

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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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

May 17, 2017

Council District: # 7

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

JOB ADDRESS: **10045 NORTH BEVIS AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2647-007-013**

On October 24, 2016 pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code, the Department of Building and Safety (the "Department") investigated and identified code violations at: **10045 North Bevis Avenue, Los Angeles California**, (the "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.

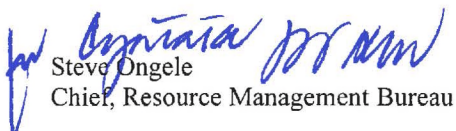
In addition, pursuant to Section 98.0421, the property owner was issued an order September 28, 2016 to pay a code violation inspection fee after violations were identified and verified upon inspection. The non-compliance and code violation inspection fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance Code Enforcement Fee	\$ 660.00
Late Charge/Collection Fee (250%)	2,490.00
Code Violation Investigation Fee	336.00
System Development Surcharge	20.16
System Development Surcharge Late Fee	50.40
Accumulated Interest (1%/month)	73.72
Title Report Fee	42.00
Grand Total	\$ 3,672.28

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed a lien for a total sum of **\$3,672.28** recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "City 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 the City Council instruct the Department to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$3,672.28** 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


Steve Ongele
Chief, Resource Management Bureau

Lien confirmed by
City Council on:

ATTEST: HOLLY WOLCOTT, CITY CLERK

BY: _____
DEPUTY

EXHIBIT A



5711 W. SLAUSON AVE., SUITE 170
CULVER CITY, CA 90230
Phone 310-649-2020 310-649-0030 Fax

Property Title Report

Work Order No. T14057
Dated as of: 03/08/2017

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 2647-007-013

Property Address: 10045 N BEVIS AVE

City: Los Angeles

County: Los Angeles

VESTING INFORMATION

Type of Document: QUITCLAIM DEED

Grantee : DEBRA BUSTAMANTE,

Grantor : ERNIE BUSTAMANTE,

Deed Date : 10/16/2008

Recorded : 11/14/2008

Instr No. : 08-2011244

MAILING ADDRESS: DEBRA BUSTAMANTE
10045 BEVIS AVE MISSION HILLS CA 91345

SCHEDULE B

LEGAL DESCRIPTION

Lot: 53 Tract No: 18769 Abbreviated Description: LOT:53 CITY:REGION/CLUSTER:
03/03124 TR#:18769 TRACT NO 18769 LOT 53 City/Muni/Twp: REGION/CLUSTER: 03/03124

MORTGAGES/LIENS

Type of Document: ASSIGNMENT OF DEED OF TRUST

Recording Date: 02/21/2012

Document #: 12-0275113

Loan Amount: \$228,174

Lender Name: COUNTRYWIDE BANK FSB

Borrowers Name: DEBRA BUSTAMANTE

MAILING ADDRESS: BANK OF AMERICA
450 E. BOUNDARY ST. CHAPIN, SC 29036

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO:

Debra Bustamante
10045 Bevis Avenue
Los Angeles, CA 91345

11/14/08



20082011244

A.P.N.: 2647-007-013

Order No.: 08-4-320769

Space Above This Line for Recorder's Use Only

Escrow No.: CW75113-SG

QUITCLAIM DEED

THE UNDERSIGNED GRANTOR(s) DECLARE(s) DOCUMENTARY TRANSFER TAX \$NONE

- ☒ computed on full value of property conveyed, or
☐ computed on full value less value of liens or encumbrances remaining at time of sale,
☐ unincorporated area, ☒ City of Los Angeles, and

FOR A VALUABLE CONSIDERATION, Receipt of which is hereby acknowledged,
Ernie Bustamante, spouse of the grantee

hereby remise, release and forever quitclaim to

Debra Bustamante, a married woman as her sole and separate property

the following described property in the City of Los Angeles County of Los Angeles State of California;
Lot 53 of Tract 18769, in the City of Los Angeles, County of Los Angeles, California as per map recorded in Book 482, Page(s) 44 through 46, Inclusive of Maps in the Office of the County Recorder of said County.

"This conveyance establishes sole and separate property of a spouse, R&T 11911."

"It is the express intent of the Grantor, being the spouse of the Grantee to convey all right, title and interest of the Grantor, community or otherwise, in and to the herein described property to the Grantee as her sole and separate property."

Ernie Bustamante

Document Date: October 16, 2008

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)

On OCT. 21, 2008 before me, WILLIAM MASON ROSE, JR., a notary public in and for said state, personally appeared ERNIE BUSTAMANTE, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature



Mail Tax Statements to: SAME AS ABOVE or Address Noted Below

Recording Requested By:
Bank of America
Prepared By: **Mary Ann Hierman**
450 E. Boundary St.
Chapin, SC 29036
888-603-9011
When recorded mail to:
CoreLogic
450 E. Boundary St.
Attn: Release Dept.
Chapin, SC 29036



DocID# 11020019266081169

Property Address:
10045 Bevis Ave
Mission Hills, CA 91345-3103

CA0-ADT 17241709

2/9/2012

This space for Recorder's use

MIN #: 1001337-0003427332-9

MERS Phone #: 888-679-6377

ASSIGNMENT OF DEED OF TRUST

For Value Received, the undersigned holder of a Deed of Trust (herein "Assignor") whose address is **1901 E Voorhees Street, Suite C, Danville, IL 61834** does hereby grant, sell, assign, transfer and convey unto **BANK OF AMERICA, N.A** whose address is **400 NATIONAL WAY, SIMI VALLEY, CA 93065** all beneficial interest under that certain Deed of Trust described below together with the note(s) and obligations therein described and the money due and to become due thereon with interest and all rights accrued or to accrue under said Deed of Trust.

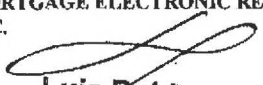
Original Lender: **COUNTRYWIDE BANK, FSB**
Original Borrower(s): **DEBRA BUSTAMANTE, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY, AND ADAM SMITH, AND DIANA SMITH, HUSBAND AND WIFE AS JOINT TENANTS, ALL AS JOINT TENANTS**
Original Trustee: **RECON TRUST COMPANY, N.A.**
Date of Deed of Trust: **10/30/2008**
Original Loan Amount: **\$228,174.00**

Recorded in **Los Angeles County, CA** on: **11/14/2008**, book **N/A**, page **N/A** and instrument number **20082011245**

IN WITNESS WHEREOF, the undersigned has caused this Assignment of Deed of Trust to be executed on

FEB 10 2012

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

By: 
Luis Roldan
Assistant Secretary

State of California
County of Ventura

On FEB 10 2012 before me, Y. Jody Yvonne Cabrera, Notary Public, Notary Public, personally appeared
Luis Roldan

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

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

WITNESS my hand and official seal.

Notary Public: Y. Jody Yvonne Cabrera (Seal)
My Commission Expires: 8-1-12

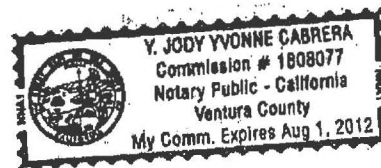


EXHIBIT B

ASSIGNED INSPECTOR: **JOHN HAMILTON**

Date: May 17, 2017

JOB ADDRESS: **10045 NORTH BEVIS AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2647-007-013**

Last Full Title: **03/08/2017**

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1). DEBRA BUSTAMANTE
 10045 BEVIS AVENUE
 MISSION HILLS, CA 91345-3103

CAPACITY: OWNERS

- 2). DEBRA BUSTAMANTE AND
 ADAM AND DIANA SMITH
 10045 BEVIS AVE
 MISSION HILLS, CA 91345-3103

CAPACITY: OWNERS

- 3). BANK OF AMERICA
 450 EAST BOUNDARY ST
 CHAPIN, SC 29036

CAPACITY: INTERESTED PARTY

Property Detail Report

For Property Located At :
10045 BEVIS AVE, MISSION HILLS, CA 91345-3103



CoreLogic

RealQuest Professional

Owner Information

Owner Name: **BUSTAMANTE DEBRA/SMITH ADAM & DIANA**
 Mailing Address: **10045 BEVIS AVE, MISSION HILLS CA 91345-3103 C056**
 Vesting Codes: **MW // SE**

Location Information

Legal Description:	TRACT NO 18769 LOT 53	APN:	2647-007-013
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	1096.01 / 2	Subdivision:	18769
Township-Range-Sect:		Map Reference:	8-D3 /
Legal Book/Page:	482-44	Tract #:	18769
Legal Lot:	53	School District:	LOS ANGELES
Legal Block:		School District Name:	
Market Area:	MHS	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	11/14/2008 / 10/16/2008	Deed Type:	QUIT CLAIM DEED
Sale Price:		1st Mtg Document #:	
Document #:	2011244		

Last Market Sale Information

Recording/Sale Date:	11/14/2008 / 09/26/2008	1st Mtg Amount/Type:	\$228,174 / FHA
Sale Price:	\$325,000	1st Mtg Int. Rate/Type:	6.62 /
Sale Type:	FULL	1st Mtg Document #:	2011245
Document #:	2011243	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$241.82
New Construction:		Multi/Split Sale:	

Title Company:

Lender:

Seller Name:

COUNTRYWIDE BK FSB
DEUTSCHE BK NATL 2007-2

Prior Sale Information

Prior Rec/Sale Date:	02/23/2007 / 01/25/2007	Prior Lender:	IMPAC LENDING GRP
Prior Sale Price:	\$525,000	Prior 1st Mtg Amt/Type:	\$420,000 / CONV
Prior Doc Number:	392951	Prior 1st Mtg Rate/Type:	6.00 / ADJ
Prior Deed Type:	GRANT DEED		

Property Characteristics

Gross Area:		Parking Type:	PARKING AVAIL	Construction:	
Living Area:	1,344	Garage Area:		Heat Type:	CENTRAL
Tot Adj Area:		Garage Capacity:	2	Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:	6	Basement Area:		Patio Type:	PATIO
Bedrooms:	3	Finish Bsmnt Area:		Pool:	POOL
Bath(F/H):	2 /	Basement Type:		Air Cond:	CENTRAL
Year Built / Eff:	1954 / 1956	Roof Type:		Style:	CONTEMPORARY
Fireplace:	Y / 1	Foundation:	SLAB	Quality:	AVERAGE
# of Stories:	1.00	Roof Material:	GRAVEL & ROCK	Condition:	AVERAGE
Other Improvements:	FENCE; ADDITION				

Site Information

Zoning:	LARS	Acres:	0.18	County Use:	SINGLE FAMILY RESID (0101)
Lot Area:	8,002	Lot Width/Depth:	62 x 131	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	PUBLIC
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$353,536	Assessed Year:	2016	Property Tax:	\$4,285.57
Land Value:	\$182,316	Improved %:	48%	Tax Area:	16
Improvement Value:	\$171,220	Tax Year:	2016	Tax Exemption:	HOMEOWNER
Total Taxable Value:	\$346,536				

Comparable Summary

For Property Located At



CoreLogic

RealQuest Professional

10045 BEVIS AVE, MISSION HILLS, CA 91345-3103**16 Comparable(s) found.** (Click on the address to view more property information)[View Report](#)[Configure Display Fields](#)[Modify Comparable Search Criteria](#)**Summary Statistics For Selected Properties: 16**

	Subject Property	Low	High	Average
Sale Price	\$325,000	\$104,000	\$1,757,045	\$520,909
Bldg/Living Area	1,344	1,189	1,531	1,342
Price/Sqft	\$241.82	\$85.18	\$1,147.65	\$380.80
Year Built	1954	1951	1956	1953
Lot Area	8,002	6,800	10,670	8,052
Bedrooms	3	3	4	3
Bathrooms/Restrooms	2	1	2	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$353,536	\$74,093	\$455,634	\$268,019
Distance From Subject	0.00	0.04	0.46	0.32

*= user supplied for search only

<input checked="" type="checkbox"/>	# F	Address	Sale Price	Yr Blt	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
Subject Property										
		10045 BEVIS AVE	\$325,000	1954	3	2	11/14/2008	1,344	8,002	0.0
Comparables										
<input checked="" type="checkbox"/>	1	10026 KESTER AVE	\$490,000	1954	4	2	03/24/2017	1,284	7,996	0.04
<input checked="" type="checkbox"/>	2	10015 KESTER AVE	\$485,000	1954	4	2	03/24/2017	1,284	8,584	0.08
<input checked="" type="checkbox"/>	3	9960 LEMONA AVE	\$433,000	1952	3	2	10/21/2016	1,474	8,360	0.18
<input checked="" type="checkbox"/>	4	9958 NATICK AVE	\$360,000	1954	3	2	02/24/2017	1,189	10,670	0.19
<input checked="" type="checkbox"/>	5	10144 NORWICH AVE	\$475,000	1953	3	2	11/03/2016	1,247	8,672	0.25
<input checked="" type="checkbox"/>	6	10100 NOBLE AVE	\$450,000	1953	3	2	04/06/2017	1,222	8,476	0.28
<input checked="" type="checkbox"/>	7	10150 WISNER AVE	\$445,000	1953	3	2	11/10/2016	1,366	7,820	0.37
<input checked="" type="checkbox"/>	8	10109 WISNER AVE	\$500,000	1953	3	2	10/26/2016	1,490	7,750	0.38
<input checked="" type="checkbox"/>	9	14827 NEEDLES ST	\$1,757,045	1955	3	2	03/28/2017	1,531	7,650	0.39
<input checked="" type="checkbox"/>	10	10348 WOODMAN AVE	\$490,000	1954	3	2	05/01/2017	1,229	7,199	0.41
<input checked="" type="checkbox"/>	11	9942 BURNET AVE	\$450,000	1953	3	2	01/05/2017	1,237	8,040	0.42
<input checked="" type="checkbox"/>	12	15141 LASSEN ST	\$452,500	1956	3	2	11/02/2016	1,324	7,682	0.42
<input checked="" type="checkbox"/>	13	14901 HIAWATHA ST	\$505,000	1955	3	1	01/20/2017	1,419	7,511	0.43
<input checked="" type="checkbox"/>	14	10057 BURNET AVE	\$503,000	1954	3	2	12/15/2016	1,523	7,653	0.43
<input checked="" type="checkbox"/>	15	9706 SALOMA AVE	\$435,000	1956	4	2	10/21/2016	1,435	7,974	0.45
<input checked="" type="checkbox"/>	16	14457 MERCER ST	\$104,000	1951	3	2	01/11/2017	1,221	6,800	0.46

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

10045 BEVIS AVE, MISSION HILLS, CA 91345-3103**16 Comparable(s) Selected.**

Report Date: 05/16/2017

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$325,000	\$104,000	\$1,757,045	\$520,909
Bldg/Living Area	1,344	1,189	1,531	1,342
Price/Sqft	\$241.82	\$85.18	\$1,147.65	\$380.80
Year Built	1954	1951	1956	1953
Lot Area	8,002	6,800	10,670	8,052
Bedrooms	3	3	4	3
Bathrooms/Restrooms	2	1	2	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$353,536	\$74,093	\$455,634	\$268,019
Distance From Subject	0.00	0.04	0.46	0.32

*= user supplied for search only

Comp #1 Distance From Subject:0.04 (miles)
 Address: 10026 KESTER AVE, MISSION HILLS, CA 91345-3108
 Owner Name: HERNANDEZ ALFREDO O/RAMIREZ ISABEL
 Seller Name: CHACON JOSE
 APN: 2647-007-005 Map Reference: 8-D3 / Living Area: 1,284
 County: LOS ANGELES, CA Census Tract: 1096.01 Total Rooms: 6
 Subdivision: 18769 Zoning: LARS Bedrooms: 4
 Rec Date: 03/24/2017 Prior Rec Date: 01/12/2007 Bath(F/H): 2 /
 Sale Date: 02/02/2017 Prior Sale Date: 12/08/2006 Yr Built/Eff: 1954 / 1954
 Sale Price: \$490,000 Prior Sale Price: \$465,500 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 334461 Acres: 0.18 Fireplace: Y / 1
 1st Mtg Amt: \$481,026 Lot Area: 7,996 Pool:
 Total Value: \$432,000 # of Stories: 1.00 Roof Mat: GRAVEL & ROCK
 Land Use: SFR Park Area/Cap#: / 2 Parking: DETACHED GARAGE

Comp #2 Distance From Subject:0.08 (miles)
 Address: 10015 KESTER AVE, MISSION HILLS, CA 91345-3107
 Owner Name: NGUYEN HANH M/TAN MICHELLE R
 Seller Name: PALLARES E V & J C TRUST
 APN: 2647-008-018 Map Reference: 8-D3 / Living Area: 1,284
 County: LOS ANGELES, CA Census Tract: 1096.01 Total Rooms: 6
 Subdivision: 18769 Zoning: LARS Bedrooms: 4
 Rec Date: 03/24/2017 Prior Rec Date: 10/25/1974 Bath(F/H): 2 /
 Sale Date: 02/14/2017 Prior Sale Date: Yr Built/Eff: 1954 / 1956
 Sale Price: \$485,000 Prior Sale Price: \$12,500 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 334893 Acres: 0.20 Fireplace: Y / 1
 1st Mtg Amt: \$476,215 Lot Area: 8,584 Pool: POOL
 Total Value: \$74,093 # of Stories: 1.00 Roof Mat: GRAVEL & ROCK
 Land Use: SFR Park Area/Cap#: / 2 Parking: PARKING AVAIL

Comp #3 Distance From Subject:0.18 (miles)
 Address: 9960 LEMONA AVE, MISSION HILLS, CA 91345-3002
 Owner Name: MENDEZ JORGE B/ARIAS JUAN M
 Seller Name: TATAR JASON
 APN: 2647-009-025 Map Reference: 8-D3 / Living Area: 1,474
 County: LOS ANGELES, CA Census Tract: 1096.01 Total Rooms: 6
 Subdivision: 17383 Zoning: LARS Bedrooms: 3
 Rec Date: 10/21/2016 Prior Rec Date: Bath(F/H): 2 /
 Sale Date: 08/15/2016 Prior Sale Date: Yr Built/Eff: 1952 / 1953
 Sale Price: \$433,000 Prior Sale Price: Air Cond:
 Sale Type: FULL Prior Sale Type: Style: CONVENTIONAL
 Document #: 1296519 Acres: 0.19 Fireplace: /
 1st Mtg Amt: \$346,400 Lot Area: 8,360 Pool:
 Total Value: \$277,392 # of Stories: 1.00 Roof Mat: COMPOSITION
 Land Use: SFR Park Area/Cap#: / 2 Parking: SHINGLE PARKING AVAIL

Comp #4 Distance From Subject:0.19 (miles)
 Address: 9958 NATICK AVE, MISSION HILLS, CA 91345-3110
 Owner Name: BRIONES NELSON
 Seller Name: MARCELLI GERTRUDE F TRUST
 APN: 2647-011-019 Map Reference: 8-D3 / Living Area: 1,189
 County: LOS ANGELES, CA Census Tract: 1096.01 Total Rooms: 5
 Subdivision: 1684 Zoning: LARS Bedrooms: 3
 Rec Date: 02/24/2017 Prior Rec Date: 06/08/2009 Bath(F/H): 2 /
 Sale Date: 12/29/2016 Prior Sale Date: 05/27/2009 Yr Built/Eff: 1954 / 1955
 Sale Price: \$360,000 Prior Sale Price: \$300,000 Air Cond: EVAP COOLER
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 222193 Acres: 0.24 Fireplace: /
 1st Mtg Amt: \$342,000 Lot Area: 10,670 Pool: POOL
 Total Value: \$173,663 # of Stories: 1.00 Roof Mat: COMPOSITION
 Land Use: SFR Park Area/Cap#: / 2 Parking: SHINGLE PARKING AVAIL

Comp #5 Distance From Subject:0.25 (miles)

Address: 10144 NORWICH AVE, MISSION HILLS, CA 91345-2710

Owner Name: SANCHEZ FRANCISCO H/ROJAS ANNETTE

Seller Name: ENGEL JAMES D

APN: 2660-018-009 Map Reference: 8-C3 / Living Area: 1,247

County: LOS ANGELES, CA Census Tract: 1096.03 Total Rooms: 5

Subdivision: 17545 Zoning: LARS Bedrooms: 3

Rec Date: 11/03/2016 Prior Rec Date: Bath(F/H): 2 /

Sale Date: 09/07/2016 Prior Sale Date: Yr Built/Eff: 1953 / 1953

Sale Price: \$475,000 Prior Sale Price: Air Cond: CENTRAL

Sale Type: FULL Prior Sale Type: Style: CONVENTIONAL

Document #: 1367663 Acres: 0.20 Fireplace: /

1st Mtg Amt: \$466,396 Lot Area: 8,672 Pool: POOL

Total Value: \$305,730 # of Stories: 1.00 Roof Mat: COMPOSITION

Land Use: SFR Park Area/Cap#: / 2 Parking: SHINGLE PARKING AVAIL

Comp #6 Distance From Subject:0.28 (miles)

Address: 10100 NOBLE AVE, MISSION HILLS, CA 91345-2753

Owner Name: TUNGATE MARLENA

Seller Name: SAVAGE LEA J

APN: 2660-019-023 Map Reference: 8-C3 / Living Area: 1,222

County: LOS ANGELES, CA Census Tract: 1096.03 Total Rooms: 5

Subdivision: 18206 Zoning: LARS Bedrooms: 3

Rec Date: 04/06/2017 Prior Rec Date: 03/19/1999 Bath(F/H): 2 /

Sale Date: 03/09/2017 Prior Sale Date: 03/12/1999 Yr Built/Eff: 1953 / 1953

Sale Price: \$450,000 Prior Sale Price: \$165,000 Air Cond:

Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL

Document #: 378956 Acres: 0.19 Fireplace: Y / 1

1st Mtg Amt: \$419,210 Lot Area: 8,476 Pool:

Total Value: \$218,497 # of Stories: 1.00 Roof Mat: WOOD SHAKE

Land Use: SFR Park Area/Cap#: / 3 Parking: DETACHED GARAGE

Comp #7 Distance From Subject:0.37 (miles)

Address: 10150 WISNER AVE, MISSION HILLS, CA 91345-2737

Owner Name: CAAL FAMILY TRUST

Seller Name: KO JAN-KWEI & S S TRUST

APN: 2660-020-029 Map Reference: 8-C3 / Living Area: 1,366

County: LOS ANGELES, CA Census Tract: 1096.03 Total Rooms: 6

Subdivision: 17545 Zoning: LARS Bedrooms: 3

Rec Date: 11/10/2016 Prior Rec Date: 02/17/1989 Bath(F/H): 2 /

Sale Date: 10/13/2016 Prior Sale Date: 01/1989 Yr Built/Eff: 1953 / 1953

Sale Price: \$445,000 Prior Sale Price: \$173,000 Air Cond: EVAP COOLER

Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL

Document #: 1405673 Acres: 0.18 Fireplace: /

1st Mtg Amt: \$315,000 Lot Area: 7,820 Pool:

Total Value: \$274,221 # of Stories: 1.00 Roof Mat: WOOD SHAKE

Land Use: SFR Park Area/Cap#: / 1 Parking: ATTACHED GARAGE

Comp #8 Distance From Subject:0.38 (miles)

Address: 10109 WISNER AVE, MISSION HILLS, CA 91345-2736

Owner Name: RODRIGUEZ JESUS & GUADALUPE

Seller Name: MILAR SEAN M

APN: 2660-021-019 Map Reference: 8-C3 / Living Area: 1,490

County: LOS ANGELES, CA Census Tract: 1096.03 Total Rooms: 6

Subdivision: 17545 Zoning: LARS Bedrooms: 3

Rec Date: 10/26/2016 Prior Rec Date: 10/26/2012 Bath(F/H): 2 /

Sale Date: 10/09/2016 Prior Sale Date: 09/19/2012 Yr Built/Eff: 1953 / 1954

Sale Price: \$500,000 Prior Sale Price: \$365,000 Air Cond: EVAP COOLER

Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL

Document #: 1321855 Acres: 0.18 Fireplace: /

1st Mtg Amt: \$400,000 Lot Area: 7,750 Pool:

Total Value: \$379,684 # of Stories: 1.00 Roof Mat: WOOD SHAKE

Land Use: SFR Park Area/Cap#: / 2 Parking: ATTACHED GARAGE

Comp #:9 Distance From Subject:0.39 (miles)

Address: 14827 NEEDLES ST, NORTH HILLS, CA 91343-2431

Owner Name: TORRES SALVADOR/CONTRERAS CYNTHIA M

Seller Name: TORSKE JOHN & FRANCES TRUST

APN: 2650-012-014 Map Reference: 8-D4 /

County: LOS ANGELES, CA Census Tract: 1171.02

Subdivision: 20337 Zoning: LARS

Rec Date: 03/28/2017 Prior Rec Date:

Sale Date: 02/22/2017 Prior Sale Date:

Sale Price: \$1,757,045 Prior Sale Price:

Sale Type: FULL Prior Sale Type:

Document #: 342714 Acres: 0.18

1st Mtg Amt: \$416,615 Lot Area: 7,650

Total Value: \$74,503 # of Stories: 1.00

Land Use: SFR Park Area/Cap#: / 2

Living Area: 1,531

Total Rooms: 6

Bedrooms: 3

Bath(F/H): 2 /

Yr Built/Eff: 1955 / 1957

Air Cond:

Style: CONVENTIONAL

Fireplace: Y / 1

Pool:

Roof Mat: GRAVEL & ROCK

Parking: PARKING AVAIL

Comp #:10 Distance From Subject:0.41 (miles)

Address: 10348 WOODMAN AVE, MISSION HILLS, CA 91345-2158

Owner Name: FALLAR AARON/MATA-FALLAR AIRA

Seller Name: REYNOSO JONATHAN

APN: 2648-011-004 Map Reference: 8-D3 /

County: LOS ANGELES, CA Census Tract: 1096.01

Subdivision: 17899 Zoning: LARS

Rec Date: 05/01/2017 Prior Rec Date: 12/30/2013

Sale Date: 03/28/2017 Prior Sale Date: 11/20/2013

Sale Price: \$490,000 Prior Sale Price: \$377,500

Sale Type: FULL Prior Sale Type: FULL

Document #: 478273 Acres: 0.17

1st Mtg Amt: \$451,675 Lot Area: 7,199

Total Value: \$390,912 # of Stories: 1.00

Land Use: SFR Park Area/Cap#: / 2

Living Area: 1,229

Total Rooms: 5

Bedrooms: 3

Bath(F/H): 2 /

Yr Built/Eff: 1954 / 1954

Air Cond: EVAP COOLER

Style: CONVENTIONAL

Fireplace: /

Pool:

Roof Mat: COMPOSITION SHINGLE

Parking: DETACHED GARAGE

Comp #:11 Distance From Subject:0.42 (miles)

Address: 9942 BURNET AVE, MISSION HILLS, CA 91345-3010

Owner Name: FORTUNATO AUDELIA A

Seller Name: FORTUNATO AUDELIA A

APN: 2660-022-030 Map Reference: 8-C3 /

County: LOS ANGELES, CA Census Tract: 1096.03

Subdivision: 17858 Zoning: LARS

Rec Date: 01/05/2017 Prior Rec Date: 08/03/2009

Sale Date: 12/28/2016 Prior Sale Date: 07/23/2009

Sale Price: \$450,000 Prior Sale Price: \$315,000

Sale Type: FULL Prior Sale Type: FULL

Document #: 16344 Acres: 0.18

1st Mtg Amt: \$441,849 Lot Area: 8,040

Total Value: \$343,474 # of Stories: 1.00

Land Use: SFR Park Area/Cap#: / 2

Living Area: 1,237

Total Rooms: 5

Bedrooms: 3

Bath(F/H): 2 /

Yr Built/Eff: 1953 / 1953

Air Cond:

Style: CONVENTIONAL

Fireplace: /

Pool:

Roof Mat: COMPOSITION SHINGLE

Parking: PARKING AVAIL

Comp #:12 Distance From Subject:0.42 (miles)

Address: 15141 LASSEN ST, MISSION HILLS, CA 91345-3039

Owner Name: ANDERSON DENNIS L & CYNTHIA A

Seller Name: OLSEN BRENDA F TRUST

APN: 2660-022-051 Map Reference: 8-C3 /

County: LOS ANGELES, CA Census Tract: 1096.03

Subdivision: 17858 Zoning: LARS

Rec Date: 11/02/2016 Prior Rec Date: 06/22/2001

Sale Date: 10/28/2016 Prior Sale Date: 05/04/2001

Sale Price: \$452,500 Prior Sale Price: \$198,000

Sale Type: FULL Prior Sale Type: FULL

Document #: 1363363 Acres: 0.18

1st Mtg Amt: \$444,303 Lot Area: 7,682

Total Value: \$252,018 # of Stories: 1.00

Land Use: SFR Park Area/Cap#: / 2

Living Area: 1,324

Total Rooms: 6

Bedrooms: 3

Bath(F/H): 2 /

Yr Built/Eff: 1956 / 1956

Air Cond:

Style: CONVENTIONAL

Fireplace: Y / 1

Pool:

Roof Mat: WOOD SHAKE

Parking: PARKING AVAIL

Comp #:13 Distance From Subject:0.43 (miles)
 Address: 14901 HIAWATHA ST, MISSION HILLS, CA 91345-2116
 Owner Name: VELAZQUEZ OSCAR J/LAGUNA BLANCA F
 Seller Name: LEW ADAM
 APN: 2648-002-042 Map Reference: 8-D3 / Living Area: 1,419
 County: LOS ANGELES, CA Census Tract: 1096.01 Total Rooms: 6
 Subdivision: 19223 Zoning: LARS Bedrooms: 3
 Rec Date: 01/20/2017 Prior Rec Date: 06/30/2014 Bath(F/H): 1 /
 Sale Date: 12/05/2016 Prior Sale Date: 06/17/2014 Yr Built/Eff: 1955 / 1955
 Sale Price: \$505,000 Prior Sale Price: \$440,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 81930 Acres: 0.17 Fireplace: Y / 1
 1st Mtg Amt: \$495,853 Lot Area: 7,511 Pool: POOL
 Total Value: \$455,634 # of Stories: Roof Mat: WOOD SHAKE
 Land Use: SFR Park Area/Cap#: / 2 Parking: PARKING AVAIL

Comp #:14 Distance From Subject:0.43 (miles)
 Address: 10057 BURNET AVE, MISSION HILLS, CA 91345-3011
 Owner Name: MARTINEZ ANTONIO & ANITA E
 Seller Name: STEWART FRANK M & WENDI R
 APN: 2660-012-001 Map Reference: 8-C3 / Living Area: 1,523
 County: LOS ANGELES, CA Census Tract: 1096.03 Total Rooms: 5
 Subdivision: 17933 Zoning: LARS Bedrooms: 3
 Rec Date: 12/15/2016 Prior Rec Date: 06/17/1994 Bath(F/H): 2 /
 Sale Date: 10/27/2016 Prior Sale Date: Yr Built/Eff: 1954 / 1956
 Sale Price: \$503,000 Prior Sale Price: \$120,500 Air Cond: CENTRAL
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 1591917 Acres: 0.18 Fireplace: Y / 1
 1st Mtg Amt: \$377,250 Lot Area: 7,653 Pool:
 Total Value: \$172,707 # of Stories: 1.00 Roof Mat: COMPOSITION
 Land Use: SFR Park Area/Cap#: / 2 Parking: SHINGLE
 DETACHED
 GARAGE

Comp #:15 Distance From Subject:0.45 (miles)
 Address: 9706 SALOMA AVE, NORTH HILLS, CA 91343-2436
 Owner Name: BARDALES RAUL O P
 Seller Name: PETTIT WILLIAM J
 APN: 2650-009-007 Map Reference: 8-D4 / Living Area: 1,435
 County: LOS ANGELES, CA Census Tract: 1171.02 Total Rooms: 6
 Subdivision: 22878 Zoning: LARS Bedrooms: 4
 Rec Date: 10/21/2016 Prior Rec Date: 06/18/1975 Bath(F/H): 2 /
 Sale Date: 10/17/2016 Prior Sale Date: Yr Built/Eff: 1956 / 1958
 Sale Price: \$435,000 Prior Sale Price: \$44,000 Air Cond: CENTRAL
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 1299372 Acres: 0.18 Fireplace: Y / 1
 1st Mtg Amt: \$348,000 Lot Area: 7,974 Pool: POOL
 Total Value: \$89,296 # of Stories: 1.00 Roof Mat: COMPOSITION
 Land Use: SFR Park Area/Cap#: / 2 Parking: SHINGLE
 PARKING AVAIL

Comp #:16 Distance From Subject:0.46 (miles)
 Address: 14457 MERCER ST, ARLETA, CA 91331-5028
 Owner Name: HOVHANNISYAN AMALYA
 Seller Name: INDZHEYAN TAGUI
 APN: 2647-026-030 Map Reference: 8-D4 / Living Area: 1,221
 County: LOS ANGELES, CA Census Tract: 1192.02 Total Rooms: 5
 Subdivision: 14938 Zoning: LAR1 Bedrooms: 3
 Rec Date: 01/11/2017 Prior Rec Date: 04/10/2013 Bath(F/H): 2 /
 Sale Date: 11/27/2016 Prior Sale Date: 04/04/2013 Yr Built/Eff: 1951 / 1953
 Sale Price: \$104,000 Prior Sale Price: \$360,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 42248 Acres: 0.16 Fireplace: Y / 1
 1st Mtg Amt: \$374,482 Lot Area: 6,800 Pool: POOL
 Total Value: # of Stories: 1.00 Roof Mat: COMPOSITION
 Land Use: SFR Park Area/Cap#: / 2 Parking: SHINGLE
 PARKING AVAIL

EXHIBIT D

ASSIGNED INSPECTOR: **JOHN HAMILTON**

Date: May 17, 2017

JOB ADDRESS: **10045 NORTH BEVIS AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2647-007-013**

CASE#: 736667

ORDER NO: A-4170881

EFFECTIVE DATE OF ORDER TO COMPLY: **September 29, 2016**

COMPLIANCE EXPECTED DATE: **October 24, 2016**

DATE COMPLIANCE OBTAINED: **No Compliance to Date**

.....

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-4170881

1050202201727091

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

ORDER TO COMPLY AND NOTICE OF FEE

BUSTAMANTE, DEBRA AND SMITH, ADAM AND DIANA
10045 BEVIS AVE
MISSION HILLS, CA 91345

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

SEP 23 2016

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

CASE #: 736667
ORDER #: A-4170881
EFFECTIVE DATE: September 29, 2016
COMPLIANCE DATE: October 24, 2016

OWNER OF
SITE ADDRESS: 10045 N BEVIS AVE

ASSESSORS PARCEL NO.: 2647-007-013
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. Open storage of inoperable vehicles.

You are therefore ordered to: Discontinue the open storage of inoperable vehicle(s).

Code Section(s) in Violation: 12.21A.1.(a) and 12.21A.8.(b) of the L.A.M.C.

2. Open storage within the required yards.

You are therefore ordered to: Discontinue the open storage of materials 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.

3. 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.

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.

APPEAL PROCEDURES:

There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine error or abuse of discretion or requests for slight modification of the requirements contained in this order when appropriate fees have been paid Section 98.0403.1 and 98.0403.2 L.A.M.C.

If you have any questions or require any additional information please feel free to contact me at (818)374-9856.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: _____

John Hamilton

Date: September 20, 2016

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

John.Hamilton@lacity.org

MN 9-1216

REVIEWED BY

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.



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