

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

JAVIER NUNEZ
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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

July 2, 2024

Council District: # 6

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

JOB ADDRESS: **10022 NORTH ARLETA AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2645-010-024**
Re: Invoice #858146-6

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: **10022 North Arleta Avenue, Los Angeles, CA** ("Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

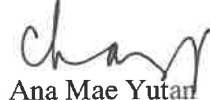
Pursuant to Section 98.0421, the property owner was issued an order on February 7, 2022 to pay a code violation inspection fee after violations were identified and verified upon inspection. The code violation inspection fees imposed by the LADBS are as follows:

<u>Description</u>	<u>Amount</u>
Code Violation Investigation fee	336.00
System Development Surcharge	20.16
Late Charge/Collection fee (250%)	840.00
System Development Surcharge late fee	50.40
Title Report fee	30.00
Grand Total	\$ 1,276.56

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed that a lien for a total sum of **\$1,276.56** be recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "Council") designate the time and place protest can be heard concerning this matter, as set forth in Sections 7.35.3 and 7.35.5 of the Los Angeles Administrative Code.

It is further requested that Council instruct LADBS to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$1,276.56** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY


Ana Mae Yutan

Chief, LADBS Resource Management Bureau



ATTEST: HOLLY L. 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. T17848
Dated as of: 03/19/2024

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 2645-010-024

Property Address: 10022 N ARLETA AVE

City: Los Angeles

County: Los Angeles

VESTING INFORMATION

Type of Document: QUITCLAIM DEED

Grantee : EMILIANO R. MAGDALENO

Grantor : RAYMOND MAGDALENO, JR.

Deed Date : 11/04/2014

Recorded : 12/23/2014

Instr No. : 14-1398290

MAILING ADDRESS: EMILIANO R. MAGDALENO
10022 ARLETA AVE, ARLETA, CA 91331-4504

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 293,294 Tract No: 7134 Brief Description: TRACT NO 7134 NW 25 FT OF LOT 293 AND ALL OF LOT 294

MORTGAGES/LIENS

Type of Document: ASSIGNMENT OF DEED OF TRUST

Recording Date: 10/19/2020

Document #: 20-1298810

Loan Amount: \$368,207

Lender Name: M&T BANK

Borrowers Name: EMILIANO R. MAGDALENO

MAILING ADDRESS: M&T BANK
1 FOUNTAIN PLAZA 8TH FLOOR BUFFALO, NY 14203

This page is part of your document - DO NOT DISCARD



20141398290



Pages:
0003

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

12/23/14 AT 08:00AM

FEES:	28.00
TAXES:	0.00
OTHER:	0.00
PAID:	28.00



LEADSHEET



201412230240008

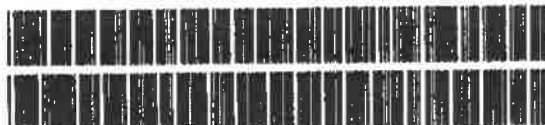
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006561245

SEQ:
22

DAR - Title Company (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

123

12/23/2014

RECORDING REQUESTED BY:
Lawyer's Title



20141398290

AND WHEN RECORDED MAIL TO:

Emiliano R. Magdaleno
10022 Arleta Avenue
Los Angeles, CA 91311

THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.: 114093238

Escrow No.: 098451-MK

QUITCLAIM DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$NONE CITY TRANSFER TAX \$NONE

☒ 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

"This is a bonafide gift and the grantor received nothing in return, R & T 11911."

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

Raymond Magdaleno, Jr. a Married Man as his sole and separate property

do(es) hereby remise, release and forever quitclaim to:

Emiliano R. Magdaleno, a single man

the real property in the City of Los Angeles, County of Los Angeles, State of California, described as:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF

A.P. # 2645-010-024

Also Known as: 10022 Arleta Avenue, Arleta, CA 91331

DATED November 4, 2014

STATE OF CALIFORNIA

COUNTY OF Los Angeles

On 11-4-14

before me, VICTOR KROTOV

A Notary Public personally appeared

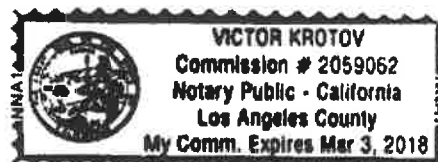
Raymond Magdaleno Jr

Raymond Magdaleno Jr
Raymond Magdaleno Jr.

who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature

Victor Krotov

(Seal)

MAIL TAX STATEMENTS TO PARTY SHOWN BELOW; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE:

22

3

2

EXHIBIT "A"

All that certain real property situated in the County of Los Angeles, State of California, described as follows:

Lot 293 except the Southeasterly one-half thereof and all of Lot 294 of Tract No. 7134, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 76, page(s) 90 and 91, of Maps, in the office of the County Recorder of said County.

Assessor's Parcel Number: 2645-010-024

This page is part of your document - DO NOT DISCARD



20201298810



Pages:
0003

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

10/19/20 AT 02:38PM

FEES:	23.00
TAXES:	0.00
OTHER:	0.00
SB2:	75.00
PAID:	98.00



LEADSHEET



202010191020059

00019000218



011244842

SEQ:
01

SECURE - Daily



THIS FORM IS NOT TO BE DUPLICATED

E13-20200929000037

***Send All Notices to
Assignee***

RECORDING REQUESTED BY:

M&T Bank
Yolanda Stokes
1 Fountain Plaza
8th Floor
Buffalo, NY 14203

AND WHEN RECORDED MAIL
TO

M&T Bank
1 Fountain Plaza
8th Floor
Buffalo, NY 14203
ATTN: Assignments
Department

Loan #: **0101243418**
MIN: **100034200813782673**
MERS Phone #: **(888) 679-6377**

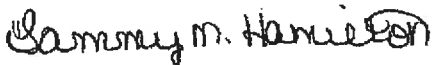
ASSIGNMENT OF DEED OF TRUST

FOR VALUE RECEIVED, the receipt and sufficiency of which is hereby acknowledged, the undersigned, **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR PROSPECT MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS , PO BOX 2026, FLINT, MI 48501 1-888-679-6377**, herein ("Assignor"), does hereby grant, assign, transfer and convey, without recourse unto **LAKEVIEW LOAN SERVICING, LLC, 4425 PONCE DE LEON BLVD CORAL GABLES, FL 33146**, assignee, the described deed of trust, with all interest, all liens, and any rights due or to become due thereon. Said Deed of Trust for **\$368207.00** is recorded in the State of **California**, County of **Los Angeles** Official Records, dated **10/29/2014** and recorded **11/05/2014**, as Instrument No. **20141175664** in Book No. **N/A**, at Page No. **N/A**
Property Address: **10022 ARLETA AVENUE ARLETA, CA 91331**

Executed by **EMILIANO R. MAGDALENO, A SINGLE MAN AND RAYMOND MAGDALENO, JR., A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY AS JOINT TENANTS** as Trustor(s), and **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR PROSPECT MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS** as the original beneficiary.

Date: **09/25/2020**.

**MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE
FOR PROSPECT MORTGAGE, LLC, ITS
SUCCESSORS AND ASSIGNS**

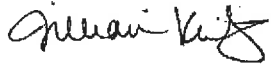
By: 

Name: **Tammy M. Hamilton**
Title: **Assistant Secretary**

STATE OF **New York** } s.s.
COUNTY OF **ERIE**

On **09/25/2020**, before me, **Jillian Keitz**, Notary Public, personally appeared **Tammy M. Hamilton**, **Assistant Secretary of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR PROSPECT MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS**, personally known to me (or proved to me the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that she/he/they executed the same in her/his/their authorized capacity(ies), and that by her/his/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.



Notary Public: **Jillian Keitz**
My Commission Expires: **03/04/2023**
Commission #: **01KE6388266**

JILLIAN KEITZ
NOTARY PUBLIC STATE OF NEW YORK
ERIE
LIC. #01KE6388266
COMM. EXP. 03/04/2023

Drafted By: **Yolanda Stokes**

EXHIBIT B

ASSIGNED INSPECTOR: CHRISTOPHER LEKO
JOB ADDRESS: 10022 NORTH ARLETA AVENUE, LOS ANGELES, CA
ASSESSOR PARCEL NO. (APN): 2645-010-024

Date: July 2, 2024

Last Full Title: 03/19/2024

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- 1) EMILIANO R. MAGDALENO
10022 ARLETA AVE.
ARLETA, CA 91311-4504

CAPACITY: OWNER
- 2) M&T BANK
1 FOUNTAIN PLAZA, 8TH FLOOR
BUFFALO, NY 14203

CAPACITY: INTERESTED PARTY

Property Detail Report

For Property Located At :

10022 ARLETA AVE, ARLETA, CA 91331-4504

RealQuest

Owner Information

Owner Name: **MAGDALENO EMILIANO R**
 Mailing Address: **10022 ARLETA AVE, ARLETA CA 91331-4504 C033**
 Vesting Codes: **//**

Location Information

Legal Description:	TRACT NO 7134 NW 25 FT OF LOT 293 AND ALL OF LOT 294		
County:	LOS ANGELES, CA	APN:	2645-010-024
Census Tract / Block:	1190.03 / 3	Alternate APN:	
Township-Range-Sect:		Subdivision:	7134
Legal Book/Page:	76-90	Map Reference:	8-E3 /
Legal Lot:	294	Tract #:	7134
Legal Block:		School District:	LOS ANGELES
Market Area:	ARL	School District Name:	LOS ANGELES
Neighbor Code:		Munic/Township:	LOS ANGELES

Owner Transfer Information

Recording/Sale Date:	12/23/2014 / 11/04/2014	Deed Type:	QUIT CLAIM DEED
Sale Price:		1st Mtg Document #:	
Document #:	1398290		

Last Market Sale Information

Recording/Sale Date:	11/05/2014 / 10/28/2014	1st Mtg Amount/Type:	\$368,207 / FHA
Sale Price:	\$375,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	1175664
Document #:	1175662	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$295.51
New Construction:		Multi/Split Sale:	
Title Company:	LAWYERS TITLE		
Lender:	PROSPECT MTG LLC		
Seller Name:	DAVIS ISABELLE P		

Prior Sale Information

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

Property Characteristics

Gross Area:		Parking Type:	PARKING AVAIL	Construction:	
Living Area:	1,269	Garage Area:		Heat Type:	CENTRAL
Tot Adj Area:		Garage Capacity:		Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	3	Porch Type:	
Total Rooms:	5	Basement Area:		Patio Type:	COVERED PATIO
Bedrooms:	2	Finish Bsmnt Area:		Pool:	
Bath(F/H):	1 /	Basement Type:		Air Cond:	
Year Built / Eff:	1946 / 1950	Roof Type:		Style:	CONVENTIONAL
Fireplace:	/	Foundation:	SLAB	Quality:	
# of Stories:	1	Roof Material:	COMPOSITION SHINGLE	Condition:	

Other Improvements: **FENCE;ADDITION;FENCED YARD**

Site Information

Zoning:	LAR1	Acres:	0.21	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	9,011	Lot Width/Depth:	75 x 120	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	
Site Influence:	CORNER			Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$433,185	Assessed Year:	2023	Property Tax:	\$5,503.65
Land Value:	\$294,566	Improved %:	32%	Tax Area:	13
Improvement Value:	\$138,619	Tax Year:	2023	Tax Exemption:	HOMEOWNER
Total Taxable Value:	\$426,185				

Comparable Sales Report

For Property Located At

**10022 ARLETA AVE, ARLETA, CA 91331-4504****9 Comparable(s) Selected.**

Report Date: 04/24/2024

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$375,000	\$490,000	\$760,000	\$670,000
Bldg/Living Area	1,269	1,078	1,412	1,255
Price/Sqft	\$295.51	\$358.97	\$705.01	\$539.89
Year Built	1946	1940	1962	1949
Lot Area	9,011	6,444	14,820	8,222
Bedrooms	2	2	4	3
Bathrooms/Restrooms	1	1	2	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$433,185	\$59,322	\$676,447	\$342,446
Distance From Subject	0.00	0.21	0.49	0.35

* = user supplied for search only

Distance From Subject:0.21 (miles)

Comp #:	1		
Address:	9918 LEV AVE, ARLETA, CA 91331-4522		
Owner Name:	MERCADO ANTONIO & ELIZABETH/MERCADO JAYLEEN E		
Seller Name:	TIKOVICS & NAMRIN F/TR		
APN:	2645-009-002	Map Reference:	8-F4 /
County:	LOS ANGELES, CA	Census Tract:	1190.03
Subdivision:	18419	Zoning:	LAR1
Rec Date:	01/29/2024	Prior Rec Date:	08/19/1996
Sale Date:	01/12/2024	Prior Sale Date:	
Sale Price:	\$715,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	61541	Acres:	0.15
1st Mtg Amt:	\$702,049	Lot Area:	6,444
Total Value:	\$213,932	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/

Living Area:	1,168
Total Rooms:	5
Bedrooms:	3
Bath(F/H):	2 /
Yr Built/Eff:	1957 / 1957
Air Cond:	
Style:	CONVENTIONAL
Fireplace:	/
Pool:	
Roof Mat:	COMPOSITION SHINGLE
Parking:	PARKING AVAIL

Comp #:2 Distance From Subject:0.23 (miles)
 Address: 10165 LEV AVE, ARLETA, CA 91331-4470
 Owner Name: BRUSAS EGBERT D P
 Seller Name: LA ELIAS J A & M D F/TR
 APN: 2617-001-032 Map Reference: 8-E3 / Living Area: 1,272
 County: LOS ANGELES, CA Census Tract: 1192.02 Total Rooms: 5
 Subdivision: 7134 Zoning: LAR1 Bedrooms: 2
 Rec Date: 11/03/2023 Prior Rec Date: 04/05/1985 Bath(F/H): 2 /
 Sale Date: 10/11/2023 Prior Sale Date: Yr Built/Eff: 1948 / 1952
 Sale Price: \$700,000 Prior Sale Price: \$85,000 Air Cond: WINDOW
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 756730 Acres: 0.15 Fireplace: Y / 1
 1st Mtg Amt: \$687,321 Lot Area: 6,501 Pool:
 Total Value: \$165,904 # of Stories: 1 Roof Mat: GRAVEL & ROCK
 Land Use: SFR Park Area/Cap#: / Parking: PARKING AVAIL

Comp #:3 Distance From Subject:0.30 (miles)
 Address: 9914 BARTEE AVE, ARLETA, CA 91331-4508
 Owner Name: ROMERO JUDY A
 Seller Name: CRUZ ROSARIO LIVING TRUST
 APN: 2645-006-042 Map Reference: 8-F4 / Living Area: 1,358
 County: LOS ANGELES, CA Census Tract: 1190.03 Total Rooms: 4
 Subdivision: 12884 Zoning: LAR1 Bedrooms: 4
 Rec Date: 02/22/2024 Prior Rec Date: Bath(F/H): 2 /
 Sale Date: 02/09/2024 Prior Sale Date: Yr Built/Eff: 1950 / 1965
 Sale Price: \$695,000 Prior Sale Price: Air Cond: CENTRAL
 Sale Type: FULL Prior Sale Type: Style: CONVENTIONAL
 Document #: 115673 Acres: 0.16 Fireplace: /
 1st Mtg Amt: \$457,000 Lot Area: 6,770 Pool:
 Total Value: \$118,427 # of Stories: 1 Roof Mat: COMPOSITION
 Land Use: SFR Park Area/Cap#: / Parking: SHINGLE
 PARKING AVAIL

Comp #:4 Distance From Subject:0.33 (miles)
 Address: 13722 PIERCE ST, PACOIMA, CA 91331-3741
 Owner Name: 13722 PIERCE LLC
 Seller Name: DE LOS ANGELES LOP MARIA
 APN: 2646-014-025 Map Reference: 8-F3 / Living Area: 1,191
 County: LOS ANGELES, CA Census Tract: 1044.03 Total Rooms: 6
 Subdivision: 7158 Zoning: LAR1 Bedrooms: 4
 Rec Date: 08/14/2023 Prior Rec Date: 04/21/1975 Bath(F/H): 1 /
 Sale Date: 08/07/2023 Prior Sale Date: Yr Built/Eff: 1940 / 1946
 Sale Price: \$490,000 Prior Sale Price: \$18,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 534862 Acres: 0.34 Fireplace: /
 1st Mtg Amt: Lot Area: 14,820 Pool:
 Total Value: \$59,322 # of Stories: 1 Roof Mat: WOOD SHAKE
 Land Use: SFR Park Area/Cap#: / Parking: PARKING AVAIL

Comp #:5 Distance From Subject:0.34 (miles)
 Address: 9738 BEACHY AVE, ARLETA, CA 91331-5305
 Owner Name: FIORANI CRISTIAN E
 Seller Name: DAVISON ANTHONY R & CHRISTA F
 APN: 2645-025-008 Map Reference: 8-E4 / Living Area: 1,412
 County: LOS ANGELES, CA Census Tract: 1192.01 Total Rooms: 6
 Subdivision: 17323 Zoning: LAR1 Bedrooms: 3
 Rec Date: 12/22/2023 Prior Rec Date: 01/29/1987 Bath(F/H): 1 /
 Sale Date: 12/07/2023 Prior Sale Date: Yr Built/Eff: 1952 / 1953

Sale Price:	\$735,000	Prior Sale Price:		Air Cond:	
Sale Type:	FULL	Prior Sale Type:		Style:	CONVENTIONAL
Document #:	902806	Acres:	0.18	Fireplace:	/
1st Mtg Amt:	\$661,500	Lot Area:	8,037	Pool:	
Total Value:	\$664,068	# of Stories:	1	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:	6	Distance From Subject:0.35 (miles)			
Address:	10259 LEV AVE, ARLETA, CA 91331-4472				
Owner Name:	REVOLORIO SERGIO D				
Seller Name:	ROCKEL GRACE Y TRUST				
APN:	2617-007-040	Map Reference:	8-E3 /	Living Area:	1,365
County:	LOS ANGELES, CA	Census Tract:	1192.02	Total Rooms:	7
Subdivision:	27267	Zoning:	LAR1	Bedrooms:	4
Rec Date:	02/29/2024	Prior Rec Date:		Bath(F/H):	2 /
Sale Date:	02/16/2024	Prior Sale Date:		Yr Built/Eff:	1962 / 1962
Sale Price:	\$490,000	Prior Sale Price:		Air Cond:	EVAP COOLER
Sale Type:	FULL	Prior Sale Type:		Style:	CONVENTIONAL
Document #:	132627	Acres:	0.15	Fireplace:	Y / 1
1st Mtg Amt:	\$469,000	Lot Area:	6,653	Pool:	
Total Value:	\$676,447	# of Stories:	1	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:7			Distance From Subject:0.42 (miles)		
Address: 14250 JUDD ST, ARLETA, CA 91331-5020					
Owner Name: SALAZAR DANIEL/SALAZAR LISETT					
Seller Name: CORONA DELIA					
APN: 2647-020-033	Map Reference: 8-E3 /	Living Area: 1,322			
County: LOS ANGELES, CA	Census Tract: 1192.02	Total Rooms: 6			
Subdivision: 1847	Zoning: LARS	Bedrooms: 4			
Rec Date: 03/15/2024	Prior Rec Date: 08/29/2002	Bath(F/H): 2 /			
Sale Date: 01/17/2024	Prior Sale Date: 06/21/2002	Yr Built/Eff: 1953 / 1955			
Sale Price: \$700,000	Prior Sale Price: \$248,000	Air Cond: CENTRAL			
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL			
Document #: 170583	Acres: 0.21	Fireplace: /			
1st Mtg Amt: \$641,025	Lot Area: 9,170	Pool:			
Total Value: \$448,511	# of Stories: 1	Roof Mat: COMPOSITION SHINGLE			
Land Use: SFR	Park Area/Cap#: /	Parking: PARKING AVAIL			

Comp #:8

Address: 13575 GAGER ST, PACOIMA, CA 91331-3844

Owner Name: AVAKIANS PIUNIK/MARGOSIAN WILLIAM

Seller Name: US PROPERTY SOLUTIONS LLC

APN: 2646-019-015

County: LOS ANGELES, CA

Subdivision: 7158

Rec Date: 01/22/2024

Sale Date: 12/18/2023

Sale Price: \$760,000

Sale Type: FULL

Document #: 45237

1st Mtg Amt: \$737,200

Total Value: \$582,348

Land Use: SFR

Map Reference: 8-F3 /

Census Tract: 1044.03

Zoning: LAR1

Prior Rec Date: 07/21/2023

Prior Sale Date: 07/07/2023

Prior Sale Price: \$505,000

Prior Sale Type: FULL

Acres: 0.17

Lot Area: 7,501

of Stories: 1

Park Area/Cap#: /

Distance From Subject:0.47 (miles)

Living Area: 1,078

Total Rooms: 6

Bedrooms: 3

Bath(F/H): 1 /

Yr Built/Eff: 1942 / 1955

Air Cond:

Style: CONVENTIONAL

Fireplace: /

Pool:

Roof Mat: COMPOSITION SHINGLE

Parking: PARKING AVAIL

Comp #:	9	Distance From Subject: 0.49 (miles)	
Address:	10163 LAUREL CANYON BLVD, PACOIMA, CA 91331-3849		
Owner Name:	MEZA VICTOR H		
Seller Name:	GONZALEZ TERESA		
APN:	2646-019-005	Map Reference:	8-F3 /
County:	LOS ANGELES, CA	Census Tract:	1044.03
Subdivision:	7158	Zoning:	LAR1
Rec Date:	08/29/2023	Prior Rec Date:	10/16/1978
Sale Date:	08/08/2023	Prior Sale Date:	
Sale Price:	\$745,000	Prior Sale Price:	\$51,500
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	574213	Acres:	0.19
1st Mtg Amt:	\$596,000	Lot Area:	8,101
Total Value:	\$153,059	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Parking:	DETACHED GARAGE

EXHIBIT D

ASSIGNED INSPECTOR: CHRISTOPHER LEKO

Date: July 2, 2024

JOB ADDRESS: 10022 NORTH ARLETA AVENUE, LOS ANGELES, CA

ASSESSOR PARCEL NO. (APN): 2645-010-024

CASE NO.: 917150

ORDER NO.: A-5653739

EFFECTIVE DATE OF ORDER TO COMPLY: February 7, 2022

COMPLIANCE EXPECTED DATE: March 9, 2022

DATE COMPLIANCE OBTAINED: March 29, 2022

.....

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-5653739

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

JAVIER NUNEZ
PRESIDENT

ELVIN W. MOON
VICE-PRESIDENT

JOSELYN GEAGA-ROSENTHAL
LAUREL GILLETTE

GEORGE HOVAGUIMIAN

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
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

ORDER TO COMPLY AND NOTICE OF FEE

MAGDALENO, EMILIANO R
10022 ARLETA AVE
ARLETA, CA 91331

CASE #: 917150

ORDER #: A-5653739

EFFECTIVE DATE: February 07, 2022

COMPLIANCE DATE: March 09, 2022

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

JAN 31 2022

OWNER OF

SITE ADDRESS: 10022 N ARLETA AVE

ASSESSORS PARCEL NO.: 2645-010-024

ZONE: R1; One-Family Zone

To the address as shown on the
last equalized assessment roll

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. Unapproved occupancy or use of the recreation room as a habitable space.

You are therefore ordered to: Discontinue the unapproved occupancy or use of the recreation room as a habitable space

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: detached recreation room

Comments: used as habitable space with full bathroom and bedroom

2. The remodel of the recreation room to a habitable space was/is constructed without the required permits and approvals.

You are therefore ordered to: 1) Demolish and remove all construction work performed without the required permit(s), AND 2) restore the existing approved/permitted structure to its original condition if it was altered in any way, OR 3) submit plans, obtain the required permits and expose the work for proper inspections.

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

Code Section(s) in Violation: 91.8105, 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), 93.0104, 94.103.1.1, 95.112.1 of the L.A.M.C.

Location: detached recreation room

Comments: Obtain permits for complete scope of work, including but not limited to: Building, plumbing, electrical and HVAC without the benefit of permits or approvals. Recreation room has full bathroom and bedroom

3. Electrical permit required.

You are therefore ordered to: Remove all electrical wiring and equipment which was installed without the required permits and return the electrical system to its original approved condition.

OR

Obtain the required electrical permit, expose concealed work and call for required inspections.

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

Location: detached recreation room

Comments: new subpanel and other electrical work

4. Permit required.

You are therefore ordered to: 1) Obtain the required mechanical permit(s).

Code Section(s) in Violation: 95.112.1, 12.21A.1.(a), 95.111.0 of the L.A.M.C.

Location: detached recreation room

Comments: new hvac system installed

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.

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www.ladbs.org

APPEAL PROCEDURES:

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

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

Any questions regarding the order to comply and compliance matters contact the inspector noted below at (818)374-9848.

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

Inspector: _____

Date: January 12, 2022

THOMAS WOODS
14410 SYLVAN STREET SUITE 105
VAN NUYS, CA 91401
(818)374-9848
thomas.woods@lacity.org


REVIEWED BY

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