

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS

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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

September 20, 2017

Council District: # 3

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

JOB ADDRESS: **22113 WEST CANTLAY STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2023-010-015**
RE :INVOICE # 678586-6, # 713048-1

On March 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: **22113 West Cantlay Street, Los Angeles California**, (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

Following the Department's investigation an order or orders to comply were issued to the property owner and all interested parties. Pursuant to Section 98.0411(a) the order warned that "a proposed noncompliance fee may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or slight modification is filed within 15 days after the compliance date." The owners failed to comply within the time prescribed by ordinance.

In addition, pursuant to Section 98.0421, the property owner was issued an order February 12, 2016 to pay a code violation inspection fee after violations were identified and verified upon inspection. The non-compliance and code violation inspection fees imposed by the Department are as follows:

| <u>Description</u> | <u>Amount</u> |
|---------------------------------------|--------------------|
| Non-Compliance Code Enforcement Fee | \$ 660.00 |
| Late Charge/Collection Fee (250%) | 2,490.00 |
| Code Violation Investigation Fee | 336.00 |
| System Development Surcharge | 20.16 |
| System Development Surcharge late Fee | 50.40 |
| Accumulated Interest (1%/month) | 9.88 |
| Title Report Fee | 42.00 |
| Grand Total | \$ 3,608.44 |

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 **\$3,608.44** recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "City Council") designate the time and place protest can be heard concerning this matter, as set forth in Sections 7.35.3 and 7.35.5 of the Los Angeles Administrative Code.

It is further requested that the City Council instruct the Department to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$3,608.44** 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 WOLCOTT, CITY CLERK

BY: _____
DEPUTY



P.O. BOX 5152
CULVER CITY, CA 90231
Phone 310-943-9235 latitle@in2-res.com

Property Title Report

Work Order No. T14580
Dated as of: 08/04/2017

Prepared for: City of Los Angeles

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

APN #: 2023-010-015

Property Address: 22113 W CANTLAY ST ✓ **City:** Los Angeles **County:** Los Angeles

VESTING INFORMATION

Type of Document: QUITCLAIM DEED

Grantee : MICHAEL NELSON FOMENKO

Grantor : LORI KAY STADHEIM

Deed Date : 06/06/2001

Recorded : 06/06/2001

Instr No. : 01-0983019

MAILING ADDRESS: MICHAEL NELSON FOMENKO
22113 CANTLAY ST CANOGA PARK CA 91303

SCHEDULE B

LEGAL DESCRIPTION

Lot: 231 **Tract No:** 8197 **Abbreviated Description:** LOT:231 CITY:REGION/CLUSTER: 02/02143

TR#: 8197 **TRACT #** 8197 **LOT** 231 **City/Muni/Twp:** REGION/CLUSTER: 02/02143

MORTGAGES/LIENS

Type of Document: DEED OF TRUST

Recording Date: 12/12/2003

Document #: 03-3757187

Loan Amount: \$189,000

Lender Name: DOWNEY SAVINGS & LOAN ASSOCIATION FA

Borrowers Name: MICHAEL NELSON FOMENKO

MAILING ADDRESS: DOWNEY SAVINGS & LOAN ASSOCIATION FA
P.O. BOX 6060 3501 JAMBOREE RD. NEWPORT BEACH, CA 92658



LEAD SHEET

01-0983019



SPACE ABOVE THIS LINE FOR RECORDERS USE

TITLE(S)

DEED

FEE

| | |
|----------|---|
| FEE \$10 | D |
| 2 | |

D.T.T.

1.10
2.00

CODE

20

CODE

19

NCPF Code 19 \$6.00

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

20 23

010

015

001

THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY AND MAIL TO
 NAME Mike Fomenko
 STREET 22113 Cantlay St
 CITY Canoga Park Ca 91303-1104

A298-10
 R298-04

QUITCLAIM DEED

THIS QUITCLAIM DEED, executed this 6th day of June, 2001 (year),

by first party, Grantor,
Lori Kay Stadheim
 whose post office address is
22113 Cantlay St. Canoga Park, Ca, 91303-1104
 to second party, Grantee,
Michael Nelson Fomenko
 whose post office address is
22113 Cantlay St Canoga Park Ca 91303-1104

WITNESSETH, That the said first party, for good consideration and for the sum of
One thousand Dollars (\$1,000) paid by the said second
 party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim
 unto the said second party forever, all the right, title, interest and claim which the said first party
 has in and to the following described parcel of land, and improvements and appurtenances there-
 to in the County of Los Angeles, State of California, to wit:

Lot 231 of Tract 8197, in the city of
Los Angeles, County of Los Angeles, California,
as per map recorded in book 96, Pages 65 and
66 of maps, in the Office of the Los Angeles
County Recorder.

Commonly known as,
22113 Cantlay St
Canoga Park, Ca. 91303-1104

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This product does not constitute the rendering of legal advice or services. This product is intended for informational use only and is not a substitute for legal advice. State laws vary, so consult an attorney on all legal matters. This product was not necessarily prepared by a person licensed to practice law in this state.

If your state requires 8 1/2" x 11" forms, cut off the bottom of this page at the dotted line.

| | |
|--|--------------------|
| DOCUMENT TRANSFER TAX \$ | <u>1.10 + 2.20</u> |
| COMPUTED ON FULL VALUE OF PROPERTY CONVEYED | |
| <input checked="" type="checkbox"/> OR COMPUTED ON FULL VALUE LESS LIENS AND ENCUMBRANCES REMAINING AT TIME OF SALE. | |
| <u>Mike Fomenko</u> | |
| Signature of Declarant or Agent determining tax. Firm Name | |

MAIL TAX STATEMENTS TO

Same as above.

01 0983019

3

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

Sandra S. Chesler
Signature of Witness

SANDRA S. CHESLER
Print name of Witness

Lori Kay Stadheim
Signature of First Party

Lori Kay Stadheim
Print name of First Party

Signature of Witness

Signature of First Party

Print name of Witness

Print name of First Party

State of CALIFORNIA }

County of LOS ANGELES

On JUNE 08, 2001 before me, MAI JOYCE MENDOZA

appeared LORI KAY STADHEIM

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]
Signature of Notary

State of }

County of

On

before me,

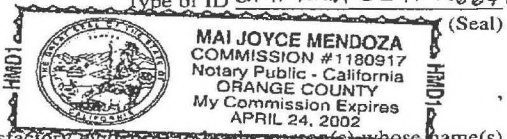
appeared

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 of Notary

Affiant Known X Produced ID
Type of ID CALIFORNIA DL # N6647436



Affiant Known Produced ID

Type of ID [Signature] (Seal)

Signature of Preparer

Mike Fournko

Print Name of Preparer

22113 Cantlay St P.O. Box 91303
Address of Preparer

(2)

If your state requires 8 1/2" x 11" forms, cut off the bottom of this page at the dotted line.



This page is part of your document - DO NOT DISCARD

03 3757187

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
DEC 12 2003 AT 8 A.M.

TITLE(S) : _____



FEE

D.T.T

| |
|--------------|
| FEE \$ 49-MM |
| DAF \$ 2- |
| C-20 |

15

CODE
20

CODE
19

CODE
9

NOTIFICATION SENT-\$40

Assessor's Identification Number (AIN)

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

Number of AIN's Shown

THIS FORM NOT TO BE DUPLICATED

12/12/03

FIDELITY-VAN NUYS

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Recording Requested By:
Downey Savings and Loan
Association, F.A.
Return To:
Downey Savings and Loan
Association, F.A.
P.O. Box 6060, 3501 Jamboree
Rd, Newport Beach, CA
92658-6060

Prepared By:
Downey Savings and Loan
Association, F.A.
P.O. Box 6060, 3501 Jamboree Rd,
Newport Beach, CA 92658-6060

[Space Above This Line For Recording Data]

19292452-JC DEED OF TRUST

Title Order No.: 19292452-B
Escrow No.: 03-0285-CHM
APN: 2023-010-015

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

- (A) "Security Instrument" means this document, which is dated November 21, 2003 together with all Riders to this document.
(B) "Borrower" is MICHAEL NELSON FOMENKO

Borrower's address is 22113 Cantlay Street, Canoga Park CA 91303

Borrower is the trustor under this Security Instrument.

(C) "Lender" is Downey Savings and Loan Association, F.A.

Lender is a federally chartered savings association organized and existing under the laws of the United States of America

9040484636

CALIFORNIA Single Family-Fannie Mae/Freddie Mac UNIFORM INSTRUMENT

Form 3005 1/01

VMP-6(CA) 102071

Page 1 of 15

Initials: *Yiler*

VMP MORTGAGE FORMS - (800)521-7291

12/12/03

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Lender's address is 3501 Jamboree Road, Newport Beach, CA 92660

Lender is the beneficiary under this Security Instrument.

(D) "Trustee" is DSL Service Company, A California Corporation

(E) "Note" means the promissory note signed by Borrower and dated November 21, 2003

The Note states that Borrower owes Lender one hundred eighty-nine thousand and 00/100 Dollars

(U.S. \$189,000.00) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than December 1, 2033

(F) "Property" means the property that is described below under the heading "Transfer of Rights in the Property."

(G) "Loan" means the debt evidenced by the Note, plus interest, any prepayment charges and late charges due under the Note, and all sums due under this Security Instrument, plus interest.

(H) "Riders" means all Riders to this Security Instrument that are executed by Borrower. The following Riders are to be executed by Borrower [check box as applicable]:

- | | | |
|--|---|---|
| <input type="checkbox"/> Adjustable Rate Rider | <input type="checkbox"/> Condominium Rider | <input type="checkbox"/> Second Home Rider |
| <input type="checkbox"/> Balloon Rider | <input type="checkbox"/> Planned Unit Development Rider | <input type="checkbox"/> 1-4 Family Rider |
| <input type="checkbox"/> VA Rider | <input type="checkbox"/> Biweekly Payment Rider | <input type="checkbox"/> Other(s) [specify] |

(I) "Applicable Law" means all controlling applicable federal, state and local statutes, regulations, ordinances and administrative rules and orders (that have the effect of law) as well as all applicable final, non-appealable judicial opinions.

(J) "Community Association Dues, Fees, and Assessments" means all dues, fees, assessments and other charges that are imposed on Borrower or the Property by a condominium association, homeowners association or similar organization.

(K) "Electronic Funds Transfer" means any transfer of funds, other than a transaction originated by check, draft, or similar paper instrument, which is initiated through an electronic terminal, telephonic instrument, computer, or magnetic tape so as to order, instruct, or authorize a financial institution to debit or credit an account. Such term includes, but is not limited to, point-of-sale transfers, automated teller machine transactions, transfers initiated by telephone, wire transfers, and automated clearinghouse transfers.

(L) "Escrow Items" means those items that are described in Section 3.

(M) "Miscellaneous Proceeds" means any compensation, settlement, award of damages, or proceeds paid by any third party (other than insurance proceeds paid under the coverages described in Section 5) for: (i) damage to, or destruction of, the Property; (ii) condemnation or other taking of all or any part of the Property; (iii) conveyance in lieu of condemnation; or (iv) misrepresentations of, or omissions as to, the value and/or condition of the Property.

(N) "Mortgage Insurance" means insurance protecting Lender against the nonpayment of, or default on, the Loan.

(O) "Periodic Payment" means the regularly scheduled amount due for (i) principal and interest under the Note, plus (ii) any amounts under Section 3 of this Security Instrument.

(P) "RESPA" means the Real Estate Settlement Procedures Act (12 U.S.C. Section 2601 et seq.) and its implementing regulation, Regulation X (24 C.F.R. Part 3500), as they might be amended from time to time, or any additional or successor legislation or regulation that governs the same subject matter. As used in this Security Instrument, "RESPA" refers to all requirements and restrictions that are imposed in regard

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to a "federally related mortgage loan" even if the Loan does not qualify as a "federally related mortgage loan" under RESPA.

(Q) "Successor in Interest of Borrower" means any party that has taken title to the Property, whether or not that party has assumed Borrower's obligations under the Note and/or this Security Instrument.

TRANSFER OF RIGHTS IN THE PROPERTY

This Security Instrument secures to Lender: (i) the repayment of the Loan, and all renewals, extensions and modifications of the Note; and (ii) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower irrevocably grants and conveys to Trustee, in trust, with power of sale, the following described property located in the

County

of

LOS ANGELES

[Type of Recording Jurisdiction]

[Name of Recording Jurisdiction]

LOT 231, OF TRACT NO. 8197, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 96 PAGES 65 AND 66 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Parcel ID Number: 2023-010-015
22113 Cantlay Street
CANOGA PARK
("Property Address"):

which currently has the address of
[Street]
[City], California 91303 [Zip Code]

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property."

BORROWER COVENANTS that Borrower is lawfully seised of the estate hereby conveyed and has the right to grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. **Payment of Principal, Interest, Escrow Items, Prepayment Charges, and Late Charges.** Borrower shall pay when due the principal of, and interest on, the debt evidenced by the Note and any prepayment charges and late charges due under the Note. Borrower shall also pay funds for Escrow Items pursuant to Section 3. Payments due under the Note and this Security Instrument shall be made in U.S.

9040484636

UMP-6(CA) 102071

Page 3 of 15

Initials: *[Signature]*

Form 3005 1/01

03 3757187

EXHIBIT B

ASSIGNED INSPECTOR: **RONALD PACHECO**

Date: **September 20, 2017**

JOB ADDRESS: **22113 WEST CANTLAY STREET, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2023-010-015**

Last Full Title: **08/04/2017**

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

1). MICHAEL NELSON FOMENKO
 22113 WEST CANTLAY STREET
 CANOGA PARK, CA. 91303

CAPACITY: OWNER

2). DOWNEEY SAVINGS & LOAN ASSOCIATION FA
 PO BOX 6060, 3501 JAMBOREE ROAD
 NEWPORT BEACH, CA 92658

CAPACITY: INTERESTED PARTY

Property Detail Report

For Property Located At :
22113 CANTLAY ST, CANOGA PARK, CA 91303-1104



CoreLogic
 RealQuest Professional

Owner Information

Owner Name: FOMEUKO MICHAEL N
 Mailing Address: 22113 CANTLAY ST, CANOGA PARK CA 91303-1104 C003
 Vesting Codes: //

Location Information

| | | | |
|-----------------------|----------------------|-----------------------|--------------|
| Legal Description: | TRACT # 8197 LOT 231 | APN: | 2023-010-015 |
| County: | LOS ANGELES, CA | Alternate APN: | |
| Census Tract / Block: | 1343.03 / 2 | Subdivision: | 8197 |
| Township-Range-Sect: | | Map Reference: | 12-B3 / |
| Legal Book/Page: | 94-89 | Tract #: | 8197 |
| Legal Lot: | 231 | School District: | LOS ANGELES |
| Legal Block: | | School District Name: | |
| Market Area: | CP | Munic/Township: | |
| Neighbor Code: | | | |

Owner Transfer Information

| | | | |
|----------------------|-------------------------|---------------------|-----------------|
| Recording/Sale Date: | 06/06/2001 / 06/06/2001 | Deed Type: | QUIT CLAIM DEED |
| Sale Price: | | 1st Mtg Document #: | |
| Document #: | 983019 | | |

Last Market Sale Information

| | | | |
|----------------------|-------------------------|-------------------------|------------------|
| Recording/Sale Date: | 08/01/2000 / 06/23/2000 | 1st Mtg Amount/Type: | \$115,150 / CONV |
| Sale Price: | \$145,000 | 1st Mtg Int. Rate/Type: | 11.37 / ADJ |
| Sale Type: | FULL | 1st Mtg Document #: | 1195642 |
| Document #: | 1195641 | 2nd Mtg Amount/Type: | / |
| Deed Type: | GRANT DEED | 2nd Mtg Int. Rate/Type: | / |
| Transfer Document #: | | Price Per SqFt: | \$58.75 |
| New Construction: | | Multi/Split Sale: | |
| Title Company: | HERKS TITLE AGCY | | |
| Lender: | FIRST FRANKLIN FIN'L | | |
| Seller Name: | TRAN CHARLES C;DIANA L | | |

Prior Sale Information

| | | | |
|----------------------|----------------------|--------------------------|--------------------------|
| Prior Rec/Sale Date: | 08/16/1985 / 07/1985 | Prior Lender: | |
| Prior Sale Price: | \$80,000 | Prior 1st Mtg Amt/Type: | \$72,000 / PRIVATE PARTY |
| Prior Doc Number: | 949165 | Prior 1st Mtg Rate/Type: | / |
| Prior Deed Type: | GRANT DEED | | |

Property Characteristics

| | | | | | |
|-------------------|-------------|--------------------|---------------------|----------------|----------------|
| Gross Area: | | Parking Type: | DETACHED GARAGE | Construction: | FRAME |
| Living Area: | 2,468 | Garage Area: | | Heat Type: | CENTRAL |
| Tot Adj Area: | | Garage Capacity: | 1 | Exterior wall: | SHINGLE SIDING |
| Above Grade: | | Parking Spaces: | 1 | Porch Type: | |
| Total Rooms: | 5 | Basement Area: | | Patio Type: | COVERED PATIO |
| Bedrooms: | 5 | Finish Bsmnt Area: | | Pool: | |
| Bath(F/H): | 4 / | Basement Type: | | Air Cond: | CENTRAL |
| Year Built / Eff: | 1948 / 1965 | Roof Type: | | Style: | CONVENTIONAL |
| Fireplace: | Y / 1 | Foundation: | SLAB | Quality: | |
| # of Stories: | 1.00 | Roof Material: | COMPOSITION SHINGLE | Condition: | GOOD |

Other Improvements: FENCE;ADDITION;FENCED YARD;SHED

Site Information

| | | | | | |
|-----------------|-------|------------------|----------|-------------|----------------------------|
| Zoning: | LAR1 | Acres: | 0.15 | County Use: | SINGLE FAMILY RESID (0100) |
| Lot Area: | 6,501 | Lot Width/Depth: | 50 x 130 | State Use: | |
| Land Use: | SFR | Res/Comm Units: | / | Water Type: | PUBLIC |
| Site Influence: | | | | Sewer Type: | TYPE UNKNOWN |

Tax Information

| | | | | | |
|----------------------|-----------|----------------|------|----------------|------------|
| Total Value: | \$306,418 | Assessed Year: | 2017 | Property Tax: | \$3,822.71 |
| Land Value: | \$142,812 | Improved %: | 53% | Tax Area: | 16 |
| Improvement Value: | \$163,606 | Tax Year: | 2016 | Tax Exemption: | |
| Total Taxable Value: | \$306,418 | | | | |

Comparable Summary

For Property Located At



CoreLogic

RealQuest Professional

22113 CANTLAY ST, CANOGA PARK, CA 91303-1104**2 Comparable(s) found.** (Click on the address to view more property information)[View Report](#)[Configure Display Fields](#)[Modify Comparable Search Criteria](#)**Summary Statistics For Selected Properties: 2**

| | Subject Property | Low | High | Average |
|-----------------------|-------------------------|------------|-------------|----------------|
| Sale Price | \$145,000 | \$600,000 | \$680,000 | \$640,000 |
| Bldg/Living Area | 2,468 | 2,127 | 2,260 | 2,194 |
| Price/Sqft | \$58.75 | \$265.49 | \$319.70 | \$292.60 |
| Year Built | 1948 | 1970 | 1991 | 1980 |
| Lot Area | 6,501 | 6,550 | 6,750 | 6,650 |
| Bedrooms | 5 | 4 | 4 | 4 |
| Bathrooms/Restrooms | 4 | 2 | 3 | 2 |
| Stories | 1.00 | 0.00 | 0.00 | 0.00 |
| Total Value | \$306,418 | \$491,130 | \$621,332 | \$556,231 |
| Distance From Subject | 0.00 | 0.26 | 0.33 | 0.30 |

*= user supplied for search only

| <input checked="" type="checkbox"/> # F Address | Sale Price | Yr Blt | Bed | Baths/Restrooms(Full) | Last Recording | Bld/Liv | Lot Area | Dist |
|--|------------|--------|-----|-----------------------|----------------|---------|----------|------|
| Subject Property | | | | | | | | |
| 22113 CANTLAY ST | \$145,000 | 1948 | 5 | 4 | 08/01/2000 | 2,468 | 6,501 | 0.0 |
| Comparables | | | | | | | | |
| <input checked="" type="checkbox"/> 1 22149 RUNNYMEDE ST | \$600,000 | 1991 | 4 | 3 | 05/19/2017 | 2,260 | 6,750 | 0.26 |
| <input checked="" type="checkbox"/> 2 7256 SHOUP AVE | \$680,000 | 1970 | 4 | 2 | 02/22/2017 | 2,127 | 6,550 | 0.33 |

RealQuest Professional

22113 CANTLAY ST, CANOGA PARK, CA 91303-1104

Report Date: 09/18/2017

| | Subject | Low | High | Average |
|-----------------------|-----------|-----------|-----------|-----------|
| Sale Price | \$145,000 | \$600,000 | \$680,000 | \$640,000 |
| Bldg/Living Area | 2,468 | 2,127 | 2,260 | 2,194 |
| Price/Sqft | \$58.75 | \$265.49 | \$319.70 | \$292.60 |
| Year Built | 1948 | 1970 | 1991 | 1980 |
| Lot Area | 6,501 | 6,550 | 6,750 | 6,650 |
| Bedrooms | 5 | 4 | 4 | 4 |
| Bathrooms/Restrooms | 4 | 2 | 3 | 2 |
| Stories | 1.00 | 0.00 | 0.00 | 0.00 |
| Total Value | \$306,418 | \$491,130 | \$621,332 | \$556,231 |
| Distance From Subject | 0.00 | 0.26 | 0.33 | 0.30 |

| | | | |
|---|-----------------------------|------------------------------------|--|
| Comp #:1 | | Distance From Subject:0.26 (miles) | |
| Address: 22149 RUNNYMEDE ST, CANOGA PARK, CA 91303-1113 | | | |
| Owner Name: KAZIM RAJABI M/FATA MOHAMMAD I | | | |
| Seller Name: AGUSTAV ELLAN | | | |
| APN: 2023-014-026 | Map Reference: 12-B3 / | Living Area: 2,260 | |
| County: LOS ANGELES, CA | Census Tract: 1343.03 | Total Rooms: | |
| Subdivision: 8197 | Zoning: LAR1 | Bedrooms: 4 | |
| Rec Date: 05/19/2017 | Prior Rec Date: 12/04/2014 | Bath(F/H): 3 / | |
| Sale Date: 02/27/2017 | Prior Sale Date: 11/26/2014 | Yr Built/Eff: 1991 / 1991 | |
| Sale Price: \$600,000 | Prior Sale Price: \$400,000 | Air Cond: CENTRAL | |
| Sale Type: FULL | Prior Sale Type: FULL | Style: | |
| Document #: 559793 | Acres: 0.15 | Fireplace: / | |
| 1st Mtg Amt: \$549,450 | Lot Area: 6,750 | Pool: | |
| Total Value: \$621,332 | # of Stories: | Roof Mat: | |
| Land Use: SFR | Park Area/Cap#: / | Parking: | |

| | | | | | |
|--------------|--|-------------------|----------------|------------------------------------|--------------------|
| Comp #2 | | | For Sale | Distance From Subject:0.33 (miles) | |
| Address: | 7256 SHOUP AVE, WEST HILLS, CA 91307-1734 | | | | |
| Owner Name: | MEYERING RYAN & ALICE | | | | |
| Seller Name: | CHAVIS TRUST | | | | |
| APN: | 2023-028-043 | Map Reference: | / | Living Area: | 2,127 |
| County: | LOS ANGELES, CA | Census Tract: | 1343.03 | Total Rooms: | |
| Subdivision: | PARCEL MAP 1608 | Zoning: | LARS | Bedrooms: | 4 |
| Rec Date: | 02/22/2017 | Prior Rec Date: | | Bath(F/H): | 2 / |
| Sale Date: | 01/30/2017 | Prior Sale Date: | | Yr Built/Eff: | 1970 / 1970 |
| Sale Price: | \$680,000 | Prior Sale Price: | | Air Cond: | CENTRAL |
| Sale Type: | FULL | Prior Sale Type: | | Style: | |
| Document #: | 210570 | Acres: | 0.15 | Fireplace: | / |
| 1st Mtg Amt: | \$437,525 | Lot Area: | 6,550 | Pool: | |
| Total Value: | \$491,130 | # of Stories: | | Roof Mat: | |
| Land Use: | SFR | Park Area/Cap#: | / | Parking: | |

EXHIBIT D

ASSIGNED INSPECTOR: RONALD PACHECO

Date: September 20, 2017

JOB ADDRESS: 22113 WEST CANTLAY STREET, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 2023-010-015

CASE#: 710315

ORDER NO: A-3985177

EFFECTIVE DATE OF ORDER TO COMPLY: February 12, 2016

COMPLIANCE EXPECTED DATE: March 13, 2016

DATE COMPLIANCE OBTAINED: May 25, 2017

.....

LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3985177

1060930201619079

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
PRESIDENT

E. FELICIA BRANNON
VICE-PRESIDENT

JOSELYN GEAGA-ROSENTHAL
GEORGE HOVAGUIMIAN

JAVIER NUNEZ

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

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

RAYMOND S. CHAN, C.E., S.E.
GENERAL MANAGER

FRANK BUSH
EXECUTIVE OFFICER

ORDER TO COMPLY AND NOTICE OF FEE

FOMEUKO, MICHAEL N
22113 CANTLAY ST
CANOGA PARK, CA 91303

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

CASE #: 710315
ORDER #: A-3985177
EFFECTIVE DATE: February 12, 2016
COMPLIANCE DATE: March 13, 2016

FEB 08 2016

OWNER OF

SITE ADDRESS: 22113 W CANTLAY ST

ASSESSORS PARCEL NO.: 2023-010-015

ZONE: R1; One-Family Zone

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

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. Parking in the required front yard in a residential zone.

You are therefore ordered to: Discontinue the parking of vehicles in the required front yard of the residential zone

Code Section(s) in Violation: 12.21A.1(a), 12.21A.6(a), and 12.21C.1(g) of the L.A.M.C.

Comments: (2) vehicles parked in the required front yard and (1) under repair.

2. Conducting auto repair in a residential zone.

You are therefore ordered to: Discontinue the auto repair being conducted in a residential zone

Code Section(s) in Violation: 12.21A.1.(a) and 12.21A.8.(a) of the L.A.M.C.

Location: Required front yard.

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:

2015 03 03

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)374-9864. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector:

Date: February 03, 2016

ROBERT GOLD
14410 SYLVAN STREET SUITE 105
VAN NUYS, CA 91401
(818)374-9864
robert.gold@lacity.org


REVIEWED BY