

# CITY OF LOS ANGELES

CALIFORNIA



KAREN BASS  
MAYOR

BOARD OF  
BUILDING AND SAFETY  
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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

January 8, 2024

Council District: #12

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

JOB ADDRESS: 16662 WEST MARILLA STREET, LOS ANGELES, CA  
ASSESSORS PARCEL NO. (APN): 2686-006-010  
Re: Invoice #801280-3, 807022-3

Pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code, the Los Angeles Department of Building and Safety (LADBS) investigated and identified code violations at: **16662 West Marilla 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 98.0411(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 November 21, 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>
Non-Compliance Code Enforcement fee	660.00
Late Charge/Collection fee (250%)	1,650.00
Code Violation Investigation fee	336.00
System Development Surcharge late fee	50.40
Late Charge/Collection fee (250%)	840.00
System Development Surcharge	20.16
Title Report fee	30.00
<b>Grand Total</b>	<b>\$ 3,586.56</b>

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed that a lien for a total sum of **\$3,586.56** be recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "Council") designate the time and place protest can be heard concerning this matter, as set forth in Sections 7.35.3 and 7.35.5 of the Los Angeles Administrative Code.

It is further requested that Council instruct LADBS to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$3,586.56** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

## DEPARTMENT OF BUILDING AND SAFETY

  
Ana Mae Yutan  
Chief, LADBS Resource Management Bureau

ATTEST: HOLLY WOLCOTT, CITY CLERK

Lien confirmed by  
City Council on:

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



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

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***Property Title Report***

**Work Order No. T17188**  
**Dated as of: 08/26/2022**

**Prepared for: City of Los Angeles**

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***SCHEDULE A***  
***(Reported Property Information)***

**APN #: 2686-006-010**

**Property Address: 16662 W MARILLA ST    City: Los Angeles    County: Los Angeles**

**VESTING INFORMATION**

**Type of Document: QUITCLAIM DEED**  
**Grantee : THOMAS JOSEPH GILLEN III**  
**Grantor : IRENE GILLEN AND THOMAS JOSEPH GILLEN III**  
**Deed Date : 09/14/2015      Recorded : 09/25/2015**  
**Instr No. : 15-1191633**

**MAILING ADDRESS: THOMAS JOSEPH GILLEN III**  
**16662 MARILLA ST, NORTHRIDGE, CA 91343**

***SCHEDULE B***

**LEGAL DESCRIPTION**

**Lot Number: 88 Tract No: 21468 Brief Description: TRACT # 21468 LOT 88**

**MORTGAGES/LIENS**

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

This page is part of your document - DO NOT DISCARD

**20151191633**



Pages:  
0004

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

09/25/15 AT 08:00AM

FEES :	31.00
TAXES :	0.00
OTHER :	0.00
PAID :	31.00



LEADSHEET



201509253340021

00011173485



007098791

SEQ:  
01

ERDS - 8:00AM



THIS FORM IS NOT TO BE DUPLICATED

514324160 GILBERT

AFTER RECORDING RETURN TO:  
GODEEDS, INC.  
ATTN: LEGALZOOM DEPT.  
8940 MAIN STREET  
CLARENCE, NY 14031  
File No. 514324160-39994140

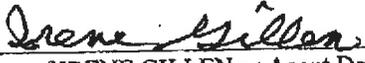
APN: 2686-006-0010

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QUITCLAIM DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)  
DOCUMENTARY TRANSFER TAX is \$0.00 CITY TAX \$0.00

Computes on full value of property conveyed, or  
 Computed on full value less value of liens and encumbrances remaining at time of sale.  
 Unincorporated area: City of NORTHRIDGE

  
\_\_\_\_\_  
Signature of IRENE GILLEN or Agent Determining Tax

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

GRANTOR(S): IRENE GILLEN, A WIDOW AND THOMAS JOSEPH GILLEN, III, A SINGLE MAN, AS  
JOINT TENANTS, hereby QUITCLAIM(S), REMISE(S) AND RELEASE(S) to

THOMAS JOSEPH GILLEN III, A SINGLE MAN, the following described real property in the City of  
NORTHRIDGE, County of LOS ANGELES, State of CALIFORNIA:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as: 16662 MARILLA STREET, NORTHRIDGE, CA 91343-1724

\*\*This is a bonafide gift and the grantor received nothing in return, R&T 11911

MAIL TAX STATEMENTS TO:  
THOMAS JOSEPH GILLEN III  
16662 MARILLA STREET  
NORTHRIDGE, CA 91343-1724

EXHIBIT A  
LEGAL DESCRIPTION

ALL INTEREST IN THE FOLLOWING DESCRIBED REL ESTATE SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, TO WIT:

LOT(S) 88 OF TRACT NO. 21468, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 577 PAGE(S) 8 THROUGH 13 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM ALL OIL, GAS, PETROLEUM AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER OR RECOVERABLE FROM SAID LAND, WITHOUT, HOWEVER, ANY RIGHT TO ENTER UPON THE SURFACE OF SAID LAND TO EXPLORE FOR, DEVELOP OR REMOVE SAID SUBSTANCES, BUT WITH FULL RIGHT TO EXPLORE FOR, DEVELOP AND REMOVE THE SAME BY MEANS OF WELLS AND EQUIPMENT HAVING SURFACE LOCATIONS OUTSIDE THE OTHER BOUNDARIES OF SAID LAND AND ENTERING SAID LAND BELOW 500 FEET FROM THE PRESENT NATURAL OF SURFACE OF SAID LAND, AS RESERVED BY RICHARD HASSELL DOW AND VIVIAN W. DOW, ALSO KNOWN AS VIVIAN WILEY DOW, IN DEED RECORDED FEBRUARY 21, 1955 IN BOOK 46964 PAGE 123, OFFICIAL RECORDS.

APN: 2686-006-0010

PROPERTY COMMONLY KNOWN AS:           MARILLA STREET, NORTHRIDGE, CA 91343-1724

APN: 2686-006-0010

IN WITNESS WHEREOF, the said Grantor(s) has/have hereunto set his/her/their hand(s) and seal(s) on this 14<sup>th</sup> day of September, 2015.

Irene Gillen  
IRENE GILLEN

Thomas Joseph Gillen III  
THOMAS JOSEPH GILLEN, III

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

On SEPT 14, 2015 before me, JACK KARA-SIMONYAN, a Notary Public, (insert Name of Notary Public and Title), personally appeared IRENE GILLEN and THOMAS JOSEPH GILLEN, III, 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.

[Handwritten Signature]  
(SIGNATURE OF NOTARY) SEAL



# EXHIBIT B

ASSIGNED INSPECTOR: **ARIS ALLVERDIAN**  
JOB ADDRESS: **16662 WEST MARILLA STREET, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **2686-006-010**

Date: January 8, 2024

Last Full Title: **08/26/2022**

Last Update to Title:

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## LIST OF OWNERS AND INTERESTED PARTIES

- 1) THOMAS JOSEPH GILLEN III  
16662 MARILLA STREET  
NORTHRIDGE, CA 91343

CAPACITY: OWNER

**Property Detail Report**  
**For Property Located At :**  
**16662 MARILLA ST, NORTHRIDGE, CA 91343-1724**



**Owner Information**

Owner Name: **GILLEN THOMAS J III**  
 Mailing Address: **16662 MARILLA ST, NORTHRIDGE CA 91343-1724 C072**  
 Vesting Codes: **//**

**Location Information**

Legal Description:	<b>TRACT # 21468 LOT 88</b>	APN:	<b>2686-006-010</b>
County:	<b>LOS ANGELES, CA</b>	Alternate APN:	
Census Tract / Block:	<b>1173.02 / 1</b>	Subdivision:	<b>21468</b>
Township-Range-Sect:		Map Reference:	<b>7-F4 /</b>
Legal Book/Page:	<b>577-8</b>	Tract #:	<b>21468</b>
Legal Lot:	<b>88</b>	School District:	<b>LOS ANGELES</b>
Legal Block:		School District Name:	<b>LOS ANGELES</b>
Market Area:	<b>NR</b>	Munic/Township:	<b>LOS ANGELES</b>
Neighbor Code:			

**Owner Transfer Information**

Recording/Sale Date:	<b>09/25/2015 / 09/14/2015</b>	Deed Type:	<b>QUIT CLAIM DEED</b>
Sale Price:		1st Mtg Document #:	
Document #:	<b>1191633</b>		

**Last Market Sale Information**

Recording/Sale Date:	<b>/</b>	1st Mtg Amount/Type:	<b>/</b>
Sale Price:		1st Mtg Int. Rate/Type:	<b>/</b>
Sale Type:		1st Mtg Document #:	
Document #:		2nd Mtg Amount/Type:	<b>/</b>
Deed Type:		2nd Mtg Int. Rate/Type:	<b>/</b>
Transfer Document #:		Price Per SqFt:	
New Construction:		Multi/Split Sale:	
Title Company:			
Lender:			
Seller Name:			

**Prior Sale Information**

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

**Property Characteristics**

Gross Area:		Parking Type:	<b>PARKING AVAIL</b>	Construction:	
Living Area:	<b>1,191</b>	Garage Area:		Heat Type:	<b>CENTRAL</b>
Tot Adj Area:		Garage Capacity:		Exterior wall:	<b>STUCCO</b>
Above Grade:		Parking Spaces:	<b>2</b>	Porch Type:	
Total Rooms:	<b>5</b>	Basement Area:		Patio Type:	
Bedrooms:	<b>3</b>	Finish Bsmnt Area:		Pool:	<b>POOL</b>
Bath(F/H):	<b>2 /</b>	Basement Type:		Air Cond:	<b>CENTRAL</b>
Year Built / Eff:	<b>1956 / 1956</b>	Roof Type:		Style:	<b>MODERN</b>
Fireplace:	<b>/</b>	Foundation:	<b>RAISED</b>	Quality:	
# of Stories:	<b>1</b>	Roof Material:	<b>COMPOSITION SHINGLE</b>	Condition:	

Other Improvements: **FENCE Building Permit**

**Site Information**

Zoning:	<b>LARS</b>	Acres:	<b>0.17</b>	County Use:	<b>SINGLE FAMILY RESID (0101)</b>
Lot Area:	<b>7,500</b>	Lot Width/Depth:	<b>66 x 114</b>	State Use:	
Land Use:	<b>SFR</b>	Res/Comm Units:	<b>1 /</b>	Water Type:	
Site Influence:				Sewer Type:	<b>TYPE UNKNOWN</b>

**Tax Information**

Total Value:	<b>\$71,512</b>	Assessed Year:	<b>2021</b>	Property Tax:	<b>\$1,137.47</b>
Land Value:	<b>\$18,314</b>	Improved %:	<b>74%</b>	Tax Area:	<b>16</b>
Improvement Value:	<b>\$53,198</b>	Tax Year:	<b>2021</b>	Tax Exemption:	<b>HOMEOWNER</b>
Total Taxable Value:	<b>\$64,512</b>				

# Comparable Sales Report

For Property Located At



**16662 MARILLA ST, NORTHRIDGE, CA 91343-1724**

12 Comparable(s) Selected.

Report Date: 09/13/2022

**Summary Statistics:**

	Subject	Low	High	Average
Sale Price	\$0	\$570,000	\$950,000	\$816,250
Bldg/Living Area	1,191	1,191	1,344	1,267
Price/Sqft	\$0.00	\$478.59	\$728.48	\$644.29
Year Built	1956	1955	1959	1956
Lot Area	7,500	7,126	8,999	7,779
Bedrooms	3	2	3	3
Bathrooms/Restrooms	2	2	2	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$71,512	\$62,452	\$656,000	\$311,560
Distance From Subject	0.00	0.11	0.47	0.25

\*= user supplied for search only

Comp #:1 Distance From Subject:0.11 (miles)

Address: **9647 GERALD AVE, NORTHRIDGE, CA 91343-2602**

Owner Name: **GALVAN CARLOS A JR/GALVAN LIGIA Y**

Seller Name: **CATZIN JOANNE**

APN: **2686-008-005**      Map Reference: **7-F4 /**      Living Area: **1,276**

County: **LOS ANGELES, CA**      Census Tract: **1173.02**      Total Rooms: **5**

Subdivision: **21652**      Zoning: **LARS**      Bedrooms: **3**

Rec Date: **04/26/2022**      Prior Rec Date: **07/01/2005**      Bath(F/H): **2 /**

Sale Date: **03/28/2022**      Prior Sale Date: **06/08/2005**      Yr Built/Eff: **1956 / 1956**

Sale Price: **\$890,000**      Prior Sale Price: **\$525,000**      Air Cond: **CENTRAL**

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

Document #: **451521**      Acres: **0.18**      Fireplace: **Y / 1**

1st Mtg Amt: **\$845,500**      Lot Area: **7,693**      Pool:

Total Value: **\$656,000**      # of Stories: **1**      Roof Mat: **GRAVEL & ROCK**

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

Comp #:2 Distance From Subject:0.12 (miles)

Address: **16745 CITRONIA ST, NORTHRIDGE, CA 91343-1703**

Owner Name: **MGSYAN LUSIK**

Seller Name: **BASA RICHEL N M & MARILEN M**

APN: **2686-007-028**      Map Reference: **7-F4 /**      Living Area: **1,208**

County: **LOS ANGELES, CA**      Census Tract: **1173.02**      Total Rooms: **6**

Subdivision: **23698**      Zoning: **LARS**      Bedrooms: **2**

Rec Date: **09/02/2022**      Prior Rec Date: **09/23/2016**      Bath(F/H): **2 /**

Sale Date: **08/15/2022**      Prior Sale Date: **08/22/2016**      Yr Built/Eff: **1959 / 1959**

Sale Price: **\$810,000**      Prior Sale Price: **\$502,000**      Air Cond: **CENTRAL**

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

Document #: **873571**      Acres: **0.17**      Fireplace: **/**

1st Mtg Amt: **\$526,500**      Lot Area: **7,499**      Pool:

Total Value: **\$538,243**      # of Stories: **1**      Roof Mat: **COMPOSITION SHINGLE**

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

Comp #:3 Distance From Subject:0.13 (miles)

Address: **9661 HAYVENHURST AVE, NORTHRIDGE, CA 91343-1844**

Owner Name: **MICAEIL SUZAN**

Seller Name:	<b>KHACHIKYAN ARMEN</b>	Map Reference:	<b>7-F4 /</b>	Living Area:	<b>1,276</b>
APN:	<b>2686-013-010</b>	Census Tract:	<b>1173.02</b>	Total Rooms:	<b>5</b>
County:	<b>LOS ANGELES, CA</b>	Zoning:	<b>LARS</b>	Bedrooms:	<b>3</b>
Subdivision:	<b>21652</b>	Prior Rec Date:	<b>10/18/2021</b>	Bath(F/H):	<b>2 /</b>
Rec Date:	<b>12/30/2021</b>	Prior Sale Date:	<b>09/17/2021</b>	Yr Built/Eff:	<b>1956 / 1956</b>
Sale Date:	<b>12/03/2021</b>	Prior Sale Price:	<b>\$682,500</b>	Air Cond:	<b>CENTRAL</b>
Sale Price:	<b>\$750,000</b>	Prior Sale Type:	<b>FULL</b>	Style:	<b>CONVENTIONAL</b>
Sale Type:	<b>FULL</b>	Acres:	<b>0.18</b>	Fireplace:	<b>Y / 1</b>
Document #:	<b>1931449</b>	Lot Area:	<b>7,872</b>	Pool:	
1st Mtg Amt:	<b>\$562,500</b>	# of Stories:	<b>1</b>	Roof Mat:	<b>GRAVEL &amp; ROCK</b>
Total Value:	<b>\$62,905</b>	Park Area/Cap#:	<b>/</b>	Parking:	<b>PARKING AVAIL</b>
Land Use:	<b>SFR</b>				

Comp #:	<b>4</b>	Distance From Subject:	<b>0.15 (miles)</b>
Address:	<b>16721 LABRADOR ST, NORTHRIDGE, CA 91343-1719</b>		
Owner Name:	<b>VANDERLINDE MICHAEL/VANDERLINDE NICOLE</b>		
Seller Name:	<b>ESTUPINIAN-BONILLA MAURICIO G</b>		
APN:	<b>2686-002-014</b>	Map Reference:	<b>7-F4 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1173.02</b>
Subdivision:	<b>21468</b>	Zoning:	<b>LARS</b>
Rec Date:	<b>04/11/2022</b>	Prior Rec Date:	<b>06/24/2010</b>
Sale Date:	<b>04/01/2022</b>	Prior Sale Date:	<b>06/21/2010</b>
Sale Price:	<b>\$855,000</b>	Prior Sale Price:	<b>\$320,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>397787</b>	Acres:	<b>0.16</b>
1st Mtg Amt:	<b>\$684,000</b>	Lot Area:	<b>7,126</b>
Total Value:	<b>\$381,595</b>	# of Stories:	<b>1</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>
		Parking:	<b>PARKING AVAIL</b>

Comp #:	<b>5</b>	Distance From Subject:	<b>0.17 (miles)</b>
Address:	<b>9617 RUFFNER AVE, NORTHRIDGE, CA 91343-2617</b>		
Owner Name:	<b>GAMBARYAN ANNA</b>		
Seller Name:	<b>AULTMAN STEVEN M &amp; SHEILA A</b>		
APN:	<b>2686-021-008</b>	Map Reference:	<b>7-F4 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1173.02</b>
Subdivision:	<b>23698</b>	Zoning:	<b>LARS</b>
Rec Date:	<b>04/08/2022</b>	Prior Rec Date:	<b>03/20/1989</b>
Sale Date:	<b>02/15/2022</b>	Prior Sale Date:	
Sale Price:	<b>\$880,000</b>	Prior Sale Price:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	
Document #:	<b>394342</b>	Acres:	<b>0.21</b>
1st Mtg Amt:	<b>\$792,000</b>	Lot Area:	<b>8,999</b>
Total Value:	<b>\$69,248</b>	# of Stories:	<b>1</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>
		Parking:	<b>PARKING AVAIL</b>

Comp #:	<b>6</b>	Distance From Subject:	<b>0.20 (miles)</b>
Address:	<b>16533 SUPERIOR ST, NORTHRIDGE, CA 91343-1856</b>		
Owner Name:	<b>OSPINA JONATHAN L</b>		
Seller Name:	<b>RODRIGUEZ BRAULIO R SR &amp; ADELAIDE</b>		
APN:	<b>2677-003-002</b>	Map Reference:	<b>7-F4 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1173.02</b>
Subdivision:	<b>21415</b>	Zoning:	<b>LARS</b>
Rec Date:	<b>08/05/2022</b>	Prior Rec Date:	<b>02/22/1985</b>
Sale Date:	<b>07/11/2022</b>	Prior Sale Date:	
Sale Price:	<b>\$570,000</b>	Prior Sale Price:	<b>\$112,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>791045</b>	Acres:	<b>0.17</b>
1st Mtg Amt:	<b>\$541,500</b>	Lot Area:	<b>7,469</b>
Total Value:	<b>\$215,134</b>	# of Stories:	<b>1</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>
		Parking:	<b>PARKING AVAIL</b>

Comp #:	<b>7</b>	Distance From Subject:	<b>0.26 (miles)</b>
Address:	<b>9617 ODESSA AVE, NORTHRIDGE, CA 91343-1830</b>		
Owner Name:	<b>YAZDI MEHRAN S/ZAER AZITA</b>		

<b>Seller Name: BUCKNER FAMILY 2013 TRUST</b>					
APN:	2677-006-002	Map Reference:	8-A4 /	Living Area:	1,296
County:	LOS ANGELES, CA	Census Tract:	1173.01	Total Rooms:	5
Subdivision:	21415	Zoning:	LARS	Bedrooms:	3
Rec Date:	02/23/2022	Prior Rec Date:	02/11/1994	Bath(F/H):	2 /
Sale Date:	01/31/2022	Prior Sale Date:		Yr Built/Eff:	1956 / 1956
Sale Price:	\$810,000	Prior Sale Price:		Air Cond:	
Sale Type:	FULL	Prior Sale Type:		Style:	CONVENTIONAL
Document #:	208640	Acres:	0.17	Fireplace:	/
1st Mtg Amt:	\$486,000	Lot Area:	7,612	Pool:	
Total Value:	\$182,542	# of Stories:	1	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

<b>Comp #:8</b>			Distance From Subject:0.28 (miles)		
<b>Address: 9514 RUBIO AVE, NORTHRIDGE, CA 91343-2614</b>					
<b>Owner Name: KAKOSIMIDI KHRIST</b>					
<b>Seller Name: SEIDMAN FAMILY TRUST</b>					
APN:	2686-011-014	Map Reference:	7-F4 /	Living Area:	1,344
County:	LOS ANGELES, CA	Census Tract:	1173.02	Total Rooms:	5
Subdivision:	21652	Zoning:	LARS	Bedrooms:	3
Rec Date:	08/24/2022	Prior Rec Date:	04/17/1967	Bath(F/H):	2 /
Sale Date:	07/22/2022	Prior Sale Date:		Yr Built/Eff:	1956 / 1956
Sale Price:	\$770,000	Prior Sale Price:	\$12,500	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	844202	Acres:	0.19	Fireplace:	Y / 1
1st Mtg Amt:	\$693,000	Lot Area:	8,334	Pool:	
Total Value:	\$62,452	# of Stories:	1	Roof Mat:	GRAVEL & ROCK
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

<b>Comp #:9</b>			Distance From Subject:0.35 (miles)		
<b>Address: 16539 PLUMMER ST, NORTH HILLS, CA 91343-1840</b>					
<b>Owner Name: SEDKI ZIAD</b>					
<b>Seller Name: ELYESH ISAAC</b>					
APN:	2677-004-002	Map Reference:	8-A4 /	Living Area:	1,303
County:	LOS ANGELES, CA	Census Tract:	1173.01	Total Rooms:	6
Subdivision:	21415	Zoning:	LARS	Bedrooms:	3
Rec Date:	04/20/2022	Prior Rec Date:	06/11/2009	Bath(F/H):	2 /
Sale Date:	04/01/2022	Prior Sale Date:	03/27/2009	Yr Built/Eff:	1955 / 1973
Sale Price:	\$850,000	Prior Sale Price:	\$275,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	433397	Acres:	0.17	Fireplace:	Y / 1
1st Mtg Amt:	\$807,500	Lot Area:	7,200	Pool:	POOL
Total Value:	\$341,676	# of Stories:	1	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

<b>Comp #:10</b>			Distance From Subject:0.37 (miles)		
<b>Address: 16521 PLUMMER ST, NORTH HILLS, CA 91343-1840</b>					
<b>Owner Name: THOMER AMANDA</b>					
<b>Seller Name: HMO PROPERTIES LLC</b>					
APN:	2677-004-005	Map Reference:	8-A4 /	Living Area:	1,217
County:	LOS ANGELES, CA	Census Tract:	1173.01	Total Rooms:	5
Subdivision:	21415	Zoning:	LARS	Bedrooms:	3
Rec Date:	03/14/2022	Prior Rec Date:	06/29/2021	Bath(F/H):	2 /
Sale Date:	02/25/2022	Prior Sale Date:	06/02/2021	Yr Built/Eff:	1955 / 1955
Sale Price:	\$850,000	Prior Sale Price:	\$610,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	290583	Acres:	0.17	Fireplace:	/
1st Mtg Amt:	\$722,500	Lot Area:	7,200	Pool:	
Total Value:	\$466,904	# of Stories:	1	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	ATTACHED GARAGE

<b>Comp #:11</b>			Distance From Subject:0.43 (miles)		
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Address:	<b>10001 DEBRA AVE, NORTH HILLS, CA 91343-1204</b>		
Owner Name:	<b>BIDROS ALIN</b>		
Seller Name:	<b>TOPJIAN FAMILY TRUST</b>		
APN:	<b>2678-014-008</b>	Map Reference:	<b>8-A3 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1098.00</b>
Subdivision:	<b>20998</b>	Zoning:	<b>LARS</b>
Rec Date:	<b>05/27/2022</b>	Prior Rec Date:	<b>04/21/2011</b>
Sale Date:	<b>05/13/2022</b>	Prior Sale Date:	<b>04/15/2011</b>
Sale Price:	<b>\$950,000</b>	Prior Sale Price:	<b>\$365,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>573716</b>	Acres:	<b>0.18</b>
1st Mtg Amt:	<b>\$760,000</b>	Lot Area:	<b>7,957</b>
Total Value:	<b>\$432,008</b>	# of Stories:	<b>1</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>
		Living Area:	<b>1,316</b>
		Total Rooms:	<b>5</b>
		Bedrooms:	<b>3</b>
		Bath(F/H):	<b>2 /</b>
		Yr Built/Eff:	<b>1957 / 1957</b>
		Air Cond:	
		Style:	<b>CONVENTIONAL</b>
		Fireplace:	<b>Y / 1</b>
		Pool:	
		Roof Mat:	<b>WOOD SHAKE</b>
		Parking:	<b>PARKING AVAIL</b>

Comp #:12				Distance From Subject:0.47 (miles)	
Address:	<b>9408 MONOGRAM AVE, NORTH HILLS, CA 91343-2817</b>				
Owner Name:	<b>GUTIERREZ LUIS/GUTIERREZ CRYSTAL</b>				
Seller Name:	<b>SCHMIDT FRANCIS</b>				
APN:	<b>2676-003-002</b>	Map Reference:	<b>8-A5 /</b>	Living Area:	<b>1,269</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1173.01</b>	Total Rooms:	<b>5</b>
Subdivision:	<b>21180</b>	Zoning:	<b>LARS</b>	Bedrooms:	<b>3</b>
Rec Date:	<b>04/18/2022</b>	Prior Rec Date:	<b>12/20/2011</b>	Bath(F/H):	<b>2 /</b>
Sale Date:	<b>02/25/2022</b>	Prior Sale Date:	<b>11/22/2011</b>	Yr Built/Eff:	<b>1956 / 1956</b>
Sale Price:	<b>\$810,000</b>	Prior Sale Price:	<b>\$284,500</b>	Air Cond:	<b>CENTRAL</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Style:	<b>CONVENTIONAL</b>
Document #:	<b>423272</b>	Acres:	<b>0.19</b>	Fireplace:	<b>Y / 1</b>
1st Mtg Amt:	<b>\$647,200</b>	Lot Area:	<b>8,392</b>	Pool:	
Total Value:	<b>\$330,011</b>	# of Stories:	<b>1</b>	Roof Mat:	<b>WOOD SHAKE</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>	Parking:	<b>PARKING AVAIL</b>

# EXHIBIT D

ASSIGNED INSPECTOR: **ARIS ALLVERDIAN**  
JOB ADDRESS: **16662 WEST MARILLA STREET, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **2686-006-010**

Date: **November 14, 2023**

CASE NO.: **886729**  
ORDER NO.: **A-5186857**

EFFECTIVE DATE OF ORDER TO COMPLY: **December 10, 2018**  
COMPLIANCE EXPECTED DATE: **January 09, 2019**  
DATE COMPLIANCE OBTAINED: **May 04, 2020**

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

### **VIOLATIONS:**

SEE ATTACHED ORDER # A-5186857

1060505202098379

**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**

**GILLEN, THOMAS J III  
16662 MARILLA ST  
NORTHRIDGE, CA 91343**

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

**CASE #: 886729**

**ORDER #: A-5186857**

**EFFECTIVE DATE: November 21, 2019**

**COMPLIANCE DATE: December 21, 2019**

**NOV 14 2019**

**OWNER OF  
SITE ADDRESS: 16662 W MARILLA ST**

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

**ASSESSORS PARCEL NO.: 2686-006-010**

**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.

Location: Driveway

Comments: 5 inoperable vehicles.

**2. Not providing or maintaining the required covered off street parking.**

You are therefore ordered to: Provide/maintain required off-street parking.

Code Section(s) in Violation: 12.21A4, 12.21A.4.(m), 12.21A.1.(a) of the L.A.M.C.

Comments: Inoperable vehicles blocking access to the required covered parking.

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.

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)374-9840. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector : \_\_\_\_\_

Date: November 12, 2019

HAGOP BADOSSIAN  
1410 SYLVAN STREET SUITE 105  
VAN NUYS, CA 90012  
(818)374-9840  
Hagop.Badossian@lacity.org

REVIEWED BY \_\_\_\_\_

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