

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 BUSH
GENERAL MANAGER

August 11, 2016

Council District: # 7

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

JOB ADDRESS: **13807 WEST EUSTACE STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2616-025-017**

On May 15, 2015, 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: **13807 West Eustace 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.


In addition, pursuant to Section 98.0421, the property owner was issued an order April 23, 2015 and May 04, 2016 to pay a code violation inspection fee after violations were identified and verified upon inspection. The non-compliance and code violation inspection fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance Code Enforcement fee	\$ 660.00
Late Charge/Collection fee (250%)	3,330.00
Code Violation Investigation fee	672.00
System Development Surcharge	40.32
System Development Surcharge late fee	100.80
Accumulated Interest (1%/month)	58.84
Title Report fee	42.00
Grand Total	\$ 4,903.96

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 **\$4,903.96** 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 **\$4,903.96** 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



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

Property Title Report

Work Order No. T12983
Dated as of: 01/27/2016

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)

APN #: 2616-025-017

Property Address: 13807 W EUSTACE ST ✓ ***City: Los Angeles*** ***County: Los Angeles***

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : JUAN E & MARIA ORTIZ

Grantor : JULIA VALADEZ AND GREGORGIA VALADEZ

Deed Date : 06/23/1989

Recorded : 07/28/1989

Instr No. : 89-1207905

MAILING ADDRESS: JUAN E & MARIA ORTIZ
14362 SEQUOIA RD CANYON COUNTRY CA 91387

SCHEDULE B

LEGAL DESCRIPTION

***Lot: 101 Tract No: 14558 Abbreviated Description: LOT:101 CITY:REGION/CLUSTER:
01/01162 TR#:14558 TRACT # 14558 LOT 101 IMP1=SFR,1
UNIT,1044SF,YB:1955,03BD/02BA.City/Muni/Twp: REGION/CLUSTER: 01/01162***

MORTGAGES/LIENS

Type of Document: DEED OF TRUST

Recording Date: 11/09/2006

Document #: 06-2489499

Loan Amount: \$400,000

Lender Name: COUNTRYWIDE BANK NA

Borrowers Name: JUAN E & MARIA ORTIZ

MAILING ADDRESS: COUNTRYWIDE BANK NA
P.O. BOX 10423 VAN NUYS, CA 91410

CALIFORNIA COUNTIES TITLE CO.
RECORDING REQUESTED BY

Escrow Technologies Inc.

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS
OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO:

Name [Juan O. Ortiz
Street Address [Maria Ortiz
13807 Eustace Street
City [Pacoima, Ca 91331
State [Zip [

Title Order No. 150918-1 Escrow No. 3856-032

89 1207905

89 1207905

RECORDED IN OFFICIAL RECORDS
OF LOS ANGELES COUNTY, CA

JUL 28 1989 AT 8 A.M.

Recorder's Office

FEE \$25 N
A.F.N.F. 1

THIS SPACE FOR RECORDER'S USE

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$ 155.10

☒ Computed on full value of property conveyed, or

☐ Computed on full value less value of liens or encumbrances remaining at time of sale, and

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

JULIA VALADEZ and GREGORGIA VALADEZ,

hereby GRANT(S) to

JUAN ORTIZ ESPARZA and MARIA ORTIZ, husband and wife as joint tenants.

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

LOT 101 OF TRACT NO. 14558, RECORDED IN THE CITY OF AND COUNTY OF
LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK
520 PAGES 1 TO 4 OF MAPS, RECORDED IN THE OFFICE OF THE COUNTY RECORDER
Inclusive

AP NO. 2616-025-017

Dated June 23, 1989

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES ss.

On 6-24-89

before me, the undersigned, a Notary Public in and for
said State, personally appeared

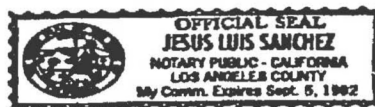
JULIA VALADEZ AND
GREGORGIA VALADEZ

personally known to me for 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.

WITNESS my hand and official seal.

Signature

Julia Valadez
Julia Valadez
Gregorgia Valadez
Gregorgia Valadez



(This area for official notarial seal)

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SO SHOWN, MAIL AS DIRECTED ABOVE

FATCOLA 72

Name

Street Address

City & State

150918-1



K. Santos
Recording Requested By:
K. SANTOS



After Recording Return To:
COUNTRYWIDE HOME LOANS, INC.

MS SV-79 DOCUMENT PROCESSING
P.O.Box 10423
Van Nuys, CA 91410-0423

Prepared By:
ABEL PEREZ

000008327

[Space Above This Line For Recording Data]

3410494
[Escrow/Closing #]

00015245303210006
[Doc ID #]

DEED OF TRUST

MIN1001337-0001785881-5

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

(A) "Security Instrument" means this document, which is dated OCTOBER 30, 2006 , together with all Riders to this document.

(B) "Borrower" is

JUAN ORTIZ ESPARZA, AND MARIA ORTIZ, HUSBAND AND WIFE AS JOINT TENANTS

CALIFORNIA-Single Family-Fannie Mae/Freddie Mac UNIFORM INSTRUMENT WITH MERS

Page 1 of 16

VMP 5A(CA) (0207) CHL (08/05)(d) VMP Mortgage Solutions, Inc. (800)521-7291
CONV/VA

Form 3005 1/01



3

DOC ID #: 00015245303210006

Borrower's address is
13807 EUSTACE STREET, L.A. (PACOIMA AREA), CA 91331-2716
Borrower is the trustor under this Security Instrument.

(C) "Lender" is
Countrywide Bank, N.A.
Lender is a NATL. ASSN.
organized and existing under the laws of THE UNITED STATES
Lender's address is
1199 North Fairfax St. Ste.500, Alexandria, VA 22314

(D) "Trustee" is
ReconTrust Company, N.A.
225 West Hillcrest Dr., MSN TO-02, Thousand Oaks 91360

(E) "MERS" is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as a nominee for Lender and Lender's successors and assigns. **MERS is the beneficiary under this Security Instrument.** MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS.

(F) "Note" means the promissory note signed by Borrower and dated OCTOBER 30, 2006 . The Note states that Borrower owes Lender
FOUR HUNDRED THOUSAND and 00/100

Dollars (U.S. \$ 400,000.00) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than NOVEMBER 01, 2036 .

(G) "Property" means the property that is described below under the heading "Transfer of Rights in the Property."

(H) "Loan" means the debt evidenced by the Note, plus interest, any prepayment charges and late charges due under the Note, and all sums due under this Security Instrument, plus interest.

(I) "Riders" means all Riders to this Security Instrument that are executed by Borrower. The following Riders are to be executed by Borrower [check box as applicable]:

<input checked="" type="checkbox"/> Adjustable Rate Rider	<input type="checkbox"/> Condominium Rider	<input type="checkbox"/> Second Home Rider
<input type="checkbox"/> Balloon Rider	<input type="checkbox"/> Planned Unit Development Rider	<input type="checkbox"/> 1-4 Family Rider
<input type="checkbox"/> VA Rider	<input type="checkbox"/> Biweekly Payment Rider	<input type="checkbox"/> Other(s) [specify]

(J) "Applicable Law" means all controlling applicable federal, state and local statutes, regulations, ordinances and administrative rules and orders (that have the effect of law) as well as all applicable final, non-appealable judicial opinions.

(K) "Community Association Dues, Fees, and Assessments" means all dues, fees, assessments and other charges that are imposed on Borrower or the Property by a condominium association, homeowners association or similar organization.

(L) "Electronic Funds Transfer" means any transfer of funds, other than a transaction originated by check, draft, or similar paper instrument, which is initiated through an electronic terminal, telephonic instrument, computer, or magnetic tape so as to order, instruct, or authorize a financial institution to debit or credit an account. Such term includes, but is not limited to, point-of-sale transfers, automated teller machine transactions, transfers initiated by telephone, wire transfers, and automated clearinghouse transfers.

(M) "Escrow Items" means those items that are described in Section 3.

(N) "Miscellaneous Proceeds" means any compensation, settlement, award of damages, or proceeds paid by any third party (other than insurance proceeds paid under the coverages described in Section 5) for: (i) damage to, or destruction of, the Property; (ii) condemnation or other taking of all or any part of the Property; (iii)

conveyance in lieu of condemnation; or (iv) misrepresentations of, or omissions as to, the value and/or condition of the Property.

(O) "Mortgage Insurance" means insurance protecting Lender against the nonpayment of, or default on, the Loan.

(P) "Periodic Payment" means the regularly scheduled amount due for (i) principal and interest under the Note, plus (ii) any amounts under Section 3 of this Security Instrument.

(Q) "RESPA" means the Real Estate Settlement Procedures Act (12 U.S.C. Section 2601 et seq.) and its implementing regulation, Regulation X (24 C.F.R. Part 3500), as they might be amended from time to time, or any additional or successor legislation or regulation that governs the same subject matter. As used in this Security Instrument, "RESPA" refers to all requirements and restrictions that are imposed in regard to a "federally related mortgage loan" even if the Loan does not qualify as a "federally related mortgage loan" under RESPA.

(R) "Successor in Interest of Borrower" means any party that has taken title to the Property, whether or not that party has assumed Borrower's obligations under the Note and/or this Security Instrument.

TRANSFER OF RIGHTS IN THE PROPERTY

The beneficiary of this Security Instrument is MERS (solely as nominee for Lender and Lender's successors and assigns) and the successors and assigns of MERS. This Security Instrument secures to Lender: (i) the repayment of the Loan, and all renewals, extensions and modifications of the Note; and (ii) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower irrevocably grants and conveys to Trustee, in trust, with power of sale, the following described property located in the

COUNTY	of	LOS ANGELES
[Type of Recording Jurisdiction]		[Name of Recording Jurisdiction]

LOT 101 OF TRACT NO. 14558, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 520 PAGES 1 TO 4 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Parcel ID Number: 2616-025-017 which currently has the address of
13807 EUSTACE STREET, L.A. (PACOIMA AREA)
[Street/City]


California 91331-2716 ("Property Address"):
[Zip Code]

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property." Borrower understands and agrees that MERS holds only legal title to the interests granted by Borrower in this Security Instrument, but, if necessary to comply with law or custom, MERS (as nominee for Lender and Lender's successors and assigns) has the right: to exercise any or all of those interests, including,


16

DOC ID #: 00015245303210006

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any Rider executed by Borrower and recorded with it.



JUAN ORTIZ ESPARZA (Seal)
-Borrower



MARIA ORTIZ (Seal)
-Borrower

(Seal)
-Borrower

(Seal)
-Borrower

06 2489499

17

DOC ID #: 00015245303210006

State of California
County of Los Angeles

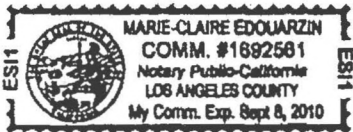
On October 31st, 2006 before me, Marie-Claire Edouarzin, Notary Public
personally appeared

Juan Ortiz Esparza & MARIA ORTIZ

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] (Seal)



06 2489499

EXHIBIT B

ASSIGNED INSPECTOR: JAMES ABREU

Date: August 11, 2016

JOB ADDRESS: 13807 WEST EUSTACE STREET, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 2616-025-017

Last Full Title: 01/27/2016

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

1). JUAN E. AND MARIA ORTIZ
14362 SEQUOIA RD
CANYON COUNTRY, CA 91387

CAPACITY: OWNERS

2). COUNTRYWIDE BANK NA
P.O. BOX 10423
VAN NUYS, CA. 91410

CAPACITY: INTERESTED PARTY

Property Detail Report

For Property Located At :
13807 EUSTACE ST, PACOIMA, CA 91331-2716



CoreLogic

RealQuest Professional

Owner Information

Owner Name: **ORTIZ JUAN E & MARIA**
 Mailing Address: **14362 SEQUOIA RD, CANYON COUNTRY CA 91387-6201 R062**
 Vesting Codes: **//**

Location Information

Legal Description:	TRACT # 14558 LOT 101	APN:	2616-025-017
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	1043.10 / 3	Subdivision:	14558
Township-Range-Sect:		Map Reference:	8-F1 /
Legal Book/Page:	520-1	Tract #:	14558
Legal Lot:	101	School District:	LOS ANGELES
Legal Block:		School District Name:	
Market Area:	PAC	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	07/28/1989 / 06/1989	Deed Type:	GRANT DEED
Sale Price:	\$141,000	1st Mtg Document #:	1207906
Document #:	1207905		

Last Market Sale Information

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

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:	1,044	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:	2	Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:	5	Basement Area:		Patio Type:	
Bedrooms:	3	Finish Bsmnt Area:		Pool:	
Bath(F/H):	2 /	Basement Type:		Air Cond:	EVAP COOLER
Year Built / Eff:	1955 / 1955	Roof Type:		Style:	CONVENTIONAL
Fireplace:	/	Foundation:	SLAB	Quality:	
# of Stories:	1.00	Roof Material:	GRAVEL & ROCK	Condition:	
Other Improvements:	FENCE				

Site Information

Zoning:	LAR1	Acres:	0.17	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	7,504	Lot Width/Depth:	61 x 123	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$215,823	Assessed Year:	2015	Property Tax:	\$2,775.01
Land Value:	\$147,713	Improved %:	32%	Tax Area:	13
Improvement Value:	\$68,110	Tax Year:	2015	Tax Exemption:	
Total Taxable Value:	\$215,823				

Comparable Sales Report

For Property Located At



CoreLogic®

RealQuest Professional

13807 EUSTACE ST, PACOIMA, CA 91331-2716**7 Comparable(s) Selected.**

Report Date: 06/14/2016

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$0	\$305,000	\$405,000	\$367,571
Bldg/Living Area	1,044	894	1,120	1,011
Price/Sqft	\$0.00	\$334.98	\$398.94	\$363.61
Year Built	1955	1927	1953	1947
Lot Area	7,504	6,840	8,034	7,321
Bedrooms	3	2	3	3
Bathrooms/Restrooms	2	1	2	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$215,823	\$68,492	\$279,519	\$184,825
Distance From Subject	0.00	0.28	0.48	0.38

*= user supplied for search only

Comp #:1

Address: 13607 DAVENTRY ST, PACOIMA, CA 91331-2852

Owner Name: NASIBIAN ARMENUHI

Seller Name: SHIRVANIAN ARSINE

APN: 2619-001-028

County: LOS ANGELES, CA

Subdivision: 8434

Rec Date: 02/17/2016

Sale Date: 01/27/2016

Sale Price: \$405,000

Sale Type: FULL

Document #: 168847

1st Mtg Amt: \$397,664

Total Value: \$271,519

Land Use: SFR

Map Reference: 8-F1 /

Census Tract: 1044.01

Zoning: LAR1

Prior Rec Date: 10/20/2015

Prior Sale Date: 10/07/2015

Prior Sale Price: \$200,000

Prior Sale Type: FULL

Acres: 0.18

Lot Area: 8,034

of Stories: 1.00

Park Area/Cap#: / 2

Distance From Subject:0.28 (miles)

Living Area: 1,115

Total Rooms: 5

Bedrooms: 2

Bath(F/H): 1 /

Yr Built/Eff: 1952 / 1954

Air Cond:

Style: CONVENTIONAL

Fireplace: Y / 1

Pool: POOL

Roof Mat: COMPOSITION SHINGLE

Parking: PARKING AVAIL

Distance From Subject:0.32 (miles)

Comp #:	2				
Address:	13559 WEIDNER ST, PACOIMA, CA 91331-2823				
Owner Name:	HARO ALFONSO/HERNANDEZ VERONICA				
Seller Name:	DA SILVA LIVING TRUST				
APN:	2619-002-025	Map Reference:	8-F1 /	Living Area:	1,015
County:	LOS ANGELES, CA	Census Tract:	1044.01	Total Rooms:	5
Subdivision:	8434	Zoning:	LAR1	Bedrooms:	3
Rec Date:	01/26/2016	Prior Rec Date:	10/23/1986	Bath(F/H):	2 /
Sale Date:	12/21/2015	Prior Sale Date:	10/1986	Yr Built/Eff:	1949 / 1951
Sale Price:	\$340,000	Prior Sale Price:	\$84,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	86101	Acres:	0.16	Fireplace:	Y / 1
1st Mtg Amt:	\$333,841	Lot Area:	7,117	Pool:	
Total Value:	\$190,915	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:		3		Distance From Subject:0.32 (miles)	
Address:		13880 PAXTON ST, PACOIMA, CA 91331-3561			
Owner Name:		CHAVEZ JOSE S C/CORTEZ BARTOLOME			
Seller Name:		5 ANGELS LLC			
APN:	2618-003-006	Map Reference:	8-E2 /	Living Area:	1,007
County:	LOS ANGELES, CA	Census Tract:	1044.01	Total Rooms:	5
Subdivision:	7241	Zoning:	LAR1	Bedrooms:	3
Rec Date:	02/22/2016	Prior Rec Date:	05/31/1990	Bath(F/H):	1 /
Sale Date:	02/12/2016	Prior Sale Date:	01/1990	Yr Built/Eff:	1952 / 1952
Sale Price:	\$385,000	Prior Sale Price:	\$139,500	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	186774	Acres:	0.17	Fireplace:	/
1st Mtg Amt:	\$378,026	Lot Area:	7,355	Pool:	
Total Value:	\$213,526	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/ 1	Parking:	ATTACHED GARAGE

Comp #:				Distance From Subject:0.33 (miles)							
Address:		13732 WEIDNER ST, PACOIMA, CA 91331-2851									
Owner Name:		RAMIREZ RAFAEL E C/GUTIERREZ CRISTINA N									
Seller Name:		DESTLER STEVEN									
APN:		2619-009-024		Map Reference:		8-F2 /		Living Area:		988	
County:		LOS ANGELES, CA		Census Tract:		1044.01		Total Rooms:		5	
Subdivision:		6135		Zoning:		LAR1		Bedrooms:		2	
Rec Date:		05/13/2016		Prior Rec Date:		12/29/2008		Bath(F/H):		1 /	
Sale Date:		03/24/2016		Prior Sale Date:		12/15/2008		Yr Built/Eff:		1946 / 1946	
Sale Price:		\$364,000		Prior Sale Price:		\$138,000		Air Cond:			
Sale Type:		FULL		Prior Sale Type:		FULL		Style:		CONVENTIONAL	
Document #:		550607		Acres:		0.16		Fireplace:		/	
1st Mtg Amt:		\$357,407		Lot Area:		6,840		Pool:			
Total Value:		\$147,859		# of Stories:		1.00		Roof Mat:		COMPOSITION SHINGLE	
Land Use:		SFR		Park Area/Cap#:		/		Parking:			

Comp #:	5	Distance From Subject:0.44 (miles)	
Address:	13687 FILMORE ST, PACOIMA, CA 91331-2909		
Owner Name:	GUERRA HUGO O/RECINOS YESSANIA E		
Seller Name:	DURAN LARRY		
APN:	2619-010-019	Map Reference:	8-F2 /
County:	LOS ANGELES, CA	Census Tract:	1044.01
Subdivision:	6135	Zoning:	LAR1
Rec Date:	11/18/2015	Prior Rec Date:	06/27/1997
Sale Date:	10/01/2015	Prior Sale Date:	
Sale Price:	\$375,000	Prior Sale Price:	\$90,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1446687	Acres:	0.16
1st Mtg Amt:	\$368,207	Lot Area:	6,903
Total Value:	\$121,948	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	940
		Total Rooms:	4
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Built/Eff:	1950 / 1950
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	/
		Pool:	
		Roof Mat:	COMPOSITION SHINGLE
		Parking:	PARKING AVAIL

Comp #: 6		Distance From Subject: 0.48 (miles)	
Address: 14022 FOX ST, SAN FERNANDO, CA 91340-3711			
Owner Name: VALDEZ FRANCISCO J			
Seller Name: SOSA RITA			
APN: 2616-002-017	Map Reference: 8-E1 /	Living Area: 894	
County: LOS ANGELES, CA	Census Tract: 1095.00	Total Rooms: 5	
Subdivision: 3692	Zoning: LAR1	Bedrooms: 3	
Rec Date: 04/20/2016	Prior Rec Date:	Bath(F/H): 1 /	
Sale Date: 01/28/2016	Prior Sale Date:	Yr Built/Eff: 1927 / 1927	
Sale Price: \$305,000	Prior Sale Price:	Air Cond:	
Sale Type: FULL	Prior Sale Type:	Style: CONVENTIONAL	
Document #: 446435	Acres: 0.17	Fireplace: /	
1st Mtg Amt:	Lot Area: 7,499	Pool:	
Total Value: \$279,519	# of Stories: 1.00	Roof Mat: COMPOSITION SHINGLE	
Land Use: SFR	Park Area/Cap#: / 1	Parking: PARKING AVAIL	

Comp #:		7		Distance From Subject:0.48 (miles)		
Address:		14166 LA RUE ST, SAN FERNANDO, CA 91340-3835				
Owner Name:		MENDEZ GIOVANI & ELIZABETH				
Seller Name:		GREAT WESTERN CAPITAL LLC				
APN:		2616-014-015	Map Reference:	8-E1 /	Living Area:	1,120
County:		LOS ANGELES, CA	Census Tract:	1095.00	Total Rooms:	5
Subdivision:		9027	Zoning:	LAR1	Bedrooms:	3
Rec Date:		09/24/2015	Prior Rec Date:	04/06/1990	Bath(F/H):	2 /
Sale Date:		07/14/2015	Prior Sale Date:		Yr Built/Eff:	1953 / 1963
Sale Price:		\$399,000	Prior Sale Price:		Air Cond:	
Sale Type:		FULL	Prior Sale Type:		Style:	CONVENTIONAL
Document #:		1187479	Acres:	0.17	Fireplace:	/
1st Mtg Amt:		\$389,956	Lot Area:	7,501	Pool:	
Total Value:		\$68,492	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:		SFR	Park Area/Cap#:	/ 1	Parking:	PARKING AVAIL

EXHIBIT D

ASSIGNED INSPECTOR: JAMES ABREU

Date: August 11, 2016

JOB ADDRESS: 13807 WEST EUSTACE STREET, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 2616-025-017

CASE#: 676855

ORDER NO: A-3743765

EFFECTIVE DATE OF ORDER TO COMPLY: April 15, 2015

COMPLIANCE EXPECTED DATE: May 15, 2015

DATE COMPLIANCE OBTAINED: January 05, 2016

.....

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3743765

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

RAYMOND S. CHAN, C.E., S.E.
GENERAL MANAGER

FRANK BUSH
EXECUTIVE OFFICER

ORDER TO COMPLY AND NOTICE OF FEE

ORTIZ, JUAN E AND MARIA
14362 SEQUOIA RD
CANYON COUNTRY, CA 91387

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

APR - 9 2015

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

CASE #: 676855
ORDER #: A-3743765
EFFECTIVE DATE: April 15, 2015
COMPLIANCE DATE: May 15, 2015

OWNER OF

SITE ADDRESS: 13807 W EUSTACE ST

ASSESSORS PARCEL NO.: 2616-025-017

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. 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.

2. Unapproved occupancy or use of the property. Keeping horses is not allowed.

You are therefore ordered to: Discontinue the unapproved occupancy or use of the property and remove the horse from site.

Code Section(s) in Violation: 91.104.2.5, 91.103.1, 12.26E and 12.21A.1.(a) of the L.A.M.C.

Location: Back yard.

Comments: Horse to be removed.

3. The approximate 12x15 and two(2) 12x12 structure in the back yard was/is constructed without the required permits and approvals.



CODE ENFORCEMENT BUREAU
For routine City business and non-emergency services: Call 3-1-1
www.ladbs.org

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: Back yard.

4. Minimum required distances from animal keeping structures are not being provided and/or maintained.

You are therefore ordered to: Provide and/or maintain required distances from animal keeping structures. In the "A" and "R" Zones, every animal keeping structure for the housing of equines, cattle, sheep, goats, swine, or other similar animals shall be located on the rear half of a lot, but need not be located more than 100 feet from the front lot line. Every structure shall be located not less than 25 feet from all side lot lines. An animal keeping structure or enclosure shall neither be located closer than 35 feet from the habitable rooms of the animal keeper's dwelling unit nor closer than 75 feet from the habitable rooms of a neighbor's dwelling unit.

Code Section(s) in Violation: 12.21C.5.(a), 12.21A.1.(a) of the L.A.M.C.

Location: Back yard.

Comments: Minimum lot size to keep horse is 17,500 square feet. Horse to be removed from property.

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)374-9862.

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

Inspector :

James Abreu

Date: April 09, 2015

JAMES ABREU
14410 SYLVAN STREET SUITE 105
VAN NUYS, CA 91401
(818)374-9862

James.Abreu@lacity.org

MB

REVIEWED BY

EXHIBIT D

ASSIGNED INSPECTOR: JAMES ABREU

Date: August 11, 2016

JOB ADDRESS: 13807 WEST EUSTACE STREET, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 2616-025-017

CASE#: 715591

ORDER NO: A-4051559

EFFECTIVE DATE OF ORDER TO COMPLY: May 04, 2016

COMPLIANCE EXPECTED DATE: June 03, 2016

DATE COMPLIANCE OBTAINED: June 28, 2016

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-4051559

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

RAYMOND S. CHAN, C.E., S.E.
GENERAL MANAGER

FRANK BUSH
EXECUTIVE OFFICER

SUBSTANDARD ORDER AND NOTICE OF FEE

JUAN AND MARIA ORTIZ
13807 EUSTACE
PACOIMA, CA 91331

(The enclosed contains this notice
by registered mail, postage prepaid,
to the addressee on this day.)

APR 29 2016

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

CASE #: 715591

ORDER #: A-4051559

EFFECTIVE DATE: May 04, 2016

COMPLIANCE DATE: June 03, 2016

APPL OF

SITE ADDRESS: 13807 W EUSTACE ST

ASSESSORS PARCEL NO.: 2616-025-017

ZONE: R1; One-Family Zone

INSPECTOR'S COPY

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 \$1,466.00. 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 89 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.

Location: Garage.

2. The garage has been converted to habitable space without the required permits and approvals.

You are therefore ordered to: Discontinue the use 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.

Location: Garage.

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.

Location: garage.

4. Electrical work has been done without the required permits and approvals.

You are therefore ordered to: Obtain all required electrical permits and approvals.

Code Section(s) in Violation: 93.0201, 93.0104, 91.103.1 12.21A.1.(a) of the L.A.M.C.

Location: Garage.

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.

APPEAL PROCEDURES:

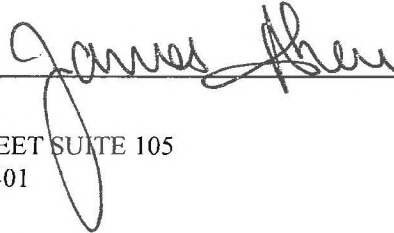
There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine error or abuse of discretion or requests for slight modification of the requirements contained in this order 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)374-9862.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector :



Date: April 27, 2016

JAMES ABREU
14410 SYLVAN STREET SUITE 105
VAN NUYS, CA 91401
(818)374-9862

James.Abreu@lacity.org

MR 4-28-2016

REVIEWED BY