

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

JAVIER NUNEZ  
PRESIDENT

ELVIN W. MOON  
VICE PRESIDENT

JOSELYN GEAGA-ROSENTHAL  
LAUREL GILLETTE  
GEORGE HOVAGUIMIAN

CITY OF LOS ANGELES  
CALIFORNIA



ERIC GARCETTI  
MAYOR

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

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

JOHN WEIGHT  
EXECUTIVE OFFICER

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	30.00
<b>Grand Total</b>	<b>\$ 2,577.87</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 **\$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](mailto:latitle@in2-res.com)

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## ***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

NOTIFICATION SENT \$40

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

2

INSTRUMENT TITLE COMPANY

RECORDING REQUESTED BY

Alliance Title

AND WHEN RECORDED MAIL TO

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

[X] 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 [X] City of Los Angeles, AND

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

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

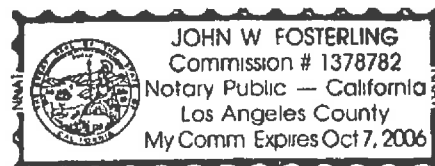
Armando Flores

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

Signature

John W. Fosterling

Armando Flores  
ARMANDO FLORES



(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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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

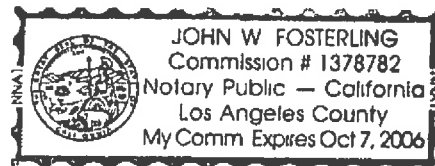
Ramos Flores Cahuantzi

*Ramos Flores Cahuantzi*  
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

*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

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Alliance Title  
AND WHEN RECORDED MAIL TO

Mr Juan De Jeronimo  
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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

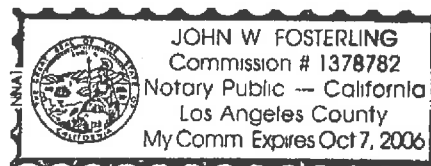
JUAN DE JERONIMO

JUAN DE JERONIMO

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**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

RECORDING REQUESTED BY  
Alliance Title  
AND WHEN RECORDED MAIL TO

5

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**

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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

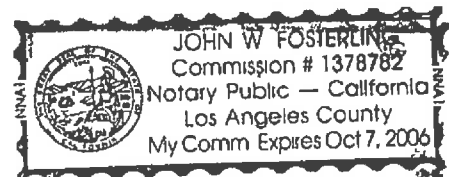
ELOY DE JERONIMO

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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

3/16/04

6

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

State of California

County of LOS ANGELES

} ss

On 2-27-04

Date

before me, John W. Fosterling

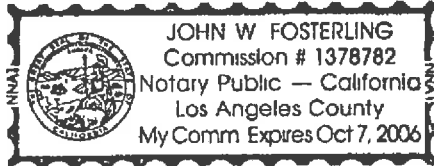
Name and Title of Officer (e.g. "Jane Doe, Notary Public")

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

  
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 \_\_\_\_\_

**RIGHT THUMBPRINT  
OF SIGNER**  
 Top of thumb here

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

**Comp #:2**

Distance From Subject:0.24 (miles)

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

Distance From Subject:0.27 (miles)

Comp #:	3		
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

Address:

9970 VENA AVE, ARLETA, CA 91331-4547

Owner Name:

MORENO JOSTIN/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#:

/

Distance From Subject:

0.31 (miles)

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

Parking:

PARKING AVAIL

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

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

# EXHIBIT D

ASSIGNED INSPECTOR: MICKEY YAMASHITA

Date: April 4, 2022

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

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

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

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

### VIOLATIONS:

SEE ATTACHED ORDER # A-4897103

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

VAN AMBATELOS  
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**

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.

DEC 21 2018

CASE #: 836970  
ORDER #: A-4897103  
EFFECTIVE DATE: January 02, 2019  
COMPLIANCE DATE: February 01, 2019

OWNER OF  
SITE ADDRESS: 10032 N ARLETA AVE

ASSESSORS PARCEL NO.: 2645-013-015

ZONE: R1; One-Family Zone

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

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

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

**NOTE: FAILURE TO PAY THE C.V.I.F. WITHIN 30 DAYS OF THE INVOICE DATE OF THE BILL NOTED ABOVE WILL RESULT IN A LATE CHARGE OF TWO (2) TIMES THE C.V.I.F. PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$1,176.00.**

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

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

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

**VIOLATION(S):**

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

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

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

Location: 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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www.ladbs.org

**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 aa 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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