

# CITY OF LOS ANGELES

CALIFORNIA

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

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PRESIDENT

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VICE PRESIDENT

CORISSA HERNANDEZ  
JAVIER NUNEZ  
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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

September 20, 2024

Council District: # 4

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

JOB ADDRESS: **17854 WEST BESSEMER STREET, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **2123-031-003**  
Re: Invoice #774015-8

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: **17854 West Bessemer 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.


Pursuant to Section 98.0421, the property owner was issued an order on December 14, 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>
Code Violation Investigation fee	336.00
System Development Surcharge	20.16
Late Charge/Collection fee (250%)	840.00
System Development Surcharge late fee	50.40
Title Report fee	30.00
<b>Grand Total</b>	<b>\$ <u>1,276.56</u> A</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 **\$1,276.56** 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 **\$1,276.56** 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

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](mailto:latitle@in2-res.com)

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## ***Property Title Report***

***Work Order No. T17139***  
***Dated as of: 08/22/2022***

***Prepared for: City of Los Angeles***

### ***SCHEDULE A***

***(Reported Property Information)***

***APN #: 2123-031-003***

***Property Address: 17854 W BESSEMER ST    City: Los Angeles    County: Los Angeles***

### **VESTING INFORMATION**

***Type of Document: QUITCLAIM DEED***

***Grantee : CRAIG D. JOHN***

***Grantor : ELIZABETH M. JOHN***

***Deed Date : 04/04/2017    Recorded : 04/05/2017***

***Instr No. : 17-0374399***

***MAILING ADDRESS: CRAIG D. JOHN***  
***6220 OWENSMOUTH AVE APT 326, WOODLAND HILLS, CA 91367***

### ***SCHEDULE B***

### **LEGAL DESCRIPTION**

***Lot Number: 3 Tract No: 13989 Brief Description: TRACT # 13989 LOT 3***

### **MORTGAGES/LIENS**

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

This page is part of your document - DO NOT DISCARD



**20170374399**



Pages:  
0002

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

04/05/17 AT 10:30AM

FEES:	25.00
TAXES:	0.00
OTHER:	0.00
PAID:	25.00



LEADSHEET



201704053320080

00013560143



008249230

SEQ:  
01

DAR - Counter (Upfront Scan)



THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY

WHEN RECORDED MAIL TO  
AND MAIL TAX STATEMENTS TO

Elizabeth M. John

6220 Owensmouth Ave. #326

Woodland Hills, CA 91367

APN No. 2123-031-033

**QUITCLAIM DEED**

THE UNDERSIGNED GRANTOR(s) DECLARE(s)

DOCUMENTARY TRANSFER TAX is \$ 0.0 CITY TAX \$ 0.0

☐ 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: xx City of Los Angeles, and

"This conveyance is in dissolution of marriage by one spouse to the other, R & T 11927."

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

Elizabeth M. John, an unmarried woman

hereby remise, release and forever quitclaim to Craig D. John, an unmarried man

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

Lot 3, of Tract Np. 13989, in the city of Los Angeles, County of Los Angeles, state of California, as per map recorded in Book 370, pages 3 and 4 of maps, in the office of the county recorder of said county.

Dated April 4, 2017

  
Elizabeth M. John

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 April 4, 2017 before me, Lisa N. Perez, notary public  
(here insert name and title of the officer), personally appeared Elizabeth M. John  
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.

Signature Lisa N. Perez (Seal)



# EXHIBIT B

ASSIGNED INSPECTOR: **HAGOP BADOSSIAN**

**Date: September 20, 2024**

JOB ADDRESS: **17854 WEST BESSEMER STREET, LOS ANGELES, CA**

ASSESSOR PARCEL NO. (APN): **2123-031-003**

Last Full Title: **08/22/2022**

Last Update to Title:

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## LIST OF OWNERS AND INTERESTED PARTIES

- 1) CRAIG D. JOHN  
6220 OWENSMOUTH AVENUE, APT. 326  
WOODLAND HILLS, CA 91367

CAPACITY: OWNER

**Property Detail Report**

For Property Located At :  
17854 BESSEMER ST, ENCINO, CA 91316-7211

**Owner Information**

Owner Name: **JOHN CRAIG D**  
Mailing Address: **6220 OWENSMOUTH AVE #326, WOODLAND HILLS CA 91367-2257 C008**  
Vesting Codes: **HW / /**

**Location Information**

Legal Description:	<b>TRACT # 13989 LOT 3</b>	APN:	<b>2123-031-003</b>
County:	<b>LOS ANGELES, CA</b>	Alternate APN:	
Census Tract / Block:	<b>1329.00 / 1</b>	Subdivision:	<b>13989</b>
Township-Range-Sect:		Map Reference:	<b>14-D6 /</b>
Legal Book/Page:	<b>370-3</b>	Tract #:	<b>13989</b>
Legal Lot:	<b>3</b>	School District:	<b>LOS ANGELES</b>
Legal Block:		School District Name:	<b>LOS ANGELES</b>
Market Area:	<b>ENC</b>	Munic/Township:	<b>LOS ANGELES</b>
Neighbor Code:			

**Owner Transfer Information**

Recording/Sale Date:	<b>04/05/2017 / 04/04/2017</b>	Deed Type:	<b>QUIT CLAIM DEED</b>
Sale Price:		1st Mtg Document #:	
Document #:	<b>374399</b>		

**Last Market Sale Information**

Recording/Sale Date:	<b>12/30/1988 / 12/1988</b>	1st Mtg Amount/Type:	<b>\$153,000 / CONV</b>
Sale Price:	<b>\$170,000</b>	1st Mtg Int. Rate/Type:	<b>/ ADJ</b>
Sale Type:	<b>FULL</b>	1st Mtg Document #:	<b>2097042</b>
Document #:	<b>2097041</b>	2nd Mtg Amount/Type:	<b>/</b>
Deed Type:	<b>GRANT DEED</b>	2nd Mtg Int. Rate/Type:	<b>/</b>
Transfer Document #:		Price Per SqFt:	<b>\$155.68</b>
New Construction:		Multi/Split Sale:	
Title Company:	<b>CHICAGO TITLE INS CO</b>		
Lender:	<b>SECURITY PACIFIC NAT'L BK</b>		
Seller Name:	<b>BROD TRACY</b>		

**Prior Sale Information**

Prior Rec/Sale Date:	<b>03/31/1983 /</b>	Prior Lender:	
Prior Sale Price:	<b>\$102,000</b>	Prior 1st Mtg Amt/Type:	<b>\$96,900 / CONV</b>
Prior Doc Number:	<b>358642</b>	Prior 1st Mtg Rate/Type:	<b>/</b>
Prior Deed Type:	<b>DEED (REG)</b>		

**Property Characteristics**

Gross Area:		Parking Type:	<b>PARKING AVAIL</b>	Construction:	
Living Area:	<b>1,092</b>	Garage Area:		Heat Type:	<b>HEATED</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:	
Bath(F/H):	<b>1 /</b>	Basement Type:		Air Cond:	
Year Built / Eff:	<b>1951 / 1951</b>	Roof Type:		Style:	<b>CONVENTIONAL</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>LAR1</b>	Acres:	<b>0.14</b>	County Use:	<b>SINGLE FAMILY RESID (0100)</b>
Lot Area:	<b>5,998</b>	Lot Width/Depth:	<b>50 x 120</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>\$294,692</b>	Assessed Year:	<b>2021</b>	Property Tax:	<b>\$3,686.91</b>
Land Value:	<b>\$217,390</b>	Improved %:	<b>26%</b>	Tax Area:	<b>16</b>
Improvement Value:	<b>\$77,302</b>	Tax Year:	<b>2021</b>	Tax Exemption:	
Total Taxable Value:	<b>\$294,692</b>				

**Comparable Sales Report**

For Property Located At

**17854 BESSEMER ST, ENCINO, CA 91316-7211**

12 Comparable(s) Selected.

Report Date: 08/23/2022

**Summary Statistics:**

	Subject	Low	High	Average
Sale Price	\$170,000	\$830,000	\$1,330,000	\$983,413
Bldg/Living Area	1,092	1,002	1,205	1,128
Price/Sqft	\$155.68	\$700.42	\$1,137.72	\$872.74
Year Built	1951	1948	1951	1949
Lot Area	5,998	5,027	7,053	5,897
Bedrooms	3	2	3	3
Bathrooms/Restrooms	1	1	2	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$294,692	\$182,190	\$785,000	\$504,727
Distance From Subject	0.00	0.07	0.46	0.30

\* = user supplied for search only

Distance From Subject:0.07 (miles)

Comp #:	17820 BESSEMER ST, ENCINO, CA 91316-7211				
Address:					
Owner Name:	SHAH SAAD A/SHAH ZAHRAH A				
Seller Name:	SHANE ROBERT				
APN:	2123-031-010	Map Reference:	14-D6 /	Living Area:	1,148
County:	LOS ANGELES, CA	Census Tract:	1329.00	Total Rooms:	6
Subdivision:	13989	Zoning:	LAR1	Bedrooms:	3
Rec Date:	07/06/2022	Prior Rec Date:	08/09/2019	Bath(F/H):	2 /
Sale Date:	06/10/2022	Prior Sale Date:	08/01/2019	Yr Built/Eff:	1951 / 1980
Sale Price:	\$970,000	Prior Sale Price:	\$655,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	695829	Acres:	0.14	Fireplace:	/
1st Mtg Amt:	\$921,500	Lot Area:	5,998	Pool:	
Total Value:	\$661,785	# of Stories:	1	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:2

Distance From Subject:0.15 (miles)

Address:6121 YARMOUTH AVE, ENCINO, CA 91316-7228

Owner Name:COHEN YANIV

Seller Name:DOUGHERTY VERNA C

APN:2123-029-001

Map Reference:14-D5 /

County:LOS ANGELES, CA

Census Tract:1329.00

Subdivision:13989

Zoning:LAR1

Rec Date:01/06/2022

Prior Rec Date:01/14/1999

Sale Date:11/30/2021

Prior Sale Date:12/03/1998

Sale Price:\$830,000

Prior Sale Price:\$162,000

Sale Type:FULL

Prior Sale Type:FULL

Document #:22303

Acres:0.14

1st Mtg Amt:\$581,000

Lot Area:6,222

Total Value:\$234,601

# of Stories:1

Land Use:SFR

Park Area/Cap#:/

Living Area:1,185

Total Rooms:6

Bedrooms:3

Bath(F/H):1 /

Yr Built/Eff:1951 / 1951

Air Cond:

Style:CONVENTIONAL

Fireplace:/

Pool:

Roof Mat:WOOD SHAKE

Parking:PARKING AVAIL

Comp #:	3	Distance From Subject:0.16 (miles)		
Address:	6207 BALCOM AVE, ENCINO, CA 91316-7209			
Owner Name:	CODY BERNARD/CODY KATHRYN			
Seller Name:	ST ROSE RACHAEL & DENNIS			
APN:	2123-028-009	Map Reference:	14-D5 /	Living Area: 1,196

County:	LOS ANGELES, CA	Census Tract:	1329.00	Total Rooms:	5
Subdivision:	13989	Zoning:	LAR1	Bedrooms:	3
Rec Date:	07/11/2022	Prior Rec Date:	07/10/2020	Bath(F/H):	2 /
Sale Date:	05/16/2022	Prior Sale Date:	07/02/2020	Yr Built/Eff:	1951 / 1965
Sale Price:	\$1,330,000	Prior Sale Price:	\$785,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	708079	Acres:	0.14	Fireplace:	/
1st Mtg Amt:	\$1,060,000	Lot Area:	6,001	Pool:	POOL
Total Value:	\$785,000	# of Stories:	1	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	ATTACHED GARAGE

Comp #:4 Distance From Subject:0.27 (miles)

Address: 6036 LINDLEY AVE, ENCINO, CA 91316-1048

Owner Name: ROSS MICHAEL A

Seller Name: CALIFORNIA CAP FUND INC

APN:	2159-010-002	Map Reference:	14-D6 /	Living Area:	1,012
County:	LOS ANGELES, CA	Census Tract:	1392.00	Total Rooms:	5
Subdivision:	15778	Zoning:	LAR1	Bedrooms:	2
Rec Date:	07/05/2022	Prior Rec Date:	01/15/2021	Bath(F/H):	1 /
Sale Date:	06/29/2022	Prior Sale Date:	01/06/2021	Yr Built/Eff:	1949 / 1950
Sale Price:	\$875,000	Prior Sale Price:	\$650,000	Air Cond:	EVAP COOLER
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	690736	Acres:	0.14	Fireplace:	Y / 1
1st Mtg Amt:	\$680,000	Lot Area:	6,119	Pool:	
Total Value:	\$388,306	# of Stories:	1	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	DETACHED GARAGE

Comp #:5 Distance From Subject:0.30 (miles)

Address: 6129 LINDLEY AVE, TARZANA, CA 91335-7116

Owner Name: MUNGER JASON/VINCENZO IRINA D

Seller Name: MCRILEY STEPHANIE S

APN:	2124-015-042	Map Reference:	14-C5 /	Living Area:	1,197
County:	LOS ANGELES, CA	Census Tract:	1329.00	Total Rooms:	
Subdivision:		Zoning:	LAR1	Bedrooms:	3
Rec Date:	05/26/2022	Prior Rec Date:	04/16/2002	Bath(F/H):	2 /
Sale Date:	04/28/2022	Prior Sale Date:	04/09/2002	Yr Built/Eff:	1948 / 1962
Sale Price:	\$900,955	Prior Sale Price:	\$319,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	564952	Acres:	0.12	Fireplace:	/
1st Mtg Amt:	\$769,950	Lot Area:	5,027	Pool:	
Total Value:	\$469,204	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	ATTACHED GARAGE

Comp #:6 Distance From Subject:0.30 (miles)

Address: 5940 LINDLEY AVE, ENCINO, CA 91316-1047

Owner Name: KAFTARIAN FAMILY TRUST/STRECKER MELISSA K & PAUL

Seller Name: HOLBA HEINZ

APN:	2159-009-002	Map Reference:	14-D6 /	Living Area:	1,002
County:	LOS ANGELES, CA	Census Tract:	1392.00	Total Rooms:	5
Subdivision:	15778	Zoning:	LAR1	Bedrooms:	3
Rec Date:	01/18/2022	Prior Rec Date:	08/19/2020	Bath(F/H):	1 /
Sale Date:	12/14/2021	Prior Sale Date:	08/04/2020	Yr Built/Eff:	1949 / 1950
Sale Price:	\$1,140,000	Prior Sale Price:	\$700,000	Air Cond:	EVAP COOLER
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	62409	Acres:	0.14	Fireplace:	/
1st Mtg Amt:	\$730,000	Lot Area:	6,120	Pool:	
Total Value:	\$700,000	# of Stories:	1	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:7 Distance From Subject:0.35 (miles)

Address: 17808 BROMLEY CT, ENCINO, CA 91316-1109



Owner Name:	<b>SHAALTIEL YEHIIV</b>		
Seller Name:	<b>DOTAN YANIV</b>		
APN:	<b>2159-029-009</b>	Map Reference:	<b>14-D6 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1392.00</b>
Subdivision:	<b>15727</b>	Zoning:	<b>LAR1</b>
Rec Date:	<b>01/20/2022</b>	Prior Rec Date:	<b>08/22/2017</b>
Sale Date:	<b>12/28/2021</b>	Prior Sale Date:	<b>08/10/2017</b>
Sale Price:	<b>\$936,000</b>	Prior Sale Price:	<b>\$630,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>76623</b>	Acres:	<b>0.14</b>
1st Mtg Amt:	<b>\$740,000</b>	Lot Area:	<b>6,211</b>
Total Value:	<b>\$662,241</b>	# of Stories:	<b>1</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>
		Living Area:	<b>1,146</b>
		Total Rooms:	<b>5</b>
		Bedrooms:	<b>2</b>
		Bath(F/H):	<b>2 /</b>
		Yr Built/Eff:	<b>1949 / 1953</b>
		Air Cond:	<b>CENTRAL</b>
		Style:	<b>CONVENTIONAL</b>
		Fireplace:	<b>/</b>
		Pool:	
		Roof Mat:	<b>COMPOSITION SHINGLE</b>
		Parking:	<b>ATTACHED GARAGE</b>

Comp #:8 Distance From Subject:0.36 (miles)

Address: **17569 BULLOCK ST, ENCINO, CA 91316-1213**

Owner Name: **DADAG FREDERICK M/NAVARRO DESIREE L**

Seller Name: **HL3 GOLF LLC**

APN:	<b>2254-001-012</b>	Map Reference:	<b>14-D6 /</b>	Living Area:	<b>1,102</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1390.01</b>	Total Rooms:	<b>5</b>
Subdivision:	<b>15801</b>	Zoning:	<b>LAR1</b>	Bedrooms:	<b>3</b>
Rec Date:	<b>11/23/2021</b>	Prior Rec Date:	<b>03/04/2021</b>	Bath(F/H):	<b>2 /</b>
Sale Date:	<b>10/27/2021</b>	Prior Sale Date:	<b>02/10/2021</b>	Yr Built/Eff:	<b>1949 / 1950</b>
Sale Price:	<b>\$899,000</b>	Prior Sale Price:	<b>\$720,000</b>	Air Cond:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Style:	<b>CONVENTIONAL</b>
Document #:	<b>1740887</b>	Acres:	<b>0.13</b>	Fireplace:	<b>/</b>
1st Mtg Amt:	<b>\$719,200</b>	Lot Area:	<b>5,500</b>	Pool:	
Total Value:	<b>\$604,237</b>	# of Stories:	<b>1</b>	Roof Mat:	
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>	Parking:	<b>PARKING AVAIL</b>

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

Address: **5746 ZELZAH AVE, ENCINO, CA 91316-1155**

Owner Name: **MARTIN ALICIA**

Seller Name: **SKETT WILLIAM J & ARACELI**

APN:	<b>2159-030-019</b>	Map Reference:	<b>14-D6 /</b>	Living Area:	<b>1,124</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1392.00</b>	Total Rooms:	<b>5</b>
Subdivision:	<b>15727</b>	Zoning:	<b>LAR1</b>	Bedrooms:	<b>2</b>
Rec Date:	<b>04/19/2022</b>	Prior Rec Date:		Bath(F/H):	<b>1 /</b>
Sale Date:	<b>03/23/2022</b>	Prior Sale Date:		Yr Built/Eff:	<b>1949 / 1952</b>
Sale Price:	<b>\$930,000</b>	Prior Sale Price:		Air Cond:	<b>WALL</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:		Style:	<b>CONVENTIONAL</b>
Document #:	<b>427810</b>	Acres:	<b>0.12</b>	Fireplace:	<b>Y / 1</b>
1st Mtg Amt:	<b>\$651,000</b>	Lot Area:	<b>5,418</b>	Pool:	
Total Value:	<b>\$182,190</b>	# of Stories:	<b>1</b>	Roof Mat:	<b>COMPOSITION SHINGLE</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>	Parking:	<b>PARKING AVAIL</b>

Comp #:10 Distance From Subject:0.39 (miles)

Address: **6385 ZELZAH AVE, ENCINO, CA 91316-6461**

Owner Name: **SIMONPOUR RONEN**

Seller Name: **TOMA EDWARD S LIVING TRUST**

APN:	<b>2123-017-015</b>	Map Reference:	<b>14-D5 /</b>	Living Area:	<b>1,101</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1327.00</b>	Total Rooms:	<b>5</b>
Subdivision:	<b>16654</b>	Zoning:	<b>LAR1</b>	Bedrooms:	<b>3</b>
Rec Date:	<b>07/12/2022</b>	Prior Rec Date:	<b>04/29/2009</b>	Bath(F/H):	<b>1 /</b>
Sale Date:	<b>06/15/2022</b>	Prior Sale Date:	<b>03/12/2009</b>	Yr Built/Eff:	<b>1950 / 1950</b>
Sale Price:	<b>\$830,000</b>	Prior Sale Price:	<b>\$345,000</b>	Air Cond:	<b>CENTRAL</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Style:	<b>CONVENTIONAL</b>
Document #:	<b>712593</b>	Acres:	<b>0.16</b>	Fireplace:	<b>/</b>
1st Mtg Amt:	<b>\$788,500</b>	Lot Area:	<b>7,053</b>	Pool:	
Total Value:	<b>\$410,431</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>

Comp #:11

Distance From Subject:0.42 (miles)

Address:	<b>5909 TEXHOMA AVE, ENCINO, CA 91316-1208</b>		
Owner Name:	<b>MERATI SHOHREH</b>		
Seller Name:	<b>GILLESPIE MICHAEL P</b>		
APN:	<b>2254-004-012</b>	Map Reference:	<b>14-D6 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1390.01</b>
Subdivision:	<b>15801</b>	Zoning:	<b>LAR1</b>
Rec Date:	<b>06/08/2022</b>	Prior Rec Date:	<b>11/01/2018</b>
Sale Date:	<b>05/24/2022</b>	Prior Sale Date:	<b>10/05/2018</b>
Sale Price:	<b>\$1,300,000</b>	Prior Sale Price:	<b>\$676,500</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>610443</b>	Acres:	<b>0.13</b>
1st Mtg Amt:		Lot Area:	<b>5,500</b>
Total Value:	<b>\$750,827</b>	# of Stories:	<b>1</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>
		Living Area:	<b>1,205</b>
		Total Rooms:	<b>5</b>
		Bedrooms:	<b>2</b>
		Bath(F/H):	<b>2 /</b>
		Yr Built/Eff:	<b>1949 / 1950</b>
		Air Cond:	<b>CENTRAL</b>
		Style:	<b>CONVENTIONAL</b>
		Fireplace:	<b>Y / 1</b>
		Pool:	<b>POOL</b>
		Roof Mat:	
		Parking:	<b>PARKING AVAIL</b>

Comp #:	<b>12</b>	Distance From Subject: <b>0.46 (miles)</b>	
Address:	<b>17506 BULLOCK ST, ENCINO, CA 91316-1261</b>		
Owner Name:	<b>ADINA PROPERTIES LLC</b>		
Seller Name:	<b>PK FINANCIAL LLC</b>		
APN:	<b>2254-031-021</b>	Map Reference:	<b>14-E6 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1390.01</b>
Subdivision:	<b>15346</b>	Zoning:	<b>LAR1</b>
Rec Date:	<b>03/22/2022</b>	Prior Rec Date:	<b>02/18/2022</b>
Sale Date:	<b>03/03/2022</b>	Prior Sale Date:	<b>02/09/2022</b>
Sale Price:	<b>\$860,000</b>	Prior Sale Price:	<b>\$700,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>325557</b>	Acres:	<b>0.13</b>
1st Mtg Amt:	<b>\$970,000</b>	Lot Area:	<b>5,597</b>
Total Value:	<b>\$207,907</b>	# of Stories:	<b>1</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>
		Living Area:	<b>1,120</b>
		Total Rooms:	<b>4</b>
		Bedrooms:	<b>2</b>
		Bath(F/H):	<b>1 /</b>
		Yr Built/Eff:	<b>1949 / 1949</b>
		Air Cond:	<b>EVAP COOLER</b>
		Style:	<b>CONVENTIONAL</b>
		Fireplace:	<b>/</b>
		Pool:	
		Roof Mat:	<b>COMPOSITION SHINGLE</b>
		Parking:	<b>ATTACHED GARAGE</b>

# EXHIBIT D

ASSIGNED INSPECTOR: **HAGOP BADOSSIAN**

Date: September 20, 2024

JOB ADDRESS: **17854 WEST BESSEMER STREET, LOS ANGELES, CA**

ASSESSOR PARCEL NO. (APN): **2123-031-003**

CASE NO.: **837511**

ORDER NO.: **A-4886725**

EFFECTIVE DATE OF ORDER TO COMPLY: **December 14, 2018**

COMPLIANCE EXPECTED DATE: **January 13, 2019**

DATE COMPLIANCE OBTAINED: **January 23, 2019**

.....

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

### **VIOLATIONS:**

SEE ATTACHED ORDER # A-4886725

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

JOHN, CRAIG D  
6220 OWENSMOUTH AVE UNIT 326  
WOODLAND HILLS, CA 91367

CASE #: 837511  
ORDER #: A-4886725  
EFFECTIVE DATE: December 14, 2018  
COMPLIANCE DATE: January 13, 2019

OWNER OF

SITE ADDRESS: 17854 W BESSEMER ST

ASSESSORS PARCEL NO.: 2123-031-003

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:

**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: Discontinue the open storage of inoperable vehicle(s).

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.

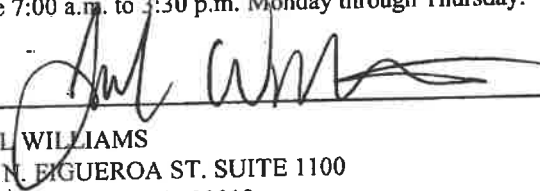
**APPEAL PROCEDURES:**

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 err or abuse of discretion, or requests for slight modification of the requirements contained in this order when appropriate fees have been paid. Section 98.0403.1 and 98.0403.2 L.A.M.C.

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 (213)252-3048.  
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector :

Date: December 06, 2018

  
JOEL WILLIAMS  
221 N. FIGUEROA ST. SUITE 1100  
LOS ANGELES, CA 90012  
(213)252-3048

Joel.N.Williams@lacity.org

  
REVIEWED BY

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

DEC 07 2018

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

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