

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

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

FRANK M. BUSH
GENERAL MANAGER

OSAMA YOUNAN, P.E.
EXECUTIVE OFFICER

May 22, 2017

Council District: # 3

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

JOB ADDRESS: **8051 NORTH TUNNEY AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2105-015-006**

On December 22, 2014, 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: **8051 North Tunney 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 December 22, 2014, 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>
Code Violation Investigation Fee	\$ 336.00
System Development Surcharge	20.16
System Development Surcharge Late Fee	50.40
Late Charge/Collection Fee (250%)	840.00
Title Report Fee	42.00
Grand Total	\$ 1,288.56

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 **\$1,288.56** 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 **\$1,288.56** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY


Steve Ongele
Chief, Resource Management Bureau

Lien confirmed by
City Council on:

ATTEST: HOLLY L. WOLCOTT, CITY CLERK

BY: _____
DEPUTY



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

Property Title Report

Work Order No. T14161
Dated as of: 04/13/2017

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)

APN #: 2105-015-006

Property Address: 8051 N TUNNEY AVE ✓ **City: Los Angeles** **County: Los Angeles**

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : VICTOR M COREAS; MOISES SANCHEZ AND MARIA CALLEJAS

Grantor : VICTOR M COREAS AND MOISES SANCHEZ

Deed Date : 02/28/2011

Recorded : 06/14/2011

Instr No. : 11-0808097

MAILING ADDRESS: VICTOR M COREAS; MOISES SANCHEZ AND MARIA CALLEJAS
8051 TUNNEY AVE RESEDA CA 91335

SCHEDULE B

LEGAL DESCRIPTION

Lot: 87 Tract No: 15991 Abbreviated Description: LOT:87 CITY:REGION/CLUSTER:
02/02137 TR#:15991 TRACT NO 15991 LOT 87 City/Muni/Twp: REGION/CLUSTER: 02/02137

MORTGAGES/LIENS

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

EXHIBIT B

ASSIGNED INSPECTOR: **ROBERT REESE**

Date: **May 22, 2017**

JOB ADDRESS: **8051 NORTH TUNNEY AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2105-015-006**

Last Full Title: **04/13/2017**

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- 1). VICTOR M COREAS, MOISES SANCHEZ, MARIA CALLEJAS
8051 TUNNEY AVE
RESEDA, CA 91335-1040
CAPACITY: OWNERS

Property Detail Report

For Property Located At :
8051 TUNNEY AVE, RESEDA, CA 91335-1040



Owner Information

Owner Name: **COREAS VICTOR M/SANCHEZ MOISES**
 Mailing Address: **8051 TUNNEY AVE, RESEDA CA 91335-1040 C020**
 Vesting Codes: **/ A /**

Location Information

Legal Description: **TRACT NO 15991 LOT 87**
 County: **LOS ANGELES, CA** APN: **2105-015-006**
 Census Tract / Block: **1316.00 / 2** Alternate APN:
 Township-Range-Sect: **484-10** Subdivision: **15991**
 Legal Book/Page: **87** Map Reference: **14-A2 /**
 Legal Lot: **87** Tract #: **15991**
 Legal Block: **RES** School District: **LOS ANGELES**
 Market Area: **RES** School District Name:
 Neighbor Code: **RES** Munic/Township:

Owner Transfer Information

Recording/Sale Date: **06/14/2011 / 02/28/2011** Deed Type: **GRANT DEED**
 Sale Price: **808097** 1st Mtg Document #:
 Document #: **808097**

Last Market Sale Information

Recording/Sale Date: **06/07/2004 / 04/25/2004** 1st Mtg Amount/Type: **\$349,600 / CONV**
 Sale Price: **\$437,000** 1st Mtg Int. Rate/Type: **7.55 / ADJ**
 Sale Type: **FULL** 1st Mtg Document #: **1448104**
 Document #: **1448103** 2nd Mtg Amount/Type: **\$87,400 / CONV**
 Deed Type: **GRANT DEED** 2nd Mtg Int. Rate/Type: **/ FIXED**
 Transfer Document #: **GRANT DEED** Price Per SqFt: **\$337.19**
 New Construction: **GRANT DEED** Multi/Split Sale:
 Title Company: **FIRST SOUTHWESTERN TITLE**
 Lender: **LONG BCH MTG CO**
 Seller Name: **OLSEN TIMOTHY**

Prior Sale Information

Prior Rec/Sale Date: **07/18/2003 / 07/17/2003** Prior Lender:
 Prior Sale Price: **\$195,000** Prior 1st Mtg Amt/Type: **\$195,000 / PRIVATE PARTY**
 Prior Doc Number: **2052264** Prior 1st Mtg Rate/Type: **/ FIX**
 Prior Deed Type: **GRANT DEED**

Property Characteristics

Gross Area: **1,296** Parking Type: **DETACHED GARAGE** Construction: **FRAME**
 Living Area: **1,296** Garage Area: **2** Heat Type: **HEATED**
 Tot Adj Area: **2** Garage Capacity: **2** Exterior wall: **STUCCO**
 Above Grade: **2** Parking Spaces: **2** Porch Type:
 Total Rooms: **6** Basement Area: **Basement Type:** **COVERED PATIO**
 Bedrooms: **4** Finish Bsmnt Area: **Basement Type:**
 Bath(F/H): **2 /** Roof Type: **SLAB** Pool:
 Year Built / Eff: **1954 / 1954** Foundation: **COMPOSITION** Air Cond: **EVAP COOLER**
 Fireplace: **Y / 1** Roof Material: **SHINGLE** Style: **CONVENTIONAL**
 # of Stories: **1.00** Condition: **GOOD** Quality: **AVERAGE**
 Other Improvements: **FENCE**

Site Information

Zoning: **LARS** Acres: **0.19** County Use: **SINGLE FAMILY RESID (0100)**
 Lot Area: **8,153** Lot Width/Depth: **62 x 129** State Use:
 Land Use: **SFR** Res/Comm Units: **/** Water Type: **PUBLIC**
 Site Influence: **SFR** Sewer Type: **TYPE UNKNOWN**

Tax Information

Total Value: **\$320,337** Assessed Year: **2016** Property Tax: **\$3,971.24**
 Land Value: **\$224,022** Improved %: **30%** Tax Area: **16**
 Improvement Value: **\$96,315** Tax Year: **2016** Tax Exemption:
 Total Taxable Value: **\$320,337**

Comparable Summary

For Property Located At



8051 TUNNEY AVE, RESEDA, CA 91335-1040

18 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: 18

	Subject Property	Low	High	Average
Sale Price	\$437,000	\$415,000	\$575,000	\$501,056
Bldg/Living Area	1,296	1,112	1,430	1,245
Price/Sqft	\$337.19	\$322.82	\$488.66	\$403.19
Year Built	1954	1947	1955	1952
Lot Area	8,153	6,902	17,336	8,588
Bedrooms	4	2	4	3
Bathrooms/Restrooms	2	1	2	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$320,337	\$53,591	\$464,000	\$246,558
Distance From Subject	0.00	0.09	0.50	0.30

*= 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											
			8051 TUNNEY AVE	\$437,000	1954	4	2	06/07/2004	1,296	8,153	0.0
Comparables											
<input checked="" type="checkbox"/>	1		8147 TUNNEY AVE	\$545,000	1955	4	2	09/20/2016	1,296	7,436	0.09
<input checked="" type="checkbox"/>	2		8141 CALVIN AVE	\$569,000	1955	4	2	10/07/2016	1,296	6,990	0.12
<input checked="" type="checkbox"/>	3		19339 LORNE ST	\$575,000	1953	4	2	11/01/2016	1,296	9,795	0.12
<input checked="" type="checkbox"/>	4		8216 TUNNEY AVE	\$545,000	1955	4	2	12/27/2016	1,296	8,672	0.16
<input checked="" type="checkbox"/>	5		19541 LANARK ST	\$560,000	1951	3	2	08/26/2016	1,146	17,336	0.16
<input checked="" type="checkbox"/>	6		19418 BLYTHE ST	\$475,000	1953	3	1	10/25/2016	1,112	7,526	0.16
<input checked="" type="checkbox"/>	7		19509 HEMMINGWAY ST	\$540,000	1953	4	2	03/08/2017	1,331	7,524	0.19
<input checked="" type="checkbox"/>	8		8031 TAMPA AVE	\$480,000	1954	4	2	04/07/2017	1,296	7,200	0.19
<input checked="" type="checkbox"/>	9		7829 TAMPA AVE	\$415,000	1953	3	1	05/15/2017	1,133	8,400	0.33
<input checked="" type="checkbox"/>	10		8038 JUMILLA AVE	\$485,000	1950	2	2	03/30/2017	1,430	8,404	0.34
<input checked="" type="checkbox"/>	11		7833 BOTHWELL RD	\$430,000	1953	3	1	04/25/2017	1,332	7,551	0.37
<input checked="" type="checkbox"/>	12		8373 CALVIN AVE	\$535,000	1949	4	2	12/01/2016	1,342	10,210	0.39
<input checked="" type="checkbox"/>	13		7800 BOTHWELL RD	\$545,000	1953	3	1	08/30/2016	1,241	7,451	0.39
<input checked="" type="checkbox"/>	14		19446 KESWICK ST	\$420,000	1952	3	1	09/27/2016	1,115	7,500	0.45
<input checked="" type="checkbox"/>	15		7733 BOTHWELL RD	\$440,000	1952	3	1	12/01/2016	1,133	6,902	0.47
<input checked="" type="checkbox"/>	16		7704 AURA AVE	\$430,000	1952	3	1	11/29/2016	1,115	8,720	0.48
<input checked="" type="checkbox"/>	17		8454 TUNNEY AVE	\$560,000	1947	2	2	08/31/2016	1,392	9,459	0.5
<input checked="" type="checkbox"/>	18		19430 HATTON ST	\$470,000	1952	3	1	12/01/2016	1,112	7,499	0.5

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

8051 TUNNEY AVE, RESEDA, CA 91335-1040

18 Comparable(s) Selected.

Report Date: 05/22/2017

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$437,000	\$415,000	\$575,000	\$501,056
Bldg/Living Area	1,296	1,112	1,430	1,245
Price/Sqft	\$337.19	\$322.82	\$488.66	\$403.19
Year Built	1954	1947	1955	1952
Lot Area	8,153	6,902	17,336	8,588
Bedrooms	4	2	4	3
Bathrooms/Restrooms	2	1	2	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$320,337	\$53,591	\$464,000	\$246,558
Distance From Subject	0.00	0.09	0.50	0.30

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Comp #:**1** Distance From Subject:**0.09 (miles)**
 Address: **8147 TUNNEY AVE, RESEDA, CA 91335-1042**
 Owner Name: **LOPEZ RAFAEL D**
 Seller Name: **MABSONS LLC**
 APN: **2105-017-003** Map Reference: **14-A1 /** Living Area: **1,296**
 County: **LOS ANGELES, CA** Census Tract: **1316.00** Total Rooms: **6**
 Subdivision: **15991** Zoning: **LARS** Bedrooms: **4**
 Rec Date: **09/20/2016** Prior Rec Date: **05/18/2016** Bath(F/H): **2 /**
 Sale Date: **09/12/2016** Prior Sale Date: **04/15/2016** Yr Built/Eff: **1955 / 1956**
 Sale Price: **\$545,000** Prior Sale Price: **\$372,000** Air Cond: **CENTRAL**
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **1140912** Acres: **0.17** Fireplace: **Y / 1**
 1st Mtg Amt: **1231079** Lot Area: **7,436** Pool: **POOL**
 Total Value: **\$464,000** # of Stories: **1.00** Roof Mat: **GRAVEL & ROCK**
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **PARKING AVAIL**

Comp #:**2** Distance From Subject:**0.12 (miles)**
 Address: **8141 CALVIN AVE, RESEDA, CA 91335-1005**
 Owner Name: **DAIGLE ALISON/JUNG DANIEL**
 Seller Name: **CLEAR CAPITAL INVESTMENT GROUP**
 APN: **2105-018-025** Map Reference: **14-A1 /** Living Area: **1,296**
 County: **LOS ANGELES, CA** Census Tract: **1316.00** Total Rooms: **6**
 Subdivision: **15991** Zoning: **LARS** Bedrooms: **4**
 Rec Date: **10/07/2016** Prior Rec Date: **10/13/1993** Bath(F/H): **2 /**
 Sale Date: **09/08/2016** Prior Sale Date: **10/13/1993** Yr Built/Eff: **1955 / 1960**
 Sale Price: **\$569,000** Prior Sale Price: **\$152,000** Air Cond: **EVAP COOLER**
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **1231079** Acres: **0.16** Fireplace: **Y / 1**
 1st Mtg Amt: **\$558,693** Lot Area: **6,990** Pool: **POOL**
 Total Value: **\$350,000** # of Stories: **1.00** Roof Mat: **GRAVEL & ROCK**
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **ATTACHED GARAGE**

Comp #:**3** Distance From Subject:**0.12 (miles)**
 Address: **19339 LORNE ST, RESEDA, CA 91335-1020**
 Owner Name: **PASAYES MYNOR G/LUNA YAHAIRA**
 Seller Name: **AVEDISSIAN RITA**
 APN: **2105-016-013** Map Reference: **14-A2 /** Living Area: **1,296**
 County: **LOS ANGELES, CA** Census Tract: **1316.00** Total Rooms: **6**
 Subdivision: **15595** Zoning: **LARS** Bedrooms: **4**
 Rec Date: **11/01/2016** Prior Rec Date: **06/04/2012** Bath(F/H): **2 /**
 Sale Date: **09/22/2016** Prior Sale Date: **03/30/2012** Yr Built/Eff: **1953 / 1955**
 Sale Price: **\$575,000** Prior Sale Price: **\$230,000** Air Cond: **EVAP COOLER**
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **1347115** Acres: **0.22** Fireplace: **Y / 1**
 1st Mtg Amt: **\$416,875** Lot Area: **9,795** Pool: **POOL**
 Total Value: **\$244,038** # of Stories: **1.00** Roof Mat: **GRAVEL & ROCK**
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **ATTACHED GARAGE**

Comp #:**4** Distance From Subject:**0.16 (miles)**
 Address: **8216 TUNNEY AVE, RESEDA, CA 91335-1044**
 Owner Name: **ALVAREZ KAREN NILOZA CARLOS N**
 Seller Name: **MAYAN INVESTMENTS INC**
 APN: **2105-018-020** Map Reference: **14-A1 /** Living Area: **1,296**
 County: **LOS ANGELES, CA** Census Tract: **1316.00** Total Rooms: **6**
 Subdivision: **15991** Zoning: **LARS** Bedrooms: **4**
 Rec Date: **12/27/2016** Prior Rec Date: **06/29/2016** Bath(F/H): **2 /**
 Sale Date: **10/27/2016** Prior Sale Date: **06/10/2016** Yr Built/Eff: **1955 / 1957**
 Sale Price: **\$545,000** Prior Sale Price: **\$385,000** Air Cond: **CENTRAL**
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **1642416** Acres: **0.20** Fireplace: **Y / 1**
 1st Mtg Amt: **\$535,128** Lot Area: **8,672** Pool: **POOL**
 Total Value: **\$68,908** # of Stories: **1.00** Roof Mat: **GRAVEL & ROCK**
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **PARKING AVAIL**

Comp #:**5** Distance From Subject:**0.16 (miles)**
 Address: **19541 LANARK ST, RESEDA, CA 91335-1016**
 Owner Name: **CASTRO CHRISTIAN/YANEZ ADRIENNE**
 Seller Name: **ADAMS FAMILY TRUST**
 APN: **2105-002-022** Map Reference: **14-A1 /** Living Area: **1,146**
 County: **LOS ANGELES, CA** Census Tract: **1316.00** Total Rooms: **5**
 Subdivision: **14154** Zoning: **LARA** Bedrooms: **3**
 Rec Date: **08/26/2016** Prior Rec Date: Bath(F/H): **2 /**
 Sale Date: **07/25/2016** Prior Sale Date: Yr Built/Eff: **1951 / 1952**
 Sale Price: **\$560,000** Prior Sale Price: Air Cond:
 Sale Type: **FULL** Prior Sale Type: Style: **CONVENTIONAL**
 Document #: **1019780** Acres: **0.40** Fireplace: **/**
 1st Mtg Amt: **\$444,000** Lot Area: **17,336** Pool:
 Total Value: **\$72,645** # of Stories: **1.00** Roof Mat: **COMPOSITION SHINGLE**
 Land Use: **SFR** Park Area/Cap#: **/ 3** Parking: **PARKING AVAIL**

Comp #:**6** Distance From Subject:**0.16 (miles)**
 Address: **19418 BLYTHE ST, RESEDA, CA 91335-1619**
 Owner Name: **SHALEV YANIV & SHIMRIT**
 Seller Name: **SORENSEN DESIREE**
 APN: **2105-012-033** Map Reference: **14-A2 /** Living Area: **1,112**
 County: **LOS ANGELES, CA** Census Tract: **1316.00** Total Rooms: **5**
 Subdivision: **17373** Zoning: **LARS** Bedrooms: **3**
 Rec Date: **10/25/2016** Prior Rec Date: **01/02/2015** Bath(F/H): **1 /**
 Sale Date: **10/05/2016** Prior Sale Date: **11/18/2014** Yr Built/Eff: **1953 / 1955**
 Sale Price: **\$475,000** Prior Sale Price: **\$440,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **1312989** Acres: **0.17** Fireplace: **/**
 1st Mtg Amt: **\$417,000** Lot Area: **7,526** Pool: **POOL**
 Total Value: **\$446,709** # of Stories: **1.00** Roof Mat: **GRAVEL & ROCK**
 Land Use: **SFR** Park Area/Cap#: **/ 1** Parking: **PARKING AVAIL**

Comp #:**7** Distance From Subject:**0.19 (miles)**
 Address: **19509 HEMMINGWAY ST, RESEDA, CA 91335-1641**
 Owner Name: **RODRIGUEZ JOSE F FAMILY TRUST**
 Seller Name: **WESTCLIFF REALTY INC**
 APN: **2105-008-020** Map Reference: **14-A2 /** Living Area: **1,331**
 County: **LOS ANGELES, CA** Census Tract: **1316.00** Total Rooms: **6**
 Subdivision: **17375** Zoning: **LARS** Bedrooms: **4**
 Rec Date: **03/08/2017** Prior Rec Date: **02/15/2000** Bath(F/H): **2 /**
 Sale Date: **02/17/2017** Prior Sale Date: **01/04/2000** Yr Built/Eff: **1953 / 1955**
 Sale Price: **\$540,000** Prior Sale Price: **\$164,000** Air Cond: **CENTRAL**
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **268809** Acres: **0.17** Fireplace: **Y / 1**
 1st Mtg Amt: Lot Area: **7,524** Pool: **SPA**
 Total Value: **\$212,916** # of Stories: **1.00** Roof Mat: **GRAVEL & ROCK DETACHED GARAGE**
 Land Use: **SFR** Park Area/Cap#: **/ 3** Parking: **GARAGE**

Comp #:**8** Distance From Subject:**0.19 (miles)**
 Address: **8031 TAMPA AVE, RESEDA, CA 91335-1129**
 Owner Name: **BARRES PAMELA D**
 Seller Name: **PEREZ EMILY A 2010 TRUST**
 APN: **2105-021-006** Map Reference: **14-A2 /** Living Area: **1,296**
 County: **LOS ANGELES, CA** Census Tract: **1316.00** Total Rooms: **6**
 Subdivision: **15595** Zoning: **LARS** Bedrooms: **4**
 Rec Date: **04/07/2017** Prior Rec Date: Bath(F/H): **2 /**
 Sale Date: **03/07/2017** Prior Sale Date: Yr Built/Eff: **1954 / 1954**
 Sale Price: **\$480,000** Prior Sale Price: Air Cond: **EVAP COOLER**
 Sale Type: **FULL** Prior Sale Type: Style: **CONVENTIONAL**
 Document #: **384313** Acres: **0.17** Fireplace: **Y / 1**
 1st Mtg Amt: **\$280,000** Lot Area: **7,200** Pool:
 Total Value: **\$59,386** # of Stories: **1.00** Roof Mat: **GRAVEL & ROCK**
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **PARKING AVAIL**

Comp #:9 Distance From Subject:0.33 (miles)
 Address: 7829 TAMPA AVE, RESEDA, CA 91335-1702
 Owner Name: GOUJON MITCHELL
 Seller Name: DAHLIN JOYCE
 APN: 2105-022-022 Map Reference: 14-A2 / Living Area: 1,133
 County: LOS ANGELES, CA Census Tract: 1316.00 Total Rooms: 5
 Subdivision: 17373 Zoning: LARS Bedrooms: 3
 Rec Date: 05/15/2017 Prior Rec Date: Prior Sale Date: Bath(F/H): 1 /
 Sale Date: 04/18/2017 Prior Sale Date: Yr Built/Eff: 1953 / 1953
 Sale Price: \$415,000 Prior Sale Price: Air Cond:
 Sale Type: FULL Prior Sale Type: Style: CONVENTIONAL
 Document #: 536425 Acres: 0.19 Fireplace: /
 1st Mtg Amt: \$402,500 Lot Area: 8,400 Pool:
 Total Value: \$53,591 # of Stories: 1.00 Roof Mat: GRAVEL & ROCK
 Land Use: SFR Park Area/Cap#: / 1 Parking: PARKING AVAIL

Comp #:10 Distance From Subject:0.34 (miles)
 Address: 8038 JUMILLA AVE, WINNETKA, CA 91306-1914
 Owner Name: TORRES CHRISTIAN/MADRIGAL SANDRA D
 Seller Name: BRYAN GEORGE A
 APN: 2106-014-021 Map Reference: 12-F2 / Living Area: 1,430
 County: LOS ANGELES, CA Census Tract: 1341.01 Total Rooms: 5
 Subdivision: 1 Zoning: LARA Bedrooms: 2
 Rec Date: 03/30/2017 Prior Rec Date: 08/19/2013 Bath(F/H): 2 /
 Sale Date: 02/17/2017 Prior Sale Date: 07/02/2013 Yr Built/Eff: 1950 / 1950
 Sale Price: \$485,000 Prior Sale Price: \$358,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 354132 Acres: 0.19 Fireplace: Y / 1
 1st Mtg Amt: \$335,000 Lot Area: 8,404 Pool:
 Total Value: \$370,719 # of Stories: 1.00 Roof Mat: WOOD SHAKE
 Land Use: SFR Park Area/Cap#: / 2 Parking: PARKING AVAIL

Comp #:11 Distance From Subject:0.37 (miles)
 Address: 7833 BOTHWELL RD, RESEDA, CA 91335-1625
 Owner Name: MARKO ITZHAKI
 Seller Name: BERNOR HAROLD M & J E TRUST
 APN: 2105-006-013 Map Reference: 14-A2 / Living Area: 1,332
 County: LOS ANGELES, CA Census Tract: 1316.00 Total Rooms: 6
 Subdivision: 17375 Zoning: LARS Bedrooms: 3
 Rec Date: 04/25/2017 Prior Rec Date: 07/22/1965 Bath(F/H): 1 /
 Sale Date: 04/03/2017 Prior Sale Date: Yr Built/Eff: 1953 / 1955
 Sale Price: \$430,000 Prior Sale Price: \$20,500 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 455255 Acres: 0.17 Fireplace: /
 1st Mtg Amt: \$344,000 Lot Area: 7,551 Pool:
 Total Value: \$62,495 # of Stories: 1.00 Roof Mat: GRAVEL & ROCK
 Land Use: SFR Park Area/Cap#: / 2 Parking: PARKING AVAIL

Comp #:12 Distance From Subject:0.39 (miles)
 Address: 8373 CALVIN AVE, NORTHRIDGE, CA 91324-4211
 Owner Name: PALACIOS MEDARDO/MURCIA LYZA J
 Seller Name: AZPEITIA ERNEST G
 APN: 2783-005-022 Map Reference: 14-A1 / Living Area: 1,342
 County: LOS ANGELES, CA Census Tract: 1134.01 Total Rooms: 4
 Subdivision: 14909 Zoning: LARA Bedrooms: 4
 Rec Date: 12/01/2016 Prior Rec Date: 07/16/2009 Bath(F/H): 2 /
 Sale Date: 11/14/2016 Prior Sale Date: 06/01/2009 Yr Built/Eff: 1949 / 1973
 Sale Price: \$535,000 Prior Sale Price: \$388,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 1509381 Acres: 0.23 Fireplace: /
 1st Mtg Amt: \$508,250 Lot Area: 10,210 Pool:
 Total Value: \$454,032 # of Stories: 1.00 Roof Mat: GRAVEL & ROCK
 Land Use: SFR Park Area/Cap#: / 3 Parking: ATTACHED GARAGE

Comp #:13 Distance From Subject:0.39 (miles)
 Address: 7800 BOTHWELL RD, RESEDA, CA 91335-1624
 Owner Name: LARA DANIEL/CASTRO MARIA G
 Seller Name: HARUTYUNYAN HAYK
 APN: 2105-007-013 Map Reference: 14-A2 / Living Area: 1,241
 County: LOS ANGELES, CA Census Tract: 1316.00 Total Rooms: 5
 Subdivision: 17375 Zoning: LARS Bedrooms: 3
 Rec Date: 08/30/2016 Prior Rec Date: 06/25/2008 Bath(F/H): 1 /
 Sale Date: 08/15/2016 Prior Sale Date: 06/18/2008 Yr Built/Eff: 1953 / 1953
 Sale Price: \$545,000 Prior Sale Price: \$419,000 Air Cond: CENTRAL
 Sale Type: FULL Prior Sale Type: FULL Style: MODERN
 Document #: 1037360 Acres: 0.17 Fireplace: /
 1st Mtg Amt: \$463,250 Lot Area: 7,451 Pool: POOL
 Total Value: \$422,000 # of Stories: 1.00 Roof Mat: GRAVEL & ROCK
 Land Use: SFR Park Area/Cap#: / 1 Parking: PARKING AVAIL

Comp #:14 Distance From Subject:0.45 (miles)
 Address: 19446 KESWICK ST, RESEDA, CA 91335-2313
 Owner Name: MATHES LONNE A/HEILKER-MATHES CANDACE A
 Seller Name: VASQUEZ MARITZA
 APN: 2116-012-012 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: 09/27/2016 Prior Rec Date: 06/03/2002 Bath(F/H): 1 /
 Sale Date: 07/28/2016 Prior Sale Date: 04/17/2002 Yr Built/Eff: 1952 / 1952
 Sale Price: \$420,000 Prior Sale Price: \$223,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: MODERN
 Document #: 1170566 Acres: 0.17 Fireplace: /
 1st Mtg Amt: \$429,000 Lot Area: 7,500 Pool:
 Total Value: \$278,277 # of Stories: 1.00 Roof Mat: GRAVEL & ROCK
 Land Use: SFR Park Area/Cap#: / 1 Parking: PARKING AVAIL

Comp #:15 Distance From Subject:0.47 (miles)
 Address: 7733 BOTHWELL RD, RESEDA, CA 91335-2306
 Owner Name: AZIZYAN HRACHIA
 Seller Name: ARUCHA MARIA
 APN: 2116-008-032 Map Reference: 14-A2 / Living Area: 1,133
 County: LOS ANGELES, CA Census Tract: 1316.00 Total Rooms: 5
 Subdivision: 17374 Zoning: LARS Bedrooms: 3
 Rec Date: 12/01/2016 Prior Rec Date: 12/15/1995 Bath(F/H): 1 /
 Sale Date: 11/21/2016 Prior Sale Date: Air Cond: 1952 / 1952
 Sale Price: \$440,000 Prior Sale Price: \$128,000
 Sale Type: FULL Prior Sale Type: FULL Style: MODERN
 Document #: 1509176 Acres: 0.16 Fireplace: /
 1st Mtg Amt: \$352,000 Lot Area: 6,902 Pool:
 Total Value: \$179,608 # of Stories: 1.00 Roof Mat:
 Land Use: SFR Park Area/Cap#: / 2 Parking: PARKING AVAIL

Comp #:16 Distance From Subject:0.48 (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
 Sale Type: FULL Prior Sale Type: FULL Air Cond:
 Document #: 1488542 Acres: 0.20 Style: MODERN
 1st Mtg Amt: \$344,000 Lot Area: 8,720 Fireplace: /
 Total Value: \$103,392 # of Stories: 1.00 Pool:
 Land Use: SFR Park Area/Cap#: / 1 Roof Mat: GRAVEL & ROCK
 Parking: PARKING AVAIL

Comp #:17 Distance From Subject:0.5 (miles)
 Address: **8454 TUNNEY AVE, NORTHRIDGE, CA 91324-4263**
 Owner Name: **WILSON TRACY**
 Seller Name: **GOLD DAVE & DARA A**
 APN: **2783-006-011** Map Reference: **14-A1 /** Living Area: **1,392**
 County: **LOS ANGELES, CA** Census Tract: **1134.01** Total Rooms: **5**
 Subdivision: **10435** Zoning: **LARA** Bedrooms: **2**
 Rec Date: **08/31/2016** Prior Rec Date: **11/17/1998** Bath(F/H): **2 /**
 Sale Date: **08/09/2016** Prior Sale Date: **10/23/1998** Yr Built/Eff: **1947 / 1950**
 Sale Price: **\$560,000** Prior Sale Price: **\$193,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **1047397** Acres: **0.22** Fireplace: **/**
 1st Mtg Amt: **\$518,925** Lot Area: **9,459** Pool:
 Total Value: **\$324,451** # of Stories: **1.00** Roof Mat: **COMPOSITION SHINGLE**
 Land Use: **SFR** Park Area/Cap#: **/ 3** Parking: **PARKING AVAIL**

Comp #:18 Distance From Subject:0.5 (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 /** Living Area: **1,112**
 County: **LOS ANGELES, CA** Census Tract: **1316.00** Total Rooms: **5**
 Subdivision: **17372** Zoning: **LARS** Bedrooms: **3**
 Rec Date: **12/01/2016** Prior Rec Date: **01/17/1991** Bath(F/H): **1 /**
 Sale Date: **11/16/2016** Prior Sale Date: **11/1990** Yr Built/Eff: **1952 / 1952**
 Sale Price: **\$470,000** Prior Sale Price: **\$178,000** Air Cond: **EVAP COOLER**
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **MODERN**
 Document #: **1515343** Acres: **0.17** Fireplace: **/**
 1st Mtg Amt: **\$461,487** Lot Area: **7,499** Pool:
 Total Value: **\$270,886** # of Stories: **1.00** Roof Mat: **GRAVEL & ROCK**
 Land Use: **SFR** Park Area/Cap#: **/ 1** Parking: **PARKING AVAIL**

EXHIBIT D

ASSIGNED INSPECTOR: **ROBERT REESE**

Date: **May 22, 2017**

JOB ADDRESS: **8051 NORTH TUNNEY AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2105-015-006**

CASE#: **666342**

ORDER NO: **A-3671957**

EFFECTIVE DATE OF ORDER TO COMPLY: **December 22, 2014**

COMPLIANCE EXPECTED DATE: **January 21, 2015**

DATE COMPLIANCE OBTAINED: **December 10, 2015**

LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3671957

RWC

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

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
PRESIDENT

E. FELICIABRANNON
VICE-PRESIDENT

JOSELYN GEAGA-ROSENTHAL

GEORGE HOVAGUIMIAN

JAVIER NUNEZ

SUBSTANDARD ORDER AND NOTICE OF FEE

COREAS, VICTOR M ET AL
8051 TUNNEY AVE
RESEDA, CA 91335

CASE #: 666342

ORDER #: A-3671957

EFFECTIVE DATE: December 22, 2014

COMPLIANCE DATE: January 21, 2015

OWNER OF

SITE ADDRESS: 8051 N TUNNEY AVE

ASSESSORS PARCEL NO.: 2105-015-006

ZONE: RS; Suburban Zone

*12-10-15
Close File
J*

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. **Illegal use or occupancy of the garage as a dwelling unit.**

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

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.

2. **The remodel of the garage to a dwelling 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 ENFORCEMENT BUREAU
For routine City business and non-emergency services: Call 3-1-1
www.ladbs.org

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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, 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.

3. Electrical work has been done without the required permits and approvals.

You are therefore ordered to: Obtain all required electrical permits and approvals.

Code Section(s) in Violation: 93.0201, 93.0104, 91.103.1 12.21A.1.(a) of the L.A.M.C.

4. Plumbing work has been done without the required permits and approvals.

You are therefore ordered to: Obtain all required plumbing permits and approvals.

Code Section(s) in Violation: 94.103.1.1, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

5. The building or premises is Substandard due to illegal occupancy..

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

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

Comments: Converted garage.

NOTE: A certificate has been filed with the County Recorder noting the above substandard condition

NON-COMPLIANCE FEE WARNING :

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

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

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

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

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

PENALTY WARNING :

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

INVESTIGATION FEE REQUIRED:

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

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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 err 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>

If you have any questions or require any additional information please feel free to contact me at (818)374-9863.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: *Bo*

Date: December 16, 2014

ROBERT REESE
14410 SYLVAN STREET SUITE 105
LOS ANGELES, CA 91401
(818)374-9863
Robert.Reese@lacity.org

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REVIEWED BY