

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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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

March 29, 2024

Council District: #7

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

JOB ADDRESS: 10530 NORTH MATHER AVENUE, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 2556-024-007
Re: Invoice #864191-5

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: **10530 North Mather 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 May 20, 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
System Development Surcharge late fee	50.40
Late Charge/Collection fee (250%)	840.00
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. T17867
Dated as of: 03/19/2024

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 2556-024-007

Property Address: 10530 N MATHER AVE

City: Los Angeles

County: Los Angeles

VESTING INFORMATION

Type of Document: QUITCLAIM DEED

Grantee: JOHN W. WOODRUFF, JR. TRUSTEE OF SENTINEL INVESTMENTS

Grantor: JOHN W. WOODRUFF, JR.

Deed Date : 12/18/2001

Recorded : 03/20/2002

Instr No. : 02-0662331

MAILING ADDRESS: JOHN W. WOODRUFF, JR. TRUSTEE OF SENTINEL INVESTMENTS
10530 MATHER AVE, SUNLAND, CA 91040-2946

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 158 Tract No: 6443 Brief Description: TRACT NO 6443 LOT 158

MORTGAGES/LIENS

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



LEAD SHEET

02 0662331

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
8:04 AM MAR 20 2002

SPACE ABOVE THIS LINE FOR RECORDERS USE

TITLE(S)

Qad

FEE

D.T.T.

FEE \$10 XX
2

Q

CODE

20

CODE

19

CODE

9

NOTIFICATION SENT-\$4 ©

Assessor's Identification Number (AIN)

To Be Completed By Examiner OR Title Company In Black Ink

Number of Parcels Shown

2556 024 007

001

THIS FORM IS NOT TO BE DUPLICATED

02 0662331

Recording Requested by:
The Board of Trustees for
Sentinel Investments

When Recorded Mail This Deed And, Unless
Otherwise Shown Below, Mail Tax Statement To:
Sentinel Investments
c/o John W. Woodruff, Jr., Trustee
10530 Mather Avenue
Sunland, California 91040

Escrow No.:
Title Co.:
Order / Policy No.:

QUITCLAIM DEED

The undersigned grantor(s) declare(s):

Tax Parcel No.: 2556-024-007

Documentary transfer tax: \$ --0 --, "The grantors and the grantees in this conveyance are comprised of the same parties who hold the same proportionate interest in the property, R & T 11923(d)."

For a valuable consideration, receipt of which is hereby acknowledged,

John W. Woodruff, Jr., as an unmarried person, as his sole and separate property,
hereby remise, release, and forever quitclaim to:

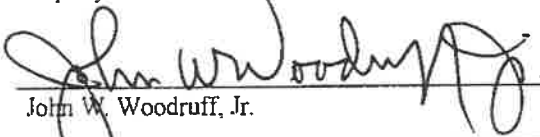
John W. Woodruff, Jr., Trustee of Sentinel Investments*, an irrevocable Trust, UDT November 1st, 2001, or any replacement Trustee thereunder,

The following described real property in the City of Sunland, County of Los Angeles, State of California:

Lot 158 of Tract 6443, as per map recorded in Book 86 Page 10 of Maps, in the office of the County Recorder of said County.

Exhibit A

Property Address: 10530 Mather Avenue, Sunland, California 91040


John W. Woodruff, Jr.

12-18-01
Date

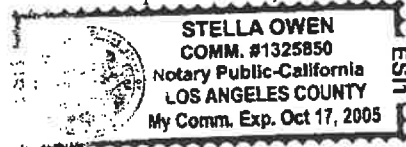
Acknowledgment

State of California)
County of Los Angeles)

On 12-18-2001, before me, a Notary Public in and for said State, personally appeared, John W. Woodruff, Jr., only personally known to me, or proved to me on the basis of satisfactory evidence, to be the person(s) whose name(s) is subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity, and that by their signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.


NOTARY PUBLIC



* See attached Exhibit "A", hereto made a part of this document.



EXHIBIT "A"

PN: 2556-024-007

Sentinel Investments

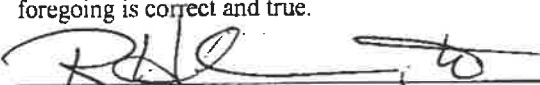
02 0662331

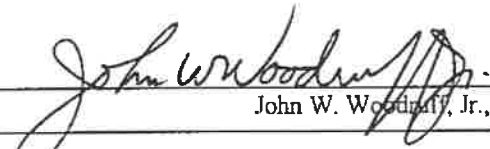
Certification of Trust to act as a Statement of Facts

The Board of Trustees, by the power vested in them as the Board of Trustees of this Trust, hereby issue this Certification of Trust to confirm the following information to third persons upon request:

- 1) This is an irrevocable contract in trust form using the following name: Sentinel Investments, UDT November 1st, 2001.
- 2) The Grantor(s) / Settlor(s) were: John W. Woodruff, Jr.
- 3) The Board of Trustees for this Trust consists of the following acting Trustees: John W. Woodruff, Jr. and Robert Holcomb, Trustee for Majestic Mountain.
- 4) The powers of the Board of Trustees include all powers that a natural person would have, including, but not limited to, the power to sell, convey, and exchange property along with the ability to borrow money and encumber the corpus of the Trust with a deed of trust or mortgage. Individual Trustees may also cosign on behalf of the Trust, encumbering the Trust corpus first and their individual assets second.
- 5) This Trust is irrevocable and only the unanimous consent of all currently acting Trustees can the Trust be dissolved and then only with provisions to liquidate the Trust corpus and properly complete any on going business.
- 6) The contract of this Trust requires all, at least two, acting Trustees of the Board of Trustees to sign for all transactions. The Board of Trustees may also appoint an agent to sign on their behalf. Trustees may remove themselves from the Board of Trustees with a dated letter of resignation at any time.
- 7) The identification number to be used within the United States is 95-8002719.
- 8) The Board of Trustees have appointed John W. Woodruff, Jr. to sign for and take possession of all vehicles, equipment, and real estate in the following or similar format: **John W. Woodruff, Jr., Trustee of Sentinel Investments, an irrevocable Trust, UDT November 1st, 2001, or any replacement Trustee thereunder.**
- 9) This Certification of Trust was prepared in connection to real property at the City of Sunland, County of Los Angeles, State of California, with Assessor's Parcel Number: 2556-024-007; AKA: 10530 Mather Avenue, Sunland, California 91040.

We, the acting Trustees of the Board of Trustees for Sentinel Investments, hereby declare under penalty of perjury that the foregoing is correct and true.


Robert Holcomb, Trustee for Majestic Mountain, Trustee


John W. Woodruff, Jr., Trustee

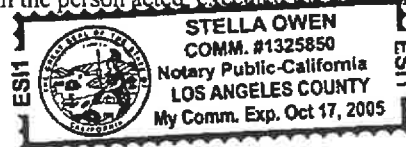
Acknowledgment

State of California)
County of Los Angeles)

On 12-18-2001, before me, a Notary Public in and for said State, personally appeared, John W. Woodruff Jr., only, personally known to me, or 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 they executed the same in their authorized capacity, and that by their signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.


NOTARY PUBLIC



Acknowledgment

State of CALIFORNIA)
County of SAN DIEGO)

On MARCH 4th, 2002, before me, a Notary Public in and for said State, personally appeared, Robert Holcomb, Trustee for Majestic Mountain, only, personally known to me, or 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 they executed the same in their authorized capacity, and that by their signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.


NOTARY PUBLIC



EXHIBIT B

ASSIGNED INSPECTOR: MARIO CUEVAS

Date: March 29, 2024

JOB ADDRESS: 10530 NORTH MATHER AVENUE, LOS ANGELES, CA

ASSESSOR PARCEL NO. (APN): 2556-024-007

Last Full Title: 03/19/2024

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- 1) JOHN W. WOODRUFF, JR. TRUSTEE OF SENTINEL INVESTMENTS TRUST
10530 MATHER AVE.
SUNLAND, CA 91040-2946

CAPACITY: OWNER

Property Detail Report**For Property Located At :****10530 MATHER AVE, SUNLAND, CA 91040-2946**

RealQuest

Owner Information

Owner Name: **WOODRUFF JOHN W JR/SENTINEL INVESTMENTS**
 Mailing Address: **10530 MATHER AVE, SUNLAND CA 91040-2946 C001**
 Vesting Codes: **// TR**

Location Information

Legal Description:	TRACT NO 6443 LOT 158	APN:	2556-024-007
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	1031.02 / 4	Subdivision:	6443
Township-Range-Sect:		Map Reference:	10-E3 /
Legal Book/Page:	86-10	Tract #:	6443
Legal Lot:	158	School District:	LOS ANGELES
Legal Block:		School District Name:	LOS ANGELES
Market Area:	659	Munic/Township:	LOS ANGELES
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	03/20/2002 / 12/18/2001	Deed Type:	QUIT CLAIM DEED
Sale Price:		1st Mtg Document #:	
Document #:	662331		

Last Market Sale Information

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

Prior Sale Information

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

Property Characteristics

Gross Area:		Parking Type:	ATTACHED GARAGE	Construction:	FRAME
Living Area:	825	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:		Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	1	Porch Type:	
Total Rooms:	4	Basement Area:		Patio Type:	COVERED PATIO
Bedrooms:	2	Finish Bsmnt Area:		Pool:	
Bath(F/H):	1 /	Basement Type:		Air Cond:	
Year Built / Eff:	1950 / 1951	Roof Type:		Style:	CONVENTIONAL
Fireplace:	Y / 1	Foundation:	RAISED	Quality:	AVERAGE
# of Stories:	1	Roof Material:	COMPOSITION SHINGLE	Condition:	GOOD

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

Site Information

Zoning:	LAR1	Acres:	0.10	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	4,482	Lot Width/Depth:	40 x 112	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	PUBLIC
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$248,466	Assessed Year:	2023	Property Tax:	\$3,168.54
Land Value:	\$149,081	Improved %:	40%	Tax Area:	13
Improvement Value:	\$99,385	Tax Year:	2023	Tax Exemption:	
Total Taxable Value:	\$248,466				

Comparable Sales Report

For Property Located At

**10530 MATHER AVE, SUNLAND, CA 91040-2946****9 Comparable(s) Selected.**

Report Date: 03/29/2024

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$0	\$400,500	\$1,200,000	\$765,889
Bldg/Living Area	825	814	942	877
Price/Sqft	\$0.00	\$425.16	\$1,352.87	\$880.87
Year Built	1950	1922	1952	1942
Lot Area	4,482	3,978	7,213	5,160
Bedrooms	2	1	3	2
Bathrooms/Restrooms	1	1	2	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$248,466	\$59,079	\$869,040	\$440,581
Distance From Subject	0.00	0.10	0.47	0.29

* = user supplied for search only

Comp #:1

Distance From Subject:0.10 (miles)

Address: **10542 RHODESIA AVE, SUNLAND, CA 91040-2923**Owner Name: **MALLEIS RONALD J**Seller Name: **GARDNER JEROME R & SHANNON**APN: **2556-026-004**Map Reference: **10-E3 /**Living Area: **824**County: **LOS ANGELES, CA**Census Tract: **1031.02**Total Rooms: **4**Subdivision: **6443**Zoning: **LAR1**Bedrooms: **2**Rec Date: **02/08/2024**Prior Rec Date: **06/22/2000**Bath(F/H): **1 /**Sale Date: **01/25/2024**Prior Sale Date: **05/15/2000**Yr Built/Eff: **1949 / 1949**Sale Price: **\$813,000**Prior Sale Price: **\$138,000**

Air Cond:

Sale Type: **FULL**Prior Sale Type: **FULL**Style: **CONVENTIONAL**Document #: **87354**Acres: **0.10**Fireplace: **Y / 1**1st Mtg Amt: **\$487,800**Lot Area: **4,480**

Pool:

Total Value: **\$306,237**# of Stories: **1**Roof Mat: **COMPOSITION**Land Use: **SFR**Park Area/Cap#: **/**Parking: **ATTACHED GARAGE**

Comp #: 2		Distance From Subject: 0.13 (miles)	
Address: 10614 RHODESIA AVE, SUNLAND, CA 91040-2925			
Owner Name: CHAHARMAHALI ADRIK/SIMONIAN LILIAN			
Seller Name: AUSTIN ERIC D			
APN: 2556-017-009	Map Reference: 10-E2 /	Living Area: 814	
County: LOS ANGELES, CA	Census Tract: 1031.02	Total Rooms: 4	
Subdivision: 6443	Zoning: LAR1	Bedrooms: 2	
Rec Date: 12/15/2023	Prior Rec Date: 10/23/1975	Bath(F/H): 1 /	
Sale Date: 11/29/2023	Prior Sale Date:	Yr Built/Eff: 1952 / 1953	
Sale Price: \$735,000	Prior Sale Price: \$14,000	Air Cond:	
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL	
Document #: 879606	Acres: 0.15	Fireplace: /	
1st Mtg Amt: \$721,687	Lot Area: 6,722	Pool:	
Total Value: \$59,079	# of Stories: 1	Roof Mat: ROLL	
		COMPOSITION	
Land Use: SFR	Park Area/Cap#: /	Parking: PARKING AVAIL	

Comp #: 3		Distance From Subject: 0.22 (miles)	
Address: 10635 LEOLANG AVE, SUNLAND, CA 91040-2916			
Owner Name: BROWN ALICIA			
Seller Name: MEZA EMILIO & DEANNA			
APN: 2556-016-039	Map Reference: 10-E2 /	Living Area: 880	
County: LOS ANGELES, CA	Census Tract: 1031.02	Total Rooms: 4	
Subdivision: 3719	Zoning: LAR1	Bedrooms: 2	
Rec Date: 12/22/2023	Prior Rec Date: 10/09/1997	Bath(F/H): 1 /	
Sale Date: 12/05/2023	Prior Sale Date:	Yr Built/Eff: 1922 / 1924	
Sale Price: \$1,012,000	Prior Sale Price: \$145,000	Air Cond:	
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL	
Document #: 902696	Acres: 0.13	Fireplace: Y / 1	
1st Mtg Amt:	Lot Area: 5,755	Pool:	
Total Value: \$233,853	# of Stories: 1	Roof Mat: COMPOSITION	
		SHINGLE	
Land Use: SFR	Park Area/Cap#: /	Parking: PARKING AVAIL	

Comp #: 4		Distance From Subject: 0.25 (miles)	
Address: 10725 NASSAU AVE, SUNLAND, CA 91040-2541			
Owner Name: MANOUCHEHRI EDMOND/MANOUCHEHRI ROUBINA H			
Seller Name: DEUTSCHE BK NATL 2006-I			
APN: 2556-005-016	Map Reference: 10-D2 /	Living Area: 942	
County: LOS ANGELES, CA	Census Tract: 1031.02	Total Rooms: 3	
Subdivision: 5492	Zoning: LAR1	Bedrooms: 1	
Rec Date: 03/12/2024	Prior Rec Date: 12/26/1989	Bath(F/H): 1 /	
Sale Date: 02/29/2024	Prior Sale Date: 12/1989	Yr Built/Eff: 1923 / 1937	
Sale Price: \$400,500	Prior Sale Price:	Air Cond:	
Sale Type: FULL	Prior Sale Type:	Style: CONVENTIONAL	
Document #: 161610	Acres: 0.09	Fireplace: /	
1st Mtg Amt:	Lot Area: 4,030	Pool:	
Total Value: \$613,836	# of Stories: 1	Roof Mat: ROLL	
		COMPOSITION	
Land Use: SFR	Park Area/Cap#: /	Parking: PARKING AVAIL	

Comp #: 5		Distance From Subject: 0.32 (miles)	
Address: 7856 HILLROSE ST, SUNLAND, CA 91040-2506			
Owner Name: MANVELIAN ROBERT/DAVTYAN NAIRA			
Seller Name: RICHARD BRADLEY V			
APN: 2556-013-022	Map Reference: 10-E2 /	Living Area: 933	

County:	LOS ANGELES, CA	Census Tract:	1031.02	Total Rooms:	4
Subdivision:	SUNLAND VILLA	Zoning:	LAR1	Bedrooms:	2
Rec Date:	03/22/2024	Prior Rec Date:	01/09/2007	Bath(F/H):	2 /
Sale Date:	03/15/2024	Prior Sale Date:	12/07/2006	Yr Built/Eff:	1948 / 1948
Sale Price:	\$740,000	Prior Sale Price:	\$487,000	Air Cond:	WALL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	188326	Acres:	0.13	Fireplace:	/
1st Mtg Amt:		Lot Area:	5,487	Pool:	
Total Value:	\$627,125	# of Stories:	1	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:6 Distance From Subject:0.36 (miles)

Address: **10339 SCOVILLE AVE, SUNLAND, CA 91040-3015**

Owner Name: **CONNELL ROBERT & VITINA/VENNERI ALEX & ROSA**

Seller Name: **SCHMALACKER A L/TR**

APN:	2560-012-023	Map Reference:	10-D3 /	Living Area:	930
County:	LOS ANGELES, CA	Census Tract:	1034.02	Total Rooms:	5
Subdivision:	4728	Zoning:	LAR1	Bedrooms:	3
Rec Date:	01/10/2024	Prior Rec Date:		Bath(F/H):	1 /
Sale Date:	12/11/2023	Prior Sale Date:		Yr Built/Eff:	1937 / 1940
Sale Price:	\$485,000	Prior Sale Price:		Air Cond:	
Sale Type:	FULL	Prior Sale Type:		Style:	CONVENTIONAL
Document #:	21118	Acres:	0.10	Fireplace:	/
1st Mtg Amt:		Lot Area:	4,411	Pool:	
Total Value:	\$352,600	# of Stories:	1	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:7 Distance From Subject:0.38 (miles)

Address: **10310 SCOVILLE AVE, SUNLAND, CA 91040-3016**

Owner Name: **HOLLAND JESSE M/SHAW SUSANNAH A**

Seller Name: **FARAUDO KATELYN**

APN:	2560-011-022	Map Reference:	10-D3 /	Living Area:	836
County:	LOS ANGELES, CA	Census Tract:	1034.02	Total Rooms:	4
Subdivision:	4728	Zoning:	LAR1	Bedrooms:	2
Rec Date:	03/05/2024	Prior Rec Date:	11/12/2010	Bath(F/H):	1 /
Sale Date:	02/20/2024	Prior Sale Date:	10/22/2010	Yr Built/Eff:	1950 / 1950
Sale Price:	\$827,500	Prior Sale Price:	\$269,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	142032	Acres:	0.10	Fireplace:	Y / 1
1st Mtg Amt:	\$680,000	Lot Area:	4,364	Pool:	
Total Value:	\$331,243	# of Stories:	1	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:8 Distance From Subject:0.41 (miles)

Address: **10831 ODELL AVE, SUNLAND, CA 91040-2438**

Owner Name: **LA MONT WILSON MARQUIS/LEON YUZBETH J**

Seller Name: **NISPEROS ABN PROPERTIES LLC**

APN:	2555-014-015	Map Reference:	10-D2 /	Living Area:	844
County:	LOS ANGELES, CA	Census Tract:	1031.02	Total Rooms:	4
Subdivision:	6992	Zoning:	LAR1	Bedrooms:	2
Rec Date:	11/09/2023	Prior Rec Date:		Bath(F/H):	1 /
Sale Date:	10/24/2023	Prior Sale Date:		Yr Built/Eff:	1948 / 1948
Sale Price:	\$680,000	Prior Sale Price:		Air Cond:	
Sale Type:	FULL	Prior Sale Type:		Style:	CONVENTIONAL
Document #:	773259	Acres:	0.09	Fireplace:	/
1st Mtg Amt:	\$662,774	Lot Area:	3,978	Pool:	

Total Value:	\$572,220	# of Stories:	1	Roof Mat:	ROLL COMPOSITION
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:	9	Distance From Subject: 0.47 (miles)			
Address:	10340 QUILL AVE, SUNLAND, CA 91040-3024				
Owner Name:	CHIGANI EMIN D				
Seller Name:	GALSTIAN ALBERT				
APN:	2560-014-003	Map Reference:	10-D3 /	Living Area:	887
County:	LOS ANGELES, CA	Census Tract:	1034.01	Total Rooms:	4
Subdivision:	15686	Zoning:	LAR1	Bedrooms:	2
Rec Date:	11/15/2023	Prior Rec Date:	06/13/2022	Bath(F/H):	1 /
Sale Date:	10/18/2023	Prior Sale Date:	06/01/2022	Yr Buil/Eff:	1950 / 1950
Sale Price:	\$1,200,000	Prior Sale Price:	\$852,500	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	788571	Acres:	0.17	Fireplace:	/
1st Mtg Amt:	\$960,000	Lot Area:	7,213	Pool:	
Total Value:	\$869,040	# of Stories:	1	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

EXHIBIT D

ASSIGNED INSPECTOR: **MARIO CUEVAS**

Date: **March 29, 2024**

JOB ADDRESS: **10530 NORTH MATHER AVENUE, LOS ANGELES, CA**

ASSESSOR PARCEL NO. (APN): **2556-024-007**

CASE NO.: **952106**

ORDER NO.: **A-5727774**

EFFECTIVE DATE OF ORDER TO COMPLY: **May 20, 2022**

COMPLIANCE EXPECTED DATE: **June 19, 2022**

DATE COMPLIANCE OBTAINED: **No Compliance to date**

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

VIOLATIONS:

SEE ATTACHED ORDER # A-5727774

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BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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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

SUBSTANDARD ORDER AND NOTICE OF FEE

JOHN W WOODRUFF JR, TR SENTINEL INVESTMENTS TRUST
10530 MATHER AVE
SUNLAND, CA 91040

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

CASE #: 952106
ORDER #: A-5727774
EFFECTIVE DATE: May 20, 2022
COMPLIANCE DATE: June 19, 2022

OWNER OF

SITE ADDRESS: 10530 N MATHER AVE
ASSESSORS PARCEL NO.: 2556-024-007
ZONE: R1; One-Family Zone

MAY 12 2022
To the address as shown on the
last equalized assessment roll.
Initialed by

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 illegal occupancy..

You are therefore ordered to: Discontinue the use and occupancy of all buildings or portions thereof occupied for living, sleeping, cooking or dining purposes which were not designed or intended to be used for such occupancies.

Code Section(s) in Violation: 91.8902.14, 91.8902, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

Location: Attached garage

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.



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2. The approximate 15x 15 remodel of the attached garage to habitable space 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).
2) Restore the existing structure(s) to its originally approved condition, OR 3) Submit plans, obtain the required permits and expose the work for proper inspections.

Code Section(s) in Violation: 93.0104, 94.103.1.1, 95.112.1, 91.8105, 91.5R106.1.1, 91.5R106.1.2, 91.5R108.4, 91.5R106.3.2, 91.5R103.1, 12.21A.1. (a) of the L.A.M.C.

Location: Attached garage

Comments: Obtain permit(s) for the complete scope of work, including but not limited to: Building, Plumbing, Electrical and HVAC without the benefit of permit(s) or approvals.

3. The approximate 10x 18 construction of a addition to the rear of the single family dwelling 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).
2) Restore the existing structure(s) to its originally approved condition, OR 3) Submit plans, obtain the required permits and expose the work for proper inspections.

Code Section(s) in Violation: 93.0104, 94.103.1.1, 95.112.1, 91.8105, 91.5R106.1.1, 91.5R106.1.2, 91.5R108.4, 91.5R106.3.2, 91.5R103.1, 12.21A.1. (a) of the L.A.M.C.

Location: Rear of the single family dwelling

Comments: Obtain permit(s) for the complete scope of work, including but not limited to: Building, Plumbing, Electrical and HVAC without the benefit of permit(s) or approvals.

4. The approximate 10x 16 construction of a detached structure 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).
2) Restore the existing structure(s) to its originally approved condition, OR 3) Submit plans, obtain the required permits and expose the work for proper inspections.

Code Section(s) in Violation: 93.0104, 94.103.1.1, 95.112.1, 91.8105, 91.5R106.1.1, 91.5R106.1.2, 91.5R108.4, 91.5R106.3.2, 91.5R103.1, 12.21A.1. (a) of the L.A.M.C.

Location: South/ East rear of property

Comments: Obtain permit(s) for the complete scope of work, including but not limited to: Building, Plumbing, Electrical and HVAC without the benefit of permit(s) or approvals.

5. Open storage within the required yards.

You are therefore ordered to: Discontinue the open storage of household and similar devices in the required yard(s).

Code Section(s) in Violation: 12.03, 12.21A.1.(a) and 12.21C.1.(g) of the L.A.M.C.

Location: Front yard

6. Not providing or maintaining the required covered off street parking.

You are therefore ordered to: Provide/maintain required off-street parking.

Code Section(s) in Violation: 12.21A4, 12.21A.4.(m), 12.21A.1.(a) of the L.A.M.C.

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Location: Attached garage

NOTE: A certificate has been filed with the County Recorder noting the above substandard condition.

NON-COMPLIANCE FEE WARNING:

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

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

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

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

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

PENALTY WARNING:

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

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.

NOTE:

California Health and Safety Code Section 17980.12 Notice (If applicable): The owner of an Accessory Dwelling Unit ("ADU") has a right to request a delay in enforcement of building standards subject to compliance with California Health and Safety Code Section 17980.12. To request a delay in enforcement, submit an application before the expiration of the compliance date specified in the order. Contact the inspector for additional information.

NOTICE:

Relocation assistance may be required if a tenant is evicted in order to comply with an order from a governmental agency. (LAMC 151.09.A.11 & 163.00 to 163.07) For information, call the Los Angeles Housing Department (LAHD) at (213) 808-8888 or go to: <http://lahd.lacity.org>

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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)374-9861.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: _____

Date: May 12, 2022

JASON BRANNON
14410 SYLVAN STREET SUITE 105
VAN NUYS, CA 91401
(818)374-9861

jason.brannon@lacity.org


REVIEWED BY

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