

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

JAVIER NUNEZ
PRESIDENT

JACOB STEVENS
VICE PRESIDENT

CORISSA HERNANDEZ
MOISES ROSALES
NANCY YAP

CITY OF LOS ANGELES
CALIFORNIA



KAREN BASS
MAYOR

DEPARTMENT OF
BUILDING AND SAFETY
201 NORTH FIGUEROA STREET
LOS ANGELES, CA 90012

OSAMA YOUNAN, P.E.
GENERAL MANAGER
SUPERINTENDENT OF BUILDING

JOHN WEIGHT
EXECUTIVE OFFICER

June 18, 2024

Council District: # 7

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

JOB ADDRESS: **13123 WEST KAGEL CANYON STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2623-013-005**
Re: Invoice #798743-6, #804737-7

Pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code, the Los Angeles Department of Building and Safety (LADBS) investigated and identified code violations at: **13123 West Kagel Canyon Street, Los Angeles, CA** ("Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

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 October 25, 2019 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>
Late Charge/Collection fee (250%)	840.00
System Development Surcharge late fee	50.40
Non-Compliance Code Enforcement fee	660.00
Late Charge/Collection fee (250%)	1,650.00
Accumulated Interest (1%/month)	9.12
Title Report fee	30.00
Grand Total	\$ 3,239.52

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed that a lien for a total sum of **\$3,239.52** be recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "Council") designate the time and place protest can be heard concerning this matter, as set forth in Sections 7.35.3 and 7.35.5 of the Los Angeles Administrative Code.

It is further requested that Council instruct LADBS to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$3,239.52** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY


Ana Mae Yutan
Chief, LADBS Resource Management Bureau

ATTEST: HOLLY WOLCOTT, CITY CLERK

Lien confirmed by
City Council on:

BY: _____
DEPUTY



1649 BUCKINGHAM RD.
LOS ANGELES, CA 90019
Phone 310-943-9235 latitle@in2-res.com

Property Title Report

Work Order No. T17204

Prepared for: City of Los Angeles

Dated as of: 09/06/2022

SCHEDULE A

(Reported Property Information)

APN #: 2623-013-005

Property Address: 13123 W KAGEL CANYON ST City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: INDIVIDUAL GRANT DEED

Grantee : JUAN L. ESTRADA AND MARIA J. RAMIREZ AND SOCORRO G. RAMIREZ

Grantor : MARIA J. RAMIREZ

Deed Date : 07/31/2003

Recorded : 10/14/2003

Instr No. : 03-3053618

MAILING ADDRESS: JUAN L. ESTRADA AND MARIA J. RAMIREZ AND SOCORRO G. RAMIREZ
13123 KAGEL CANYON ST, PACOIMA, CA 91331

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 5 Tract No: 6351 Brief Description: TRACT # 6351 LOT 5

MORTGAGES/LIENS

Type of Document: CORPORATE ASSIGNMENT OF DEED OF TRUST

Recording Date: 06/26/2013

Document #: 13-0951369

Loan Amount: \$164,000

Lender Name: JP MORGAN CHASE BANK NA

Borrowers Name: JUAN L. ESTRADA AND MARIA J. RAMIREZ AND SOCORRO G. RAMIREZ

MAILING ADDRESS: JP MORGAN CHASE BANK NA
C/O NTC 2100 ALT 19 NORTH PALM HARBOR, FL 34683

This page is part of your document - DO NOT DISCARD

03 3053618

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA

OCT 14 2003

AT 8 A.M.

TITLE(S) :

DEED



LEAD SHEET

FEE

D.T.T

FEE \$33	SS
A.F.N.F. 94	3

CODE
20

CODE
19

CODE
9

NOTIFICATION SENT \$100

Assessor's Identification Number (AIN)

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

Number of AIN's Shown

2623 - 013 - 005

001

THIS FORM NOT TO BE DUPLICATED

SOUTHLAND TITLE

10/14/03

RECORDING REQUESTED BY:

AND WHEN RECORDED MAIL TO:

03 3053618 2

MRS. MARIA RAMIREZ
13123 KAGEL CANYON
PACOMA, CA 91331

ACCOMODATION

ESCROW NO. B2468-LF

TITLE ORDER NO.

2623-013-005 INDIVIDUAL GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$ 0* THIS IS A BONA FIDE GIFT AND THE GRANTOR RECEIVED NOTHING IN RETURN, R&T 11911."

- (X) computed on full value of property conveyed, or
() computed on full value less value of liens or encumbrances remaining at time of sale.
() Unincorporated area (X) City of Los Angeles, AND

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

MARIA J. RAMIREZ, a Married Woman as her sole and separate property

hereby GRANT(s) to:

JUAN L. ESTRADA and MARIA J. RAMIREZ, Husband and Wife and SOCORRO G. RAMIREZ, a Single Woman, all as Joint Tenants

the real property in the City of Los Angeles, County of Los Angeles, State of California, described as: Lot 5 of Tract 6351 in the City of Los Angeles, County of Los Angeles, State of California, as per Map recorded in Book 71, Page(s) 54 of Maps, in the office of the County Recorder of said County.

ALSO KNOWN AS: 13123 KAGEL CANYON, PACOMA, CA 91331
A.P. # 2623-013-005

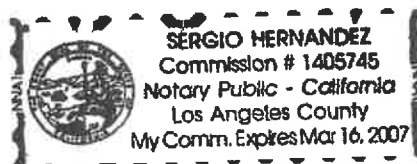
DATED July 31, 2003
STATE OF CALIFORNIA
COUNTY OF Los Angeles
On July 31, 2003
before me, Sergio Hernandez
a Notary Public in and for said State, personally appeared
Maria J. Ramirez

MARIA J. RAMIREZ

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

Sergio Hernandez



(This area for official notarial seal)

Mail tax statements to: MRS MARIA RAMIREZ, 13123 KAGEL CANYON, PACOMA, CA 91331

RECORDERS MEMO:
LEGIBLE COPY ATTACHED HERETO

10/14/03

RECORDING REQUESTED BY:

AND WHEN RECORDED MAIL TO:

MRS. MARIA RAMIREZ
13123 KAGEL CANYON
PACOIMA, CA 91331

THIS SPACE FOR RECORDER'S USE ONLY:

ESCROW NO. 82468-LF

TITLE ORDER NO.

INDIVIDUAL GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$ 0" THIS IS A BONAFIDE GIFT AND THE GRANTOR RECEIVED NOTHING IN RETURN, R&T 11911."

- ☒ computed on full value of property conveyed, or
☐ computed on full value less value of liens or encumbrances remaining at time of sale.
☐ Unincorporated area ☒ City of Los Angeles, AND

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

MARIA J. RAMIREZ, a Married Woman as her sole and separate property

hereby GRANT(s) to:

JUAN L. ESTRADA and MARIA J. RAMIREZ, Husband and Wife and SOCORRO G. RAMIREZ, a Single Woman, all as Joint Tenants

the real property in the City of Los Angeles, County of Los Angeles, State of California, described as:
Lot 5 of Tract 6351 in the City of Los Angeles, County of Los Angeles, State of California, as per Map
recorded in Book 71, Page(s) 54 of Maps, in the office of the County Recorder of said County.

ALSO KNOWN AS: 13123 KAGEL CANYON, PACOIMA, CA 91331
A.P. # 2623-013-005

DATED July 31, 2003
STATE OF CALIFORNIA
COUNTY OF

MARIA J. RAMIREZ

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

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

(This area for official notarial seal)

Mail tax statements to: MRS. MARIA RAMIREZ, 13123 KAGEL CANYON, PACOIMA, CA 91331

03 3053618

I certify (or declare) under penalty of perjury that the foregoing
is true and correct.

10 14 03
DATE


SIGNATURE

NORWALK
PLACE OF EXECUTION

03 3053618

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20130951369



Pages:
0002

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

06/26/13 AT 03:25PM

FEES:	18.00
TAXES:	0.00
OTHER:	0.00
PAID:	18.00



LEADSHEET



201306261000192

00007840475



004923696

SEQ:
01

ERDS - Daily



THIS FORM IS NOT TO BE DUPLICATED

E13

[RECORDING REQUESTED BY]
NATIONWIDE TITLE CLEARING

[AND WHEN RECORDED MAIL TO]
JPMorgan Chase Bank, NA
C/O NTC 2100 Alt. 19 North
Palm Harbor, FL 34683

Loan #: 0016514358



CORPORATE ASSIGNMENT OF DEED OF TRUST

Contact JPMORGAN CHASE BANK, N.A. for this instrument 780 Kansas Lane, Suite A, Monroe, LA 71203, telephone # (866) 756-8747, which is responsible for receiving payments.

FOR GOOD AND VALUABLE CONSIDERATION, the sufficiency of which is hereby acknowledged, the undersigned, JPMORGAN CHASE BANK, N.A. SUCCESSOR BY MERGER TO CHASE HOME FINANCE LLC, SUCCESSOR BY MERGER WITH CHASE MANHATTAN MORTGAGE CORP., WHOSE ADDRESS IS 700 KANSAS LANE, MC 8000, MONROE, LA, 71203, (ASSIGNOR), by these presents does convey, grant, assign, transfer and set over the described Deed of Trust, without recourse, representation or warranty, together with all rights, title and interest secured thereby, all liens, and any rights due or to become due thereon to U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO WACHOVIA BANK, N.A., AS TRUSTEE FOR CHASE FUNDING MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2003-6, WHOSE ADDRESS IS 700 KANSAS LANE, MC 8000, MONROE, LA 71203 (866)756-8747, ITS SUCCESSORS OR ASSIGNS, (ASSIGNEE).

Said Deed of Trust made by MARIA J. RAMIREZ and recorded on 09/12/2003 as Instrument # 03 2680288, in Book n/a, Page n/a in the office of the LOS ANGELES County Recorder, CA.

Property is commonly known as: 13123 KAGEL CANYON ST, PACOIMA, CA 91331.

Dated on 06 / 05 / 2013 (MM/DD/YYYY)

JPMORGAN CHASE BANK, N.A. SUCCESSOR BY MERGER TO CHASE HOME FINANCE LLC, SUCCESSOR BY MERGER WITH CHASE MANHATTAN MORTGAGE CORP.

By: Katie Deutsch
Katie Deutsch
Vice President

ACKNOWLEDGEMENT

STATE OF LOUISIANA
PARISH OF OUACHITA

On 06 / 05 / 2013 (MM/DD/YYYY), before me appeared Katie Deutsch, to me personally known, who did say that he/she/they is/are the Vice President of JPMORGAN CHASE BANK, N.A. SUCCESSOR BY MERGER TO CHASE HOME FINANCE LLC, SUCCESSOR BY MERGER WITH CHASE MANHATTAN MORTGAGE CORP. and that the instrument was signed on behalf of the corporation (or association), by authority from its board of directors, and that he/she/they acknowledged the instrument to be the free act and deed of the corporation (or association).

Helen P. Tubbs
Helen P. Tubbs
Notary Public - State of LOUISIANA
Commission expires: Upon My Death

HELEN P. TUBBS
OUACHITA PARISH, LOUISIANA
LIFETIME COMMISSION
NOTARY ID# 40392

Document Prepared By: E.Lance/NTC, 2100 Alt. 19 North, Palm Harbor, FL 34683 (800)346-9152
JPCAS 18788091 -@ CHASE CJ5062020ERP T0413064616 [C] FRMCA1



EXHIBIT B

ASSIGNED INSPECTOR: **JASON BRANNON** Date: **June 18, 2024**
JOB ADDRESS: **13123 WEST KAGEL CANYON STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2623-013-005**

Last Full Title: **09/06/2022** Last Update to Title:
.....

LIST OF OWNERS AND INTERESTED PARTIES

- 1) JUAN L. ESTRADA, MARIA J. RAMIREZ AND SOCORRO G. RAMIREZ
13123 KAGEL CANYON ST.
PACOIMA, CA 91331

CAPACITY: OWNERS
- 2) JP MORGAN CHASE BANK NA
C/O NTC
2100 ALT 19 NORTH
PALM HARBOR, FL 34683

CAPACITY: INTERESTED PARTY

Property Detail Report

For Property Located At :
13123 KAGEL CANYON ST, PACOIMA, CA 91331-3219



RealQuest

Owner Information

Owner Name: **ESTRADA JUAN L/RAMIREZ MARIA J & SOCCORO G**
 Mailing Address: **13123 KAGEL CANYON ST, PACOIMA CA 91331-3219 C001**
 Vesting Codes: **HW // JT**

Location Information

Legal Description:	TRACT # 6351 LOT 5	APN:	2623-013-005
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	1046.20 / 1	Subdivision:	6351
Township-Range-Sect:		Map Reference:	9-A3 /
Legal Book/Page:	71-84	Tract #:	6351
Legal Lot:	5	School District:	LOS ANGELES
Legal Block:		School District Name:	LOS ANGELES
Market Area:	PAC	Munic/Township:	LOS ANGELES
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	10/14/2003 / 07/31/2003	Deed Type:	INDIVIDUAL GRANT DEED
Sale Price:		1st Mtg Document #:	
Document #:	3053618		

Last Market Sale Information

Recording/Sale Date:	09/04/1997 /	1st Mtg Amount/Type:	\$146,565 / FHA
Sale Price:	\$149,000	1st Mtg Int. Rate/Type:	/ ADJ
Sale Type:	FULL	1st Mtg Document #:	
Document #:	1372903	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$104.49
New Construction:		Multi/Split Sale:	
Title Company:			
Lender:	MYLOR FIN'L		
Seller Name:	SCHMIDT STEVEN E		

Prior Sale Information

Prior Rec/Sale Date:	03/31/1997 /	Prior Lender:	
Prior Sale Price:	\$85,000	Prior 1st Mtg Amt/Type:	/
Prior Doc Number:	487024	Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	GRANT DEED		

Property Characteristics

Gross Area:		Parking Type:	PARKING AVAIL	Construction:	MASONRY
Living Area:	1,426	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:		Exterior wall:	BLOCK
Above Grade:		Parking Spaces:	1	Porch Type:	
Total Rooms:	4	Basement Area:		Patio Type:	
Bedrooms:	4	Finish Bsmnt Area:		Pool:	
Bath(F/H):	2 /	Basement Type:		Air Cond:	
Year Built / Eff:	1948 / 1970	Roof Type:		Style:	CONVENTIONAL
Fireplace:	/	Foundation:	SLAB	Quality:	
# of Stories:	1	Roof Material:	GRAVEL & ROCK	Condition:	GOOD
Other Improvements:	FENCE Building Permit				

Site Information

Zoning:	LAR1	Acres:	0.17	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	7,503	Lot Width/Depth:	50 x 150	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	PUBLIC
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$219,779	Assessed Year:	2021	Property Tax:	\$2,860.41
Land Value:	\$68,439	Improved %:	69%	Tax Area:	13
Improvement Value:	\$151,340	Tax Year:	2021	Tax Exemption:	
Total Taxable Value:	\$219,779				

Comparable Sales Report

For Property Located At



RealQuest

13123 KAGEL CANYON ST, PACOIMA, CA 91331-3219

9 Comparable(s) Selected.

Report Date: 09/08/2022

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$149,000	\$520,000	\$758,000	\$647,556
Bldg/Living Area	1,426	1,233	1,532	1,342
Price/Sqft	\$104.49	\$365.21	\$585.87	\$485.30
Year Built	1948	1947	1960	1951
Lot Area	7,503	6,092	9,615	7,464
Bedrooms	4	2	4	3
Bathrooms/Restrooms	2	1	2	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$219,779	\$57,014	\$635,030	\$353,461
Distance From Subject	0.00	0.15	0.45	0.31

*= user supplied for search only

Comp #1

Distance From Subject:0.15 (miles)

Address: **9967 HADDON AVE, PACOIMA, CA 91331-3305**

Owner Name: **SANCHEZ JUAN F**

Seller Name: **SALLY G SANCHEZ LIVING TRUST**

APN: **2622-020-010**

Map Reference: **9-A4 /**

Living Area: **1,246**

County: **LOS ANGELES, CA**

Census Tract: **1048.21**

Total Rooms: **4**

Subdivision: **16694**

Zoning: **LAR1**

Bedrooms: **2**

Rec Date: **07/12/2022**

Prior Rec Date: **10/27/1967**

Bath(F/H): **1 /**

Sale Date: **06/09/2022**

Prior Sale Date:

Yr Built/Eff: **1951 / 1951**

Sale Price: **\$730,000**

Prior Sale Price: **\$20,000**

Air Cond:

Sale Type: **FULL**

Prior Sale Type: **FULL**

Style: **CONVENTIONAL**

Document #: **713006**

Acres: **0.19**

Fireplace: **Y / 1**

1st Mtg Amt: **\$693,500**

Lot Area: **8,406**

Pool:

Total Value: **\$57,014**

of Stories: **1**

Roof Mat: **COMPOSITION
SHINGLE**

Land Use: **SFR**

Park Area/Cap#: **/**

Parking: **PARKING AVAIL**

Comp #2

Distance From Subject:0.19 (miles)

Address: **9920 OMELVENY AVE, PACOIMA, CA 91331-4017**

Owner Name: **TAMAMIAN DIKRAN/TAMAMIAN SEVAN**

Seller Name: **POPKO TY K & ANNE E**

APN: **2622-020-006**

Map Reference: **9-A4 /**

Living Area: **1,246**

County: **LOS ANGELES, CA**

Census Tract: **1048.21**

Total Rooms: **4**

Subdivision: **16694**

Zoning: **LAR1**

Bedrooms: **3**

Rec Date: **01/21/2022**

Prior Rec Date: **08/15/2018**

Bath(F/H): **1 /**

Sale Date: **01/07/2022**

Prior Sale Date: **07/24/2018**

Yr Built/Eff: **1951 / 1951**

Sale Price: **\$718,000**

Prior Sale Price: **\$495,000**

Air Cond: **EVAP COOLER**

Sale Type: **FULL**

Prior Sale Type: **FULL**

Style: **CONVENTIONAL**

Document #: **79360**

Acres: **0.22**

Fireplace: **Y / 1**

1st Mtg Amt: **\$682,000**

Lot Area: **9,615**

Pool:

Total Value: **\$510,130**

of Stories: **1**

Roof Mat: **COMPOSITION
SHINGLE**

Land Use: **SFR**

Park Area/Cap#: **/**

Parking: **PARKING AVAIL**

Comp #:3 Distance From Subject:0.30 (miles)

Address: 10251 KEWEN AVE, PACOIMA, CA 91331-3221

Owner Name: RAHMAN SAZEDUR M/ARA ISMAT

Seller Name: BABAIYANS FAMILY TRUST

APN: 2620-019-014	Map Reference: 9-A3 /	Living Area: 1,245
County: LOS ANGELES, CA	Census Tract: 1046.20	Total Rooms: 5
Subdivision: 12923	Zoning: LAR1	Bedrooms: 3
Rec Date: 04/26/2022	Prior Rec Date: 12/27/2018	Bath(F/H): 2 /
Sale Date: 03/11/2022	Prior Sale Date: 12/07/2018	Yr Built/Eff: 1949 / 1950
Sale Price: \$712,000	Prior Sale Price: \$453,000	Air Cond: EVAP COOLER
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL
Document #: 451458	Acres: 0.15	Fireplace: Y / 1
1st Mtg Amt: \$512,000	Lot Area: 6,500	Pool:
Total Value: \$466,846	# of Stories: 1	Roof Mat: COMPOSITION SHINGLE
Land Use: SFR	Park Area/Cap#: /	Parking: PARKING AVAIL

Comp #:4 Distance From Subject:0.32 (miles)

Address: 13347 TERRA BELLA ST, PACOIMA, CA 91331-3836

Owner Name: NAZARIAN AMELIA

Seller Name: SAINI INVESTMENTS LLC

APN: 2646-025-008	Map Reference: 8-F3 /	Living Area: 1,516
County: LOS ANGELES, CA	Census Tract: 1045.00	Total Rooms: 6
Subdivision: 14	Zoning: LAR1	Bedrooms: 3
Rec Date: 12/16/2021	Prior Rec Date: 10/16/2020	Bath(F/H): 2 /
Sale Date: 12/14/2021	Prior Sale Date: 09/17/2020	Yr Built/Eff: 1947 / 1947
Sale Price: \$758,000	Prior Sale Price: \$445,000	Air Cond:
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL
Document #: 1869835	Acres: 0.17	Fireplace: Y / 1
1st Mtg Amt: \$645,000	Lot Area: 7,272	Pool:
Total Value: \$539,000	# of Stories: 1	Roof Mat: COMPOSITION SHINGLE
Land Use: SFR	Park Area/Cap#: /	Parking: PARKING AVAIL

Comp #:5 Distance From Subject:0.33 (miles)

Address: 9823 RINCON AVE, PACOIMA, CA 91331-4026

Owner Name: PEREGRINA GABRIEL/PEREGRINA DIGNA

Seller Name: ALVARADO MARIA L

APN: 2622-017-016	Map Reference: 9-A4 /	Living Area: 1,273
County: LOS ANGELES, CA	Census Tract: 1048.21	Total Rooms: 5
Subdivision: 18053	Zoning: LAR1	Bedrooms: 3
Rec Date: 03/14/2022	Prior Rec Date: 06/08/2006	Bath(F/H): 2 /
Sale Date: 03/08/2022	Prior Sale Date: 03/23/2006	Yr Built/Eff: 1953 / 1953
Sale Price: \$575,000	Prior Sale Price: \$503,000	Air Cond:
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL
Document #: 291364	Acres: 0.14	Fireplace: Y / 1
1st Mtg Amt: \$460,000	Lot Area: 6,092	Pool:
Total Value: \$635,030	# of Stories: 1	Roof Mat: GRAVEL & ROCK
Land Use: SFR	Park Area/Cap#: /	Parking: PARKING AVAIL

Comp #:6 Distance From Subject:0.35 (miles)

Address: 12909 WINGO ST, PACOIMA, CA 91331-4156

Owner Name: ALDAPE JUAN M JR

Seller Name: TOSTADO JUAN M A

APN: 2624-009-024	Map Reference: 9-A4 /	Living Area: 1,233
County: LOS ANGELES, CA	Census Tract: 1048.23	Total Rooms: 6
Subdivision: 25776	Zoning: LAR1	Bedrooms: 4
Rec Date: 01/24/2022	Prior Rec Date: 02/12/2003	Bath(F/H): 2 /
Sale Date: 12/23/2021	Prior Sale Date: 02/07/2003	Yr Built/Eff: 1960 / 1960
Sale Price: \$540,000	Prior Sale Price: \$260,000	Air Cond: WALL
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL
Document #: 87788	Acres: 0.20	Fireplace: Y / 1
1st Mtg Amt: \$432,000	Lot Area: 8,868	Pool:
Total Value: \$446,580	# of Stories: 1	Roof Mat: COMPOSITION SHINGLE

Land Use:	SFR	Park Area/Cap#:	/	Parking:	ATTACHED GARAGE
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Comp #:	7	Distance From Subject:	0.35 (miles)
Address:	10262 ONEIDA AVE, PACOIMA, CA 91331-3124		
Owner Name:	CR EQUITY INC		
Seller Name:	AGUILAR VICTOR M		
APN:	2620-019-026	Map Reference:	9-A3 /
County:	LOS ANGELES, CA	Census Tract:	1046.20
Subdivision:	12923	Zoning:	LAR1
Rec Date:	12/17/2021	Prior Rec Date:	12/06/1999
Sale Date:	10/07/2021	Prior Sale Date:	12/01/1999
Sale Price:	\$520,000	Prior Sale Price:	\$127,500
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1877408	Acres:	0.15
1st Mtg Amt:	\$390,000	Lot Area:	6,501
Total Value:	\$224,412	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Parking:	ATTACHED GARAGE
Living Area:	1,282		
Total Rooms:	5		
Bedrooms:	2		
Bath(F/H):	1 /		
Yr Built/Eff:	1949 / 1952		
Air Cond:			
Style:	CONVENTIONAL		
Fireplace:	/		
Pool:			
Roof Mat:	COMPOSITION SHINGLE		

Comp #:	8	Distance From Subject:	0.38 (miles)
Address:	10276 ONEIDA AVE, PACOIMA, CA 91331-3124		
Owner Name:	VARDANYAN TIGRAN		
Seller Name:	GONZALEZ MIGUEL & NOEMI		
APN:	2620-019-023	Map Reference:	9-A3 /
County:	LOS ANGELES, CA	Census Tract:	1046.20
Subdivision:	12923	Zoning:	LAR1
Rec Date:	12/17/2021	Prior Rec Date:	03/21/2000
Sale Date:	11/10/2021	Prior Sale Date:	02/10/2000
Sale Price:	\$725,000	Prior Sale Price:	\$100,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1880168	Acres:	0.16
1st Mtg Amt:	\$580,000	Lot Area:	7,056
Total Value:	\$237,565	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Parking:	DETACHED GARAGE
Living Area:	1,532		
Total Rooms:	4		
Bedrooms:	3		
Bath(F/H):	2 /		
Yr Built/Eff:	1949 / 1973		
Air Cond:	CENTRAL		
Style:	CONVENTIONAL		
Fireplace:	/		
Pool:			
Roof Mat:	COMPOSITION SHINGLE		

Comp #:	9	Distance From Subject:	0.45 (miles)
Address:	12864 CORRENTI ST, PACOIMA, CA 91331-4129		
Owner Name:	LEGACY GROUP INVESTMENTS LLC		
Seller Name:	MOLINA JAVIER A		
APN:	2624-011-018	Map Reference:	9-B4 /
County:	LOS ANGELES, CA	Census Tract:	1048.23
Subdivision:	22140	Zoning:	LAR1
Rec Date:	04/26/2022	Prior Rec Date:	09/30/1974
Sale Date:	03/09/2022	Prior Sale Date:	
Sale Price:	\$550,000	Prior Sale Price:	\$8,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	452482	Acres:	0.16
1st Mtg Amt:	\$5,440,000	Lot Area:	6,869
Total Value:	\$64,576	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Parking:	GRAVEL & ROCK PARKING AVAIL
Living Area:	1,506		
Total Rooms:	6		
Bedrooms:	3		
Bath(F/H):	2 /		
Yr Built/Eff:	1956 / 1956		
Air Cond:			
Style:	CONVENTIONAL		
Fireplace:	/		
Pool:			

EXHIBIT D

ASSIGNED INSPECTOR: JASON BRANNON

Date: June 18, 2024

JOB ADDRESS: 13123 WEST KAGEL CANYON STREET, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 2623-013-005

CASE NO.: 881909

ORDER NO.: A-5165180

EFFECTIVE DATE OF ORDER TO COMPLY: October 25, 2019

COMPLIANCE EXPECTED DATE: November 24, 2019

DATE COMPLIANCE OBTAINED: December 16, 2020

.....

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-5165180

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATELOS
PRESIDENT

E. FELICIA BRANNON
VICE-PRESIDENT

JOSELYN GEAGA-ROSENTHAL

GEORGE HOVAGUIMIAN

JAVIER NUNEZ

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

DEPARTMENT OF
BUILDING AND SAFETY
201 NORTH FIGUEROA STREET
LOS ANGELES, CA 90012

FRANK M. BUSH
GENERAL MANAGER

OSAMA YOUNAN, P.E.
EXECUTIVE OFFICER

SUBSTANDARD ORDER AND NOTICE OF FEE

ESTRADA, JUAN L AND RAMIREZ, MARIA J
13123 KAGEL CANYON ST
PACOIMA, CA 91331

CASE #: 881909

ORDER #: A-5165180

EFFECTIVE DATE: October 25, 2019

COMPLIANCE DATE: November 24, 2019

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

OCT 21 2019

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

OWNER OF
SITE ADDRESS: 13123 W KAGEL CANYON ST

ASSESSORS PARCEL NO.: 2623-013-005

ZONE: R1; One-Family Zone

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

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

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

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

As a result of an inspection of the property (Site Address) listed above, this office has determined the building(s) to be SUBSTANDARD as pursuant to the provisions of Division 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 deteriorated or missing electrical lighting.

You are therefore ordered to: Provide, repair or replace required electrical lighting in the dwelling unit.

Code Section(s) in Violation: 91.8902.1 #10, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

Location: Entire property

Comments: Restore the power to the property. Discontinue the use of a generator.

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

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.

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 + Community Investment Department (HCIDLA) at (866) 557-RENT (7368) or go to: <http://hcidla.lacity.org>

Any questions regarding invoices or how to pay fees should be directed to financial services at (213) 482-6890.

Any questions regarding the order to comply and compliance matters contact the inspector noted below at (818)374-9825.

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

Inspector:

 for
FELIPE PENICHE
14410 SYLVAN STREET SUITE 105
VAN NUYS, CA 91401
(818)374-9825

Date: October 18, 2019

Felipe.X.Peniche@lacity.org


REVIEWED BY

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