

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

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CITY OF LOS ANGELES  
CALIFORNIA



ERIC GARCETTI  
MAYOR

DEPARTMENT OF  
BUILDING AND SAFETY  
501 NORTH FIGUEROA STREET  
LOS ANGELES, CA 90015

FRANK M. BUSH  
GENERAL MANAGER

OSAMA YOUNAN, P.E.  
EXECUTIVE OFFICER

January 3, 2018

Council District: # 12

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

JOB ADDRESS: **10156 NORTH GAVIOTA AVENUE, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **2669-009-025**  
RE: Invoice # 691896-5

On July 13, 2016 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 **10156 North Gaviota Avenue, 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.

Pursuant to Section 98.0451, the property owner was issued an order on July 13, 2016 to pay a code violation inspection fee after violations were identified and verified upon inspection. The code violation inspection fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
Code Violation Investigation Fee	\$ 336.00
System Development Surcharge	20.16
System Development Surcharge late Fee	50.40
Late Charge/Collection Fee (250%)	840.00
Title Report Fee	42.00
<b>Grand Total</b>	<b>\$ 1,288.56</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 **\$1,288.56** 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, and Balance Sheet Account 2200, any payment received against this lien in the amount of **\$1,288.56** 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

  
Steve Ongele  
Chief, Resource Management Bureau

Lien confirmed by  
City Council on:

ATTEST: HOLLY L. WOLCOTT, CITY CLERK

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



P.O. BOX 5152  
CULVER CITY, CA 90231  
Phone 310-943-9235 [latitle@in2-res.com](mailto:latitle@in2-res.com)

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***Property Title Report***

***Work Order No. T15067***  
***Dated as of: 12/20/2017***

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

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

***APN #: 2669-009-025***

***Property Address: 10156 N GAVIOTA AVE***

***City: Los Angeles***

***County: Los Angeles***

**VESTING INFORMATION**

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

***Grantee : JAMES F. MOORCROFT***

***Grantor : ROBERT P. BACAYCAY***

***Deed Date : 07/24/1989***

***Recorded : 08/04/1989***

***Instr No. : 89-1250988***

***MAILING ADDRESS: JAMES F. MOORCROFT***

***10156 GAVIOTA AVE NORTH HILLS CA 91343***

***SCHEDULE B***

**LEGAL DESCRIPTION**

***Lot: 301 Tract No: 17820 Abbreviated Description: LOT:301 TR#:17820 TRACT # 17820 LOT 301***

**MORTGAGES/LIENS**

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

Order No.  
Escrow No.  
Loan No.

89 1250988

WHEN RECORDED MAIL TO:

JAMES F. MOORCROFT  
10156 GAVIOTA AVENUE  
GRANADA HILLS, CA 91343



SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO:

DOCUMENTARY TRANSFER TAX \$ 0.00  
— Computed on the consideration or value of property conveyed; OR  
— Computed on the consideration or value less liens or encumbrances remaining at time of sale.

ROBERT P. BACAYCAY

Signature of Declarant or Agent determining tax - Firm Name

**QUITCLAIM DEED**

The undersigned grantor(s) declare(s) that:  
DOCUMENTARY TRANSFER TAX is \$ THIS CONVEYANCE CHANGES MANNER IN WHICH TITLE IS HELD, R&T 11911  
( ) computed on full value of property conveyed, or  
( ) computed on full value less value of liens and encumbrances remaining at time of sale, and

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

ROBERT P. BACAYCAY

do hereby REMISE, RELEASE AND FOREVER QUITCLAIM to

JAMES F. MOORCROFT, A SINGLE MAN, ANY AND ALL INTEREST IN THE DESCRIBED PROPERTY

the real property in the City of LOS ANGELES

County of LOS ANGELES

State of California, described as

LOT 301 OF TRACT 17820, AS PER MAP RECORDED IN BOOK 451, PAGES 13 TO 17 INCLUSIVE OF  
MAPS IN THE OFFICE OF THE COUNTY RECORDER ON LOS ANGELES COUNTY.

Dated JULY 24, 1989

*Robert P. Bacaycay*  
\_\_\_\_\_  
ROBERT P. BACAYCAY  
\_\_\_\_\_  
\_\_\_\_\_

STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES

On JULY 24, 1989, before me, the undersigned, a Notary Public in and for said State, personally appeared

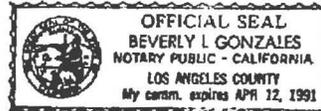
ROBERT P. BACAYCAY

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.

WITNESS my hand and official seal.

Signature

*Beverly L. Gonzales*



(This area for official notarial seal)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

Escrow or Loan No. \_\_\_\_\_

*136984*

Title Order No. \_\_\_\_\_

# EXHIBIT B

ASSIGNED INSPECTOR: LINN MELVIN

Date: January 3, 2018

JOB ADDRESS: 10156 NORTH GAVIOTA AVENUE, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 2669-009-025

Last Full Title: 12/20/2017

Last Update to Title:

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## LIST OF OWNERS AND INTERESTED PARTIES

1). JAMES F MOORCROFT  
10156 NORTH GAVIOTA AVENUE  
NORTH HILLS, CA 91343

CAPACITY: OWNER

**Property Detail Report**

For Property Located At :  
**10156 GAVIOTA AVE, NORTH HILLS, CA 91343-1433**



**Owner Information**

Owner Name: **MOORCROFT JAMES F**  
 Mailing Address: **10156 GAVIOTA AVE, NORTH HILLS CA 91343-1433 C057**  
 Vesting Codes: **SM / A /**

**Location Information**

Legal Description:	<b>TRACT # 17820 LOT 301</b>	APN:	<b>2669-009-025</b>
County:	<b>LOS ANGELES, CA</b>	Alternate APN:	
Census Tract / Block:	<b>1098.00 / 1</b>	Subdivision:	<b>17820</b>
Township-Range-Sect:		Map Reference:	<b>8-B3 /</b>
Legal Book/Page:	<b>451-13</b>	Tract #:	<b>17820</b>
Legal Lot:	<b>301</b>	School District:	<b>LOS ANGELES</b>
Legal Block:		School District Name:	
Market Area:	<b>NOH</b>	Munic/Township:	
Neighbor Code:			

**Owner Transfer Information**

Recording/Sale Date: **/**  
 Sale Price:  
 Document #:  
 Deed Type:  
 1st Mtg Document #:

**Last Market Sale Information**

Recording/Sale Date:	<b>08/04/1989 / 07/1989</b>	1st Mtg Amount/Type:	<b>/</b>
Sale Price:		1st Mtg Int. Rate/Type:	<b>/</b>
Sale Type:		1st Mtg Document #:	<b>/</b>
Document #:	<b>1250988</b>	2nd Mtg Amount/Type:	<b>/</b>
Deed Type:	<b>QUIT CLAIM DEED</b>	2nd Mtg Int. Rate/Type:	<b>/</b>
Transfer Document #:		Price Per SqFt:	
New Construction:		Multi/Split Sale:	
Title Company:	<b>FIRST AMERICAN TITLE INS CO/NY</b>		

Lender:  
 Seller Name: **BACAYCAY ROBERT P**

**Prior Sale Information**

Prior Rec/Sale Date:	<b>08/04/1989 / 07/1989</b>	Prior Lender:	<b>/</b>
Prior Sale Price:		Prior 1st Mtg Amt/Type:	<b>/</b>
Prior Doc Number:	<b>1250987</b>	Prior 1st Mtg Rate/Type:	<b>/</b>
Prior Deed Type:	<b>QUIT CLAIM DEED</b>		

**Property Characteristics**

Gross Area:		Parking Type:	<b>PARKING AVAIL</b>	Construction:	
Living Area:	<b>1,490</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>6</b>	Basement Area:		Patio Type:	<b>COVERED PATIO</b>
Bedrooms:	<b>4</b>	Finish Bsmnt Area:		Pool:	
Bath(F/H):	<b>3 /</b>	Basement Type:		Air Cond:	<b>EVAP COOLER</b>
Year Built / Eff:	<b>1953 / 1957</b>	Roof Type:		Style:	<b>CONVENTIONAL</b>
Fireplace:	<b>Y / 1</b>	Foundation:	<b>RAISED</b>	Quality:	
# of Stories:	<b>1.00</b>	Roof Material:	<b>GRAVEL &amp; ROCK</b>	Condition:	
Other Improvements:	<b>FENCE; ADDITION; FENCED YARD</b>				

**Site Information**

Zoning:	<b>LARS</b>	Acres:	<b>0.18</b>	County Use:	<b>SINGLE FAMILY RESID (0100)</b>
Lot Area:	<b>7,687</b>	Lot Width/Depth:	<b>61 x 126</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>\$247,361</b>	Assessed Year:	<b>2017</b>	Property Tax:	<b>\$3,048.04</b>
Land Value:	<b>\$111,642</b>	Improved %:	<b>55%</b>	Tax Area:	<b>16</b>
Improvement Value:	<b>\$135,719</b>	Tax Year:	<b>2017</b>	Tax Exemption:	<b>HOMEOWNER</b>
Total Taxable Value:	<b>\$240,361</b>				

# Comparable Sales Report

For Property Located At



CoreLogic  
RealQuest Professional

10156 GAVIOTA AVE, NORTH HILLS, CA 91343-1433

20 Comparable(s) Selected.

Report Date: 01/03/2018

### Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$0	\$470,000	\$615,000	\$559,875
Bldg/Living Area	1,490	1,315	1,701	1,508
Price/Sqft	\$0.00	\$308.64	\$436.89	\$373.03
Year Built	1953	1940	1963	1953
Lot Area	7,687	6,624	8,535	7,643
Bedrooms	4	2	4	3
Bathrooms/Restrooms	3	2	3	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$247,361	\$57,616	\$553,000	\$325,010
Distance From Subject	0.00	0.02	0.42	0.25

\*= user supplied for search only

Comp #:1		Distance From Subject:0.02 (miles)	
Address:	10206 GAVIOTA AVE, NORTH HILLS, CA 91343-1435		
Owner Name:	TOGONON JONALYN/ESTRADA ANA M		
Seller Name:	HERNANDEZ-RIOS RUDY L		
APN:	2669-009-027	Map Reference:	8-B3 /
County:	LOS ANGELES, CA	Census Tract:	1098.00
Subdivision:	17820	Zoning:	LARS
Rec Date:	04/27/2017	Prior Rec Date:	10/02/2009
Sale Date:	04/05/2017	Prior Sale Date:	09/08/2009
Sale Price:	\$540,000	Prior Sale Price:	\$380,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	465482	Acres:	0.18
1st Mtg Amt:	\$486,000	Lot Area:	7,685
Total Value:	\$422,636	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	1,315
		Total Rooms:	5
		Bedrooms:	3
		Bath(F/H):	2 /
		Yr Built/Eff:	1953 / 1953
		Air Cond:	EVAP COOLER
		Style:	CONVENTIONAL
		Fireplace:	/
		Pool:	
		Roof Mat:	COMPOSITION SHINGLE
		Parking:	PARKING AVAIL

Comp #:2		Distance From Subject:0.03 (miles)	
Address:	10201 MONTGOMERY AVE, NORTH HILLS, CA 91343-1438		
Owner Name:	ZAMORA JULIAN V/VELASQUEZ LESLEE J		
Seller Name:	SATHKUMARA P & S TRUST		
APN:	2669-009-005	Map Reference:	8-B3 /
County:	LOS ANGELES, CA	Census Tract:	1098.00
Subdivision:	17820	Zoning:	LARS
Rec Date:	11/14/2017	Prior Rec Date:	09/22/2003
Sale Date:	10/16/2017	Prior Sale Date:	08/20/2003
Sale Price:	\$565,000	Prior Sale Price:	\$300,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1305226	Acres:	0.18
1st Mtg Amt:	\$508,500	Lot Area:	7,689
Total Value:	\$367,509	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	1,452
		Total Rooms:	6
		Bedrooms:	3
		Bath(F/H):	2 /
		Yr Built/Eff:	1953 / 1956
		Air Cond:	WALL
		Style:	CONVENTIONAL
		Fireplace:	/
		Pool:	POOL
		Roof Mat:	COMPOSITION SHINGLE
		Parking:	ATTACHED GARAGE

Comp #:3		Distance From Subject:0.15 (miles)	
Address:	10238 WOODLEY AVE, NORTH HILLS, CA 91343-1350		
Owner Name:	LOPEZ FRANKIE/GUERRERO-LOPEZ SUZANNE A		
Seller Name:	GONZALEZ RUBEN		
APN:	2669-007-017	Map Reference:	8-A3 /
County:	LOS ANGELES, CA	Census Tract:	1098.00
Subdivision:	17820	Zoning:	LARS
Rec Date:	12/08/2017	Prior Rec Date:	08/28/2017
Sale Date:	11/14/2017	Prior Sale Date:	08/23/2017
Sale Price:	\$606,000	Prior Sale Price:	\$455,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1426854	Acres:	0.18
		Living Area:	1,594
		Total Rooms:	7
		Bedrooms:	3
		Bath(F/H):	2 /
		Yr Built/Eff:	1953 / 1960
		Air Cond:	EVAP COOLER
		Style:	CONVENTIONAL
		Fireplace:	/

1st Mtg Amt:	\$450,000	Lot Area:	7,936	Pool:	POOL
Total Value:	\$398,168	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:4				Distance From Subject:0.15 (miles)	
Address: 10045 MONTGOMERY AVE, NORTH HILLS, CA 91343-1629					
Owner Name: SABADAO DANIEL JR & JOAN K					
Seller Name: RALPH PARTNERS II LLC					
APN:	2669-020-003	Map Reference:	8-B3 /	Living Area:	1,443
County:	LOS ANGELES, CA	Census Tract:	1098.00	Total Rooms:	5
Subdivision:	17820	Zoning:	LARS	Bedrooms:	3
Rec Date:	08/11/2017	Prior Rec Date:	01/18/1982	Bath(F/H):	2 /
Sale Date:	08/08/2017	Prior Sale Date:		Yr Built/Eff:	1953 / 1955
Sale Price:	\$598,000	Prior Sale Price:		Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:		Style:	CONVENTIONAL
Document #:	907472	Acres:	0.18	Fireplace:	Y / 1
1st Mtg Amt:	\$587,168	Lot Area:	7,692	Pool:	
Total Value:	\$432,000	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:5				Distance From Subject:0.16 (miles)	
Address: 16023 DEVONSHIRE ST, GRANADA HILLS, CA 91344-7049					
Owner Name: HOUKASIAN EDMOND/MOGHADAS ANAHID					
Seller Name: JANSSEN CONNIE L					
APN:	2668-023-001	Map Reference:	8-B3 /	Living Area:	1,339
County:	LOS ANGELES, CA	Census Tract:	1097.00	Total Rooms:	5
Subdivision:	18814	Zoning:	LARS	Bedrooms:	3
Rec Date:	07/18/2017	Prior Rec Date:	09/10/1999	Bath(F/H):	2 /
Sale Date:	05/31/2017	Prior Sale Date:	08/27/1999	Yr Built/Eff:	1953 / 1953
Sale Price:	\$585,000	Prior Sale Price:	\$175,500	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	802825	Acres:	0.18	Fireplace:	/
1st Mtg Amt:	\$574,404	Lot Area:	8,025	Pool:	POOL
Total Value:	\$263,588	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:6				Distance From Subject:0.17 (miles)	
Address: 10039 GAVIOTA AVE, NORTH HILLS, CA 91343-1625					
Owner Name: DUONG AL/HO LINH					
Seller Name: ALDRETE FRANK L JR TRUST					
APN:	2669-021-004	Map Reference:	8-A3 /	Living Area:	1,452
County:	LOS ANGELES, CA	Census Tract:	1098.00	Total Rooms:	6
Subdivision:	17820	Zoning:	LARS	Bedrooms:	3
Rec Date:	05/24/2017	Prior Rec Date:		Bath(F/H):	2 /
Sale Date:	04/18/2017	Prior Sale Date:		Yr Built/Eff:	1953 / 1955
Sale Price:	\$521,500	Prior Sale Price:		Air Cond:	EVAP COOLER
Sale Type:	FULL	Prior Sale Type:		Style:	CONVENTIONAL
Document #:	573881	Acres:	0.18	Fireplace:	Y / 1
1st Mtg Amt:	\$300,000	Lot Area:	7,687	Pool:	
Total Value:	\$57,616	# of Stories:	1.00	Roof Mat:	GRAVEL & ROCK
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:7				Distance From Subject:0.18 (miles)	
Address: 16042 BLACKHAWK ST, GRANADA HILLS, CA 91344-7004					
Owner Name: KESHISH MASIS					
Seller Name: OKAWA FAMILY TRUST					
APN:	2668-022-010	Map Reference:	8-A3 /	Living Area:	1,538
County:	LOS ANGELES, CA	Census Tract:	1097.00	Total Rooms:	6
Subdivision:	18630	Zoning:	LARS	Bedrooms:	3
Rec Date:	04/24/2017	Prior Rec Date:	01/28/2000	Bath(F/H):	2 /
Sale Date:	04/18/2017	Prior Sale Date:	12/07/1999	Yr Built/Eff:	1953 / 1955
Sale Price:	\$530,000	Prior Sale Price:	\$215,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	449138	Acres:	0.16	Fireplace:	/
1st Mtg Amt:		Lot Area:	6,890	Pool:	
Total Value:	\$284,712	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:8				Distance From Subject:0.18 (miles)	
Address: 16100 BLACKHAWK ST, GRANADA HILLS, CA 91344-7006					
Owner Name: BAEK DOO S					
Seller Name: ALMONTE ALECIA D					
APN:	2668-022-006	Map Reference:	8-A3 /	Living Area:	1,469
County:	LOS ANGELES, CA	Census Tract:	1097.00	Total Rooms:	6
Subdivision:	18630	Zoning:	LARS	Bedrooms:	3
Rec Date:	05/22/2017	Prior Rec Date:	12/10/2001	Bath(F/H):	2 /
Sale Date:	04/12/2017	Prior Sale Date:	10/01/2001	Yr Built/Eff:	1953 / 1955
Sale Price:	\$555,000	Prior Sale Price:	\$233,000	Air Cond:	EVAP COOLER

Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Style:	<b>CONVENTIONAL</b>
Document #:	<b>564258</b>	Acres:	<b>0.16</b>	Fireplace:	<b>Y / 1</b>
1st Mtg Amt:	<b>\$471,750</b>	Lot Area:	<b>6,889</b>	Pool:	
Total Value:	<b>\$296,570</b>	# of Stories:	<b>1.00</b>	Roof Mat:	<b>GRAVEL &amp; ROCK</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/ 2</b>	Parking:	<b>ATTACHED GARAGE</b>

<b>Comp #:9</b>			Distance From Subject:0.19 (miles)		
Address: <b>10148 SWINTON AVE, NORTH HILLS, CA 91343-1332</b>					
Owner Name: <b>GAO SEAN X/WEI HONG</b>					
Seller Name: <b>KIM LOIS C LIVING TRUST</b>					
APN:	<b>2678-001-016</b>	Map Reference:	<b>8-A3 /</b>	Living Area:	<b>1,484</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1098.00</b>	Total Rooms:	<b>7</b>
Subdivision:	<b>24137</b>	Zoning:	<b>LARS</b>	Bedrooms:	<b>3</b>
Rec Date:	<b>08/31/2017</b>	Prior Rec Date:	<b>08/20/1999</b>	Bath(F/H):	<b>2 /</b>
Sale Date:	<b>07/18/2017</b>	Prior Sale Date:	<b>08/04/1999</b>	Yr Built/Eff:	<b>1963 / 1963</b>
Sale Price:	<b>\$565,000</b>	Prior Sale Price:	<b>\$180,000</b>	Air Cond:	<b>EVAP COOLER</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Style:	<b>CONVENTIONAL</b>
Document #:	<b>991632</b>	Acres:	<b>0.17</b>	Fireplace:	<b>Y / 1</b>
1st Mtg Amt:	<b>\$395,500</b>	Lot Area:	<b>7,500</b>	Pool:	
Total Value:	<b>\$238,360</b>	# of Stories:	<b>1.00</b>	Roof Mat:	<b>WOOD SHAKE</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/ 2</b>	Parking:	<b>ATTACHED GARAGE</b>

<b>Comp #:10</b>			Distance From Subject:0.21 (miles)		
Address: <b>10027 COLLETT AVE, NORTH HILLS, CA 91343-1621</b>					
Owner Name: <b>GALSTYAN SARGIS/TSATURYAN LUSINE</b>					
Seller Name: <b>MORA GLORIA</b>					
APN:	<b>2669-022-022</b>	Map Reference:	<b>8-A3 /</b>	Living Area:	<b>1,411</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1098.00</b>	Total Rooms:	<b>5</b>
Subdivision:	<b>17820</b>	Zoning:	<b>LARS</b>	Bedrooms:	<b>4</b>
Rec Date:	<b>10/05/2017</b>	Prior Rec Date:	<b>02/14/2003</b>	Bath(F/H):	<b>3 /</b>
Sale Date:	<b>09/05/2017</b>	Prior Sale Date:	<b>02/11/2003</b>	Yr Built/Eff:	<b>1953 / 1954</b>
Sale Price:	<b>\$470,000</b>	Prior Sale Price:	<b>\$300,000</b>	Air Cond:	<b>WALL</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Style:	<b>CONVENTIONAL</b>
Document #:	<b>1141678</b>	Acres:	<b>0.18</b>	Fireplace:	<b>/</b>
1st Mtg Amt:	<b>\$376,000</b>	Lot Area:	<b>7,629</b>	Pool:	
Total Value:	<b>\$374,369</b>	# of Stories:	<b>1.00</b>	Roof Mat:	<b>COMPOSITION SHINGLE</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/ 2</b>	Parking:	<b>DETACHED GARAGE</b>

<b>Comp #:11</b>			Distance From Subject:0.29 (miles)		
Address: <b>16247 STARE ST, NORTH HILLS, CA 91343-1324</b>					
Owner Name: <b>HYUN KANG R &amp; GHEERAM</b>					
Seller Name: <b>ANDERSON AARON</b>					
APN:	<b>2678-006-008</b>	Map Reference:	<b>8-A3 /</b>	Living Area:	<b>1,610</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1098.00</b>	Total Rooms:	<b>6</b>
Subdivision:	<b>21133</b>	Zoning:	<b>LARS</b>	Bedrooms:	<b>4</b>
Rec Date:	<b>04/12/2017</b>	Prior Rec Date:	<b>09/09/2008</b>	Bath(F/H):	<b>2 /</b>
Sale Date:	<b>02/20/2017</b>	Prior Sale Date:	<b>08/14/2008</b>	Yr Built/Eff:	<b>1957 / 1958</b>
Sale Price:	<b>\$547,000</b>	Prior Sale Price:	<b>\$387,000</b>	Air Cond:	<b>CENTRAL</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Style:	<b>CONVENTIONAL</b>
Document #:	<b>404383</b>	Acres:	<b>0.17</b>	Fireplace:	<b>Y / 1</b>
1st Mtg Amt:	<b>\$520,960</b>	Lot Area:	<b>7,497</b>	Pool:	
Total Value:	<b>\$436,022</b>	# of Stories:	<b>1.00</b>	Roof Mat:	<b>COMPOSITION SHINGLE</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/ 2</b>	Parking:	<b>PARKING AVAIL</b>

<b>Comp #:12</b>			Distance From Subject:0.31 (miles)		
Address: <b>10019 SWINTON AVE, NORTH HILLS, CA 91343-1329</b>					
Owner Name: <b>SCHLACHET JARED M &amp; KRISTINE M M</b>					
Seller Name: <b>HERNANDEZ MARIO</b>					
APN:	<b>2678-008-006</b>	Map Reference:	<b>8-A3 /</b>	Living Area:	<b>1,610</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1098.00</b>	Total Rooms:	<b>6</b>
Subdivision:	<b>21133</b>	Zoning:	<b>LARS</b>	Bedrooms:	<b>4</b>
Rec Date:	<b>10/24/2017</b>	Prior Rec Date:	<b>10/29/2004</b>	Bath(F/H):	<b>2 /</b>
Sale Date:	<b>09/06/2017</b>	Prior Sale Date:	<b>09/24/2004</b>	Yr Built/Eff:	<b>1957 / 1957</b>
Sale Price:	<b>\$604,000</b>	Prior Sale Price:	<b>\$490,000</b>	Air Cond:	<b>CENTRAL</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Style:	<b>CONVENTIONAL</b>
Document #:	<b>1216617</b>	Acres:	<b>0.19</b>	Fireplace:	<b>Y / 1</b>
1st Mtg Amt:	<b>\$337,750</b>	Lot Area:	<b>8,398</b>	Pool:	<b>SPA</b>
Total Value:	<b>\$553,000</b>	# of Stories:	<b>1.00</b>	Roof Mat:	<b>WOOD SHAKE</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/ 2</b>	Parking:	<b>PARKING AVAIL</b>

<b>Comp #:13</b>			Distance From Subject:0.31 (miles)		
Address: <b>10401 GLORIA AVE, GRANADA HILLS, CA 91344-7124</b>					
Owner Name: <b>CIFUENTES EDVIN R &amp; VILMA E</b>					
Seller Name: <b>DYCUS ELIZABETH A</b>					
APN:	<b>2668-017-010</b>	Map Reference:	<b>8-B3 /</b>	Living Area:	<b>1,678</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1097.00</b>	Total Rooms:	<b>5</b>
Subdivision:	<b>18878</b>	Zoning:	<b>LARS</b>	Bedrooms:	<b>3</b>

Rec Date:	05/26/2017	Prior Rec Date:	12/13/2007	Bath(F/H):	2 /
Sale Date:	05/02/2017	Prior Sale Date:	10/30/2007	Yr Built/Eff:	1955 / 1955
Sale Price:	\$600,000	Prior Sale Price:	\$560,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	587870	Acres:	0.20	Fireplace:	Y / 1
1st Mtg Amt:	\$480,000	Lot Area:	8,535	Pool:	
Total Value:	\$497,000	# of Stories:	1.00	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:14			Distance From Subject:0.32 (miles)		
Address: 9956 SWINTON AVE, NORTH HILLS, CA 91343-1328					
Owner Name: TAKESIAN ARMEN/MARDIROS ANNI					
Seller Name: HAFF KATHLEEN A					
APN:	2678-011-012	Map Reference:	8-A4 /	Living Area:	1,610
County:	LOS ANGELES, CA	Census Tract:	1098.00	Total Rooms:	6
Subdivision:	21133	Zoning:	LARS	Bedrooms:	4
Rec Date:	08/25/2017	Prior Rec Date:	09/03/1998	Bath(F/H):	2 /
Sale Date:	07/28/2017	Prior Sale Date:	08/05/1998	Yr Built/Eff:	1957 / 1962
Sale Price:	\$575,000	Prior Sale Price:	\$194,000	Air Cond:	EVAP COOLER
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	966690	Acres:	0.16	Fireplace:	Y / 1
1st Mtg Amt:	\$460,000	Lot Area:	6,900	Pool:	
Total Value:	\$262,037	# of Stories:	1.00	Roof Mat:	GRAVEL & ROCK
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	DETACHED GARAGE

Comp #:15			Distance From Subject:0.34 (miles)		
Address: 10014 VALJEAN AVE, NORTH HILLS, CA 91343-1313					
Owner Name: HAIRAPETYAN KARO					
Seller Name: SURABIAN STEVEN G					
APN:	2678-008-012	Map Reference:	8-A3 /	Living Area:	1,610
County:	LOS ANGELES, CA	Census Tract:	1098.00	Total Rooms:	6
Subdivision:	21133	Zoning:	LARS	Bedrooms:	4
Rec Date:	08/25/2017	Prior Rec Date:	01/30/1990	Bath(F/H):	2 /
Sale Date:	08/02/2017	Prior Sale Date:	01/1989	Yr Built/Eff:	1957 / 1957
Sale Price:	\$523,000	Prior Sale Price:	\$175,000	Air Cond:	EVAP COOLER
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	966629	Acres:	0.19	Fireplace:	Y / 1
1st Mtg Amt:	\$470,700	Lot Area:	8,152	Pool:	
Total Value:	\$65,857	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:16			Distance From Subject:0.35 (miles)		
Address: 10115 HASKELL AVE, NORTH HILLS, CA 91343-1507					
Owner Name: HARUTYUNYAN MESROP					
Seller Name: CAVIN BILL LIVING TRUST					
APN:	2669-013-017	Map Reference:	8-B3 /	Living Area:	1,701
County:	LOS ANGELES, CA	Census Tract:	1098.00	Total Rooms:	5
Subdivision:	17980	Zoning:	LARS	Bedrooms:	2
Rec Date:	11/30/2017	Prior Rec Date:	04/24/1996	Bath(F/H):	2 /
Sale Date:	09/20/2017	Prior Sale Date:		Yr Built/Eff:	1940 / 1948
Sale Price:	\$525,000	Prior Sale Price:	\$130,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	1384091	Acres:	0.18	Fireplace:	Y / 1
1st Mtg Amt:	\$345,000	Lot Area:	7,720	Pool:	
Total Value:	\$186,066	# of Stories:	1.00	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	DETACHED GARAGE

Comp #:17			Distance From Subject:0.35 (miles)		
Address: 10131 SOPHIA AVE, NORTH HILLS, CA 91343-1320					
Owner Name: TRUJILLO CAROLINA					
Seller Name: MACE GROUP LLC					
APN:	2678-005-022	Map Reference:	8-A3 /	Living Area:	1,468
County:	LOS ANGELES, CA	Census Tract:	1098.00	Total Rooms:	6
Subdivision:	17068	Zoning:	LARS	Bedrooms:	3
Rec Date:	12/07/2017	Prior Rec Date:	08/04/2017	Bath(F/H):	2 /
Sale Date:	11/21/2017	Prior Sale Date:	06/09/2017	Yr Built/Eff:	1955 / 1957
Sale Price:	\$615,000	Prior Sale Price:	\$400,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	1418933	Acres:	0.18	Fireplace:	/
1st Mtg Amt:		Lot Area:	7,860	Pool:	
Total Value:	\$516,319	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	ATTACHED GARAGE

Comp #:18			Distance From Subject:0.38 (miles)		
Address: 10031 HASKELL AVE, NORTH HILLS, CA 91343-1505					
Owner Name: ELGINDY JOSEPH & AMBER					
Seller Name: BELLOSO JOHANN S & TANYA M					

APN:	2669-014-014	Map Reference:	8-B3 /	Living Area:	1,507
County:	LOS ANGELES, CA	Census Tract:	1098.00	Total Rooms:	6
Subdivision:	17980	Zoning:	LARS	Bedrooms:	3
Rec Date:	05/31/2017	Prior Rec Date:	06/16/2010	Bath(F/H):	2 /
Sale Date:	05/05/2017	Prior Sale Date:	05/10/2010	Yr Built/Eff:	1954 / 1956
Sale Price:	\$540,000	Prior Sale Price:	\$400,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	600335	Acres:	0.19	Fireplace:	/
1st Mtg Amt:	\$530,219	Lot Area:	8,246	Pool:	POOL
Total Value:	\$444,879	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:19				Distance From Subject:0.42 (miles)	
Address:	10454 SWINTON AVE, GRANADA HILLS, CA 91344-6904				
Owner Name:	WEILAND ARNE & ROBERTA				
Seller Name:	BUEHLER KAREN M				
APN:	2679-009-014	Map Reference:	8-A3 /	Living Area:	1,477
County:	LOS ANGELES, CA	Census Tract:	1097.00	Total Rooms:	6
Subdivision:	20765	Zoning:	LARS	Bedrooms:	3
Rec Date:	05/31/2017	Prior Rec Date:	04/26/2001	Bath(F/H):	2 /
Sale Date:	04/25/2017	Prior Sale Date:	03/26/2001	Yr Built/Eff:	1956 / 1956
Sale Price:	\$550,000	Prior Sale Price:	\$244,000	Air Cond:	EVAP COOLER
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	599782	Acres:	0.17	Fireplace:	Y / 1
1st Mtg Amt:	\$510,000	Lot Area:	7,314	Pool:	
Total Value:	\$316,785	# of Stories:	1.00	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:20				Distance From Subject:0.42 (miles)	
Address:	15749 STARE ST, NORTH HILLS, CA 91343-1523				
Owner Name:	GARIBYAN GRANT				
Seller Name:	KIMBALL FAMILY TRUST 1999				
APN:	2661-022-010	Map Reference:	8-B3 /	Living Area:	1,384
County:	LOS ANGELES, CA	Census Tract:	1098.00	Total Rooms:	5
Subdivision:	7827	Zoning:	LARA	Bedrooms:	3
Rec Date:	04/07/2017	Prior Rec Date:	09/09/1992	Bath(F/H):	2 /
Sale Date:	02/03/2017	Prior Sale Date:		Yr Built/Eff:	1949 / 1961
Sale Price:	\$583,000	Prior Sale Price:		Air Cond:	
Sale Type:	FULL	Prior Sale Type:		Style:	CONVENTIONAL
Document #:	387307	Acres:	0.15	Fireplace:	/
1st Mtg Amt:	\$572,440	Lot Area:	6,624	Pool:	
Total Value:	\$86,702	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

# EXHIBIT D

ASSIGNED INSPECTOR: LINN MELVIN

Date: January 3, 2018

JOB ADDRESS: 10156 NORTH GAVIOTA AVENUE, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 2669-009-025

CASE#: 725135

ORDER NO: A-4099181

EFFECTIVE DATE OF ORDER TO COMPLY: July 13, 2016

COMPLIANCE EXPECTED DATE: August 12, 2016

DATE COMPLIANCE OBTAINED: September 14, 2016

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

### VIOLATIONS:

SEE ATTACHED ORDER # A-4099181

10660221201728136

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  
INTERIM GENERAL MANAGER

ORDER TO COMPLY AND NOTICE OF FEE

MOORCROFT, JAMES F  
10156 GAVIOTA AVE  
NORTH HILLS, CA 91343

CASE #: 725135

ORDER #: A-4099181

EFFECTIVE DATE: July 13, 2016

COMPLIANCE DATE: August 12, 2016

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

JUL 08 2016

OWNER OF  
SITE ADDRESS: 10156 N GAVIOTA AVE

ASSESSORS PARCEL NO.: 2669-009-025

ZONE: RS; Suburban Zone

To the address as shown on the  
last equalized assessment roll.

Initialed by *[Signature]*

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. The premises are not maintained free from overgrown vegetation.

You are therefore ordered to: Cut and remove the overgrown vegetation and weeds from the premises.

Code Section(s) in Violation: 91.8104.2, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

Location: Front yard

- 2. Maintenance and repair of existing building and premises.

You are therefore ordered to: Repair and maintain all plumbing fixtures, shower enclosures, wastewater drain lines, water supply lines, counters, drainboards and adjoining wall and floor areas provided to protect against water damage in good repair and in a clean and sanitary condition.

Code Section(s) in Violation: 91.8104.7, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

Location: Front yard

INSPECTOR COPY

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



Comments: Repair the plumbing leak causing the puddle of water south of the entry stairs.

**NON-COMPLIANCE FEE WARNING :**

**YOU ARE IN VIOLATION OF THE L.A.M.C. IT IS YOUR RESPONSIBILITY TO CORRECT THE VIOLATION(S) AND CONTACT THE INSPECTOR LISTED BELOW TO ARRANGE FOR A COMPLIANCE INSPECTION BEFORE THE NON-COMPLIANCE FEE IS IMPOSED. Failure to correct the violations and arrange for the compliance inspection within 15 days from the Compliance Date, will result in imposition of the fee noted below.**

In addition to the C.V.I.F. noted above, a proposed noncompliance fee in the amount of **\$660.00** may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or request for slight modification is filed within 15 days of the compliance date.

If an appeal or request for slight modification is not filed within 15 days of the compliance date or extensions granted therefrom, the determination of the department to impose and collect a non-compliance fee shall be final. Section 98.0411 L.A.M.C.

**NOTE: FAILURE TO PAY THE NON -COMPLIANCE FEE WITHIN 30 DAYS AFTER THE DATE OF MAILING THE INVOICE, MAY RESULT IN A LATE CHARGE OF TWO (2) TIMES THE NON-COMPLIANCE FEE PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF **\$2,310.00**.**

Any person who fails to pay the non-compliance fee, late charge and collection fee shall also pay interest. Interest shall be calculated at the rate of one percent per month.

**PENALTY WARNING :**

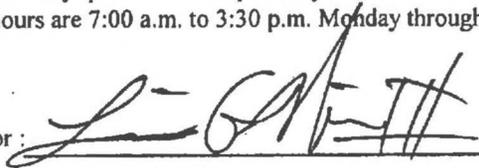
Any person who violates or causes or permits another person to violate any provision of the Los Angeles Municipal Code (L.A.M.C.) is guilty of a misdemeanor which is punishable by a fine of not more than \$1000.00 and/or six (6) months imprisonment for each violation. Section 11.00 (m) L.A.M.C.

**APPEAL PROCEDURES:**

There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine error or abuse of discretion, or requests for slight modification of the requirements contained in this order when appropriate fees have been paid. Section 98.0403.1 and 98.0403.2 L.A.M.C.

If you have any questions or require any additional information please feel free to contact me at (818)374- Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector :



Date: July 06, 2016

LINN MELVIN  
14410 SYLVAN STREET SUITE 105  
LOS ANGELES, CA 91401  
(818)374-  
Trey.Melvin@lacity.org



REVIEWED BY

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**CODE ENFORCEMENT BUREAU**  
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www.ladbs.org