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

PARIENTE,DIAMILY
11314 GOLETA ST
SYLMAR, CA 91342

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

CASE #: 849949
ORDER #: A-4961181
EFFECTIVE DATE: March 18, 2019
COMPLIANCE DATE: April 17, 2019

MAR 12 2019

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

OWNER OF
SITE ADDRESS: 13629 W ALMETZ ST
ASSESSORS PARCEL NO.: 2582-031-004
ZONE: RS; Suburban 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 approximate 8'x16' patio cover and a block wall over 4' high are being constructed in the front yard without the required permits and approvals.**

You are therefore ordered to: 1) Demolish and remove all construction work performed without the required permit(s). 2) Restore the existing structure(s) to its originally approved condition, 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, 93.0104, 94.103.1.1, 95.112.1, 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.

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 err 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.

TAX WARNING: THIS NOTICE AFFECTS OWNERS OF RENTAL HOUSING.

The Department of Building and Safety has determined by inspection that this building is substandard per Section 17274 and 24436.5 of the State Revenue and Taxation Code. These sections provide in part that a taxpayer who derives rental income from housing determined by the local regulatory agency to be substandard by reason of violation of state or local codes dealing with health, safety or building, cannot deduct from state personal income tax and bank and corporation income tax, deductions for interest, depreciation or taxes attributable to such substandard structure where the substandard conditions are not corrected within six (6) months after notice of violation by the regulatory agency. Please note that the effective date of this order marks the beginning of the six (6) month period referred to above. The department is required by law to notify the State Franchise Tax Board of failure to comply with these code sections.

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www.ladbs.org

1.050530201977504

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)374-9856.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: *John Hamilton*

Date: March 11, 2019

JOHN HAMILTON
14410 SYLVAN STREET SUITE 105
VAN NUYS, CA 91401
(818)374-9856

John.Hamilton@lacity.org

MA31119

REVIEWED BY

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