

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

JAVIER NUNEZ
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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

April 11, 2024

Council District: # 3

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

JOB ADDRESS: **4630 NORTH MALEZA PLACE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2176-032-018**
Re: Invoice #759183-1

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: **4630 North Maleza Place, 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 July 27, 2018, 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>
System Development Surcharge late fee	50.40
Late Charge/Collection fee (250%)	840.00
Title Report fee	30.00
Grand Total	\$ 920.40

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 **\$920.40** 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 **\$920.40** 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

Lien confirmed by
City Council on:

ATTEST: HOLLY L. WOLCOTT, CITY CLERK

BY: _____
DEPUTY



1649 BUCKINGHAM RD.
LOS ANGELES, CA 90019
Phone 310-943-9235 latitle@in2-res.com

Property Title Report

Work Order No. T17013
Dated as of: 04/07/2022

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 2176-032-018

Property Address: 4630 N MALEZA PL

City: Los Angeles

County: Los Angeles

VESTING INFORMATION

Type of Document: NOTICE OF RESCISSION OF TRUSTEE'S SALE AND TRUSTEE'S DEED UPON SALE

Grantee : PINCHAS & FARZANEH G SHERF

Grantor : PINCHAS SHERF; FARZANEH SHERF GOHARCHIN

Deed Date : 09/28/2011

Recorded : 12/19/2011

Instr No. : 11-1711545

MAILING ADDRESS: PINCHAS & FARZANEH G SHERF
4630 MALEZA PL, TARZANA, CA 91356

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 63 Tract No: 23907 Brief Description: TRACT # 23907 LOT 63

MORTGAGES/LIENS

Type of Document: ASSIGNMENT OF MORTGAGE / SECURITY DEED / DEED OF TRUST

Recording Date: 08/08/2013

Document #: 13-1166849

Loan Amount: \$455,000

Lender Name: ORION FINANCIAL GROUP, INC.

Borrowers Name: PINCHAS & FARZANEH G SHERF

MAILING ADDRESS: ORION FINANCIAL GROUP, INC.
2860 EXCHANGE BLVD. #100 SOUTHLAKE, TX 76092

This page is part of your document - DO NOT DISCARD



20111711545



Pages:
0004

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

12/19/11 AT 08:00AM

FEES:	24.00
TAXES:	0.00
OTHER:	0.00
PAID:	24.00



LEADSHEET



201112190210003

00005108807



003687963

SEQ:
10

DAR - Title Company (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

129

Recording Requested By:
First American Title Insurance Company

12/19/2011



20111711545

When Recorded Mail To:
First American Trustee Servicing Solutions, LLC
Campus Circle, 2nd Floor
Westlake, TX 76262

Title Order No. : 4527788
TS No. : CA1000209581
APN: 2176-032-018

**NOTICE OF RESCISSION OF TRUSTEE'S SALE
AND TRUSTEE'S DEED UPON SALE**
(Cal. Civ. Code §1058.5(b))

NOTICE IS HEREBY GIVEN as follows:

1. **FIDELITY NATIONAL TITLE INSURANCE COMPANY**, was the recorded trustee of that certain deed of trust (hereafter "the Security Instrument") dated **11/07/2004** executed by

PINCHAS SHERF AND FARZANEH SHERF GOHARCHIN, HUSBAND AND WIFE,

, as Trustors, in favor of **WELLS FARGO BANK, N.A.**, as Beneficiary, and recorded on **11/19/2004** as Instrument No. **04 3006492**, in the Office of the Los Angeles County Recorder. **First American Trustee Servicing Solutions, LLC (FA Trustee)** was the duly substituted trustee under the Security Instrument. The Security Instrument secures payment of a promissory note (hereafter "the Note") in the original sum of **\$455,000.00** and encumbers real property (hereafter "the Property") commonly known as **4630 MALEZA PLACE, TARZANA, CA 91356** and legally described as set forth in Exhibit "A" attached hereto and incorporated herein by this reference.

2. On **08/31/2010**, **FA Trustee** commenced a foreclosure proceeding against the Property pursuant to the power of sale contained in the Security Instrument by recording a Notice of Default and Election to Sell Under Deed of Trust as Instrument No. **2010-1216627** in the office of **Los Angeles County Recorder**. More than three months later, on **12/01/2010**, **FA Trustee** recorded a Notice of Trustee's Sale as Instrument No. **2010-1750595**, in the Office of Los Angeles County Recorder, stating its intent to sell the Property at public auction on **09/08/2011**. On that date, **FA Trustee** sold the Property to **Wachovia Bank, National Association** for the total sum of **\$560,000.00**. A Trustee's Deed Upon Sale was thereafter issued in favor of **MCLAREN VENTURES LLC**, and was recorded on **09/22/11** as Instrument No. **2011289230** in the Office of **Los Angeles County Recorder**.

3. Before the sale was held, **Wachovia Bank, National Association** and the Trustors entered into a legally binding and enforceable agreement to modify the repayment terms of the loan and to thereby reinstate the default upon which the foreclosure proceeding was based, thereby divesting the power of sale pursuant to which **FA Trustee** was purportedly acting when the Trustee's Sale was purportedly held and the Trustee's Deed Upon Sale was issued. Accordingly, the Trustee's Sale and the resulting Trustee's Deed Upon Sale were and are null, void and legally ineffective to transfer all or any interest in the Property to **MCLAREN VENTURES LLC**.

NOW THEREFORE, by the recordation of this Notice of Rescission of Trustee's Sale and Trustee's Deed Upon Sale, the undersigned, as duly substituted trustee under the aforesaid deed of trust, does hereby rescind that certain Trustee's Deed Upon Sale recorded on **September 22, 2011** as Instrument No. **2011289230** in the Office of the **Los Angeles County Recorder** and the Trustee's Sale described therein as though said instrument had never been executed, delivered and/or recorded and the purported Trustee's Sale described therein had never been held. The undersigned does further restore the condition of record title to the above-described real property and the existence and priority of all lienholders to the status quo prior to the recordation of said Trustee's Deed Upon Sale.

Dated: Sep 28, 2011

First American Trustee Servicing Solutions, L.L.C.,
Trustee

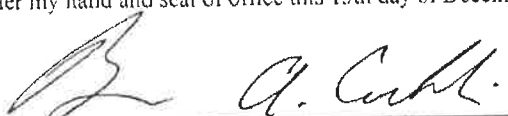

Robert Bourne, Trustee Sales Officer

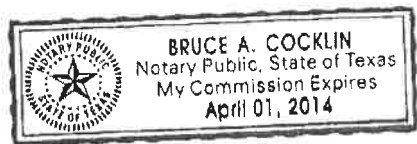
State of TEXAS }

County of TARRANT }§

Before me, Bruce A. Cocklin (BAC), on this day personally appeared Robert Bourne, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that this person executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 13th day of December A.D, 2011.

Signature  (Seal)
Notary Public



4

EXHIBIT "A" - LEGAL DESCRIPTION

**LOT 63, OF TRACT NO. 23907, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES,
STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 647 PAGE(S) 60 AND 64 OF MAPS, IN
THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.**

This page is part of your document - DO NOT DISCARD



20131166849



Pages:
0004

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

08/08/13 AT 09:53AM

FEES:	24.00
TAXES:	0.00
OTHER:	0.00
PAID:	24.00



LEADSHEET



201308080850051

00008129796



005688647

SEQ:
01

DAR - Mail (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

08/08/2013



20131166849

2

When recorded mail to:
ORION FINANCIAL GROUP, INC
2360 EXCHANGE BLVD. #100
SOUTHLAKE, TX 76092

ASSIGNMENT OF MORTGAGE / SECURITY DEED / DEED OF TRUST

Loan No: 439124214

For good and valuable consideration, the sufficiency of which is hereby acknowledged, the undersigned, **Newbury Place REO IV, LLC**, whose address is 7500 Old Georgetown Road, Suite 1300, Bethesda, MD 20814, (**ASSIGNOR**), by these presents does convey, grant, sell, assign, transfer and set over the described mortgage / security deed / deed of trust together with the certain note(s) described therein together with all interest secured thereby, all liens, and any rights due or to become due thereon to **MCM Capital Homeowners Advantage Trust IX**, whose address is 7500 Old Georgetown Road, Suite 1300, Bethesda, MD 20814, its successors or assigns, (**ASSIGNEE**).

Said mortgage / security deed / deed of trust dated 11/7/2004 in the amount of \$455,000.00 executed by **PINCHAS SHERF AND FARZANEH SHERF GOHARCHIN** to **WELLS FARGO BANK NA** and recorded on 11/19/2004 as Instrument # 04 3006492 in the office of the Recorder of **LOS ANGELES County, CA**.

PROPERTY ADDRESS: 4630 MALEZA PLACE, TARZANA, CA 91356
LEGAL DESCRIPTION: See Attached Exhibit A

In testimony whereof, the said company has caused this instrument to be executed on this 28th day of February, 2013.

Newbury Place REO IV, LLC

By: _____

Name: Michael Niccolini

Its: Vice President

By: _____

Name: Steven Trowern

Its: Vice President

Orion Financial Group Inc.



SHERF, PINCHAS

13058783

MCM/AOM/LOANMODS

Witness: Tanya Dooley

Name: Tanya Dooley

Witness: Jamie Mertz

Name: Jamie Mertz

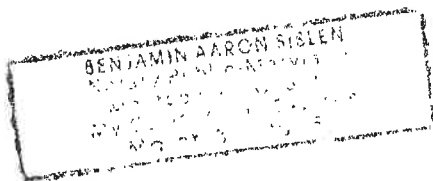
Prepared by: Sam Barton
7500 Old Georgetown Road, Suite 1300
Bethesda, MD 20814

Loan No: 439124214

State of Maryland)ss.:

County of Montgomery)

On this 28th day of February, 2013, before me, personally appeared Michael Niccolini and Steven Trowern, personally known to me, or proved to me on the basis of satisfactory evidence, to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument and such individual made such appearance before the undersigned in the State of Maryland, County of Montgomery.



Notary: Benjamin Aaron Sislen
Name: Benjamin Aaron Sislen
Expires: 3/31/2015

Schedule A

Lot 63, of Tract No. 23907, in the city of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 647 Page(s) 60 and 64 of Maps, in the office of the County Recorder of said County.

EXHIBIT B

ASSIGNED INSPECTOR: **EMIL ALEXANDERIAN**

Date: April 11, 2024

JOB ADDRESS: **4630 NORTH MALEZA PLACE, LOS ANGELES, CA**

ASSESSOR PARCEL NO. (APN): **2176-032-018**

Last Full Title: **04/07/2022**

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

1) PINCHAS & FARZANEH G SHERF
4630 MALEZA PL
TARZANA, CA 91356

CAPACITY: OWNERS

2) ORION FINANCIAL GROUP, INC.
2860 EXCHANGE BLVD, #100
SOUTHLAKE, TX 76092

CAPACITY: INTERESTED PARTY

Property Detail Report

For Property Located At :

4630 MALEZA PL, TARZANA, CA 91356-4721

RealQuest

Owner Information

Owner Name: **SHERF PINCHAS/SHERF FARZANEH G**
 Mailing Address: **4630 MALEZA PL, TARZANA CA 91356-4721 C005**
 Vesting Codes: **//**

Bldg Card: 000 of 002

Location Information

Legal Description:	TRACT # 23907 LOT 63		
County:	LOS ANGELES, CA	APN:	2176-032-018
Census Tract / Block:	1398.01 / 2	Alternate APN:	
Township-Range-Sect:		Subdivision:	23907
Legal Book/Page:	647-60	Map Reference:	21-B3 /
Legal Lot:	63	Tract #:	23907
Legal Block:		School District:	LOS ANGELES
Market Area:	TAR	School District Name:	LOS ANGELES
Neighbor Code:		Munic/Township:	LOS ANGELES

Owner Transfer Information

Recording/Sale Date:	09/22/2011 / 09/08/2011	Deed Type:	TRUSTEE'S DEED (FORECLOSURE)
Sale Price:	\$560,000	1st Mtg Document #:	
Document #:	1289230		

Last Market Sale Information

Recording/Sale Date:	09/05/2003 / 07/08/2003	1st Mtg Amount/Type:	\$455,000 / CONV
Sale Price:	\$655,000	1st Mtg Int. Rate/Type:	5.38 / ADJ
Sale Type:	FULL	1st Mtg Document #:	2583500
Document #:	2583499	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$190.63
New Construction:		Multi/Split Sale:	
Title Company:	CALIFORNIA TITLE CO		
Lender:	AMERICAS WHOLESale LENDER		
Seller Name:	BRESNICK RAY		

Prior Sale Information

Prior Rec/Sale Date:	/	Prior Lender:	
Prior Sale Price:		Prior 1st Mtg Amt/Type:	/
Prior Doc Number:		Prior 1st Mtg Rate/Type:	/
Prior Deed Type:			

Property Characteristics

Gross Area:		Parking Type:	PARKING AVAIL	Construction:	
Living Area:	3,436	Garage Area:		Heat Type:	CENTRAL
Tot Adj Area:		Garage Capacity:		Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	1	Porch Type:	
Total Rooms:	7	Basement Area:		Patio Type:	
Bedrooms:	3	Finish Bsmnt Area:		Pool:	POOL
Bath(F/H):	5 /	Basement Type:		Air Cond:	CENTRAL
Year Built / Eff:	1962 / 1962	Roof Type:		Style:	CONVENTIONAL
Fireplace:	Y / 1	Foundation:	SLAB	Quality:	
# of Stories:	2	Roof Material:	GRAVEL & ROCK	Condition:	
Other Improvements:	FENCE;ADDITION;SHED Building Permit				

Site Information

Zoning:	LARE11	Acres:	0.43	County Use:	SINGLE FAMILY RESID (0106)
Lot Area:	18,660	Lot Width/Depth:	192 x 100	State Use:	
Land Use:	SFR	Res/Comm Units:	2 /	Water Type:	
Site Influence:	CUL-DE-SAC			Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$787,953	Assessed Year:	2021	Property Tax:	\$9,850.07
Land Value:	\$469,850	Improved %:	40%	Tax Area:	37
Improvement Value:	\$318,103	Tax Year:	2021	Tax Exemption:	
Total Taxable Value:	\$787,953				

Comparable Sales Report

For Property Located At

**4630 MALEZA PL, TARZANA, CA 91356-4721**

14 Comparable(s) Selected.

Report Date: 05/18/2022

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$655,000	\$1,750,000	\$2,525,000	\$2,102,036
Bldg/Living Area	3,436	2,941	3,760	3,360
Price/Sqft	\$190.63	\$531.91	\$813.62	\$629.23
Year Built	1962	1956	1981	1968
Lot Area	18,660	13,114	21,463	18,044
Bedrooms	3	3	5	4
Bathrooms/Restrooms	5	3	5	4
Stories	2.00	1.00	2.00	1.27
Total Value	\$787,953	\$230,896	\$1,669,518	\$1,070,117
Distance From Subject	0.00	0.08	0.49	0.32

*= user supplied for search only

Comp #:	1	Distance From Subject:	0.08 (miles)
Address:	4615 MIRADOR PL, TARZANA, CA 91356-4722		
Owner Name:	IMBER DANIEL		
Seller Name:	ESSERMAN FAMILY TRUST		
APN:	2176-032-007	Map Reference:	21-B3 /
County:	LOS ANGELES, CA	Census Tract:	1398.01
Subdivision:	23907	Zoning:	LARE11
Rec Date:	03/25/2022	Prior Rec Date:	
Sale Date:	02/03/2022	Prior Sale Date:	
Sale Price:	\$2,125,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	339942	Acres:	0.42
1st Mtg Amt:	\$1,700,000	Lot Area:	18,205
Total Value:	\$312,320	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	3,753
		Total Rooms:	7
		Bedrooms:	5
		Bath(F/H):	5 /
		Yr Built/Eff:	1962 / 1962
		Air Cond:	CENTRAL
		Style:	CONVENTIONAL
		Fireplace:	Y / 2
		Pool:	POOL
		Roof Mat:	GRAVEL & ROCK
		Parking:	PARKING AVAIL

Comp #:	2	Distance From Subject:	0.16 (miles)
Address:	4769 TOPEKA DR, TARZANA, CA 91356-4729		
Owner Name:	8475 INC		
Seller Name:	SOVEN-WINDSOR TRUST		
APN:	2176-031-018	Map Reference:	21-B3 /
County:	LOS ANGELES, CA	Census Tract:	1398.01
Subdivision:	2605	Zoning:	LARA
Rec Date:	11/16/2021	Prior Rec Date:	10/15/1997
Sale Date:	10/30/2021	Prior Sale Date:	10/06/1997
Sale Price:	\$1,800,000	Prior Sale Price:	\$650,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1700360	Acres:	0.32
1st Mtg Amt:	\$1,650,000	Lot Area:	13,721
Total Value:	\$958,836	# of Stories:	
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	3,262
		Total Rooms:	
		Bedrooms:	3
		Bath(F/H):	3 /
		Yr Built/Eff:	1981 / 1981
		Air Cond:	CENTRAL
		Style:	
		Fireplace:	/
		Pool:	POOL
		Roof Mat:	
		Parking:	

Comp #:	3	Distance From Subject:	0.26 (miles)
Address:	4850 LA MONTANA CIR, TARZANA, CA 91356-4818		
Owner Name:	PERMENTER FAMILY TRUST		
Seller Name:	DE NOCKER STEFAN		
APN:	2176-027-007	Map Reference:	21-B2 /
		Living Area:	3,760

County:	LOS ANGELES, CA	Census Tract:	1398.01	Total Rooms:	9
Subdivision:	26541	Zoning:	LARA	Bedrooms:	4
Rec Date:	11/01/2021	Prior Rec Date:	04/14/2009	Bath(F/H):	4 /
Sale Date:	09/20/2021	Prior Sale Date:	03/04/2009	Yr Built/Eff:	1975 / 1975
Sale Price:	\$2,000,000	Prior Sale Price:	\$1,100,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	1633628	Acres:	0.43	Fireplace:	Y / 1
1st Mtg Amt:	\$1,875,000	Lot Area:	18,633	Pool:	POOL
Total Value:	\$1,327,864	# of Stories:	2	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	ATTACHED GARAGE

Comp #:4 Distance From Subject:0.26 (miles)

Address: 4425 GAYLE DR, TARZANA, CA 91356-5017

Owner Name: AVRUKIN MAKSIM/AVRUKIN ANNA

Seller Name: OPENDOOR PROP ACQUISITION LLC

APN:	2177-006-002	Map Reference:	21-A3 /	Living Area:	2,941
County:	LOS ANGELES, CA	Census Tract:	1398.01	Total Rooms:	8
Subdivision:	28019	Zoning:	LARA	Bedrooms:	4
Rec Date:	09/07/2021	Prior Rec Date:	07/13/2021	Bath(F/H):	4 /
Sale Date:	08/09/2021	Prior Sale Date:	06/18/2021	Yr Built/Eff:	1975 / 1975
Sale Price:	\$1,750,000	Prior Sale Price:	\$1,750,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	1361804	Acres:	0.41	Fireplace:	Y / 1
1st Mtg Amt:	\$1,400,000	Lot Area:	17,950	Pool:	POOL
Total Value:	\$729,870	# of Stories:	2	Roof Mat:	TILE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:5 Distance From Subject:0.31 (miles)

Address: 4353 LA AMISTAD WAY, TARZANA, CA 91356-5112

Owner Name: GOLCHOUBPHIROOZJAE SALIMA/HAVAEJI SEYEDAMIRHOSSEIN

Seller Name: PINTO SAIED S

APN:	2177-021-042	Map Reference:	/	Living Area:	3,318
County:	LOS ANGELES, CA	Census Tract:	1398.01	Total Rooms:	
Subdivision:		Zoning:	LARE11	Bedrooms:	4
Rec Date:	03/11/2022	Prior Rec Date:	05/27/2021	Bath(F/H):	4 /
Sale Date:	02/18/2022	Prior Sale Date:	05/15/2021	Yr Built/Eff:	1967 / 1970
Sale Price:	\$2,015,000	Prior Sale Price:	\$1,865,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	288053	Acres:	0.42	Fireplace:	/
1st Mtg Amt:	\$1,000,000	Lot Area:	18,444	Pool:	POOL
Total Value:	\$1,421,151	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:6 Distance From Subject:0.34 (miles)

Address: 18816 PASEO NUEVO DR, TARZANA, CA 91356-5132

Owner Name: LALEHZARI ARASH LIVING TRUST

Seller Name: HARTLEY JOAN TRUST

APN:	2177-021-008	Map Reference:	21-B3 /	Living Area:	3,248
County:	LOS ANGELES, CA	Census Tract:	1398.01	Total Rooms:	9
Subdivision:	23908	Zoning:	LARE11	Bedrooms:	5
Rec Date:	11/23/2021	Prior Rec Date:	07/17/1975	Bath(F/H):	4 /
Sale Date:	11/05/2021	Prior Sale Date:		Yr Built/Eff:	1965 / 1965
Sale Price:	\$1,770,000	Prior Sale Price:	\$49,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	1739942	Acres:	0.39	Fireplace:	Y / 1
1st Mtg Amt:	\$1,062,000	Lot Area:	16,877	Pool:	POOL
Total Value:	\$230,896	# of Stories:	1	Roof Mat:	GRAVEL & ROCK
Land Use:	SFR	Park Area/Cap#:	/	Parking:	ATTACHED GARAGE

Comp #:7 Distance From Subject:0.34 (miles)

Address: 18955 LA AMISTAD PL, TARZANA, CA 91356-5131

Owner Name: DE LA TORRE MARCO E/RASTEGAR-DJAVAHERY SCHEHERAZAD

Seller Name: KIMMEL T & D F/TR

APN:	2177-021-015	Map Reference:	21-B3 /	Living Area:	3,733
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County:	LOS ANGELES, CA	Census Tract:	1398.01	Total Rooms:	9
Subdivision:	23908	Zoning:	LARE11	Bedrooms:	4
Rec Date:	11/10/2021	Prior Rec Date:	08/24/2007	Bath(F/H):	4 /
Sale Date:	10/05/2021	Prior Sale Date:	08/15/2007	Yr Built/Eff:	1967 / 1967
Sale Price:	\$2,219,500	Prior Sale Price:	\$1,360,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	1678039	Acres:	0.49	Fireplace:	Y / 1
1st Mtg Amt:	\$1,200,000	Lot Area:	21,463	Pool:	POOL
Total Value:	\$1,600,000	# of Stories:	1	Roof Mat:	GRAVEL & ROCK
Land Use:	SFR	Park Area/Cap#:	/	Parking:	ATTACHED GARAGE

Comp #:8 Distance From Subject:0.34 (miles)

Address: **4901 CASA DR, TARZANA, CA 91356-3944**

Owner Name: **4901 CASA DRIVE TRUST**

Seller Name: **SURVIVORS KOPELOW TRUST**

APN:	2176-004-011	Map Reference:	21-B2 /	Living Area:	3,042
County:	LOS ANGELES, CA	Census Tract:	1398.01	Total Rooms:	7
Subdivision:	2605	Zoning:	LARA	Bedrooms:	3
Rec Date:	05/12/2022	Prior Rec Date:	12/16/1993	Bath(F/H):	3 /
Sale Date:	02/04/2022	Prior Sale Date:		Yr Built/Eff:	1973 / 1973
Sale Price:	\$1,950,000	Prior Sale Price:		Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:		Style:	CONVENTIONAL
Document #:	517006	Acres:	0.46	Fireplace:	Y / 2
1st Mtg Amt:	\$1,365,000	Lot Area:	20,077	Pool:	POOL
Total Value:	\$1,037,772	# of Stories:	1	Roof Mat:	TILE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:9 Distance From Subject:0.34 (miles)

Address: **4300 NOGALES DR, TARZANA, CA 91356-5118**

Owner Name: **HECKENDORF TIMOTHY A/HECKENDORF GILLIAN S**

Seller Name: **BLOOM TRUST**

APN:	2177-023-061	Map Reference:	21-B3 /	Living Area:	3,236
County:	LOS ANGELES, CA	Census Tract:	1398.01	Total Rooms:	9
Subdivision:	28016	Zoning:	LARA	Bedrooms:	5
Rec Date:	09/14/2021	Prior Rec Date:	10/05/2018	Bath(F/H):	4 /
Sale Date:	08/25/2021	Prior Sale Date:	09/28/2018	Yr Built/Eff:	1966 / 1980
Sale Price:	\$2,150,000	Prior Sale Price:	\$1,620,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	1404309	Acres:	0.42	Fireplace:	Y / 1
1st Mtg Amt:	\$1,680,000	Lot Area:	18,090	Pool:	POOL
Total Value:	\$1,669,518	# of Stories:	1	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:10 Distance From Subject:0.36 (miles)

Address: **4940 TOPEKA DR, TARZANA, CA 91356-3902**

Owner Name: **COOPER TRUST**

Seller Name: **FOX TIMOTHY R & SHERYL**

APN:	2176-029-024	Map Reference:	21-B2 /	Living Area:	3,747
County:	LOS ANGELES, CA	Census Tract:	1398.01	Total Rooms:	9
Subdivision:		Zoning:	LARA	Bedrooms:	5
Rec Date:	02/15/2022	Prior Rec Date:	05/31/2011	Bath(F/H):	5 /
Sale Date:	02/01/2022	Prior Sale Date:	05/17/2011	Yr Built/Eff:	1980 / 1980
Sale Price:	\$2,525,000	Prior Sale Price:	\$930,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	TUDOR
Document #:	185738	Acres:	0.45	Fireplace:	Y / 2
1st Mtg Amt:	\$2,650,000	Lot Area:	19,674	Pool:	POOL
Total Value:	\$1,100,748	# of Stories:	2	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	BUILT-IN

Comp #:11 Distance From Subject:0.36 (miles)

Address: **4919 MATULA DR, TARZANA, CA 91356-4005**

Owner Name: **SANDOVAL ARTURO/SANDOVAL CARMEN**

Seller Name: **ALLEN CHARLES B & VICTORIA L**

APN:	2176-029-034	Map Reference:	/	Living Area:	3,681
County:	LOS ANGELES, CA	Census Tract:	1398.01	Total Rooms:	

Subdivision:		Zoning:	LARA	Bedrooms:	4
Rec Date:	09/21/2021	Prior Rec Date:	04/04/2014	Bath(F/H):	4 /
Sale Date:	08/06/2021	Prior Sale Date:	03/06/2014	Yr Built/Eff:	1956 / 1974
Sale Price:	\$2,042,000	Prior Sale Price:	\$1,350,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	1437375	Acres:	0.47	Fireplace:	/
1st Mtg Amt:	\$1,372,402	Lot Area:	20,668	Pool:	POOL
Total Value:	\$1,528,879	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:12 Distance From Subject:0.43 (miles)

Address: **19030 PASADERO DR, TARZANA, CA 91356-5124**

Owner Name: **ELLIS FAMILY TRUST**

Seller Name: **PASADERO DRIVE LLC**

APN:	2177-024-025	Map Reference:	21-B4 /	Living Area:	3,344
County:	LOS ANGELES, CA	Census Tract:	1398.01	Total Rooms:	8
Subdivision:		Zoning:	LARA	Bedrooms:	5
Rec Date:	02/23/2022	Prior Rec Date:	07/08/2005	Bath(F/H):	4 /
Sale Date:	01/14/2022	Prior Sale Date:	06/30/2005	Yr Built/Eff:	1968 / 1968
Sale Price:	\$2,400,000	Prior Sale Price:	\$1,350,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	UNKNOWN	Style:	CONVENTIONAL
Document #:	210711	Acres:	0.41	Fireplace:	Y / 1
1st Mtg Amt:	\$2,160,000	Lot Area:	17,763	Pool:	POOL
Total Value:	\$1,551,000	# of Stories:	1	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	ATTACHED GARAGE

Comp #:13 Distance From Subject:0.44 (miles)

Address: **4451 AZALIA DR, TARZANA, CA 91356-5202**

Owner Name: **THOMAS LUAN P/THOMAS KIMBERLY A**

Seller Name: **AZALIA DRIVE LLC**

APN:	2177-014-014	Map Reference:	21-B3 /	Living Area:	3,026
County:	LOS ANGELES, CA	Census Tract:	1398.01	Total Rooms:	7
Subdivision:	23909	Zoning:	LARE11	Bedrooms:	4
Rec Date:	03/24/2022	Prior Rec Date:	04/01/2021	Bath(F/H):	4 /
Sale Date:	03/21/2022	Prior Sale Date:	03/26/2021	Yr Built/Eff:	1963 / 1963
Sale Price:	\$2,462,000	Prior Sale Price:	\$1,250,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	335511	Acres:	0.30	Fireplace:	Y / 1
1st Mtg Amt:	\$902,000	Lot Area:	13,114	Pool:	POOL
Total Value:	\$371,284	# of Stories:	1	Roof Mat:	GRAVEL & ROCK
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:14 Distance From Subject:0.49 (miles)

Address: **18771 PASADERO DR, TARZANA, CA 91356-5223**

Owner Name: **CULHAOGLU FAMILY TRUST**

Seller Name: **KHATCHADOURIAN FAMILY TRUST**

APN:	2177-020-008	Map Reference:	21-B3 /	Living Area:	2,952
County:	LOS ANGELES, CA	Census Tract:	1398.01	Total Rooms:	8
Subdivision:	28015	Zoning:	LARA	Bedrooms:	4
Rec Date:	03/07/2022	Prior Rec Date:	11/17/1989	Bath(F/H):	3 /
Sale Date:	02/09/2022	Prior Sale Date:	10/1989	Yr Built/Eff:	1964 / 1970
Sale Price:	\$2,220,000	Prior Sale Price:	\$640,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	MODERN
Document #:	257592	Acres:	0.41	Fireplace:	Y / 1
1st Mtg Amt:	\$1,530,000	Lot Area:	17,931	Pool:	POOL
Total Value:	\$1,141,505	# of Stories:	1	Roof Mat:	GRAVEL & ROCK
Land Use:	SFR	Park Area/Cap#:	/	Parking:	ATTACHED GARAGE

EXHIBIT D

ASSIGNED INSPECTOR: EMIL ALEXANDERIAN

Date: April 11, 2024

JOB ADDRESS: 4630 NORTH MALEZA PLACE, LOS ANGELES, CA

ASSESSOR PARCEL NO. (APN): 2176-032-018

CASE NO.: 818340

ORDER NO.: A-4763807

EFFECTIVE DATE OF ORDER TO COMPLY: July 27, 2018

COMPLIANCE EXPECTED DATE: August 26, 2018

DATE COMPLIANCE OBTAINED: October 26, 2018

.....

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-4763807

1050530201977489

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

SHERF, PINCHAS AND FARZANEH G
4630 MALEZA PL
TARZANA, CA 91356

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

JUL 19 2018

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

CASE #: 818340
ORDER #: A-4763807
EFFECTIVE DATE: July 27, 2018
COMPLIANCE DATE: August 26, 2018

OWNER OF

SITE ADDRESS: 4630 N MALEZA PL

ASSESSORS PARCEL NO.: 2176-032-018

ZONE: RE11; Min. Lot 11,000 Sq. Ft.

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 12' x 16' construction of a storage shed in the rear yard was constructed without the required permits and approvals.

You are therefore ordered to: 1) Demolish and remove all construction work performed without the required permit(s). 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.

Location: Single family residence.

2. Open storage within the required yards.

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

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

Location: Single family residence.

NON-COMPLIANCE FEE WARNING:

YOU ARE IN VIOLATION OF THE L.A.M.C. IT IS YOUR RESPONSIBILITY TO CORRECT THE VIOLATION(S) AND CONTACT THE INSPECTOR LISTED BELOW TO ARRANGE FOR A COMPLIANCE INSPECTION BEFORE THE NON-COMPLIANCE FEE IS IMPOSED. Failure to correct the violations and arrange for the compliance inspection within 15 days from the Compliance Date, will result in imposition of the fee noted below.

In addition to the C.V.I.F. noted above, a proposed noncompliance fee in the amount of \$660.00 may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or request for slight modification is filed within 15 days of the compliance date.

If an appeal or request for slight modification is not filed within 15 days of the compliance date or extensions granted therefrom, the determination of the department to impose and collect a non-compliance fee shall be final. Section 98.0411 L.A.M.C.

NOTE: FAILURE TO PAY THE NON-COMPLIANCE FEE WITHIN 30 DAYS AFTER THE DATE OF MAILING THE INVOICE, MAY RESULT IN A LATE CHARGE OF TWO (2) TIMES THE NON-COMPLIANCE FEE PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF **\$2,310.00**.

Any person who fails to pay the non-compliance fee, late charge and collection fee shall also pay interest. Interest shall be calculated at the rate of one percent per month.

PENALTY WARNING:

Any person who violates or causes or permits another person to violate any provision of the Los Angeles Municipal Code (L.A.M.C.) is guilty of a misdemeanor which is punishable by a fine of not more than \$1000.00 and/or six (6) months imprisonment for each violation. Section 11.00 (m) L.A.M.C.

INVESTIGATION FEE REQUIRED:

Whenever any work has been commenced without authorization by a permit or application for inspection, and which violates provisions of Articles 1 through 8 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.), and if no order has been issued by the department or a court of law requiring said work to proceed, a special investigation fee which shall be double the amount charged for an application for inspection, license or permit fee, but not less than \$400.00, shall be collected on each permit, license or application for inspection. Section 98.0402 (a) L.A.M.C.

APPEAL PROCEDURES:

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

If you have any questions or require any additional information please feel free to contact me at (818)374-9863.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector : 

Date: July 19, 2018

ALFREDO FLORES
14410 SYLVAN STREET SUITE 105
VAN NUYS, CA 91401
(818)374-9863

Alfredo.Flores@lacity.org


REVIEWED BY

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