

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

June 11, 2018

Council District: # 7

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

JOB ADDRESS: **13984 WEST HUBBARD STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2517-011-023**
Re: Invoice #711969-1

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: **13984 West Hubbard Street, 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. The Department imposed non-compliance fee as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance Fee	\$ 660.00
Late Charge/Collection Fee (250%)	1,650.00
Accumulated Interest (1%/month)	323.71
Title Report Fee	<u>42.00</u>
Grand Total	\$ <u>2,675.71</u>

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 **\$2,675.71** 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 **\$2,675.71** 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

ATTEST: HOLLY WOLCOTT, CITY CLERK

Lien confirmed by
City Council on:

BY: _____
DEPUTY



P.O. BOX 5152
 CULVER CITY, CA 90231
 Phone 310-943-9235 latitle@in2-res.com

Property Title Report

Work Order No. T15350
Dated as of: 05/16/2018

Prepared for: City of Los Angeles

SCHEDULE A (Reported Property Information)

APN #: 2517-011-023

Property Address: 13984 W HUBBARD ST

City: Los Angeles

County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : ALBERTO SANTIAGO CAINO; NANCY GRACIELA ROMAN

Grantor : LUCIA I POSTACHIAN

Deed Date : 11/01/2006

Recorded : 11/13/2006

Instr No. : 06-2496859

MAILING ADDRESS: ALBERTO SANTIAGO CAINO; NANCY GRACIELA ROMAN
13984 HUBBARD ST SYLMAR CA 91342

SCHEDULE B

LEGAL DESCRIPTION

Lot: 23 Tract No: 18316 Abbreviated Description: LOT:23 TR#:18316 TRACT # 18316 LOT 23

MORTGAGES/LIENS

Type of Document: DEED OF TRUST

Recording Date: 11/13/2006

Document #: 06-2496860

Loan Amount: \$488,000

Lender Name: AMERICAS WHOLESAL LENDER

Borrowers Name: ALBERTO SANTIAGO CAINO; NANCY GRACIELA ROMAN

MAILING ADDRESS: COUNTRYWIDE HOME LOANS, INC.
P.O. BOX 10423 VAN NUYS, CA 91410

This page is part of your document - DO NOT DISCARD

06 2496859

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
11/13/06 AT 08:00am

TITLE(S) :

DEED



FEE

D.T.T.

FEE \$10 W
2

CODE
20

CODE
19

CODE
9

NOTIFICATION SENT \$4

Assessor's Identification Number (AIN)

To be completed by Examiner OR Title Company in black ink.

Number of AIN's Shown

2517-011-023

1001

THIS FORM IS NOT TO BE DUPLICATED

FIDELITY-VAN NUYS

RECORDING REQUESTED BY

WHEN RECORDED MAIL TO
AND MAIL TAX STATEMENTS TO

NAME Alberto Caino / Nancy Roman
ADDRESS 13984 Hubbard St.
CITY Sylmar Area
STATE & ZIP California 91342
TITLE ORDER NO. 19489429
ESCROW NO. 2820-PP
APN NO.: 2517-011-023



20062496859

2

44/00

GRANT DEED

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

THE UNDERSIGNED GRANTOR(S) DECLARE(S) No Consideration
DOCUMENTARY TRANSFER TAX is \$ 0- CITY TAX \$ 0-
 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,

Lucia I. Postachian, an unmarried woman

hereby GRANT(s) to

Alberto Santiago Caino and Nancy Graciela Roman, husband and wife as joint tenants

the following described real property in the City of Los Angeles, County of Los Angeles, State of California:

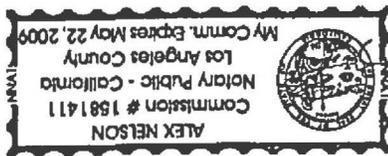
Lot 23 of Tract No. 18316, in the city of Los Angeles, county of Los Angeles, State of California, as per map recorded in book 468 page(s) 45 and 46 of maps, in the office of the County Recorder of said County.

P.I.Q. 13984 Hubbard Street, Sylmar Area, Los Angeles, CA 91342

Dated November 1, 2006

SEE EXHIBIT "A"
ATTACHED

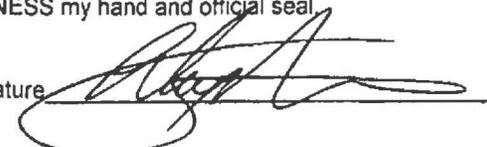

Lucia I. Postachian



STATE OF CALIFORNIA,
COUNTY OF Los Angeles S S

On November 1, 2006 before me, Alex Nelson, Notary Public , (here insert name and title of the officer), personally appeared, Francisco Javier Chavez 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.

WITNESS my hand and official seal.

Signature 

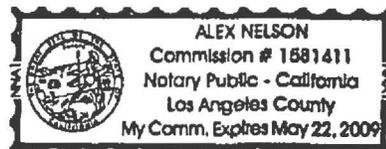


EXHIBIT "A"

Lot 23 of Tract No. 18316, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 468 Page(s) 45 and 46 of maps, in the office of the County Recorder of said county.

3

Assessor's Parcel No: 2517-011-023

05 2496859

EXHIBIT B

ASSIGNED INSPECTOR: **JOHN HAMILTON**

Date: **June 11, 2018**

JOB ADDRESS: **13984 WEST HUBBARD STREET, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2517-011-023**

Last Full Title: **05/16/2018**

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

1). ALBERTO SANTIAGO CAINO;
NANCY GRACIELA ROMAN
13984 HUBBARD ST
SYLMAR, CA 91342

CAPACITY: OWNERS

2). COUNTRYWIDE HOME LOANS, INC.
P.O. BOX 10423
VAN NUYS, CA 91410

CAPACITY: INTERESTED PARTY

Property Detail Report

For Property Located At :
13984 HUBBARD ST, SYLMAR, CA 91342-4167



Owner Information

Owner Name: **CAINO ALBERTO S/ROMAN NANCY G**
 Mailing Address: **13984 HUBBARD ST, SYLMAR CA 91342-4167 C007**
 Vesting Codes: **HW // JT**

Location Information

Legal Description:	TRACT # 18316 LOT 23	APN:	2517-011-023
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	1064.03 / 1	Subdivision:	18316
Township-Range-Sect:		Map Reference:	2-E4 /
Legal Book/Page:	468-45	Tract #:	18316
Legal Lot:	23	School District:	LOS ANGELES
Legal Block:		School District Name:	
Market Area:	SYL	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	11/13/2006 / 11/01/2006	Deed Type:	GRANT DEED
Sale Price:		1st Mtg Document #:	2496860
Document #:	2496859		

Last Market Sale Information

Recording/Sale Date:	10/03/2003 / 09/02/2003	1st Mtg Amount/Type:	\$260,000 / CONV
Sale Price:	\$325,454	1st Mtg Int. Rate/Type:	7.62 / ADJ
Sale Type:	FULL	1st Mtg Document #:	2938571
Document #:	2938570	2nd Mtg Amount/Type:	\$65,000 / CONV
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/ FIXED
Transfer Document #:		Price Per SqFt:	\$216.10
New Construction:		Multi/Split Sale:	
Title Company:	CHICAGO TITLE CO.		
Lender:	AMERICAN HM LNS		
Seller Name:	ZARATE HUMBERTO JR		

Prior Sale Information

Prior Rec/Sale Date:	03/24/2000 / 02/22/2000	Prior Lender:	BANK OF AMERICA
Prior Sale Price:	\$175,000	Prior 1st Mtg Amt/Type:	\$169,750 / CONV
Prior Doc Number:	447794	Prior 1st Mtg Rate/Type:	/ FIX
Prior Deed Type:	GRANT DEED		

Property Characteristics

Gross Area:		Parking Type:	ATTACHED GARAGE	Construction:	
Living Area:	1,506	Garage Area:		Heat Type:	CENTRAL
Tot Adj Area:		Garage Capacity:	2	Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:	7	Basement Area:		Patio Type:	COVERED PATIO
Bedrooms:	3	Finish Bsmnt Area:		Pool:	
Bath(F/H):	3 /	Basement Type:		Air Cond:	
Year Built / Eff:	1955 / 1956	Roof Type:		Style:	CONVENTIONAL
Fireplace:	Y / 1	Foundation:	RAISED	Quality:	AVERAGE
# of Stories:	1.00	Roof Material:	COMPOSITION	Condition:	GOOD
			SHINGLE		
Other Improvements:	FENCE;ADDITION;FENCED YARD				

Site Information

Zoning:	LAR1	Acres:	0.16	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	7,083	Lot Width/Depth:	57 x 126	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	
Site Influence:	CORNER			Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$461,000	Assessed Year:	2017	Property Tax:	\$5,677.16
Land Value:	\$256,000	Improved %:	44%	Tax Area:	8859
Improvement Value:	\$205,000	Tax Year:	2017	Tax Exemption:	
Total Taxable Value:	\$461,000				

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

13984 HUBBARD ST, SYLMAR, CA 91342-4167**14 Comparable(s) Selected.**

Report Date: 06/07/2018

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$325,454	\$345,000	\$580,000	\$479,143
Bldg/Living Area	1,506	1,305	1,711	1,465
Price/Sqft	\$216.10	\$229.24	\$406.63	\$328.63
Year Built	1955	1920	1969	1952
Lot Area	7,083	5,936	10,566	7,780
Bedrooms	3	2	4	3
Bathrooms/Restrooms	3	1	3	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$461,000	\$67,333	\$432,000	\$216,309
Distance From Subject	0.00	0.10	0.49	0.36

* = user supplied for search only

Comp #:	1	Address: 2030 7TH ST, SAN FERNANDO, CA 91340-1611		Distance From Subject: 0.1 (miles)	
Owner Name:	MAMMO HANI/MEZA RITA				
Seller Name:	TAIT TRUST				
APN:	2517-009-005	Map Reference:	2-E4 /	Living Area:	1,315
County:	LOS ANGELES, CA	Census Tract:	3201.00	Total Rooms:	6
Subdivision:	PRINCES SUB	Zoning:	SFR1*	Bedrooms:	2
Rec Date:	01/30/2018	Prior Rec Date:		Bath(F/H):	2 /
Sale Date:	12/19/2017	Prior Sale Date:		Yr Built/Eff:	1955 / 1955
Sale Price:	\$375,000	Prior Sale Price:		Air Cond:	EVAP COOLER
Sale Type:	FULL	Prior Sale Type:		Style:	CONVENTIONAL
Document #:	97277	Acres:	0.23	Fireplace:	Y / 1
1st Mtg Amt:	\$225,000	Lot Area:	9,955	Pool:	POOL
Total Value:	\$77,902	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	1 / 1	Parking:	PARKING AVAIL

Comp #:	2	Address: 2023 CHIVERS ST, SAN FERNANDO, CA 91340-1007		Distance From Subject: 0.2 (miles)	
Owner Name:	DELGADO ROSA				
Seller Name:	LOVKA ROBERT A				
APN:	2517-005-020	Map Reference:	2-F4 /	Living Area:	1,505
County:	LOS ANGELES, CA	Census Tract:	3201.00	Total Rooms:	5
Subdivision:	8719	Zoning:	SFR1*	Bedrooms:	2
Rec Date:	10/13/2017	Prior Rec Date:	12/16/1983	Bath(F/H):	1 /
Sale Date:	08/22/2017	Prior Sale Date:		Yr Built/Eff:	1952 / 1957
Sale Price:	\$345,000	Prior Sale Price:	\$85,500	Air Cond:	WALL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	1175039	Acres:	0.16	Fireplace:	/
1st Mtg Amt:	\$338,751	Lot Area:	7,125	Pool:	
Total Value:	\$408,000	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	1 / 2	Parking:	DETACHED GARAGE

Comp #:	3	Address: 907 ORANGE GROVE AVE, SAN FERNANDO, CA 91340-1638		Distance From Subject: 0.24 (miles)	
Owner Name:	LEDON LUIS/PALOMERA MARIBEL				
Seller Name:	MCGARITY ERIK J				
APN:	2517-012-028	Map Reference:	2-F4 /	Living Area:	1,478
County:	LOS ANGELES, CA	Census Tract:	3201.00	Total Rooms:	6
Subdivision:	8164	Zoning:	SFR1*	Bedrooms:	3
Rec Date:	09/15/2017	Prior Rec Date:	07/13/2015	Bath(F/H):	1 /
Sale Date:	08/15/2017	Prior Sale Date:	07/07/2015	Yr Built/Eff:	1957 / 1960
Sale Price:	\$465,000	Prior Sale Price:	\$407,000	Air Cond:	EVAP COOLER
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	1050209	Acres:	0.14	Fireplace:	Y / 1

1st Mtg Amt:	\$456,577	Lot Area:	6,100	Pool:	
Total Value:	\$415,140	# of Stories:	1.00	Roof Mat:	GRAVEL & ROCK
Land Use:	SFR	Park Area/Cap#:	1/2	Parking:	PARKING AVAIL

Comp #.4		Distance From Subject:0.24 (miles)			
Address: 13861 HUBBARD ST, SYLMAR, CA 91342-4271					
Owner Name: ACEVEDO MYNOR					
Seller Name: LOPEZ RUBEN					
APN:	2509-018-001	Map Reference:	2-E3 /	Living Area:	1,711
County:	LOS ANGELES, CA	Census Tract:	1064.03	Total Rooms:	6
Subdivision:	26855	Zoning:	LAR1	Bedrooms:	4
Rec Date:	12/19/2017	Prior Rec Date:	12/04/1986	Bath(F/H):	3 /
Sale Date:	11/14/2017	Prior Sale Date:	03/1986	Yr Built/Eff:	1920 / 1940
Sale Price:	\$481,000	Prior Sale Price:	\$108,180	Air Cond:	WINDOW
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	1471938	Acres:	0.24	Fireplace:	Y / 1
1st Mtg Amt:	\$331,000	Lot Area:	10,460	Pool:	
Total Value:	\$299,115	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	1/3	Parking:	DETACHED GARAGE

Comp #.5		Distance From Subject:0.3 (miles)			
Address: 703 N LAZARD ST, SAN FERNANDO, CA 91340-1928					
Owner Name: ANGEL EDGAR & CINDY					
Seller Name: BRECKENRIDGE PROP FUND 2016 LL					
APN:	2517-018-014	Map Reference:	2-E4 /	Living Area:	1,328
County:	LOS ANGELES, CA	Census Tract:	3202.02	Total Rooms:	6
Subdivision:	16859	Zoning:	SFR1*	Bedrooms:	3
Rec Date:	01/25/2018	Prior Rec Date:	08/24/2017	Bath(F/H):	2 /
Sale Date:	12/20/2017	Prior Sale Date:	08/11/2017	Yr Built/Eff:	1951 / 1956
Sale Price:	\$540,000	Prior Sale Price:	\$414,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	82023	Acres:	0.19	Fireplace:	Y / 1
1st Mtg Amt:	\$530,219	Lot Area:	8,310	Pool:	POOL
Total Value:	\$211,566	# of Stories:	1.00	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	1/2	Parking:	ATTACHED GARAGE

Comp #.6		Distance From Subject:0.38 (miles)			
Address: 1950 8TH ST, SAN FERNANDO, CA 91340-1046					
Owner Name: ESPARZA SISSY O & MARIA					
Seller Name: INLAND EMPIRE LOGISTICS INC					
APN:	2517-002-014	Map Reference:	2-F4 /	Living Area:	1,554
County:	LOS ANGELES, CA	Census Tract:	3201.00	Total Rooms:	6
Subdivision:	6573	Zoning:	SFR1*	Bedrooms:	3
Rec Date:	12/21/2017	Prior Rec Date:	08/24/2017	Bath(F/H):	2 /
Sale Date:	12/05/2017	Prior Sale Date:	08/04/2017	Yr Built/Eff:	1947 / 1947
Sale Price:	\$501,000	Prior Sale Price:	\$327,000	Air Cond:	EVAP COOLER
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	1489573	Acres:	0.14	Fireplace:	Y / 1
1st Mtg Amt:	\$491,925	Lot Area:	5,936	Pool:	
Total Value:	\$186,603	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	1/1	Parking:	PARKING AVAIL

Comp #.7		Distance From Subject:0.38 (miles)			
Address: 2023 8TH ST, SAN FERNANDO, CA 91340-1033					
Owner Name: WAGNER HOGAN C & MONICA A					
Seller Name: SPANN LIVING TRUST					
APN:	2513-002-021	Map Reference:	2-F3 /	Living Area:	1,346
County:	LOS ANGELES, CA	Census Tract:	3201.00	Total Rooms:	7
Subdivision:	26075	Zoning:	SFR1*	Bedrooms:	4
Rec Date:	09/13/2017	Prior Rec Date:		Bath(F/H):	2 /
Sale Date:	08/30/2017	Prior Sale Date:		Yr Built/Eff:	1961 / 1961
Sale Price:	\$479,000	Prior Sale Price:		Air Cond:	EVAP COOLER
Sale Type:	FULL	Prior Sale Type:		Style:	CONVENTIONAL
Document #:	1039193	Acres:	0.16	Fireplace:	Y / 1
1st Mtg Amt:	\$470,324	Lot Area:	7,037	Pool:	
Total Value:	\$157,622	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	1/2	Parking:	ATTACHED GARAGE

Comp #.8		Distance From Subject:0.41 (miles)			
Address: 13901 HERRON ST, SYLMAR, CA 91342-4225					
Owner Name: GONZALEZ JOSE/MARQUEZ KAREN G					
Seller Name: RIVERA MARIA S					
APN:	2509-010-010	Map Reference:	2-E3 /	Living Area:	1,485
County:	LOS ANGELES, CA	Census Tract:	1064.03	Total Rooms:	6
Subdivision:	18558	Zoning:	LAR1	Bedrooms:	4
Rec Date:	04/25/2018	Prior Rec Date:		Bath(F/H):	2 /
Sale Date:	04/04/2018	Prior Sale Date:		Yr Built/Eff:	1956 / 1956

Sale Price:	\$465,000	Prior Sale Price:		Air Cond:	EVAP COOLER
Sale Type:	FULL	Prior Sale Type:		Style:	CONVENTIONAL
Document #:	399241	Acres:	0.14	Fireplace:	Y / 1
1st Mtg Amt:	\$456,577	Lot Area:	5,966	Pool:	
Total Value:	\$67,549	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:9	Distance From Subject:0.42 (miles)				
Address:	13975 SAYRE ST, SYLMAR, CA 91342-4263				
Owner Name:	KARTHAS NANCY & DAVID				
Seller Name:	CASTILLO JOSE S & LILYANA				
APN:	2509-006-071	Map Reference:	2-E3 /	Living Area:	1,665
County:	LOS ANGELES, CA	Census Tract:	1064.03	Total Rooms:	7
Subdivision:	26667	Zoning:	LAR1	Bedrooms:	4
Rec Date:	05/15/2018	Prior Rec Date:	01/11/2017	Bath(F/H):	2 /
Sale Date:	04/13/2018	Prior Sale Date:	09/13/2016	Yr Built/Eff:	1969 / 1969
Sale Price:	\$580,000	Prior Sale Price:	\$450,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	480006	Acres:	0.15	Fireplace:	Y / 1
1st Mtg Amt:	\$340,000	Lot Area:	6,739	Pool:	
Total Value:	\$77,899	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	ATTACHED GARAGE

Comp #:10	Distance From Subject:0.42 (miles)				
Address:	1608 WARREN ST, SAN FERNANDO, CA 91340-1641				
Owner Name:	VASQUEZ RAMIRO/CRUZ LOURDES				
Seller Name:	LABO JUNE C TRUST				
APN:	2516-006-021	Map Reference:	2-F4 /	Living Area:	1,582
County:	LOS ANGELES, CA	Census Tract:	3201.00	Total Rooms:	6
Subdivision:	15484	Zoning:	SFR1*	Bedrooms:	2
Rec Date:	02/15/2018	Prior Rec Date:		Bath(F/H):	2 /
Sale Date:	01/25/2018	Prior Sale Date:		Yr Built/Eff:	1954 / 1954
Sale Price:	\$511,500	Prior Sale Price:		Air Cond:	EVAP COOLER
Sale Type:	FULL	Prior Sale Type:		Style:	CONVENTIONAL
Document #:	157241	Acres:	0.17	Fireplace:	Y / 1
1st Mtg Amt:	\$409,200	Lot Area:	7,409	Pool:	
Total Value:	\$74,729	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:11	Distance From Subject:0.46 (miles)				
Address:	13635 LEACH ST, SAN FERNANDO, CA 91340-1022				
Owner Name:	QUINONEZ ANGEL B				
Seller Name:	CARRILLO HERMALINDA				
APN:	2513-003-032	Map Reference:	2-F3 /	Living Area:	1,316
County:	LOS ANGELES, CA	Census Tract:	1061.14	Total Rooms:	6
Subdivision:	26075	Zoning:	LAR1	Bedrooms:	3
Rec Date:	05/23/2018	Prior Rec Date:	04/03/1985	Bath(F/H):	2 /
Sale Date:	05/07/2018	Prior Sale Date:		Yr Built/Eff:	1961 / 1961
Sale Price:	\$481,000	Prior Sale Price:	\$110,000	Air Cond:	EVAP COOLER
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	511844	Acres:	0.17	Fireplace:	Y / 1
1st Mtg Amt:	\$453,000	Lot Area:	7,619	Pool:	
Total Value:	\$192,314	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:12	Distance From Subject:0.48 (miles)				
Address:	14244 BERG ST, SYLMAR, CA 91342-4125				
Owner Name:	QUEVEDO CHRISTOPHER/RUGAMAS KARLA M				
Seller Name:	MERCY ROBBIE A FAMILY TRUST				
APN:	2508-002-013	Map Reference:	2-E3 /	Living Area:	1,305
County:	LOS ANGELES, CA	Census Tract:	1064.03	Total Rooms:	5
Subdivision:	7602	Zoning:	LAR1	Bedrooms:	3
Rec Date:	05/18/2018	Prior Rec Date:	12/19/1995	Bath(F/H):	2 /
Sale Date:	04/10/2018	Prior Sale Date:		Yr Built/Eff:	1948 / 1952
Sale Price:	\$430,000	Prior Sale Price:		Air Cond:	
Sale Type:	FULL	Prior Sale Type:		Style:	CONVENTIONAL
Document #:	495681	Acres:	0.19	Fireplace:	Y / 1
1st Mtg Amt:	\$408,500	Lot Area:	8,105	Pool:	
Total Value:	\$67,333	# of Stories:	1.00	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:13	Distance From Subject:0.49 (miles)				
Address:	621 FERMOORE ST, SAN FERNANDO, CA 91340-2009				
Owner Name:	HERNANDEZ MARIA G C/CRUZ DANIEL				
Seller Name:	LAND PROPERTIES LLC				
APN:	2518-019-008	Map Reference:	2-E5 /	Living Area:	1,604
County:	LOS ANGELES, CA	Census Tract:	3202.02	Total Rooms:	5

Subdivision:	13510	Zoning:	SFR1*	Bedrooms:	2
Rec Date:	11/30/2017	Prior Rec Date:	08/10/1988	Bath(F/H):	2 /
Sale Date:	11/09/2017	Prior Sale Date:	04/1988	Yr Built/Eff:	1951 / 1951
Sale Price:	\$550,000	Prior Sale Price:	\$225,000	Air Cond:	EVAP COOLER
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	1380107	Acres:	0.24	Fireplace:	Y / 1
1st Mtg Amt:	\$440,000	Lot Area:	10,566	Pool:	
Total Value:	\$360,552	# of Stories:	1.00	Roof Mat:	GRAVEL & ROCK
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:14			Distance From Subject:0.49 (miles)
Address:	955 HARDING AVE, SAN FERNANDO, CA 91340-1743		
Owner Name:	USA WSTN ARCHDIOCESE OF SYRIAN OR		
Seller Name:	TAPIA BRAULIO		
APN:	2516-005-009	Map Reference:	2-F4 /
County:	LOS ANGELES, CA	Census Tract:	3201.00
Subdivision:	HALL TR	Zoning:	SFR1*
Rec Date:	04/11/2018	Prior Rec Date:	06/11/2007
Sale Date:	04/09/2018	Prior Sale Date:	02/19/2007
Sale Price:	\$504,500	Prior Sale Price:	\$485,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	347240	Acres:	0.17
1st Mtg Amt:		Lot Area:	7,594
Total Value:	\$432,000	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	1,317
		Total Rooms:	5
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Built/Eff:	1946 / 1946
		Air Cond:	EVAP COOLER
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	COMPOSITION SHINGLE
		Parking:	DETACHED GARAGE

EXHIBIT D

ASSIGNED INSPECTOR: **JOHN HAMILTON**
JOB ADDRESS: **13984 WEST HUBBARD STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2517-011-023**

Date: **June 11, 2018**

CASE#: **742152**
ORDER NO: **A-4225815**

EFFECTIVE DATE OF ORDER TO COMPLY: **November 25, 2016**
COMPLIANCE EXPECTED DATE: **December 25, 2016**
DATE COMPLIANCE OBTAINED: **April 11, 2017**

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-4225815

1050906201741940

BOARD OF BUILDING AND SAFETY COMMISSIONERS

VAN AMBATELOS PRESIDENT

E. FELICIA BRANNON VICE-PRESIDENT

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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

SUBSTANDARD ORDER AND NOTICE OF FEE

CAINO, ALBERTO S AND ROMAN, NANCY G 13984 HUBBARD ST SYLMAR, CA 91342

CASE #: 742152 ORDER #: A-4225815

EFFECTIVE DATE: November 25, 2016 COMPLIANCE DATE: December 25, 2016

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

NOV 18 2016

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

INSPECTOR COPY

OWNER OF SITE ADDRESS: 13984 W HUBBARD ST

ASSESSORS PARCEL NO.: 2517-011-023 ZONE: R1; One-Family Zone

An inspection has revealed that the property (Site Address) listed above is in violation of the Los Angeles Municipal Code (L.A.M.C.) sections listed below. You are hereby ordered to correct the violation(s) and contact the inspector listed in the signature block at the end of this document for a compliance inspection by the compliance date listed above

FURTHER, THE CODE VIOLATION INSPECTION FEE (C.V.I.F) OF \$ 356.16 (\$336 fee plus a six percent Systems Development Surcharge of \$20.16) WILL BE BILLED TO THE PROPERTY OWNER. The invoice/notice will be sent to the owner as it appears on the last equalized assessment roll. Section 98.0421 L.A.M.C.

NOTE: FAILURE TO PAY THE C.V.I.F. WITHIN 30 DAYS OF THE INVOICE DATE OF THE BILL NOTED ABOVE WILL RESULT IN A LATE CHARGE OF TWO (2) TIMES THE C.V.I.F. PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$1,176.00. Any person who fails to pay the fee, late charge and collection fee, shall also pay interest. Interest shall be calculated at the rate of one percent per month.

The inspection has revealed that the property is in violation of the Los Angeles Municipal Code as follows:

As a result of an inspection of the property (Site Address) listed above, this office has determined the building(s) to be SUBSTANDARD as pursuant to the provisions of Division 99 of Article 1 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.). You are therefore ordered to secure all required permits and begin the necessary work to eliminate the following code violations within 30 days from the effective date of this order. All necessary work shall be completed within 90 days from the effective date of this order. If the necessary permits are not obtained or the required work is not physically commenced within 45 days from the effective date of this order, the Department of Building and Safety may order the owner to cause the building(s) to be vacated.

VIOLATION(S):

- 1. The building or premises is Substandard due to illegal occupancy..

You are therefore ordered to: Discontinue the use and occupancy of all buildings or portions thereof occupied for living, sleeping, cooking or dining purposes which were not designed or intended to be used for such occupancies.

Code Section(s) in Violation: 91.8902.14, 91.8902, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

Comments: Garage converted to a dwelling

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

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2. The garage has been converted to a dwelling without the required permits and approvals.

You are therefore ordered to: Discontinue the use of the garage as a dwelling and restore the garage to its originally permitted use as a garage.

Code Section(s) in Violation: 12.21A.1.(a), 12.21A4(a), 12.21A4(m), 91.8902.14, 91.8105, 91.103.1 of the L.A.M.C.

3. Failure to provide or maintain the required off street parking.

You are therefore ordered to: Provide and/or maintain the required off street parking.

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

4. 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.

5. 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.

NOTE: A certificate has been filed with the County Recorder noting the above substandard condition

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.

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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.

NOTICE:

Relocation assistance may be required if a tenant is evicted in order to comply with an order from a governmental agency (LAMC 151.09.A.11 & 163.00 to 163.07) For information, call the Los Angeles Housing Department (LAHD) at (213) 808-8888 or go to: <http://lahd.lacity.org>

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: November 15, 2016

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

John.Hamilton@lacity.org

[Signature]
REVIEWED BY

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