

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 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
<b>Grand Total</b>	<b>\$ <u>4,903.96</u></b>

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 State Zip [ Pacoima, Ca 91331

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

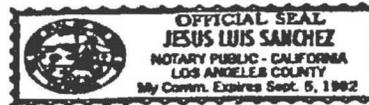
*Julia Valadez*  
Julia Valadez  
*Gregorgia Valadez*  
Gregorgia Valadez

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 *[Signature]*



(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

11/08/06  
  
20062489499

2

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

*210-0-070017*

#### 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

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

Form 3005 1/01



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)

06 2489499

4

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,

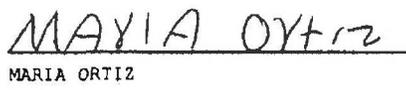
06 2489499

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

State of California  
County of Los Angeles

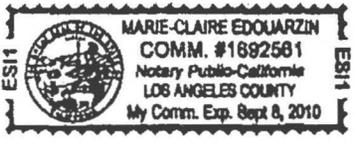
On October 31st, 2006 before me, Marie-Claire Edouarzin, Notary Public } ss.  
personally appeared

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.

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

### Owner Transfer Information

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

### Last Market Sale Information

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

### Prior Sale Information

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

### Property Characteristics

Gross Area:		Parking Type:	<b>PARKING AVAIL</b>	Construction:	
Living Area:	<b>1,044</b>	Garage Area:		Heat Type:	<b>HEATED</b>
Tot Adj Area:		Garage Capacity:	<b>2</b>	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>2 /</b>	Basement Type:		Air Cond:	<b>EVAP COOLER</b>
Year Built / Eff:	<b>1955 / 1955</b>	Roof Type:		Style:	<b>CONVENTIONAL</b>
Fireplace:	<b>/</b>	Foundation:	<b>SLAB</b>	Quality:	
# of Stories:	<b>1.00</b>	Roof Material:	<b>GRAVEL &amp; ROCK</b>	Condition:	
Other Improvements:	<b>FENCE</b>				

### Site Information

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

### Tax Information

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

**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:**

	<b>Subject</b>	<b>Low</b>	<b>High</b>	<b>Average</b>
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			Distance From Subject:0.28 (miles)		
Address: 13607 DAVENTRY ST, PACOIMA, CA 91331-2852					
Owner Name: NASIBIAN ARMENUHI					
Seller Name: SHIRVANIAN ARSINE					
APN:	2619-001-028	Map Reference:	8-F1 /	Living Area:	1,115
County:	LOS ANGELES, CA	Census Tract:	1044.01	Total Rooms:	5
Subdivision:	8434	Zoning:	LAR1	Bedrooms:	2
Rec Date:	02/17/2016	Prior Rec Date:	10/20/2015	Bath(F/H):	1 /
Sale Date:	01/27/2016	Prior Sale Date:	10/07/2015	Yr Built/Eff:	1952 / 1954
Sale Price:	\$405,000	Prior Sale Price:	\$200,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	168847	Acres:	0.18	Fireplace:	Y / 1
1st Mtg Amt:	\$397,664	Lot Area:	8,034	Pool:	POOL
Total Value:	\$271,519	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:2			Distance From Subject:0.32 (miles)		
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 #:4			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 YESSENIA 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 /
County:	LOS ANGELES, CA	Census Tract:	1095.00
Subdivision:	3692	Zoning:	LAR1
Rec Date:	04/20/2016	Prior Rec Date:	
Sale Date:	01/28/2016	Prior Sale Date:	
Sale Price:	\$305,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	446435	Acres:	0.17
1st Mtg Amt:		Lot Area:	7,499
Total Value:	\$279,519	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 1
		Living Area:	894
		Total Rooms:	5
		Bedrooms:	3
		Bath(F/H):	1 /
		Yr Built/Eff:	1927 / 1927
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	/
		Pool:	
		Roof Mat:	COMPOSITION SHINGLE
		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 /
County:	LOS ANGELES, CA	Census Tract:	1095.00
Subdivision:	9027	Zoning:	LAR1
Rec Date:	09/24/2015	Prior Rec Date:	04/06/1990
Sale Date:	07/14/2015	Prior Sale Date:	
Sale Price:	\$399,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	1187479	Acres:	0.17
1st Mtg Amt:	\$389,956	Lot Area:	7,501
Total Value:	\$68,492	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 1
		Living Area:	1,120
		Total Rooms:	5
		Bedrooms:	3
		Bath(F/H):	2 /
		Yr Built/Eff:	1953 / 1963
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	/
		Pool:	
		Roof Mat:	COMPOSITION SHINGLE
		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

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

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

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

This notice is being mailed by registered mail, postage prepaid, to the address on this day.

CASE #: 715591

ORDER #: A-4051559

EFFECTIVE DATE: May 04, 2016

COMPLIANCE DATE: June 03, 2016

APR 29 2016

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

INSPECTOR'S COPY

APPL 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 \$1,416.00. 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.

CODE ENFORCEMENT BUREAU

For routine City business and non-emergency services: Call 3-1-1

www.ladbs.org



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 :

*James Abreu*

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