

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

JAVIER NUNEZ
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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

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

JOHN WEIGHT
EXECUTIVE OFFICER

April 4, 2022

Council District: # 6

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

JOB ADDRESS: **10032 NORTH ARLETA AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2645-013-015**
Re: Invoice # 777142-8

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: **10032 North Arleta Avenue, Los Angeles, CA**, ("Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

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. The Department imposed non-compliance fee as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance fee	660.00
Late Charge/Collection fee (250%)	1,650.00
Accumulated Interest (1%/month)	237.87
Title Report fee	<u>30.00</u>
Grand Total	\$ <u>2,577.87</u>

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 **\$2,577.87** 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 the LADBS to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$2,577.87** 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, Resource Management Bureau

ATTEST: HOLLY WOLCOTT, CITY CLERK

Lien confirmed by
City Council on:

BY: _____
DEPUTY



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

Property Title Report

Work Order No. T16851
Dated as of: 08/20/2021

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 2645-013-015

Property Address: 10032 N ARLETA AVE **City:** Los Angeles **County:** Los Angeles

VESTING INFORMATION

Type of Document: INDIVIDUAL GRANT DEED

Grantee : JUAN DE JERONIMO

Grantor : JUAN DE JERONIMO, RAMOS FLORES CAHUANTZI, ARMANDO FLORES AND ELOY DE JERONIMO

Deed Date : 02/02/2004

Recorded : 03/16/2004

Instr No. : 04-0620910

MAILING ADDRESS: JUAN DE JERONIMO
10521 LOU DILLON AVE, LOS ANGELES, CA 90002

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 850,851 **Brief Description:** FORTHMANN TRACT S 8.33 FT OF LOT 850 AND ALL OF LOT 851

MORTGAGES/LIENS

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

This page is part of your document - DO NOT DISCARD

04 0620910

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
03/16/04 AT 08:00am

TITLE(S) : DEED



FEE

FEE \$ 39 SS 5

D.T.T

A. F. N. F. CODE 94

CODE
20

CODE
19

CODE
9

NOTICE FOR SENT-54

Assessor's Identification Number (AIN)

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

Number of AIN's Shown

2645-013-015

001

THIS FORM NOT TO BE DUPLICATED

3/16/04

INSTRUMENT TITLE COMPANY

RECORDING REQUESTED BY

Alliance Title

AND WHEN RECORDED MAIL TO

2

04 0620910

Mr Juan De Jeronimo
10032 Arleta Avenue
Pacoima, CA 91331

THIS SPACE FOR RECORDER'S USE ONLY

ESCROW NO 03309-KS

TITLE ORDER NO 186789-12

INDIVIDUAL GRANT DEED

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

THE UNDERSIGNED GRANTOR(S) DECLARE(S)
DOCUMENTARY TRANSFER TAX is \$NONE

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

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

2645-13-15

JUAN DE JERONIMO, a Single Man and RAMOS FLORES CAHUANTZI, a Single Man and ARMANDO FLORES, a Single Man and ELOY DE JERONIMO, a Single Man, all as Joint Tenants

hereby GRANT(s) to

JUAN DE JERONIMO, a Single Man

the real property in the City of Los Angeles, County of Los Angeles, State of California, described as Lot 295 in Tract No. 7134 as per Map recorded in Book 76, Pages 90 and 91 of Maps, in the Office of the County Recorder of Los Angeles County, California

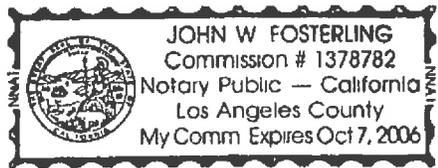
ALSO KNOWN AS 10032 Arleta Avenue, Pacoima, CA 91331
A P # 2645-13-15

THIS DEED IS EXECUTED IN FOUR PARTS AND TOGETHER CONSTITUTES ONE DOCUMENT

DATED February 2, 2004
 STATE OF CALIFORNIA
 COUNTY OF LOS ANGELES
 On 2-27-04
 before me, John W. Fosterling
 a Notary Public in and for said State, personally appeared
Armando Flores

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

Armando Flores
 ARMANDO FLORES



Signature John W. Fosterling

(This area for official notarial seal)

Mail tax statements to Mr Juan De Jeronimo, 10032 Arleta Avenue, Pacoima, CA 91331

186789-m

3/16/04

3

RECORDING REQUESTED BY
Alliance Title
AND WHEN RECORDED MAIL TO

Mr Juan De Jeronimo
10032 Arleta Avenue
Pacoima, CA 91331

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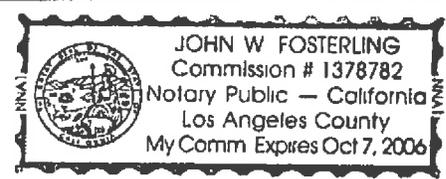
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A P # **2645-13-15**

THIS DEED IS EXECUTED IN FOUR PARTS AND TOGETHER CONSTITUTES ONE DOCUMENT

DATED February 2, 2004
STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
On 2-24-04
before me, John W. Fosterling
a Notary Public in and for said State, personally appeared
Ramos Flores Cahuantzi

[Signature]
RAMOS FLORES CAHUANTZI

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]

(This area for official notarial seal)

Mail tax statements to Mr Juan De Jeronimo, 10032 Arleta Avenue, Pacoima, CA 91331

04 0620910

3/16/04

4

RECORDING REQUESTED BY
Alliance Title
AND WHEN RECORDED MAIL TO

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10032 Arleta Avenue
Pacoima, CA 91331

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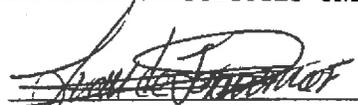
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A P # 2645-13-15

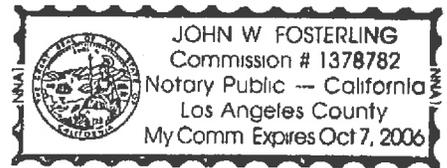
THIS DEED IS EXECUTED IN FOUR PARTS AND TOGETHER CONSTITUTES ONE DOCUMENT.

DATED February 2, 2004
 STATE OF CALIFORNIA
 COUNTY OF LOS ANGELES
 on 2-24-04
 before me, John W. Fosterling
 a Notary Public in and for said State, personally appeared
JUAN DE JERONIMO



 JUAN DE JERONIMO

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 John W. Fosterling

(This area for official notarial seal)

Mail tax statements to Mr Juan De Jeronimo, 10032 Arleta Avenue, Pacoima, CA 91331

04 0620910

3/16/04

5

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10032 Arleta Avenue
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Unincorporated area City of Los Angeles, **AND**

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**ALSO KNOWN AS 10032 Arleta Avenue, Pacoima, CA 91331
A P # 2645-13-15**

THIS DEED IS EXECUTED IN FOUR PARTS AND TOGETHER CONSTITUTES ONE DOCUMENT.

DATED February 2, 2004

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

On 2-23-04

before me, John W. Fosterling

a Notary Public in and for said State, personally appeared

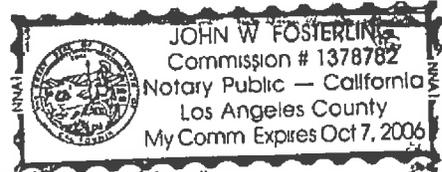
ELOY DE JERONIMO

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

Eloy De Jeronimo
ELOY DE JERONIMO

Signature

John W. Fosterling



(This area for official notarial seal)

Mail tax statements to Mr Juan De Jeronimo, 10032 Arleta Avenue, Pacoima, CA 91331

04 0620910

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

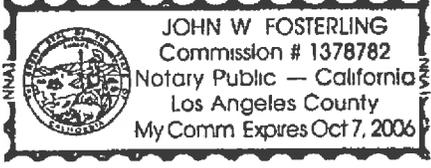
State of California }
County of LOS ANGELES } ss

On 2-27-04 before me, John W. Fosterling
Date Name and Title of Officer (e.g. "Jane Doe, Notary Public")

personally appeared Eloy De Jeronimo
Name(s) of Signer(s)

personally known to me
 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
John W. Fosterling
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document

Description of Attached Document

Title or Type of Document _____

Document Date _____ Number of Pages _____

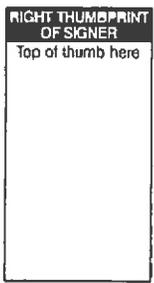
Signer(s) Other Than Named Above _____

Capacity(ies) Claimed by Signer

Signer's Name _____

- Individual
- Corporate Officer — Title(s) _____
- Partner — Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other _____

Signer Is Representing _____



04 0620910

EXHIBIT B

ASSIGNED INSPECTOR: **MICKEY YAMASHITA**

Date: **April 4, 2022**

JOB ADDRESS: **10032 NORTH ARLETA AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2645-013-015**

Last Full Title: **08/20/2021**

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1) JUAN DE JERONIMO
10032 LOU DILLION AVE
LOS ANGELES CA, 90002

CAPACITY: OWNER

EXHIBIT C**Property Detail Report**

For Property Located At :

10032 ARLETA AVE, ARLETA, CA 91331-4506



RealQuest

Owner Information

Owner Name: DE JERONIMO JUAN
 Mailing Address: 10032 ARLETA AVE, ARLETA CA 91331-4506 C033
 Vesting Codes: //

Location Information

Legal Description:	TRACT NO 7134 LOT 295	APN:	2645-013-015
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	1190.02 / 5	Subdivision:	7134
Township-Range-Sect:		Map Reference:	8-E3 /
Legal Book/Page:	76-90	Tract #:	7134
Legal Lot:	295	School District:	LOS ANGELES
Legal Block:		School District Name:	LOS ANGELES
Market Area:	ARL	Munic/Township:	06037LO003
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	03/16/2004 / 02/02/2004	Deed Type:	INDIVIDUAL GRANT DEED
Sale Price:		1st Mtg Document #:	620911
Document #:	620910		

Last Market Sale Information

Recording/Sale Date:	03/10/1993 /	1st Mtg Amount/Type:	\$137,196 / FHA
Sale Price:	\$138,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	/
Document #:	456138	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$151.65
New Construction:		Multi/Split Sale:	

Title Company:
 Lender: FUNDERS INC
 Seller Name: CERVANTES TOMAS E

Prior Sale Information

Prior Rec/Sale Date:	01/03/1990 / 10/1989	Prior Lender:	
Prior Sale Price:	\$135,000	Prior 1st Mtg Amt/Type:	\$121,500 / PRIVATE PARTY
Prior Doc Number:	10516	Prior 1st Mtg Rate/Type:	/ ADJUSTABLE INT RATE LOAN
Prior Deed Type:	GRANT DEED		

Property Characteristics

Gross Area:		Parking Type:	PARKING AVAIL	Construction:	
Living Area:	910	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:	
Bedrooms:	2	Finish Bsmnt Area:		Pool:	
Bath(F/H):	1 /	Basement Type:		Air Cond:	
Year Built / Eff:	1954 / 1954	Roof Type:		Style:	CONVENTIONAL
Fireplace:	/	Foundation:	SLAB	Quality:	
# of Stories:	1	Roof Material:	COMPOSITION SHINGLE	Condition:	

Other Improvements: FENCE Building Permit

Site Information

Zoning:	LAR1	Acres:	0.14	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	6,021	Lot Width/Depth:	50 x 120	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	
Site Influence:	CORNER			Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$346,289	Assessed Year:	2020	Property Tax:	\$4,447.01
Land Value:	\$187,416	Improved %:	46%	Tax Area:	13
Improvement Value:	\$158,873	Tax Year:	2020	Tax Exemption:	
Total Taxable Value:	\$346,289				

Comparable Sales Report

For Property Located At

**10032 ARLETA AVE, ARLETA, CA 91331-4506**

7 Comparable(s) Selected.

Report Date: 10/06/2021

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$138,000	\$394,000	\$675,000	\$566,643
Bldg/Living Area	910	828	1,040	931
Price/Sqft	\$151.65	\$445.70	\$671.30	\$608.42
Year Built	1954	1948	1964	1951
Lot Area	6,021	5,816	7,522	6,624
Bedrooms	2	1	3	2
Bathrooms/Restrooms	1	1	2	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$349,875	\$48,177	\$482,305	\$291,947
Distance From Subject	0.00	0.18	0.46	0.33

* = user supplied for search only

Comp #:1				Distance From Subject:0.18 (miles)
Address:	13852 PIERCE ST, ARLETA, CA 91331-4564			
Owner Name:	QUINTEROS RUDY/MAZARIEGO DANIA I			
Seller Name:	OSEGUEDA ADOLFO E			
APN:	2645-009-020	Map Reference:	8-F4 /	Living Area: 1,034
County:	LOS ANGELES, CA	Census Tract:	1190.02	Total Rooms: 4
Subdivision:	MACLAY	Zoning:	LAR1	Bedrooms: 3
Rec Date:	07/14/2021	Prior Rec Date:	11/15/2016	Bath(F/H): 2 /
Sale Date:	07/02/2021	Prior Sale Date:	10/25/2016	Yr Built/Eff: 1949 / 1968
Sale Price:	\$675,000	Prior Sale Price:	\$345,000	Air Cond:
Sale Type:	FULL	Prior Sale Type:	FULL	Style: CONVENTIONAL
Document #:	1090594	Acres:	0.17	Fireplace: /
1st Mtg Amt:	\$662,774	Lot Area:	7,522	Pool:
Total Value:	\$424,744	# of Stories:	1	Roof Mat: COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/	Parking: PARKING AVAIL

Comp #:2				Distance From Subject:0.24 (miles)
Address:	10117 SHARP AVE, ARLETA, CA 91331-4535			
Owner Name:	KESHISHSONBOL ARTOUR			
Seller Name:	CARDENAS LUISA			
APN:	2645-004-026	Map Reference:	8-F3 /	Living Area: 972
County:	LOS ANGELES, CA	Census Tract:	1190.02	Total Rooms: 5
Subdivision:	7134	Zoning:	LAR1	Bedrooms: 3
Rec Date:	03/30/2021	Prior Rec Date:	07/15/1977	Bath(F/H): 2 /
Sale Date:	03/09/2021	Prior Sale Date:		Yr Built/Eff: 1964 / 1964
Sale Price:	\$652,500	Prior Sale Price:	\$38,500	Air Cond: EVAP COOLER
Sale Type:	FULL	Prior Sale Type:	FULL	Style: CONVENTIONAL
Document #:	497688	Acres:	0.15	Fireplace: /
1st Mtg Amt:	\$499,163	Lot Area:	6,596	Pool:
Total Value:	\$260,017	# of Stories:	1	Roof Mat: COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/	Parking: DETACHED GARAGE

Comp #:3		Distance From Subject:0.27 (miles)	
Address: 10245 VENA AVE, ARLETA, CA 91331-4453			
Owner Name: FAJARDO ANA E			
Seller Name: RODRIGUEZ JOSE L			
APN:	2617-003-046	Map Reference:	8-E3 /
County:	LOS ANGELES, CA	Census Tract:	1192.02
Subdivision:	7134	Zoning:	LAR1
Rec Date:	04/23/2021	Prior Rec Date:	03/15/2019
Sale Date:	04/20/2021	Prior Sale Date:	03/11/2019
Sale Price:	\$394,000	Prior Sale Price:	\$265,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	649313	Acres:	0.13
1st Mtg Amt:	\$275,660	Lot Area:	5,816
Total Value:	\$482,305	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Parking:	PARKING AVAIL
		Living Area:	884
		Total Rooms:	4
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Built/Eff:	1951 / 1953
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	/
		Pool:	
		Roof Mat:	COMPOSITION SHINGLE

Comp #:4		Distance From Subject:0.31 (miles)	
Address: 9970 VENA AVE, ARLETA, CA 91331-4547			
Owner Name: MORENO JUSTIN/FLORES SAMANTHA			
Seller Name: SANDIFER FAMILY TRUST			
APN:	2645-006-005	Map Reference:	8-F4 /
County:	LOS ANGELES, CA	Census Tract:	1190.02
Subdivision:	11472	Zoning:	LAR1
Rec Date:	05/20/2021	Prior Rec Date:	
Sale Date:	03/17/2021	Prior Sale Date:	
Sale Price:	\$553,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	811675	Acres:	0.14
1st Mtg Amt:	\$536,410	Lot Area:	6,034
Total Value:	\$48,177	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Parking:	PARKING AVAIL
		Living Area:	886
		Total Rooms:	4
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Built/Eff:	1950 / 1950
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	/
		Pool:	
		Roof Mat:	COMPOSITION SHINGLE

Comp #:5		Distance From Subject:0.41 (miles)	
Address: 13675 TERRA BELLA ST, ARLETA, CA 91331-4673			
Owner Name: CAFIRMA MARIA E N			
Seller Name: FLORES GUALBERT S & VILMA L			
APN:	2645-008-028	Map Reference:	8-F4 /
County:	LOS ANGELES, CA	Census Tract:	1190.02
Subdivision:	18419	Zoning:	LAR1
Rec Date:	03/17/2021	Prior Rec Date:	08/12/2016
Sale Date:	03/05/2021	Prior Sale Date:	07/28/2016
Sale Price:	\$555,000	Prior Sale Price:	\$305,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	426663	Acres:	0.16
1st Mtg Amt:		Lot Area:	6,899
Total Value:	\$327,019	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Parking:	PARKING AVAIL
		Living Area:	828
		Total Rooms:	4
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Built/Eff:	1948 / 1948
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	/
		Pool:	
		Roof Mat:	COMPOSITION SHINGLE

Comp #:6		Distance From Subject:0.43 (miles)	
Address: 10326 BARTEE AVE, ARLETA, CA 91331-4418			
Owner Name: MONTES CLAUDIA/MONTES TUOM			
Seller Name: ROBLEDO JAIME			
APN:	2617-019-011	Map Reference:	8-E3 /
County:	LOS ANGELES, CA	Census Tract:	1192.02
Subdivision:	16197	Zoning:	LAR1
Rec Date:	04/28/2021	Prior Rec Date:	09/30/2003
Sale Date:	03/25/2021	Prior Sale Date:	07/03/2003
Sale Price:	\$597,000	Prior Sale Price:	\$220,000
Sale Type:	FULL	Prior Sale Type:	UNKNOWN
Document #:	672836	Acres:	0.14
1st Mtg Amt:	\$531,000	Lot Area:	6,002
Total Value:	\$297,634	# of Stories:	1
		Parking:	PARKING AVAIL
		Living Area:	1,040
		Total Rooms:	4
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Built/Eff:	1950 / 1955
		Air Cond:	WALL
		Style:	CONVENTIONAL
		Fireplace:	/
		Pool:	
		Roof Mat:	WOOD SHAKE

Land Use:	SFR	Park Area/Cap#:	/	Parking:	ATTACHED GARAGE
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Comp #:	7	Distance From Subject: 0.46 (miles)			
Address:	13591 GAGER ST, PACOIMA, CA 91331-3844				
Owner Name:	REQUA DOUG/REUQA KEN				
Seller Name:	ESTRADA RAQUEL				
APN:	2646-019-018	Map Reference:	8-F3 /	Living Area:	870
County:	LOS ANGELES, CA	Census Tract:	1044.03	Total Rooms:	3
Subdivision:	7158	Zoning:	LAR1	Bedrooms:	1
Rec Date:	05/07/2021	Prior Rec Date:	02/09/1989	Bath(F/H):	1 /
Sale Date:	04/09/2021	Prior Sale Date:	12/1988	Yr Built/Eff:	1951 / 1958
Sale Price:	\$540,000	Prior Sale Price:	\$108,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	734246	Acres:	0.17	Fireplace:	/
1st Mtg Amt:	\$342,000	Lot Area:	7,500	Pool:	
Total Value:	\$203,731	# of Stories:	1	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

EXHIBIT D

ASSIGNED INSPECTOR: MICKEY YAMASHITA
JOB ADDRESS: 10032 NORTH ARLETA AVENUE, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 2645-013-015

Date: April 4, 2022

CASE NO.: 836970
ORDER NO.: A-4897103

EFFECTIVE DATE OF ORDER TO COMPLY: January 02, 2019
COMPLIANCE EXPECTED DATE: February 01, 2019
DATE COMPLIANCE OBTAINED: No compliance to date

LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-4897103

1060311201973279

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATTELOS
PRESIDENT

E. FELICIA BRANNON
VICE-PRESIDENT

JOSELYN GEAGA-ROSENTHAL

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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

DE JERONIMO, JUAN
10032 ARLETA AVE
ARLETA, CA 91331

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

CASE #: 836970

ORDER #: A-4897103

EFFECTIVE DATE: January 02, 2019

COMPLIANCE DATE: February 01, 2019

DEC 21 2018

OWNER OF
SITE ADDRESS: 10032 N ARLETA AVE

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

ASSESSORS PARCEL NO.: 2645-013-015

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.

Location: 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. Unapproved occupancy or use of the garage as a bedroom.

You are therefore ordered to: Discontinue the unapproved occupancy or use of the garage as bedroom .

Code Section(s) in Violation: 91.104.2.5, 91.103.1, 12.26E and 12.21A.1.(a) of the L.A.M.C.

Location: garage

Comments: no kitchen nor bathroom in garage

3. 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.

Location: garage

4. The approximate 5' x 14 construction of an enclosed porch to the front of the single family dwelling and an approximate 13' x 4' addition(closet) to north end of the garage was/is constructed without the required permits and approvals.

You are therefore ordered to: 1) Demolish and remove all construction work performed without the required permit(s). 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: 91.8105, 91.106.1.1, 91.106.1.2, 91.108.4, 91.106.3.2, 91.103.1, 93.0104, 94.103.1.1, 95.112.1, 91.5R106.1.1, 91.5R106.1.2, 91.5R108.4, 91.5R106.3.2, 91.5R103.1, 12.21A.1.(a) of the L.A.M.C.

Location: front of house & rear of garage

Comments: demo or obtain permits and inspection approvals

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.

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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>

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)374-9847.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector : Mickey Yamashita

Date: December 19, 2018

MICKEY YAMASHITA
14410 SYLVAN STREET SUITE 105
VAN NUYS, CA 91401
(818)374-9847
Mickey.Yamashita@lacity.org

[Signature]
REVIEWED BY

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