

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

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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  
SUPERINTENDENT OF BUILDING

OSAMA YOUNAN, P.E.  
EXECUTIVE OFFICER

February 17, 2020

Council District: # 3

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

JOB ADDRESS: **7271 NORTH HATILLO AVENUE, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **2115-010-031**  
Re: Invoice #732482-4

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: **7271 North Hatillo Avenue, Los Angeles, California**, (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

Pursuant to Section 98.0421, the property owner was issued an order on August 28, 2017, to pay a code violation inspection fee after violations were identified and verified upon inspection. The code violation inspection fees imposed by 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	38.00
<b>Grand Total</b>	<b>\$ 1,284.56</b>

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 **\$1,284.56** 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 **\$1,284.56** 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

Lien confirmed by  
City Council on:

ATTEST: HOLLY L. WOLCOTT, CITY CLERK

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



5711 W. SLAUSON AVE., SUITE 170  
CULVER CITY, CA 90230  
Phone 310-649-2020 310-649-0030 Fax

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***Property Title Report***

***Work Order No. T16427***  
***Dated as of: 12/27/2019***

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

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***SCHEDULE A***

***(Reported Property Information)***

***APN #: 2115-010-031***

***Property Address: 7271 N HATILLO AVE      City: Los Angeles      County: Los Angeles***

***VESTING INFORMATION***

***Type of Document: GRANT DEED***

***Grantee : JOSE FRANCISCO ARTAVIA JR***

***Grantor : GUISELLA ARTAVIA***

***Deed Date : 10/26/2007***

***Recorded : 11/13/2007***

***Instr No. : 07-2534238***

***MAILING ADDRESS: JOSE FRANCISCO ARTAVIA JR***  
***7271 HATILLO AVE WINNETKA CA 91306***

***SCHEDULE B***

***LEGAL DESCRIPTION***

***Lot: 59 Tract No: 20093 Abbreviated Description: LOT:59 TR#:20093 TRACT # 20093 LOT 59***

***MORTGAGES/LIENS***

***Type of Document: ASSIGNMENT OF DEED OF TRUST***

***Recording Date: 03/30/2011***

***Document #: 11-0470675***

***Loan Amount: \$436,000***

***Lender Name: WMC MORTGAGE CORP***

***Borrowers Name: GUISELLA ARTAVIA***

***MAILING ADDRESS: CHASE HOME FINANCE, LLC***  
***780 DELTA DRIVE MONROE, LA 71203***

This page is part of your document - DO NOT DISCARD

20072534238

Pages  
0002



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

Fees	\$14 00
Taxes	\$0 00
Other	\$6 00
<hr/> Paid	<hr/> \$20 00

11/13/07 AT 01 10PM

0001370389

200711130930054

Counter

TITLE(S) : DEED



L E A D   S H E E T

Assessor's Identification Number (AIN)

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

Number of AIN's Shown

2

11/13/07



20072534238

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO:

Jose Francisco Artavia, Jr.  
7271 Hatillo Avenue  
Winnetka, CA 91306

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

APN 2115-010-031

### GRANT DEED

This is a bonafide Gift and the Grantor received nothing in return. R & T 11911  
THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT CITY AND COUNTY DOCUMENTARY TRANSFER TAX IS \$0.00\*\*\*

XX computed on full value of property conveyed, or  
       computed on full value less liens or encumbrances remaining at the time of sale  
unincorporated area                      City of LANCASTER, and

FOR A VALUABLE CONSIDERATION receipt of which is hereby acknowledged

Guisella Artavia, a single woman  
hereby GRANTS TO JOSE FRANCISCO ARTAVIA JR. A SINGLE MAN  
the following described real property in the City of Los Angeles, County of Los Angeles, State of California

Lot 59 of Tract No. 20093, in the city and County of Los Angeles as per map recorded in book 588, Pages 93 and 94 of Maps, in the office of  
the county recorder of said County.

Known as 7271 Hatillo Avenue, Winnetka Area, California

Guisella Artavia

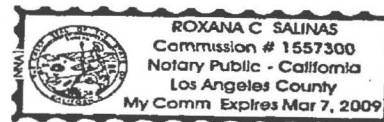
Document Date October 26, 2007

STATE OF CALIFORNIA )  
COUNTY OF Los Angeles )

On 11-8-2007 before me ROXANA C SALINAS (NOTARY PUBLIC)  
personally appeared Guisella Artavia 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



MAIL TAX STATEMENTS TO SAME AS ABOVE or Address Noted Below

990 Vision Form GD

This page is part of your document - DO NOT DISCARD



20110470675



Pages:  
0002

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

03/30/11 AT 08:00AM

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



LEADSHEET



201103300280003

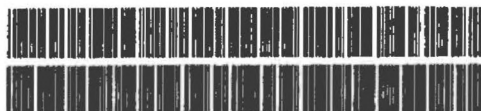
00003961307



003237964

SEQ:  
25

DAR - Title Company (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

129

RECORDING REQUESTED BY  
FIRST AMERICAN TITLE COMPANY  
AS AN ACCOMMODATION ONLY  
Requested and Prepared by:  
Chase Home Finance, LLC

When recorded mail to:  
Chase Home Finance, LLC  
Retrieval & Reinstatement Department  
780 Delta Drive  
Monroe, LA 71203



5291141  
Loan No : XXXXXX8197  
APN: 2115-010-031

### ASSIGNMENT OF DEED OF TRUST

For Value Received, the undersigned corporation hereby grants, assigns, and transfers to.

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR MASTR ASSET BACKED  
SECURITIES TRUST 2006-WMC3, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES  
2006-WMC3

All beneficial interest under that certain Deed of Trust dated: May 5, 2006 executed by GUISELLA  
ARTAVIA, as trustor(s), to Westwood Associates, a California Corporation, as trustee, and recorded as  
instrument No. 06 1052740, on May 12, 2006, in Book , Page of Official Records, in the office of the  
County Recorder of Los Angeles, California together with the Promissory Note secured by said Deed of  
Trust and also all rights accrued or to accrue under said Deed of Trust

Date: 3/18/2011

U.S. Bank National Association, as Trustee for  
MASTR Asset Backed Securities Trust UBS 2006-  
WMC3 by Chase Home Finance, LLC, as Attorney  
In Fact

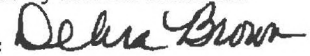
  
Wendy Chapman, Vice President

State of South Carolina } SS  
County of Florence }

On 3/18/2011, before me, Debra Brown, Notary Public, personally appeared  
Wanda Chapman, who 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.

I certify under penalty of perjury under the laws of the State of South Carolina that the foregoing paragraph  
is true and correct.

WITNESS my hand and official seal

Signature  (seal)

DEBRA BROWN  
Notary Public, State of South Carolina  
My Commission Expires 09-07-2016

# EXHIBIT B

ASSIGNED INSPECTOR: **EMIL ALEXANDRIAN**

Date: **February 17, 2020**

JOB ADDRESS: **7271 NORTH HATILLO AVENUE, LOS ANGELES, CA**

ASSESSOR PARCEL NO. (APN): **2115-010-031**

Last Full Title: **12/27/2019**

Last Update to Title:

.....

## LIST OF OWNERS AND INTERESTED PARTIES

1) JOSE FRANCISCO ARTAVIA JR  
7271 HATILLO AVE  
WINNETKA, CA 91306

CAPACITY: OWNER

2) CHASE HOME FINANCE LLC  
780 DELTA DRIVE  
MONROE, LA 71203

CAPACITY: INTERESTED PARTY

# EXHIBIT C

## Property Detail Report

For Property Located At :  
7271 HATILLO AVE, WINNETKA, CA 91306-3010



**Owner Information**

Owner Name: **ARTAVIA JOSE F JR**  
 Mailing Address: **7271 HATILLO AVE, WINNETKA CA 91306-3010 C007 (No Mail)**  
 Vesting Codes: **SM / /**

**Location Information**

Legal Description:	<b>TRACT # 20093 LOT 59</b>		
County:	<b>LOS ANGELES, CA</b>	APN:	<b>2115-010-031</b>
Census Tract / Block:	<b>1347.20 / 1</b>	Alternate APN:	
Township-Range-Sect:		Subdivision:	<b>20093</b>
Legal Book/Page:	<b>588-93</b>	Map Reference:	<b>12-F3 /</b>
Legal Lot:	<b>59</b>	Tract #:	<b>20093</b>
Legal Block:		School District:	<b>LOS ANGELES</b>
Market Area:	<b>WIN</b>	School District Name:	<b>LOS ANGELES</b>
Neighbor Code:		Munic/Township:	

**Owner Transfer Information**

Recording/Sale Date:	<b>11/13/2007 / 10/26/2007</b>	Deed Type:	<b>GIFT DEED</b>
Sale Price:		1st Mtg Document #:	
Document #:	<b>2534238</b>		

**Last Market Sale Information**

Recording/Sale Date:	<b>05/12/2006 / 04/04/2006</b>	1st Mtg Amount/Type:	<b>\$436,000 / CONV</b>
Sale Price:	<b>\$545,000</b>	1st Mtg Int. Rate/Type:	<b>7.35 / ADJ</b>
Sale Type:	<b>FULL</b>	1st Mtg Document #:	<b>1052740</b>
Document #:	<b>1052739</b>	2nd Mtg Amount/Type:	<b>\$109,000 / CONV</b>
Deed Type:	<b>GRANT DEED</b>	2nd Mtg Int. Rate/Type:	<b>/</b>
Transfer Document #:		Price Per SqFt:	<b>\$411.63</b>
New Construction:		Multi/Split Sale:	
Title Company:	<b>FIDELITY TITLE</b>		
Lender:	<b>WMC MTG CORP</b>		
Seller Name:	<b>TELLER RONALD C</b>		

**Prior Sale Information**

Prior Rec/Sale Date:	<b>11/23/1993 /</b>	Prior Lender:	<b>COLONIAL BK</b>
Prior Sale Price:	<b>\$145,000</b>	Prior 1st Mtg Amt/Type:	<b>\$85,000 / CONV</b>
Prior Doc Number:	<b>2300891</b>	Prior 1st Mtg Rate/Type:	<b>/ FIXED RATE LOAN</b>
Prior Deed Type:	<b>GRANT DEED</b>		

**Property Characteristics**

Gross Area:		Parking Type:	<b>PARKING AVAIL</b>	Construction:	
Living Area:	<b>1,324</b>	Garage Area:		Heat Type:	<b>CENTRAL</b>
Tot Adj Area:		Garage Capacity:		Exterior wall:	<b>STUCCO</b>
Above Grade:		Parking Spaces:	<b>2</b>	Porch Type:	
Total Rooms:	<b>5</b>	Basement Area:		Patio Type:	<b>COVERED PATIO</b>
Bedrooms:	<b>3</b>	Finish Bsmnt Area:		Pool:	
Bath(F/H):	<b>3 /</b>	Basement Type:		Air Cond:	<b>CENTRAL</b>
Year Built / Eff:	<b>1956 / 1956</b>	Roof Type:		Style:	<b>CONVENTIONAL</b>
Fireplace:	<b>Y / 1</b>	Foundation:	<b>RAISED</b>	Quality:	<b>AVERAGE</b>
# of Stories:	<b>1</b>	Roof Material:	<b>WOOD SHAKE</b>	Condition:	<b>AVERAGE</b>
Other Improvements:	<b>FENCE;FENCED YARD Building Permit</b>				

**Site Information**

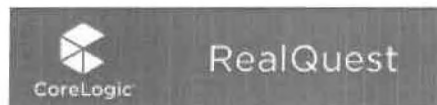
Zoning:	<b>LAR1</b>	Acres:	<b>0.20</b>	County Use:	<b>SINGLE FAMILY RESID (0100)</b>
Lot Area:	<b>8,598</b>	Lot Width/Depth:	<b>58 x 104</b>	State Use:	
Land Use:	<b>SFR</b>	Res/Comm Units:	<b>1 /</b>	Water Type:	
Site Influence:	<b>CUL-DE-SAC</b>			Sewer Type:	<b>TYPE UNKNOWN</b>

**Tax Information**

Total Value:	<b>\$595,000</b>	Assessed Year:	<b>2019</b>	Property Tax:	<b>\$7,276.52</b>
Land Value:	<b>\$440,000</b>	Improved %:	<b>26%</b>	Tax Area:	<b>16</b>
Improvement Value:	<b>\$155,000</b>	Tax Year:	<b>2018</b>	Tax Exemption:	
Total Taxable Value:	<b>\$595,000</b>				

**Comparable Sales Report**

For Property Located At

**7271 HATILLO AVE, WINNETKA, CA 91306-3010****6 Comparable(s) Selected.**

Report Date: 02/21/2020

**Search Criteria:**

Maximum Number Of Comparables On Report	6
Sort Method	Distance From Subject (ascending)
Distance From Subject(miles)	0.5
Months Back	62
Living Area Difference (%)	15
Land Use	SFR

**Summary Statistics:**

	Subject	Low	High	Average
Sale Price	\$545,000	\$385,000	\$610,000	\$522,667
Bldg/Living Area	1,324	1,324	1,478	1,356
Price/Sqft	\$411.63	\$287.31	\$459.34	\$385.58
Year Built	1956	1956	1956	1956
Lot Area	8,598	6,974	7,141	7,066
Bedrooms	3	3	4	3
Bathrooms/Restrooms	3	2	3	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$595,000	\$453,458	\$622,200	\$544,498
Distance From Subject	0.00	0.01	0.06	0.03

\*= user supplied for search only

Comp #:1

Distance From Subject:0.01 (miles)

Address: 7274 HATILLO AVE, WINNETKA, CA 91306-3011

Owner Name: SAMANI DAVID D/SAMANI WAN T

Seiler Name: SIVLEY CYNTHIA A

APN: 2115-010-030

Map Reference: 12-F3 /

Living Area: 1,478

County: LOS ANGELES, CA

Census Tract: 1347.20

Total Rooms: 6

Subdivision: 20093

Zoning: LAR1

Bedrooms: 4

Rec Date: 10/17/2018

Prior Rec Date: 01/30/1967

Bath(F/H): 3 /

Sale Date: 09/24/2018

Prior Sale Date:

Yr Built/Eff: 1956 / 1957

Sale Price: \$559,500

Prior Sale Price: \$25,000

Air Cond:

Sale Type: FULL

Prior Sale Type: FULL

Style: CONVENTIONAL

Document #: 1056081

Acres: 0.16

Fireplace: Y / 1

1st Mtg Amt: \$409,500

Lot Area: 7,135

Pool:

Total Value: \$559,500

# of Stories: 1

Roof Mat: WOOD SHAKE

Land Use: SFR

Park Area/Cap#: /

Parking: PARKING AVAIL

Comp #:	2	Distance From Subject:0.02 (miles)
Address:	7314 MADORA AVE, WINNETKA, CA 91306-3029	
Owner Name:	CHHAY KUNTHEA	

<b>Seller Name: VARTANIAN G FAMILY TRUST</b>			
<b>APN:</b>	<b>2115-010-007</b>	<b>Map Reference:</b>	<b>12-F3 /</b>
<b>County:</b>	<b>LOS ANGELES, CA</b>	<b>Census Tract:</b>	<b>1347.20</b>
<b>Subdivision:</b>	<b>20093</b>	<b>Zoning:</b>	<b>LAR1</b>
<b>Rec Date:</b>	<b>10/07/2015</b>	<b>Prior Rec Date:</b>	<b>05/17/1989</b>
<b>Sale Date:</b>	<b>08/31/2015</b>	<b>Prior Sale Date:</b>	<b>03/1989</b>
<b>Sale Price:</b>	<b>\$385,000</b>	<b>Prior Sale Price:</b>	<b>\$163,000</b>
<b>Sale Type:</b>	<b>FULL</b>	<b>Prior Sale Type:</b>	<b>FULL</b>
<b>Document #:</b>	<b>1240674</b>	<b>Acres:</b>	<b>0.16</b>
<b>1st Mtg Amt:</b>	<b>\$250,250</b>	<b>Lot Area:</b>	<b>7,141</b>
<b>Total Value:</b>	<b>\$453,458</b>	<b># of Stories:</b>	<b>1</b>
<b>Land Use:</b>	<b>SFR</b>	<b>Park Area/Cap#:</b>	<b>/</b>
		<b>Living Area:</b>	<b>1,340</b>
		<b>Total Rooms:</b>	<b>5</b>
		<b>Bedrooms:</b>	<b>3</b>
		<b>Bath(F/H):</b>	<b>2 /</b>
		<b>Yr Built/Eff:</b>	<b>1956 / 1956</b>
		<b>Air Cond:</b>	
		<b>Style:</b>	<b>CONVENTIONAL</b>
		<b>Fireplace:</b>	<b>Y / 1</b>
		<b>Pool:</b>	
		<b>Roof Mat:</b>	<b>WOOD SHAKE</b>
		<b>Parking:</b>	<b>PARKING AVAIL</b>

<b>Comp #:</b>	<b>3</b>	<b>Distance From Subject:</b>	<b>0.02 (miles)</b>
<b>Address:</b>	<b>19842 LEADWELL ST, WINNETKA, CA 91306-3025</b>		
<b>Owner Name:</b>	<b>LEE PAUL J/WON MONICA J</b>		
<b>Seller Name:</b>	<b>WINTER CRAIG</b>		
<b>APN:</b>	<b>2115-010-010</b>	<b>Map Reference:</b>	<b>12-F3 /</b>
<b>County:</b>	<b>LOS ANGELES, CA</b>	<b>Census Tract:</b>	<b>1347.20</b>
<b>Subdivision:</b>	<b>20093</b>	<b>Zoning:</b>	<b>LAR1</b>
<b>Rec Date:</b>	<b>12/14/2018</b>	<b>Prior Rec Date:</b>	<b>12/23/2004</b>
<b>Sale Date:</b>	<b>09/26/2018</b>	<b>Prior Sale Date:</b>	<b>11/17/2004</b>
<b>Sale Price:</b>	<b>\$562,000</b>	<b>Prior Sale Price:</b>	<b>\$436,000</b>
<b>Sale Type:</b>	<b>FULL</b>	<b>Prior Sale Type:</b>	<b>FULL</b>
<b>Document #:</b>	<b>1267015</b>	<b>Acres:</b>	<b>0.16</b>
<b>1st Mtg Amt:</b>	<b>\$504,000</b>	<b>Lot Area:</b>	<b>7,003</b>
<b>Total Value:</b>	<b>\$562,000</b>	<b># of Stories:</b>	<b>1</b>
<b>Land Use:</b>	<b>SFR</b>	<b>Park Area/Cap#:</b>	<b>/</b>
		<b>Living Area:</b>	<b>1,324</b>
		<b>Total Rooms:</b>	<b>5</b>
		<b>Bedrooms:</b>	<b>3</b>
		<b>Bath(F/H):</b>	<b>2 /</b>
		<b>Yr Built/Eff:</b>	<b>1956 / 1956</b>
		<b>Air Cond:</b>	<b>WALL</b>
		<b>Style:</b>	<b>CONVENTIONAL</b>
		<b>Fireplace:</b>	<b>Y / 1</b>
		<b>Pool:</b>	
		<b>Roof Mat:</b>	<b>WOOD SHAKE</b>
		<b>Parking:</b>	<b>ATTACHED GARAGE</b>

<b>Comp #:</b>	<b>4</b>	<b>Distance From Subject:</b>	<b>0.04 (miles)</b>
<b>Address:</b>	<b>7258 HATILLO AVE, WINNETKA, CA 91306-3011</b>		
<b>Owner Name:</b>	<b>KARNE &amp; VACHAGAN FAMILY TRUST</b>		
<b>Seller Name:</b>	<b>TRINITY FINL SVCS LLC</b>		
<b>APN:</b>	<b>2115-010-027</b>	<b>Map Reference:</b>	<b>12-F3 /</b>
<b>County:</b>	<b>LOS ANGELES, CA</b>	<b>Census Tract:</b>	<b>1347.20</b>
<b>Subdivision:</b>	<b>20093</b>	<b>Zoning:</b>	<b>LAR1</b>
<b>Rec Date:</b>	<b>01/26/2018</b>	<b>Prior Rec Date:</b>	<b>05/09/2006</b>
<b>Sale Date:</b>	<b>01/05/2018</b>	<b>Prior Sale Date:</b>	<b>11/01/2005</b>
<b>Sale Price:</b>	<b>\$610,000</b>	<b>Prior Sale Price:</b>	<b>\$559,000</b>
<b>Sale Type:</b>	<b>FULL</b>	<b>Prior Sale Type:</b>	<b>FULL</b>
<b>Document #:</b>	<b>86237</b>	<b>Acres:</b>	<b>0.16</b>
<b>1st Mtg Amt:</b>	<b>\$488,000</b>	<b>Lot Area:</b>	<b>6,974</b>
<b>Total Value:</b>	<b>\$622,200</b>	<b># of Stories:</b>	<b>1</b>
<b>Land Use:</b>	<b>SFR</b>	<b>Park Area/Cap#:</b>	<b>/</b>
		<b>Living Area:</b>	<b>1,328</b>
		<b>Total Rooms:</b>	<b>5</b>
		<b>Bedrooms:</b>	<b>3</b>
		<b>Bath(F/H):</b>	<b>3 /</b>
		<b>Yr Built/Eff:</b>	<b>1956 / 1956</b>
		<b>Air Cond:</b>	
		<b>Style:</b>	<b>CONVENTIONAL</b>
		<b>Fireplace:</b>	<b>Y / 1</b>
		<b>Pool:</b>	
		<b>Roof Mat:</b>	<b>WOOD SHAKE</b>
		<b>Parking:</b>	<b>PARKING AVAIL</b>

<b>Comp #:</b>	<b>5</b>	<b>Distance From Subject:</b>	<b>0.05 (miles)</b>
<b>Address:</b>	<b>7252 HATILLO AVE, WINNETKA, CA 91306-3011</b>		
<b>Owner Name:</b>	<b>BALAZKI GREGORY</b>		
<b>Seller Name:</b>	<b>DAFAQ INC</b>		
<b>APN:</b>	<b>2115-010-026</b>	<b>Map Reference:</b>	<b>12-F3 /</b>
<b>County:</b>	<b>LOS ANGELES, CA</b>	<b>Census Tract:</b>	<b>1347.20</b>
<b>Subdivision:</b>	<b>20093</b>	<b>Zoning:</b>	<b>LAR1</b>
<b>Rec Date:</b>	<b>07/21/2016</b>	<b>Prior Rec Date:</b>	<b>02/23/2016</b>
<b>Sale Date:</b>	<b>06/24/2016</b>	<b>Prior Sale Date:</b>	<b>02/02/2016</b>
<b>Sale Price:</b>	<b>\$580,000</b>	<b>Prior Sale Price:</b>	<b>\$388,000</b>
<b>Sale Type:</b>	<b>FULL</b>	<b>Prior Sale Type:</b>	<b>FULL</b>
<b>Document #:</b>	<b>854267</b>	<b>Acres:</b>	<b>0.16</b>
<b>1st Mtg Amt:</b>	<b>\$508,500</b>	<b>Lot Area:</b>	<b>7,014</b>
<b>Total Value:</b>	<b>\$603,431</b>	<b># of Stories:</b>	<b>1</b>
<b>Land Use:</b>	<b>SFR</b>	<b>Park Area/Cap#:</b>	<b>/</b>
		<b>Living Area:</b>	<b>1,340</b>
		<b>Total Rooms:</b>	<b>5</b>
		<b>Bedrooms:</b>	<b>3</b>
		<b>Bath(F/H):</b>	<b>2 /</b>
		<b>Yr Built/Eff:</b>	<b>1956 / 1958</b>
		<b>Air Cond:</b>	
		<b>Style:</b>	<b>CONVENTIONAL</b>
		<b>Fireplace:</b>	<b>Y / 1</b>
		<b>Pool:</b>	<b>POOL</b>
		<b>Roof Mat:</b>	<b>WOOD SHAKE</b>
		<b>Parking:</b>	<b>PARKING AVAIL</b>

Comp #:6

Distance From Subject:0.06 (miles)

Address:7301 MADORA AVE, WINNETKA, CA 91306-3028

Owner Name:WATKINS TAYLOR/WATKINS AMANDA

Seller Name:BHONGIR CHANDRASHEKHAR & LAKSHMI M

APN:2115-011-037

Map Reference:12-F3 /

Living Area:1,328

County:LOS ANGELES, CA

Census Tract:1347.20

Total Rooms:5

Subdivision:20093

Zoning:LAR1

Bedrooms:3

Rec Date:07/27/2015

Prior Rec Date:07/30/2003

Bath(F/H):3 /

Sale Date:06/16/2015

Prior Sale Date:06/02/2003

Yr Built/Eff:1956 / 1956

Sale Price:\$439,500

Prior Sale Price:\$280,000

Air Cond:EVAP COOLER

Sale Type:FULL

Prior Sale Type:FULL

Style:CONVENTIONAL

Document #:910598

Acres:0.16

Fireplace:Y / 1

1st Mtg Amt:\$340,000

Lot Area:7,132

Pool:

Total Value:\$466,400

# of Stories:1

Roof Mat:WOOD SHAKE

Land Use:SFR

Park Area/Cap#:/

Parking:PARKING AVAIL

# EXHIBIT D

ASSIGNED INSPECTOR: **EMIL ALEXANDRIAN**

Date: February 17, 2020

JOB ADDRESS: **7271 NORTH HATILLO AVENUE, LOS ANGELES, CA**

ASSESSOR PARCEL NO. (APN): **2115-010-031**

CASE NO.: **781233**

ORDER NO.: **A-4473070**

EFFECTIVE DATE OF ORDER TO COMPLY: **August 28, 2017**

COMPLIANCE EXPECTED DATE: **September 27, 2017**

DATE COMPLIANCE OBTAINED: **August 09, 2018**

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

### **VIOLATIONS:**

SEE ATTACHED ORDER # A- 4473070

1051115201745308

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

VAN AMBATIELOS  
PRESIDENT

E. FELICIA BRANNON  
VICE-PRESIDENT

JOSELYN GEAGA-ROSENTHAL

GEORGE HOVAGUIMIAN

JAVIER NUNEZ

CITY OF LOS ANGELES  
CALIFORNIA



ERIC GARCETTI  
MAYOR

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

FRANK M. BUSH  
GENERAL MANAGER

OSAMA YOUNAN, P.E.  
EXECUTIVE OFFICER

**SUBSTANDARD ORDER AND NOTICE OF FEE**

JOSE F ARTAVIA JR  
7271 HATILLO AVE  
WINNETKA, CA 91306

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

**AUG 21 2017**

To the address as shown on the  
last equalized assessment roll.  
Initiated by *[Signature]*

**CASE #: 781233**  
**ORDER #: A-4473070**  
**EFFECTIVE DATE: August 28, 2017**  
**COMPLIANCE DATE: September 27, 2017**

OWNER OF

SITE ADDRESS: 7271 N HATILLO AVE

ASSESSORS PARCEL NO.: 2115-010-031

ZONE: R1; One-Family Zone

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

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

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

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

As a result of an inspection of the property (Site Address) listed above, this office has determined the building(s) to be SUBSTANDARD as pursuant to the provisions of Division 89 of Article 1 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.). You are therefore ordered to secure all required permits and begin the necessary work to eliminate the following code violations within 30 days from the effective date of this order. All necessary work shall be completed within 90 days from the effective date of this order. If the necessary permits are not obtained or the required work is not physically commenced within 45 days from the effective date of this order, the Department of Building and Safety may order the owner to cause the building(s) to be vacated.

**VIOLATION(S):**

**1. The building or premises is Substandard due to 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.

Comments: Demolish and remove all construction work performed without the required permits and

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](http://www.ladbs.org)

restore the existing structure to its originally approved condition as a garage or submit plans, obtain the required permits and expose the work for proper inspections.

**2. The garage has been converted to habitable space without the required permits and approvals.**

You are therefore ordered to: Discontinue the use as a dwelling and restore the garage to its originally permitted use as a garage.

Code Section(s) in Violation: 12.21A.1.(a), 12.21A4(a), 12.21A4(m), 91.8902.14, 91.8105, 91.103.1 of the L.A.M.C.

Comments: Demolish and remove all construction work performed without the required permits and restore the existing structure to its originally approved condition as a garage or submit plans, obtain the required permits and expose the work for proper inspections.

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.

**INVESTIGATION FEE REQUIRED:**

Whenever any work has been commenced without authorization by a permit or application for inspection, and which violates provisions of Articles 1 through 8 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.) , and if no order has been issued by the department or a court of law requiring said work to proceed, a special investigation fee which shall be double the amount charged for an application for inspection, license or permit fee, but not less than \$400.00 , shall be collected on each permit, license or application for inspection. Section 98.0402 (a) L.A.M.C.

**APPEAL PROCEDURES:**

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

**NOTICE:**

Relocation assistance may be required if a tenant is evicted in order to comply with an order from a governmental agency. (LAMC 151.09.A.11 & 163.00 to 163.07) For information, call the Los Angeles Housing + Community Investment Department (HCIDLA) at (866) 557-RENT (7368) or go to: <http://hcidla.lacity.org>

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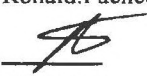
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If you have any questions or require any additional information please feel free to contact me at (818)374-9864.  
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector : 

Date: August 14, 2017

RONALD PACHECO  
14410 SYLVAN STREET SUITE 105  
VAN NUYS, CA 91401  
(818)374-9864  
Ronald.Pacheco@lacity.org

  
REVIEWED BY

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