

BOARD OF
BUILDING AND SAFETY
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CITY OF LOS ANGELES
CALIFORNIA



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

FRANK M. BUSH
GENERAL MANAGER

OSAMA YOUNAN, P.E.
EXECUTIVE OFFICER

May 17, 2017

Council District: # 7

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

JOB ADDRESS: **14046 WEST BEAVER STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2508-007-016**

On February 27, 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: **14046 West Beaver Street, Los Angeles California**, (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

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

In addition, pursuant to Section 98.0421, the property owner was issued an order January 28, 2016 to pay a code violation inspection fee after violations were identified and verified upon inspection. The non-compliance and code violation inspection fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance Code Enforcement Fee	\$ 660.00
Late Charge/Collection Fee (250%)	2,490.00
Code Violation Investigation Fee	336.00
System Development Surcharge	20.16
System Development Surcharge Late Fee	50.40
Accumulated Interest (1%/month)	264.32
Title Report Fee	42.00
Grand Total	\$ 3,862.88

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed a lien for a total sum of **\$3,862.88** recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "City Council") designate the time and place protest can be heard concerning this matter, as set forth in Sections 7.35.3 and 7.35.5 of the Los Angeles Administrative Code.

It is further requested that the City Council instruct the Department to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$3,862.88** 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

ATTEST: HOLLY WOLCOTT, CITY CLERK

Lien confirmed by
City Council on:

BY: _____
DEPUTY



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

Property Title Report

Work Order No. T14094
Dated as of: 03/30/2017

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 2508-007-016

Property Address: 14046 W BEAVER ST ✓ **City: Los Angeles** **County: Los Angeles**

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : BEATRIZ L HACK

Grantor : WILLIAM ANDERSON AND NANCYW ILLIAMS TRUSTEE OF A ANDERSON LIVING TRUST

Deed Date : 11/21/2013

Recorded : 12/19/2013

Instr No. : 13-1784165

MAILING ADDRESS: BEATRIZ L HACK
13691 GAVINA AVE SYLMAR CA 91342

SCHEDULE B

LEGAL DESCRIPTION

**Lot: 41 Tract No: 8826 Abbreviated Description: LOT:41 CITY:REGION/CLUSTER:
03/03125 TR#:8826 TRACT # 8826 LOT 41 City/Muni/Twp: REGION/CLUSTER: 03/03125**

MORTGAGES/LIENS

Type of Document: DEED OF TRUST

Recording Date: 12/19/2013

Document #: 13-1784166

Loan Amount: \$262,500

Lender Name: PACIFICBANC MORTGAGE

Borrowers Name: BEATRIZ L HACK

MAILING ADDRESS: PACIFICBANC MORTGAGE
3070 BRISTOL ST. STE 400 COSTA MESA, CA 92626

RECORDING REQUESTED BY

12/19/2013



20131784165

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AND WHEN RECORDED MAIL THIS DEED AND TAX STATEMENTS TO

NAME **Beatriz L. Hack**
ADDRESS **13691 Gavina Ave**
CITY & STATE **Los Angeles (Sylmar Area), CA.**
91342

Title Order No. 310-1318993-38
Escrow No. 27507-MA
Assessor's Parcel No. 2508-007-016
Date November 21, 2013

SPACE ABOVE THIS LINE FOR RECORDER'S USE

80

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GRANT DEED

The undersigned declares that the county documentary transfer tax is \$385.00 and the city transfer tax is \$1,575.00 and both are computed on the full value of the interest or property conveyed. The property is located in the city of Los Angeles (Sylmar Area).

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **William Anderson and Nancy Williams, Trustees of the A. Anderson Living Trust dated July 8, 2004**

do hereby GRANT to

Beatriz L. Hack, an unmarried woman

the following described real property in the City of Los Angeles (Sylmar Area), County of Los Angeles, State of California:

Lot 41 of Tract No. 8826, in the City of Los Angeles, County of Los Angeles, State of California, as per Map recorded in Book 114, pages 96 and 97 of Maps, in the Office of the County Recorder of said County

APN: 2508-007-016

The A. Anderson Living Trust dated July 8, 2004

The A. Anderson Living Trust dated July 8, 2004

BY: *William Anderson, Trustee*
William Anderson, Trustee

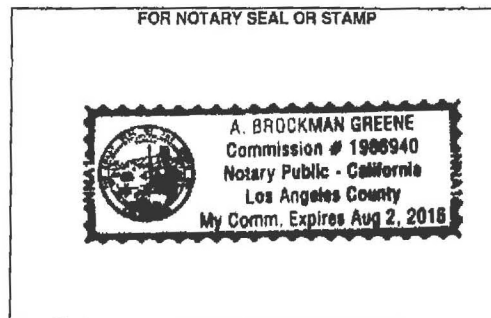
BY: *Nancy Williams, Trustee*
Nancy Williams, Trustee

STATE OF CALIFORNIA, COUNTY OF LOS ANGELES } SS.

On NOVEMBER 23 2013 before me, A. BROCKMAN GREENE, Notary Public, personally appeared William Anderson and Nancy Williams, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity(ies) upon behalf of which the persons acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature *A. Brockman Greene* *Notary Public*



MAIL TAX STATEMENTS AS DIRECTED ABOVE

SSSI 270A REV. 1/08

4B

Recording Requested By:
PACIFICBANC MORTGAGE



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And After Recording Return To:
PACIFICBANC MORTGAGE
3070 BRISTOL STREET SUITE #400
COSTA MESA, CALIFORNIA 92626
Loan Number: 13110254

[Space Above This Line For Recording Data]

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DEED OF TRUST

MIN: 100289918000055650

MERS Phone: 888-679-6377

DEFINITIONS

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

- (A) "Security Instrument" means this document, which is dated DECEMBER 12, 2013, together with all Riders to this document.
- (B) "Borrower" is BEATRIZ L. HACK, AN UNMARRIED WOMAN.
BORROWER'S ADDRESS IS 13691 GAVINA AVE, SYLMAR, CA 91342.

Borrower is the trustor under this Security Instrument.

(C) "Lender" is PACIFICBANC MORTGAGE

Lender is a CALIFORNIA CORPORATION organized
and existing under the laws of CALIFORNIA
Lender's address is 3070 BRISTOL STREET SUITE #400, COSTA MESA,
CALIFORNIA 92626

(D) "Trustee" is TITLE 365
801 N. BRAND, SUITE 320, GLENDALE, CALIFORNIA 91203

(E) "MERS" is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as a nominee for Lender and Lender's successors and assigns. MERS is the beneficiary under this Security Instrument. MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS.

(F) "Note" means the promissory note signed by Borrower and dated DECEMBER 12, 2013

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The Note states that Borrower owes Lender TWO HUNDRED SIXTY-TWO THOUSAND FIVE HUNDRED AND 00/100 Dollars (U.S. \$ 262,500.00) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than JANUARY 1, 2044

- (G) "Property" means the property that is described below under the heading "Transfer of Rights in the Property."
- (H) "Loan" means the debt evidenced by the Note, plus interest, any prepayment charges and late charges due under the Note, and all sums due under this Security Instrument, plus interest.
- (I) "Riders" means all Riders to this Security Instrument that are executed by Borrower. The following Riders are to be executed by Borrower [check box as applicable]:

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

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

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

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

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

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

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

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

(Q) "RESPA" means the Real Estate Settlement Procedures Act (12 U.S.C. §2601 et seq.) and its implementing regulation, Regulation X (12 C.F.R. Part 1024), as they might be amended from time to time, or any additional or successor legislation or regulation that governs the same subject matter. As used in this Security Instrument, "RESPA" refers to all requirements and restrictions that are imposed in regard to a "federally related mortgage loan" even if the Loan does not qualify as a "federally related mortgage loan" under RESPA.

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

TRANSFER OF RIGHTS IN THE PROPERTY

The beneficiary of this Security Instrument is MERS (solely as nominee for Lender and Lender's successors and assigns) and the successors and assigns of MERS. This Security Instrument secures to Lender: (i) the repayment of



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

[Type of Recording Jurisdiction]

[Name of Recording Jurisdiction]

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF
A.P.N.: 2508-007-016

**SEE EXHIBIT "A"
ATTACHED**

which currently has the address of 14046 BEAVER STREET

[Street]

(SYLMAR AREA) LOS ANGELES
[City]

, California 91342
[Zip Code]

("Property Address"):

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property." Borrower understands and agrees that MERS holds only legal title to the interests granted by Borrower in this Security Instrument, but, if necessary to comply with law or custom, MERS (as nominee for Lender and Lender's successors and assigns) has the right: to exercise any or all of those interests, including, but not limited to, the right to foreclose and sell the Property; and to take any action required of Lender including, but not limited to, releasing and canceling this Security Instrument.

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

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

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

1. **Payment of Principal, Interest, Escrow Items, Prepayment Charges, and Late Charges.** Borrower shall pay when due the principal of, and interest on, the debt evidenced by the Note and any prepayment charges and late charges due under the Note. Borrower shall also pay funds for Escrow Items pursuant to Section 3. Payments due under the Note and this Security Instrument shall be made in U.S. currency. However, if any check or other instrument received by Lender as payment under the Note or this Security Instrument is returned to Lender unpaid, Lender may require that any or all subsequent payments due under the Note and this Security Instrument be made in one or more of the following forms, as selected by Lender: (a) cash; (b) money order; (c) certified check, bank check, treasurer's check or cashier's check, provided any such check is drawn upon an institution whose deposits are insured by a federal agency, instrumentality, or entity; or (d) Electronic Funds Transfer.


Payments are deemed received by Lender when received at the location designated in the Note or at such other location as may be designated by Lender in accordance with the notice provisions in Section 15. Lender may return any payment or partial payment if the payment or partial payments are insufficient to bring the Loan current. Lender



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BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any Rider executed by Borrower and recorded with it.

The undersigned Borrower requests that a copy of any Notice of Default and any Notice of Sale under this Security Instrument be mailed to Borrower at the address set forth above.


BEATRIZ L. HACK _____ (Seal)
-Borrower

_____ (Seal)
-Borrower

_____ (Seal)
-Borrower

_____ (Seal)
-Borrower

_____ (Seal)
-Borrower

_____ (Seal)
-Borrower

Witness:

Witness:



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[Space Below This Line For Acknowledgment]

State of CALIFORNIA)
County of LOS ANGELES) ss.

On 12-13-2013 before me, Marisol Herrera Notary Public

personally appeared BEATRIZ L. HACK

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



NOTARY SEAL

Marisol Herrera
NOTARY SIGNATURE
Marisol Herrera
(Typed Name of Notary)



EXHIBIT B

ASSIGNED INSPECTOR: **JOHN HAMILTON**
JOB ADDRESS: **14046 WEST BEAVER STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2508-007-016**

Date: **May 17, 2017**

Last Full Title: **03/30/2017**

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- 1). BEATRIZ L HACK
13691 GAVINA AVENUE
SYLMAR, CA 91342-2655
CAPACITY: OWNER

- 2). PACIFICBANC MORTGAGE
3070 BRISTOL ST. STE 400
COSTA MESA, CA 92626
CAPACITY: INTERESTED PARTY

Property Detail Report

For Property Located At :
14046 BEAVER ST, SYLMAR, CA 91342-4208



Owner Information

Owner Name: **HACK BEATRIZ L**
 Mailing Address: **13691 GAVINA AVE, SYLMAR CA 91342-2655 C039**
 Vesting Codes: **//**

Location Information

Legal Description:	TRACT # 8826 LOT 41	APN:	2508-007-016
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	1064.03 / 2	Subdivision:	8826
Township-Range-Sect:		Map Reference:	2-E4 /
Legal Book/Page:	114-96	Tract #:	8826
Legal Lot:	41	School District:	LOS ANGELES
Legal Block:		School District Name:	
Market Area:	SYL	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	/	Deed Type:	
Sale Price:		1st Mtg Document #:	
Document #:			

Last Market Sale Information

Recording/Sale Date:	12/19/2013 / 11/23/2013	1st Mtg Amount/Type:	\$262,500 / CONV
Sale Price:	\$350,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	1784166
Document #:	1784165	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$320.51
New Construction:		Multi/Split Sale:	
Title Company:			
Lender:	PACIFICBANC MTG		
Seller Name:	ANDERSON A LIVING TRUST		

Prior Sale Information

Prior Rec/Sale Date:	/	Prior Lender:	
Prior Sale Price:		Prior 1st Mtg Amt/Type:	/
Prior Doc Number:		Prior 1st Mtg Rate/Type:	/
Prior Deed Type:			

Property Characteristics

Gross Area:		Parking Type:	PARKING AVAIL	Construction:	
Living Area:	1,092	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:	
Bedrooms:	3	Finish Bsmnt Area:		Pool:	
Bath(F/H):	1 /	Basement Type:		Air Cond:	CENTRAL
Year Built / Eff:	1947 / 1947	Roof Type:		Style:	CONVENTIONAL
Fireplace:	Y / 1	Foundation:	RAISED	Quality:	
# of Stories:	1.00	Roof Material:	COMPOSITION	Condition:	
Other Improvements:	FENCE		SHINGLE		

Site Information

Zoning:	LAR1	Acres:	0.17	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	7,387	Lot Width/Depth:	50 x 148	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$362,435	Assessed Year:	2016	Property Tax:	\$4,458.43
Land Value:	\$336,548	Improved %:	7%	Tax Area:	16
Improvement Value:	\$25,887	Tax Year:	2016	Tax Exemption:	
Total Taxable Value:	\$362,435				

Comparable Summary

For Property Located At



14046 BEAVER ST, SYLMAR, CA 91342-4208

10 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: 10

	Subject Property	Low	High	Average
Sale Price	\$350,000	\$385,000	\$447,000	\$420,982
Bldg/Living Area	1,092	945	1,244	1,134
Price/Sqft	\$320.51	\$329.58	\$433.86	\$373.17
Year Built	1947	1948	1961	1954
Lot Area	7,387	3,437	9,445	6,801
Bedrooms	3	2	3	3
Bathrooms/Restrooms	1	1	2	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$362,435	\$157,829	\$393,000	\$271,694
Distance From Subject	0.00	0.07	0.47	0.35

*= user supplied for search only

<input checked="" type="checkbox"/>	# F	Address	Sale Price	Yr Bilt	Bed	Baths/Restrooms(Full)	Last Recording	Bid/Liv	Lot Area	Dist
Subject Property										
		14046 BEAVER ST	\$350,000	1947	3	1	12/19/2013	1,092	7,387	0.0
Comparables										
<input checked="" type="checkbox"/>	1	14060 HERRON ST	\$390,000	1950	2	1	08/18/2016	1,076	7,387	0.07
<input checked="" type="checkbox"/>	2	12876 BORDEN AVE	\$410,000	1958	3	2	03/13/2017	945	3,437	0.14
<input checked="" type="checkbox"/>	3	14185 DYER ST T	\$422,818	1952	3	1	09/22/2016	1,060	7,500	0.32
<input checked="" type="checkbox"/>	4	12764 DE GARMO AVE	\$425,000	1961	3	2	07/25/2016	1,244	6,936	0.39
<input checked="" type="checkbox"/>	5	12774 DE GARMO AVE	\$410,000	1961	3	2	11/29/2016	1,244	7,086	0.41
<input checked="" type="checkbox"/>	6	14362 RAVEN ST	\$440,000	1957	3	2	02/15/2017	1,212	9,445	0.41
<input checked="" type="checkbox"/>	7	1061 ORANGE GROVE AVE	\$385,000	1952	2	1	07/14/2016	1,088	5,610	0.43
<input checked="" type="checkbox"/>	8	14373 BERG ST	\$447,000	1956	3	2	08/31/2016	1,168	6,846	0.44
<input checked="" type="checkbox"/>	9	1967 8TH ST	\$445,000	1953	3	2	08/29/2016	1,208	6,741	0.46
<input checked="" type="checkbox"/>	10	14328 HERRON ST	\$435,000	1948	3	1	08/15/2016	1,095	7,020	0.47

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

14046 BEAVER ST, SYLMAR, CA 91342-4208**10 Comparable(s) Selected.**

Report Date: 04/10/2017

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$350,000	\$385,000	\$447,000	\$420,982
Bldg/Living Area	1,092	945	1,244	1,134
Price/Sqft	\$320.51	\$329.58	\$433.86	\$373.17
Year Built	1947	1948	1961	1954
Lot Area	7,387	3,437	9,445	6,801
Bedrooms	3	2	3	3
Bathrooms/Restrooms	1	1	2	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$362,435	\$157,829	\$393,000	\$271,694
Distance From Subject	0.00	0.07	0.47	0.35

* = user supplied for search only

Comp #:1 Distance From Subject:0.07 (miles)

Address: 14060 HERRON ST, SYLMAR, CA 91342-4111

Owner Name: GODOY MAYRA R

Seller Name: REYNOSO FAMILY TRUST

APN: 2508-006-019 Map Reference: 2-E4 / Living Area: 1,076

County: LOS ANGELES, CA Census Tract: 1064.03 Total Rooms: 4

Subdivision: 8826 Zoning: LAR1 Bedrooms: 2

Rec Date: 08/18/2016 Prior Rec Date: 05/24/1985 Bath(F/H): 1 /

Sale Date: 07/13/2016 Prior Sale Date: Yr Built/Eff: 1950 / 1950

Sale Price: \$390,000 Prior Sale Price: \$92,000 Air Cond: CENTRAL

Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL

Document #: 980366 Acres: 0.17 Fireplace: Y / 1

1st Mtg Amt: \$382,936 Lot Area: 7,387 Pool:

Total Value: \$157,829 # of Stories: 1.00 Roof Mat: COMPOSITION SHINGLE

Land Use: SFR Park Area/Cap#: / 3 Parking: DETACHED GARAGE

Comp #:2 Distance From Subject:0.14 (miles)

Address: 12876 BORDEN AVE, SYLMAR, CA 91342-4216

Owner Name: RIOS GUSTAVO/LOPEZ ESPERANZA

Seller Name: EXECUTIVE REAL ESTATE INVS LLC

APN: 2509-008-033 Map Reference: 2-E3 / Living Area: 945

County: LOS ANGELES, CA Census Tract: 1064.03 Total Rooms: 6

Subdivision: 9171 Zoning: LAR1 Bedrooms: 3

Rec Date: 03/13/2017 Prior Rec Date: 08/05/2010 Bath(F/H): 2 /

Sale Date: 01/11/2017 Prior Sale Date: 07/29/2010 Yr Built/Eff: 1958 / 1958

Sale Price: \$410,000 Prior Sale Price: \$170,500 Air Cond:

Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL

Document #: 285322 Acres: 0.08 Fireplace: /

1st Mtg Amt: \$402,573 Lot Area: 3,437 Pool:

Total Value: \$184,521 # of Stories: 1.00 Roof Mat: COMPOSITION SHINGLE

Land Use: SFR Park Area/Cap#: / 2 Parking: PARKING AVAIL

Comp #:3 Distance From Subject:0.32 (miles)

Address: 14185 DYER ST T, SYLMAR, CA 91342-4130

Owner Name: RUIZ JESUS R

Seller Name: MEZA JOSE A

APN: 2508-002-022 Map Reference: 2-E3 / Living Area: 1,060

County: LOS ANGELES, CA Census Tract: 1064.03 Total Rooms: 5

Subdivision: 7602 Zoning: LAR1 Bedrooms: 3

Rec Date: 09/22/2016 Prior Rec Date: 12/24/2012 Bath(F/H): 1 /

Sale Date: 08/17/2016 Prior Sale Date: 12/14/2012 Yr Built/Eff: 1952 / 1955

Sale Price: \$422,818 Prior Sale Price: \$255,000 Air Cond:

Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL

Document #: 1151285 Acres: 0.17 Fireplace: /

1st Mtg Amt: \$424,297 Lot Area: 7,500 Pool:

Total Value: \$265,257 # of Stories: 1.00 Roof Mat: COMPOSITION SHINGLE

Land Use: SFR Park Area/Cap#: / 2 Parking: PARKING AVAIL

Comp #:4 Distance From Subject:0.39 (miles)

Address: 12764 DE GARMO AVE, SYLMAR, CA 91342-4729

Owner Name: GONZALEZ JESSICA P

Seller Name: COLOCHO ANDRES E & ANA Y

APN: 2508-018-035 Map Reference: 2-E4 / Living Area: 1,244

County: LOS ANGELES, CA Census Tract: 1070.10 Total Rooms: 6

Subdivision: 25807 Zoning: LAR1 Bedrooms: 3

Rec Date: 07/25/2016 Prior Rec Date: 09/10/1999 Bath(F/H): 2 /

Sale Date: 04/21/2016 Prior Sale Date: 08/03/1999 Yr Built/Eff: 1961 / 1961

Sale Price: \$425,000 Prior Sale Price: \$153,500 Air Cond:

Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL

Document #: 867269 Acres: 0.16 Fireplace: /

1st Mtg Amt: \$413,232 Lot Area: 6,936 Pool:

Total Value: \$393,000 # of Stories: 1.00 Roof Mat: COMPOSITION SHINGLE

Land Use: SFR Park Area/Cap#: / 2 Parking: PARKING AVAIL

Comp #:**5** Distance From Subject:**0.41 (miles)**
 Address: **12774 DE GARMO AVE, SYLMAR, CA 91342-4729**
 Owner Name: **PENA MIKE/RIVERA ELIA**
 Seller Name: **LOPEZ ENRIQUE H & ROSALBA**
 APN: **2508-018-033** Map Reference: **2-E4 /** Living Area: **1,244**
 County: **LOS ANGELES, CA** Census Tract: **1070.10** Total Rooms: **6**
 Subdivision: **25807** Zoning: **LAR1** Bedrooms: **3**
 Rec Date: **11/29/2016** Prior Rec Date: **08/07/2003** Bath(F/H): **2 /**
 Sale Date: **11/01/2016** Prior Sale Date: **05/13/2003** Yr Built/Eff: **1961 / 1961**
 Sale Price: **\$410,000** Prior Sale Price: **\$255,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **1496009** Acres: **0.16** Fireplace: **/**
 1st Mtg Amt: **\$369,000** Lot Area: **7,086** Pool:
 Total Value: **\$306,256** # of Stories: **1.00** Roof Mat: **COMPOSITION SHINGLE**
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **PARKING AVAIL**

Comp #:**6** Distance From Subject:**0.41 (miles)**
 Address: **14362 RAVEN ST, SYLMAR, CA 91342-4743**
 Owner Name: **NUNEZ CARLOS H**
 Seller Name: **RAMOS DIEGO C**
 APN: **2508-022-020** Map Reference: **2-E4 /** Living Area: **1,212**
 County: **LOS ANGELES, CA** Census Tract: **1070.10** Total Rooms: **5**
 Subdivision: **22489** Zoning: **LAR1** Bedrooms: **3**
 Rec Date: **02/15/2017** Prior Rec Date: **10/27/1999** Bath(F/H): **2 /**
 Sale Date: **11/29/2016** Prior Sale Date: **10/25/1999** Yr Built/Eff: **1957 / 1957**
 Sale Price: **\$440,000** Prior Sale Price: **\$159,000** Air Cond: **EVAP COOLER**
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **186066** Acres: **0.22** Fireplace: **Y / 1**
 1st Mtg Amt: **\$402,930** Lot Area: **9,445** Pool:
 Total Value: **\$206,421** # of Stories: **1.00** Roof Mat: **WOOD SHAKE**
 Land Use: **SFR** Park Area/Cap#: **/** Parking: **CARPORT**

Comp #:**7** Distance From Subject:**0.43 (miles)**
 Address: **1061 ORANGE GROVE AVE, SAN FERNANDO, CA 91340-1036**
 Owner Name: **ZUNIGA GABRIELA & STEVE**
 Seller Name: **ESTRADA SILVIA M**
 APN: **2517-006-003** Map Reference: **2-F4 /** Living Area: **1,088**
 County: **LOS ANGELES, CA** Census Tract: **3201.00** Total Rooms: **5**
 Subdivision: **6573** Zoning: **SFR1-1** Bedrooms: **2**
 Rec Date: **07/14/2016** Prior Rec Date: **12/12/1996** Bath(F/H): **1 /**
 Sale Date: **06/09/2016** Prior Sale Date: Yr Built/Eff: **1952 / 1952**
 Sale Price: **\$385,000** Prior Sale Price: Air Cond: **CENTRAL**
 Sale Type: **FULL** Prior Sale Type: Style: **CONVENTIONAL**
 Document #: **826041** Acres: **0.13** Fireplace: **Y / 1**
 1st Mtg Amt: **\$365,750** Lot Area: **5,610** Pool:
 Total Value: **\$159,211** # of Stories: **1.00** Roof Mat: **COMPOSITION SHINGLE**
 Land Use: **SFR** Park Area/Cap#: **/ 1** Parking: **PARKING AVAIL**

Comp #:**8** Distance From Subject:**0.44 (miles)**
 Address: **14373 BERG ST, SYLMAR, CA 91342-4016**
 Owner Name: **MARKSENSIN WICHUDA/PHONKHANA PHAIROH**
 Seller Name: **BART CAPITAL LLC**
 APN: **2508-017-022** Map Reference: **2-E3 /** Living Area: **1,168**
 County: **LOS ANGELES, CA** Census Tract: **1070.10** Total Rooms: **5**
 Subdivision: **20981** Zoning: **LAR1** Bedrooms: **3**
 Rec Date: **08/31/2016** Prior Rec Date: **03/23/2005** Bath(F/H): **2 /**
 Sale Date: **07/20/2016** Prior Sale Date: **03/04/2005** Yr Built/Eff: **1956 / 1960**
 Sale Price: **\$447,000** Prior Sale Price: **\$430,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **UNKNOWN** Style: **CONVENTIONAL**
 Document #: **1040105** Acres: **0.16** Fireplace: **/**
 1st Mtg Amt: **\$304,000** Lot Area: **6,846** Pool:
 Total Value: **\$388,000** # of Stories: **1.00** Roof Mat: **COMPOSITION SHINGLE**
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **PARKING AVAIL**

Comp #: 9		Distance From Subject: 0.46 (miles)
Address: 1967 8TH ST, SAN FERNANDO, CA 91340-1032		
Owner Name: FIELD FAMILY TRUST		
Seller Name: OPPELT MICHAEL E		
APN: 2513-004-074	Map Reference: /	Living Area: 1,208
County: LOS ANGELES, CA	Census Tract: 3201.00	Total Rooms:
Subdivision: MACLAY	Zoning: SFR1-1*	Bedrooms: 3
Rec Date: 08/29/2016	Prior Rec Date: 06/11/2009	Bath(F/H): 2 /
Sale Date: 07/26/2016	Prior Sale Date: 06/08/2009	Yr Built/Eff: 1953 / 1953
Sale Price: \$445,000	Prior Sale Price: \$220,000	Air Cond:
Sale Type: UNKNOWN	Prior Sale Type: FULL	Style:
Document #: 1027946	Acres: 0.15	Fireplace: /
1st Mtg Amt: \$452,787	Lot Area: 6,741	Pool:
Total Value: \$273,444	# of Stories: 	Roof Mat:
Land Use: SFR	Park Area/Cap#: /	Parking:

Comp #: 10		Distance From Subject: 0.47 (miles)
Address: 14328 HERRON ST, SYLMAR, CA 91342-5117		
Owner Name: SALDANA LUIS		
Seller Name: EAGLE VISTA EQUITIES LLC		
APN: 2507-022-007	Map Reference: 2-E4 /	Living Area: 1,095
County: LOS ANGELES, CA	Census Tract: 1070.20	Total Rooms: 5
Subdivision: 14404	Zoning: LAR1	Bedrooms: 3
Rec Date: 08/15/2016	Prior Rec Date: 05/09/2000	Bath(F/H): 1 /
Sale Date: 07/27/2016	Prior Sale Date: 04/24/2000	Yr Built/Eff: 1948 / 1949
Sale Price: \$435,000	Prior Sale Price: \$158,000	Air Cond:
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL
Document #: 964256	Acres: 0.16	Fireplace: Y / 1
1st Mtg Amt: \$427,121	Lot Area: 7,020	Pool:
Total Value: \$383,000	# of Stories: 1.00	Roof Mat: GRAVEL & ROCK
Land Use: SFR	Park Area/Cap#: / 2	Parking: PARKING AVAIL

EXHIBIT D

ASSIGNED INSPECTOR: **JOHN HAMILTON**

Date: **May 17, 2017**

JOB ADDRESS: **14046 WEST BEAVER STREET, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2508-007-016**

CASE#: **706768**

ORDER NO: **A-3974181**

EFFECTIVE DATE OF ORDER TO COMPLY: **January 28, 2016**

COMPLIANCE EXPECTED DATE: **February 27, 2016**

DATE COMPLIANCE OBTAINED: **No Compliance to Date**

LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3974181

1050810201614813

BOARD OF BUILDING AND SAFETY COMMISSIONERS

VAN AMBATIELOS PRESIDENT

E. FELICIA BRANNON VICE-PRESIDENT

JOSELYN GEAGA-ROSENTHAL

GEORGE HOVAGUIMIAN

JAVIER NUNEZ

CITY OF LOS ANGELES CALIFORNIA



ERIC GARCETTI MAYOR

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

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

FRANK BUSH EXECUTIVE OFFICER

SUBSTANDARD ORDER AND NOTICE OF FEE

HACK, BEATRIZ L 13691 GAVINA AVE SYLMAR, CA 91342

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

JAN 25 2016

CASE #: 706768

ORDER #: A-3974181

EFFECTIVE DATE: January 28, 2016

COMPLIANCE DATE: February 27, 2016

OWNER OF SITE ADDRESS: 14046 W BEAVER ST

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

ASSESSORS PARCEL NO.: 2508-007-016

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.

- 2. The approximate 18'x40' irregular additions to the rear of the garage were constructed without the required permits and approvals.



CODE ENFORCEMENT BUREAU For routine City business and non-emergency services: Call 3-1-1 www.ladbs.org

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.

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 non-compliance fee in the amount of \$660.00 may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or request for slight modification is filed within 15 days of the compliance date.

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

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

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

PENALTY WARNING :

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

INVESTIGATION FEE REQUIRED:

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

APPEAL PROCEDURES:

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

NOTICE:

Relocation assistance may be required if a tenant is evicted in order to comply with an order from a governmental agency (LAMC 151.09.A.11 & 163.00 to 163.07) For information, call the Los Angeles Housing Department (LAHD) at (213) 808-8888 or go to: <http://lahd.lacity.org>

1050810201614913

If you have any questions or require any additional information please feel free to contact me at (818)374-9856.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: *John Hamilton*

Date: January 21, 2016

JOHN HAMILTON
14410 SYLVAN STREET SUITE 105
VAN NUYS, CA 91401
(818)374-9856
John.Hamilton@lacity.org

MB

REVIEWED BY