

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
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GEORGE HOVAGUIMIAN
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CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

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

FRANK M. BUSH
GENERAL MANAGER

OSAMA YOUNAN, P.E.
EXECUTIVE OFFICER

July 20, 2017

Council District: # 3

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

JOB ADDRESS: **7440 NORTH CLAIRE AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2104-020-011**

On July 19, 2016, pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code, the Department of Building and Safety (the "Department") investigated and identified code violations at: **7440 North Claire 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 July 19, 2016, to pay a code violation inspection fee after violations were identified and verified upon inspection. The code violation inspection fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
System Development Surcharge late Fee	\$ 50.40
Late Charge/Collection Fee (250%)	840.00
Title Report Fee	42.00
Grand Total	\$ 932.40

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed a lien for a total sum of **\$932.40** recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "City Council") designate the time and place protest can be heard concerning this matter, as set forth in Sections 7.35.3 and 7.35.5 of the Los Angeles Administrative Code.

It is further requested that the City Council instruct the Department to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$932.40** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY


Steve Ongele
Chief, Resource Management Bureau

Lien confirmed by
City Council on:

ATTEST: HOLLY L. WOLCOTT, CITY CLERK

BY: _____
DEPUTY

EXHIBIT A



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

Property Title Report

Work Order No. T14266
Dated as of: 05/19/2017

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN#: 2104-020-011

Property Address: 7440 N CLAIRE AVE ✓ City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : RAMIRO J BANUELOS AND MARIA G SELF

Grantor : MARIA G SELF

Deed Date : 03/17/2005

Recorded : 03/25/2005

Instr No. : 05-0687828

MAILING ADDRESS: RAMIRO J BANUELOS AND MARIA G SELF
7440 CLAIRE AVE RESEDA CA 91335

SCHEDULE B

LEGAL DESCRIPTION

Lot: 5 Tract No: 9373 Abbreviated Description: LOT:5 CITY:REGION/CLUSTER:
02/02137 TR#:9373 TRACT # 9373 W 110 FT OF LOT 5 City/Muni/Twp:
REGION/CLUSTER: 02/02137

MORTGAGES/LIENS

Type of Document: CORPORATE ASSIGNMENT OF DEED OF TRUST

Recording Date: 11/13/2012

Document #: 12-1721638

Loan Amount: \$335,000

Lender Name: MIT LENDING

Borrowers Name: : RAMIRO J BANUELOS

MAILING ADDRESS: JPMORGAN CHASE BANK
C/O NTC 2100 ALT 19 NORTH PALM HARBOR, FL 34683

This page is part of your document - DO NOT DISCARD

05 0687828

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
03/25/05 AT 08:00am

TITLE(S) :

DEED



FEE



DTT

NOTIFICATION SENT-\$4

CODE
20

CODE
19

CODE
9

Assessor's Identification Number (AIN)

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

Number of AIN's Shown

2104-020-011

001

THIS FORM NOT TO BE DUPLICATED

INVESTORS TITLE COMPANY
RECORDING REQUESTED BY

3/25/05

05 0687828

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENT TO:

Name **RAMIRO J. BANUELOS**
MARIA G. SELF
Street
Address
City & State
Zip **7440 CLAIRES AVENUE, RESEDA, CA 91335**

Title Order No. **14051009-104** Escrow No. **9852-FT**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

T 355 Legal (2-94)

Grant Deed

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX IS \$ **0.00****

☐ unincorporated area ☒ City of **LOS ANGELES (RESEDA AREA)**

Parcel No. **2104-020-011**

☒ computed on full value of interest or property conveyed, or

☐ computed on full value less value of liens or encumbrances remaining at time of sale, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
MARIA G. SELF, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY;

hereby GRANT(S) to

RAMIRO J. BANUELOS AND MARIA G. SELF, HUSBAND AND WIFE AS JOINT TENANTS,

the following described real property in the **CITY OF LOS ANGELES (RESEDA AREA)**
county of **LOS ANGELES**, state of California:

THE WEST 110 FEET OF LOT 5 OF TRACT NO. 9373, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 151, PAGES 6 AND 7 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PROPERTY COMMONLY KNOWN AS: **7440 CLAIRES AVENUE, (RESEDA AREA), LOS ANGELES, CA 91335**

"THIS IS A BONA FIDE GIFT AND THE GRANTOR RECEIVED NOTHING IN RETURN, R & T 11911."

Dated **MARCH 17, 2005**

Maria G. Self
MARIA G. SELF

STATE OF CALIFORNIA }
COUNTY OF **Los Angeles** } S.S.

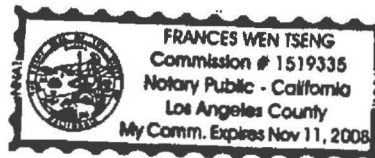
On **MARCH 17, 2005** before me,

The Undersigned
a Notary Public in and for said County and State, personally appeared
MARIA G. SELF

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



(This area for official notarial seal)

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE

Name

Street Address

City & State

This page is part of your document - DO NOT DISCARD



20121721638



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

11/13/12 AT 01:42PM

Pages:
0002

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



LEADSHEET



201211130900048

00006734906



004415208

SEQ:
01

ERDS - Daily



THIS FORM IS NOT TO BE DUPLICATED

[RECORDING REQUESTED BY]
NATIONWIDE TITLE CLEARING

[AND WHEN RECORDED MAIL TO]
JPMorgan Chase Bank, NA
C/O NTC 2100 Alt. 19 North
Palm Harbor, FL 34683

Loan #: 5303052590



CORPORATE ASSIGNMENT OF DEED OF TRUST

Contact JPMORGAN CHASE BANK, N.A. for this instrument 780 Kansas Lane, Suite A, Monroe, LA 71203, telephone # (866) 756-8747, which is responsible for receiving payments.

FOR GOOD AND VALUABLE CONSIDERATION, the sufficiency of which is hereby acknowledged, the undersigned, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR MIT LENDING, ITS SUCCESSORS AND ASSIGNS PO BOX 2026, FLINT, MI, 48501 by these presents does convey, grant, assign, transfer and set over the described Deed of Trust, without recourse, representation or warranty, together with all rights, title and interest secured thereby, all liens, and any rights due or to become due thereon to U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION AS TRUSTEE, AS SUCCESSOR BY MERGER TO LASALLE BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR WASHINGTON MUTUAL MORTGAGE PASS-THROUGH CERTIFICATES WMALT SERIES 2005-4 TRUST, WHOSE ADDRESS IS 700 KANSAS LANE, MC 8000, MONROE, LA 71203 (866)756-8747, ITS SUCCESSORS OR ASSIGNS, (ASSIGNEE).

Said Deed of Trust made by RAMIRO J. BANUELOS AND MARIA G. SELF and recorded on 03/25/2005 as Instrument # 05 0687829, in Book n/a, Page n/a in the office of the LOS ANGELES County Recorder, CA.

Property is commonly known as: 7440 CLAIRE AVENUE, LOS ANGELES (RESEDA AREA), CA 91335.

Dated on 10/30 /2012 (MM/DD/YYYY)

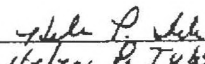
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR MIT LENDING, ITS SUCCESSORS AND ASSIGNS

By: 
Tanika Green
ASST. SECRETARY

ACKNOWLEDGEMENT

STATE OF LOUISIANA
PARISH OF ORACHITA

On 10/30 /2012 (MM/DD/YYYY), before me appeared Tanika Green, to me personally known, who did say that he/she/they is/are the ASST. SECRETARY of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR MIT LENDING, ITS SUCCESSORS AND ASSIGNS and that the instrument was signed on behalf of the corporation (or association), by authority from its board of directors, and that he/she/they acknowledged the instrument to be the free act and deed of the corporation (or association).


Helen P. Tubbs
Notary Public - State of LOUISIANA
Commission expires: Upon My Death

HELEN P. TUBBS, NOTARY PUBLIC
MOREHOUSE, LOUISIANA
LIFETIME COMMISSION
NOTARY ID # 40392

Document Prepared By: E.Lance/NTC, 2100 Alt. 19 North, Palm Harbor, FL 34683 (800)346-9152

JPCAS 18100509 -6 WAMU CJ4317195 MIN 100112065689586846 MERS PHONE 1-888-679-6377 T2612105514 [C]

FRMCA1



18100509

EXHIBIT B

ASSIGNED INSPECTOR: **ROBERT REESE**

Date: **July 20, 2017**

JOB ADDRESS: **7440 NORTH CLAIRE AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2104-020-011**

Last Full Title: **05/19/2017**

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1). RAMIRO J BANUELOS AND
MARIA G SELF
7440 CLAIRE AVE
RESEDA, CA 91335-2540

CAPACITY: OWNERS

- 2). JPMORGAN CHASE BANK
C/O NTC
2100 ALT 19 NORTH
PALM HARBOR, FL 34683

CAPACITY: INTERESTED PARTY

Property Detail Report

For Property Located At :
7440 CLAIRE AVE, RESEDA, CA 91335-2540



CoreLogic
 RealQuest Professional

Owner Information

Owner Name: **BANUELOS RAMIRO J**
 Mailing Address: **7440 CLAIRE AVE, RESEDA CA 91335-2540 C028**
 Vesting Codes: **HW / / JT**

Location Information

Legal Description:	TRACT # 9373 W 110 FT OF LOT 5	APN:	2104-020-011
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	1317.02 / 1	Subdivision:	9373
Township-Range-Sect:		Map Reference:	14-B3 /
Legal Book/Page:	151-6	Tract #:	9373
Legal Lot:	5	School District:	LOS ANGELES
Legal Block:		School District Name:	
Market Area:	RES	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	03/25/2005 / 03/17/2005	Deed Type:	GRANT DEED
Sale Price:		1st Mtg Document #:	687829
Document #:	687828		

Last Market Sale Information

Recording/Sale Date:	01/15/2004 / 01/08/2004	1st Mtg Amount/Type:	\$268,000 / CONV
Sale Price:	\$335,000	1st Mtg Int. Rate/Type:	6.00 / ADJ
Sale Type:	FULL	1st Mtg Document #:	104348
Document #:	104347	2nd Mtg Amount/Type:	\$50,250 / CONV
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/ FIXED
Transfer Document #:		Price Per SqFt:	\$292.32
New Construction:		Multi/Split Sale:	
Title Company:	FIRST SOUTHWESTERN TITLE		
Lender:	METROCITI MTG LLC		
Seller Name:	PAPPAS GEORGE & CELIA G		

Prior Sale Information

Prior Rec/Sale Date:	06/07/1989 / 05/1989	Prior Lender:	AMERICAN CTY MTG CORP
Prior Sale Price:	\$186,000	Prior 1st Mtg Amt/Type:	\$139,500 / CONV
Prior Doc Number:	920122	Prior 1st Mtg Rate/Type:	/ ADJ
Prior Deed Type:	GRANT DEED		

Property Characteristics

Gross Area:		Parking Type:	ATTACHED GARAGE	Construction:	FRAME
Living Area:	1,146	Garage Area:		Heat Type:	CENTRAL
Tot Adj Area:		Garage Capacity:	2	Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:	5	Basement Area:		Patio Type:	COVERED PATIO
Bedrooms:	3	Finish Bsmnt Area:		Pool:	
Bath(F/H):	1 /	Basement Type:		Air Cond:	
Year Built / Eff:	1955 / 1955	Roof Type:		Style:	CONVENTIONAL
Fireplace:	Y / 1	Foundation:	RAISED	Quality:	AVERAGE
# of Stories:	1.00	Roof Material:	COMPOSITION SHINGLE	Condition:	GOOD
Other Improvements:	FENCE				

Site Information

Zoning:	LAR1	Acres:	0.20	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	8,801	Lot Width/Depth:	80 x 110	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	PUBLIC
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$402,340	Assessed Year:	2016	Property Tax:	\$4,948.96
Land Value:	\$321,875	Improved %:	20%	Tax Area:	16
Improvement Value:	\$80,465	Tax Year:	2016	Tax Exemption:	
Total Taxable Value:	\$402,340				

Comparable Summary

For Property Located At



CoreLogic

RealQuest Professional

7440 CLAIRE AVE, RESEDA, CA 91335-2540**11 Comparable(s) found.** (Click on the address to view more property information)

► View Report

► Configure Display Fields

► Modify Comparable Search Criteria

Summary Statistics For Selected Properties: 11

	Subject Property	Low	High	Average
Sale Price	\$335,000	\$400,500	\$534,000	\$468,045
Bldg/Living Area	1,146	1,080	1,309	1,179
Price/Sqft	\$292.32	\$335.37	\$489.46	\$398.63
Year Built	1955	1939	1975	1954
Lot Area	8,801	5,252	10,833	7,508
Bedrooms	3	3	3	3
Bathrooms/Restrooms	1	1	2	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$402,340	\$61,876	\$472,000	\$298,872
Distance From Subject	0.00	0.08	0.47	0.29

*= user supplied for search only

<input checked="" type="checkbox"/>	#	F Address	Sale Price	Yr Blt	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
Subject Property										
		7440 CLAIRE AVE	\$335,000	1955	3	1	01/15/2004	1,146	8,801	0.0
Comparables										
<input checked="" type="checkbox"/>	1	7516 CLAIRE AVE	\$534,000	1950	3	2	03/10/2017	1,091	7,436	0.08
<input checked="" type="checkbox"/>	2	7417 BECKFORD AVE	\$425,000	1939	3	2	11/29/2016	1,230	10,833	0.11
<input checked="" type="checkbox"/>	3	7555 DONNA AVE	\$530,000	1975	3	2	06/01/2017	1,276	5,252	0.16
<input checked="" type="checkbox"/>	4	7512 WYSTONE AVE	\$505,000	1954	3	2	10/21/2016	1,220	7,562	0.2
<input checked="" type="checkbox"/>	5	18930 LEADWELL ST	\$515,000	1953	3	1	06/09/2017	1,122	6,298	0.28
<input checked="" type="checkbox"/>	6	18932 WYANDOTTE ST	\$439,000	1955	3	2	11/15/2016	1,309	5,991	0.31
<input checked="" type="checkbox"/>	7	7233 WILBUR AVE	\$430,000	1954	3	1	06/14/2017	1,080	5,412	0.37
<input checked="" type="checkbox"/>	8	19430 COHASSET ST	\$470,000	1959	3	2	05/15/2017	1,283	10,079	0.39
<input checked="" type="checkbox"/>	9	7704 AURA AVE	\$430,000	1952	3	1	11/29/2016	1,115	8,720	0.4
<input checked="" type="checkbox"/>	10	19429 LULL ST	\$400,500	1952	3	1	11/18/2016	1,133	7,501	0.46
<input checked="" type="checkbox"/>	11	19430 HATTON ST	\$470,000	1952	3	1	12/01/2016	1,112	7,499	0.47

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

7440 CLAIRE AVE, RESEDA, CA 91335-2540**11 Comparable(s) Selected.**

Report Date: 07/17/2017

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$335,000	\$400,500	\$534,000	\$468,045
Bldg/Living Area	1,146	1,080	1,309	1,179
Price/Sqft	\$292.32	\$335.37	\$489.46	\$398.63
Year Built	1955	1939	1975	1954
Lot Area	8,801	5,252	10,833	7,508
Bedrooms	3	3	3	3
Bathrooms/Restrooms	1	1	2	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$402,340	\$61,876	\$472,000	\$298,872
Distance From Subject	0.00	0.08	0.47	0.29

* = user supplied for search only

Comp #1

Distance From Subject: 0.08 (miles)

Address: **7516 CLAIRE AVE, RESEDA, CA 91335-2542**Owner Name: **VITASA TRICIA K & MARIA L**Seller Name: **EAMES 2009 FAMILY TRUST**APN: **2104-017-005**County: **LOS ANGELES, CA**Subdivision: **9373**Rec Date: **03/10/2017**Sale Date: **01/27/2017**Sale Price: **\$534,000**Sale Type: **FULL**Document #: **278309**1st Mtg Amt: **\$524,327**Total Value: **\$348,079**Land Use: **SFR**Map Reference: **14-B3 /**Census Tract: **1317.02**Zoning: **LAR1**Prior Rec Date: **07/22/2011**Prior Sale Date: **06/20/2011**Prior Sale Price: **\$335,000**Prior Sale Type: **FULL**Acres: **0.17**Lot Area: **7,436**# of Stories: **1.00**Park Area/Cap#: **1 / 2**Living Area: **1,091**Total Rooms: **5**Bedrooms: **3**Bath(F/H): **2 /**Yr Built/Eff: **1950 / 1951**

Air Cond:

Style: **CONVENTIONAL**Fireplace: **/**Pool: **POOL**Roof Mat: **COMPOSITION**Shingle: **SHINGLE**Parking: **PARKING AVAIL****Comp #2**

Distance From Subject: 0.11 (miles)

Address: **7417 BECKFORD AVE, RESEDA, CA 91335-2535**Owner Name: **DAVID GAVRIEL & OFRA**Seller Name: **BIRAN MALKA & YEHUDA**APN: **2104-019-006**County: **LOS ANGELES, CA**Subdivision: **9373**Rec Date: **11/29/2016**Sale Date: **09/14/2016**Sale Price: **\$425,000**Sale Type: **FULL**Document #: **1496362**

1st Mtg Amt:

Total Value: **\$175,314**Map Reference: **14-A3 /**Census Tract: **1317.02**Zoning: **LAR1**Prior Rec Date: **05/28/1998**Prior Sale Date: **05/14/1998**Prior Sale Price: **\$125,000**Prior Sale Type: **FULL**Acres: **0.25**Lot Area: **10,833**# of Stories: **1.00**Living Area: **1,230**Total Rooms: **4**Bedrooms: **3**Bath(F/H): **2 /**Yr Built/Eff: **1939 / 1941**Air Cond: **YES**Style: **CONVENTIONAL**Fireplace: **/**

Pool:

Roof Mat: **COMPOSITION**Shingle: **SHINGLE**

Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL
Comp #:3					Distance From Subject:0.16 (miles)
Address:	7555 DONNA AVE, RESEDA, CA 91335-2510				
Owner Name:	BUSH NASHINA M				
Seller Name:	NORRIS DAVID R TRUST				
APN:	2104-016-046	Map Reference:	14-B3 /	Living Area:	1,276
County:	LOS ANGELES, CA	Census Tract:	1317.02	Total Rooms:	6
Subdivision:	31528	Zoning:	LAR1	Bedrooms:	3
Rec Date:	06/01/2017	Prior Rec Date:	11/05/1993	Bath(F/H):	2 /
Sale Date:	04/21/2017	Prior Sale Date:		Yr Built/Eff:	1975 / 1975
Sale Price:	\$530,000	Prior Sale Price:		Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:		Style:	CONVENTIONAL
Document #:	602787	Acres:	0.12	Fireplace:	Y / 1
1st Mtg Amt:	\$520,400	Lot Area:	5,252	Pool:	
Total Value:	\$61,876	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	ATTACHED GARAGE
Comp #:4					Distance From Subject:0.2 (miles)
Address:	7512 WYSTONE AVE, RESEDA, CA 91335-2529				
Owner Name:	ELIAS CLAIRE H				
Seller Name:	LU STEPHEN				
APN:	2104-015-008	Map Reference:	14-B3 /	Living Area:	1,220
County:	LOS ANGELES, CA	Census Tract:	1317.02	Total Rooms:	5
Subdivision:	19	Zoning:	LAR1	Bedrooms:	3
Rec Date:	10/21/2016	Prior Rec Date:	10/27/2004	Bath(F/H):	2 /
Sale Date:	09/28/2016	Prior Sale Date:	10/06/2004	Yr Built/Eff:	1954 / 1954
Sale Price:	\$505,000	Prior Sale Price:	\$409,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	1296031	Acres:	0.17	Fireplace:	Y / 1
1st Mtg Amt:	\$400,000	Lot Area:	7,562	Pool:	
Total Value:	\$472,000	# of Stories:	1.00	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL
Comp #:5					Distance From Subject:0.28 (miles)
Address:	18930 LEADWELL ST, RESEDA, CA 91335-2691				
Owner Name:	RAST DENISE L				
Seller Name:	YAO FAMILY TRUST				
APN:	2104-026-022	Map Reference:	14-B3 /	Living Area:	1,122
County:	LOS ANGELES, CA	Census Tract:	1317.02	Total Rooms:	5
Subdivision:	17699	Zoning:	LAR1	Bedrooms:	3
Rec Date:	06/09/2017	Prior Rec Date:	03/28/1989	Bath(F/H):	1 /
Sale Date:	06/02/2017	Prior Sale Date:	03/1989	Yr Built/Eff:	1953 / 1953
Sale Price:	\$515,000	Prior Sale Price:	\$186,000	Air Cond:	EVAP COOLER
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	638057	Acres:	0.14	Fireplace:	/
1st Mtg Amt:	\$505,672	Lot Area:	6,298	Pool:	
Total Value:	\$294,825	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	DETACHED GARAGE
Comp #:6					Distance From Subject:0.31 (miles)
Address:	18932 WYANDOTTE ST, RESEDA, CA 91335-2658				
Owner Name:	BONILLA ELMER M & NORMA G				
Seller Name:	TALEON FELIMON P JR & TERESITA G				
APN:	2104-035-022	Map Reference:	14-B3 /	Living Area:	1,309
County:	LOS ANGELES, CA	Census Tract:	1317.02	Total Rooms:	5
Subdivision:	19346	Zoning:	LAR1	Bedrooms:	3
Rec Date:	11/15/2016	Prior Rec Date:	02/29/2008	Bath(F/H):	2 /
Sale Date:	09/26/2016	Prior Sale Date:	02/05/2008	Yr Built/Eff:	1955 / 1955
Sale Price:	\$439,000	Prior Sale Price:	\$411,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	1429236	Acres:	0.14	Fireplace:	Y / 1
1st Mtg Amt:	\$377,540	Lot Area:	5,991	Pool:	
Total Value:	\$456,034	# of Stories:	1.00	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	ATTACHED GARAGE

Comp #:7 Distance From Subject:0.37 (miles)

Address: **7233 WILBUR AVE, RESEDA, CA 91335-2662**

Owner Name: **SALAZAR JULIO R/SILVA MAYRA A**

Seller Name: **FLORES JOHN C & JOANNA S**

APN: 2104-034-007	Map Reference: 14-B3 /	Living Area: 1,080
County: LOS ANGELES, CA	Census Tract: 1317.02	Total Rooms: 5
Subdivision: 7985	Zoning: LAR1	Bedrooms: 3
Rec Date: 06/14/2017	Prior Rec Date: 07/13/2012	Bath(F/H): 1 /
Sale Date: 05/08/2017	Prior Sale Date: 07/09/2012	Yr Built/Eff: 1954 / 1954
Sale Price: \$430,000	Prior Sale Price: \$270,000	Air Cond: WALL
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL
Document #: 655987	Acres: 0.12	Fireplace: Y / 1
1st Mtg Amt: \$408,500	Lot Area: 5,412	Pool:
Total Value: \$280,861	# of Stories: 1.00	Roof Mat: WOOD SHAKE
Land Use: SFR	Park Area/Cap#: / 2	Parking: ATTACHED GARAGE

Comp #:8 Distance From Subject:0.39 (miles)

Address: **19430 COHASSET ST, RESEDA, CA 91335-2411**

Owner Name: **MALKHASYAN VARDAN**

Seller Name: **DOST KAI**

APN: 2116-016-063	Map Reference: 14-A3 /	Living Area: 1,283
County: LOS ANGELES, CA	Census Tract: 1317.01	Total Rooms: 5
Subdivision: 39094	Zoning: LAR1	Bedrooms: 3
Rec Date: 05/15/2017	Prior Rec Date: 05/15/2014	Bath(F/H): 2 /
Sale Date: 04/04/2017	Prior Sale Date: 04/17/2014	Yr Built/Eff: 1959 / 1959
Sale Price: \$470,000	Prior Sale Price: \$375,000	Air Cond: EVAP COOLER
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL
Document #: 536143	Acres: 0.23	Fireplace: Y / 1
1st Mtg Amt: \$376,000	Lot Area: 10,079	Pool:
Total Value: \$388,324	# of Stories: 1.00	Roof Mat: ROLL COMPOSITION
Land Use: SFR	Park Area/Cap#: / 2	Parking: ATTACHED GARAGE

Comp #:9 Distance From Subject:0.4 (miles)

Address: **7704 AURA AVE, RESEDA, CA 91335-2301**

Owner Name: **MUCKENHIRN JOHN & SHOSHANA**

Seller Name: **DICKETTS DOUGLAS L & LA TONNA J**

APN: 2116-014-001	Map Reference: 14-A2 /	Living Area: 1,115
County: LOS ANGELES, CA	Census Tract: 1316.00	Total Rooms: 5
Subdivision: 17372	Zoning: LARS	Bedrooms: 3
Rec Date: 11/29/2016	Prior Rec Date: 10/03/1977	Bath(F/H): 1 /
Sale Date: 10/14/2016	Prior Sale Date:	Yr Built/Eff: 1952 / 1952
Sale Price: \$430,000	Prior Sale Price: \$53,000	Air Cond:
Sale Type: FULL	Prior Sale Type: FULL	Style: MODERN
Document #: 1488542	Acres: 0.20	Fireplace: /
1st Mtg Amt: \$344,000	Lot Area: 8,720	Pool:
Total Value: \$103,392	# of Stories: 1.00	Roof Mat: GRAVEL & ROCK
Land Use: SFR	Park Area/Cap#: / 1	Parking: PARKING AVAIL

Comp #:10 Distance From Subject:0.46 (miles)

Address: **19429 LULL ST, RESEDA, CA 91335-2320**

Owner Name: **3625 BEVERLY BLVD LLC**

Seller Name: **CARLSBAD FUNDING MTG TRUST**

APN: 2116-013-021	Map Reference: 14-A2 /	Living Area: 1,133
County: LOS ANGELES, CA	Census Tract: 1316.00	Total Rooms: 5
Subdivision: 17372	Zoning: LARS	Bedrooms: 3
Rec Date: 11/18/2016	Prior Rec Date: 04/28/2004	Bath(F/H): 1 /
Sale Date: 11/15/2016	Prior Sale Date: 03/12/2004	Yr Built/Eff: 1952 / 1952
Sale Price: \$400,500	Prior Sale Price: \$363,000	Air Cond: WALL
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL
Document #: 1454239	Acres: 0.17	Fireplace: /
1st Mtg Amt: \$300,000	Lot Area: 7,501	Pool:
Total Value: \$436,000	# of Stories: 1.00	Roof Mat: GRAVEL & ROCK
Land Use: SFR	Park Area/Cap#: / 1	Parking: ATTACHED GARAGE

Comp #:11 Distance From Subject:0.47 (miles)

Address:	19430 HATTON ST, RESEDA, CA 91335-2311		
Owner Name:	PAULME ALEXIS O & GERALDINE L		
Seller Name:	FERNANDEZ EMILIA		
APN:	2116-013-030	Map Reference:	14-A2 /
County:	LOS ANGELES, CA	Census Tract:	1316.00
Subdivision:	17372	Zoning:	LARS
Rec Date:	12/01/2016	Prior Rec Date:	01/17/1991
Sale Date:	11/16/2016	Prior Sale Date:	11/1990
Sale Price:	\$470,000	Prior Sale Price:	\$178,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1515343	Acres:	0.17
1st Mtg Amt:	\$461,487	Lot Area:	7,499
Total Value:	\$270,886	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 1
		Living Area:	1,112
		Total Rooms:	5
		Bedrooms:	3
		Bath(F/H):	1 /
		Yr Built/Eff:	1952 / 1952
		Air Cond:	EVAP COOLER
		Style:	MODERN
		Fireplace:	/
		Pool:	
		Roof Mat:	GRAVEL & ROCK
		Parking:	PARKING AVAIL

EXHIBIT D

ASSIGNED INSPECTOR: **ROBERT REESE**

Date: **July 20, 2017**

JOB ADDRESS: **7440 NORTH CLAIRE AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2104-020-011**

CASE#: **728315**

ORDER NO: **A-4112674**

EFFECTIVE DATE OF ORDER TO COMPLY: **July 19, 2016**

COMPLIANCE EXPECTED DATE: **August 13, 2016**

DATE COMPLIANCE OBTAINED: **August 31, 2016**

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

VIOLATIONS:

SEE ATTACHED ORDER # A-4112674

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

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

FRANK BUSH
INTERIM GENERAL MANAGER

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
PRESIDENT

E. FELICIA BRANNON
VICE-PRESIDENT

JOSELYN GEAGA-ROSENTHAL

GEORGE HOVAGUIMIAN

JAVIER NUNEZ

ORDER TO COMPLY AND NOTICE OF FEE

BANUELOS, RAMIRO J
7440 CLAIRE AVE
RESEDA, CA 91335

CASE #: 728315

ORDER #: A-4112674

EFFECTIVE DATE: July 19, 2016

COMPLIANCE DATE: August 13, 2016

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

JUL 19 2016

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

INSPECTOR'S COPY

OWNER OF
SITE ADDRESS: 7440 N CLAIRE AVE
ASSESSORS PARCEL NO.: 2104-020-011
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:

VIOLATION(S):

1. Open storage within the required yards.

You are therefore ordered to: Discontinue the open storage of construction materials in the required yard(s).

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

Comments: Remove open storage of trash, debris and construction materials in all yards

2. Maintenance and repair of existing building and premises.

You are therefore ordered to: Maintain the interior of every existing building structure and portion thereof and the exterior wall surfaces and premises thereof clean and free from accumulation of debris, rubbish, garbage, trash, overgrown vegetation and other similar material

Code Section(s) in Violation: 91.8104.2, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

Comments: Remove open storage of trash, debris and construction materials in all yards

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

NON-COMPLIANCE FEE WARNING :

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

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

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

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

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

PENALTY WARNING :


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

APPEAL PROCEDURES:

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

If you have any questions or require any additional information please feel free to contact me at (818)374-9858.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector :



Date: July 19, 2016

ANGEL SINDAYEN
14410 SYLVAN STREET SUITE 105
LOS ANGELES, CA 91401
(818)374-9858

angel.sindayen@lacity.org



REVIEWED BY

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

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