

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

June 11, 2018

Council District: # 6

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

JOB ADDRESS: **8639 NORTH GULLO AVENUE, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **2627-027-006**  
Re: Invoice #690508-2

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: **8639 North Gullo 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.

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

| <u>Description</u>                | <u>Amount</u>      |
|-----------------------------------|--------------------|
| Non-Compliance Fee                | \$ 660.00          |
| Late Charge/Collection Fee (250%) | 1,650.00           |
| Accumulated Interest (1%/month)   | 488.62             |
| Title Report Fee                  | 42.00              |
| <b>Grand Total</b>                | <b>\$ 2,840.62</b> |

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 **\$2,840.62** 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 **\$2,840.62** 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 WOLCOTT, CITY CLERK

BY: \_\_\_\_\_  
DEPUTY



P.O. BOX 5152  
CULVER CITY, CA 90231  
Phone 310-943-9235 [latitle@in2-res.com](mailto:latitle@in2-res.com)

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**Property Title Report**

**Work Order No. T15399**  
**Dated as of: 05/30/2018**

**Prepared for: City of Los Angeles**

**SCHEDULE A**

*(Reported Property Information)*

**APN #: 2627-027-006**

**Property Address: 8639 N GULLO AVE      City: Los Angeles      County: Los Angeles**

**VESTING INFORMATION**

**Type of Document: QUITCLAIM DEED**

**Grantee : KIM SPENCER HENDERSON**

**Grantor : PFF BANK & TRUST; LIBBY BOYD HENDERSON TRUST #07-5-00795-0; BANK OF AMERICA NT&SA; HENDERSON, LIBBY BOYD**

**Deed Date : 11/03/2006**

**Recorded : 11/13/2006**

**Instr No. : 06-2496820**

**MAILING ADDRESS: KIM SPENCER HENDERSON**  
**8639 GULLO AVE PANORAMA CITY CA 91402**

**SCHEDULE B**

**LEGAL DESCRIPTION**

**Lot: 12 Tract No: 8513 Abbreviated Description: LOT:12 TR#:8513 TRACT # 8513 SE 165.375 FT OF LOT 12**

**MORTGAGES/LIENS**

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

This page is part of your document - DO NOT DISCARD

06 2496820

RECORDED/FILED IN OFFICIAL RECORDS  
RECORDER'S OFFICE  
LOS ANGELES COUNTY  
CALIFORNIA  
11/13/06 AT 08:00am

TITLE(S) : DEED



FEE

FEE  
\$7  
M

D.T.T.

*[Handwritten signature]*

CODE  
20

CODE  
19

CODE  
9

NOTIFICATION SENT-\$4

Assessor's Identification Number (AIN)

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

Number of AIN's Shown

2802-027-004

002

THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY:

When Recorded Mail Document  
and Tax Statement To:  
Kim Spencer Henderson  
8639 Gullo Ave.  
Panorama City, CA 91402

11/13/06  
20062496820

Escrow No.  
Title Order No.

SPACE ABOVE THIS LINE FOR RECORDER'S USE

APN: 2627-027-006-03

QUITCLAIM DEED

The undersigned grantor(s) declare(s) "This is a bonafide gift & the grantor received  
Documentary transfer tax is \$ 0 City tax \$ 0 nothing in return, R & T 11911."

- computed on full value of property conveyed, or
- computed on full value less value of liens or encumbrances remaining at time of sale,
- Unincorporated Area City of Panorama City

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, PFF Bank & Trust as Trustee of the trust(s) created under Restated Trust Agreement for the Libby Boyd Henderson Trust No. 07-5-00795-0 executed January 29, 1996, by Trustee Bank of America NT&SA, and executed 12/21, 1995, by Settlor Libby Boyd Henderson, as amended by First Amendment to Restated Trust Agreement executed February 26, 2003, and Second Amendment to Restated Trust Agreement executed August 29, 2003, and Third Amendment to Restated Trust Agreement executed September 30, 2004 hereby remises, releases and quitclaims to Kim Spencer Henderson, a single man, as his sole & separate property the following described real property in the City of Panorama City County of Los Angeles State of California: Lot 12, Tract 8513, as per map recorded in Book 97, Pages 15 to 17 inclusive of Maps, in the office of the Recorder of said County.

Except that portion of said lot lying Northwesterly of a line parallel with and distant Northwesterly 165.375 feet measured on the Southwesterly line of said Lot from the Southeasterly line of said Lot.

DATED: November 3, 2006

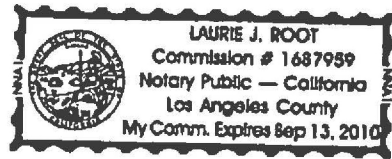
*Linda C. Verburg*  
Linda C. Verburg, V. P. & Senior Trust Officer

STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES

ON November 3, 2006 before me,  
Laurie J. Root, Notary Public personally appeared  
Linda C. Verburg & Steven Mathews

*Steven Mathews*  
Steven Mathews, V. P. & Trust Property

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.  
*Laurie J. Root*

ACCOMODATION  
This Document delivered to Recorder as an accomodation only at the express request of the parties hereto. It has not been examined as to its effect or validity.

# EXHIBIT B

ASSIGNED INSPECTOR: **DENTON LOMENZO**

Date: **June 11, 2018**

JOB ADDRESS: **8639 NORTH GULLO AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2627-027-006**

Last Full Title: **05/30/2018**

Last Update to Title:

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## LIST OF OWNERS AND INTERESTED PARTIES

1). KIM SPENCER HENDERSON  
8639 GULLO AVE  
PANORAMA CITY, CA 91402

CAPACITY: OWNER

**Property Detail Report****EXHIBIT C**

For Property Located At :  
**8639 GULLO AVE, PANORAMA CITY, CA 91402-4016**

**Owner Information**

Owner Name: **HENDERSON KIM S**  
 Mailing Address: **8639 GULLO AVE, PANORAMA CITY CA 91402-4016 C001**  
 Vesting Codes: **SM // SE**

**Location Information**

Legal Description: **TRACT # 8513 SE 165.375 FT OF LOT 12**  
 County: **LOS ANGELES, CA** APN: **2627-027-006**  
 Census Tract / Block: **1197.00 / 2** Alternate APN:  
 Township-Range-Sect: Subdivision: **8513**  
 Legal Book/Page: **97-15** Map Reference: **8-F6 /**  
 Legal Lot: **12** Tract #: **8513**  
 Legal Block: School District: **LOS ANGELES**  
 Market Area: **ARL** School District Name:  
 Neighbor Code: Munic/Township:

**Owner Transfer Information**

Recording/Sale Date: **11/13/2006 / 11/03/2006** Deed Type: **QUIT CLAIM DEED**  
 Sale Price: 1st Mtg Document #:  
 Document #: **2496820**

**Last Market Sale Information**

Recording/Sale Date: **09/05/1967 /** 1st Mtg Amount/Type: **/**  
 Sale Price: **\$3,000** 1st Mtg Int. Rate/Type: **/**  
 Sale Type: **FULL** 1st Mtg Document #: **/**  
 Document #: 2nd Mtg Amount/Type: **/**  
 Deed Type: **DEED (REG)** 2nd Mtg Int. Rate/Type: **/**  
 Transfer Document #: Price Per SqFt: **\$2.33**  
 New Construction: Multi/Split Sale:  
 Title Company:  
 Lender:  
 Seller Name:

**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: **1,286** Garage Area: **HEATED**  
 Tot Adj Area: Garage Capacity: **2** Exterior wall: **STUCCO**  
 Above Grade: Parking Spaces: **2** Porch Type:  
 Total Rooms: **6** Basement Area: Patio Type: **COVERED PATIO**  
 Bedrooms: **3** Finish Bsmnt Area: Pool:  
 Bath(F/H): **1 /** Basement Type: Air Cond: **CONVENTIONAL**  
 Year Built / Eff: **1947 / 1950** Roof Type: Style:  
 Fireplace: **/** Foundation: **RAISED** Quality:  
 # of Stories: **2.00** Roof Material: **WOOD SHAKE** Condition:  
 Other Improvements: **FENCE;ADDITION;FENCED YARD**

**Site Information**

Zoning: **LAR1** Acres: **0.57** County Use: **SINGLE FAMILY RESID (0100)**  
 Lot Area: **24,752** Lot Width/Depth: **165 x 150** State Use:  
 Land Use: **SFR** Res/Comm Units: **/** Water Type:  
 Site Influence: Sewer Type: **TYPE UNKNOWN**

**Tax Information**

Total Value: **\$61,709** Assessed Year: **2017** Property Tax: **\$956.49**  
 Land Value: **\$39,900** Improved %: **35%** Tax Area: **13**  
 Improvement Value: **\$21,809** Tax Year: **2017** Tax Exemption: **HOMEOWNER**  
 Total Taxable Value: **\$54,709**

**Comparable Sales Report**

For Property Located At



CoreLogic

RealQuest Professional

**8639 GULLO AVE, PANORAMA CITY, CA 91402-4016****15 Comparable(s) Selected.**

Report Date: 06/08/2018

**Summary Statistics:**

|                       | Subject  | Low       | High      | Average   |
|-----------------------|----------|-----------|-----------|-----------|
| Sale Price            | \$3,000  | \$330,000 | \$560,000 | \$486,700 |
| Bldg/Living Area      | 1,286    | 1,101     | 1,348     | 1,231     |
| Price/Sqft            | \$2.33   | \$262.53  | \$484.30  | \$396.94  |
| Year Built            | 1947     | 1942      | 1958      | 1952      |
| Lot Area              | 24,752   | 5,561     | 9,572     | 6,611     |
| Bedrooms              | 3        | 2         | 3         | 3         |
| Bathrooms/Restrooms   | 1        | 1         | 2         | 2         |
| Stories               | 2.00     | 1.00      | 1.00      | 1.00      |
| Total Value           | \$61,709 | \$58,880  | \$451,000 | \$245,641 |
| Distance From Subject | 0.00     | 0.09      | 0.46      | 0.29      |

\* = user supplied for search only

|              |  |                   |                   |                        |                            |
|--------------|--|-------------------|-------------------|------------------------|----------------------------|
| Comp #:      | <b>1</b>   |                   |                   | Distance From Subject: | <b>0.09 (miles)</b>        |
| Address:     | <b>13373 WENTWORTH ST, ARLETA, CA 91331-6346</b> |                   |                   |                        |                            |
| Owner Name:  | <b>MINASYAN TIGRAN</b>                           |                   |                   |                        |                            |
| Seller Name: | <b>LOPEZ FRANKIE J &amp; SUZANNE A</b>           |                   |                   |                        |                            |
| APN:         | <b>2627-006-029</b>                              | Map Reference:    | <b>8-F6 /</b>     | Living Area:           | <b>1,260</b>               |
| County:      | <b>LOS ANGELES, CA</b>                           | Census Tract:     | <b>1197.00</b>    | Total Rooms:           | <b>5</b>                   |
| Subdivision: | <b>16616</b>                                     | Zoning:           | <b>LAR1</b>       | Bedrooms:              | <b>3</b>                   |
| Rec Date:    | <b>12/06/2017</b>                                | Prior Rec Date:   | <b>05/16/2011</b> | Bath(F/H):             | <b>2 /</b>                 |
| Sale Date:   | <b>11/20/2017</b>                                | Prior Sale Date:  | <b>04/12/2011</b> | Yr Built/Eff:          | <b>1951 / 1975</b>         |
| Sale Price:  | <b>\$494,500</b>                                 | Prior Sale Price: | <b>\$310,000</b>  | Air Cond:              | <b>EVAP COOLER</b>         |
| Sale Type:   | <b>FULL</b>                                      | Prior Sale Type:  | <b>FULL</b>       | Style:                 | <b>CONVENTIONAL</b>        |
| Document #:  | <b>1412310</b>                                   | Acres:            | <b>0.16</b>       | Fireplace:             | <b>/</b>                   |
| 1st Mtg Amt: | <b>\$395,600</b>                                 | Lot Area:         | <b>6,901</b>      | Pool:                  |                            |
| Total Value: | <b>\$342,207</b>                                 | # of Stories:     | <b>1.00</b>       | Roof Mat:              | <b>COMPOSITION SHINGLE</b> |
| Land Use:    | <b>SFR</b>                                       | Park Area/Cap#:   | <b>/ 2</b>        | Parking:               | <b>DETACHED GARAGE</b>     |

|              |  |                   |                   |                        |                          |
|--------------|--|-------------------|-------------------|------------------------|--------------------------|
| Comp #:      | <b>2</b>                                       |                   |                   | Distance From Subject: | <b>0.15 (miles)</b>      |
| Address:     | <b>13518 RANGOON ST, ARLETA, CA 91331-6324</b> |                   |                   |                        |                          |
| Owner Name:  | <b>AIRAPETYAN ALMAST A &amp; GAIK</b>          |                   |                   |                        |                          |
| Seller Name: | <b>RAMP ST HOLDINGS LLC</b>                    |                   |                   |                        |                          |
| APN:         | <b>2627-005-005</b>                            | Map Reference:    | <b>8-F6 /</b>     | Living Area:           | <b>1,249</b>             |
| County:      | <b>LOS ANGELES, CA</b>                         | Census Tract:     | <b>1197.00</b>    | Total Rooms:           | <b>5</b>                 |
| Subdivision: | <b>16616</b>                                   | Zoning:           | <b>LAR1</b>       | Bedrooms:              | <b>2</b>                 |
| Rec Date:    | <b>12/01/2017</b>                              | Prior Rec Date:   | <b>07/06/2017</b> | Bath(F/H):             | <b>2 /</b>               |
| Sale Date:   | <b>11/13/2017</b>                              | Prior Sale Date:  | <b>06/28/2017</b> | Yr Built/Eff:          | <b>1950 / 1952</b>       |
| Sale Price:  | <b>\$500,000</b>                               | Prior Sale Price: | <b>\$353,000</b>  | Air Cond:              |                          |
| Sale Type:   | <b>FULL</b>                                    | Prior Sale Type:  | <b>FULL</b>       | Style:                 | <b>CONVENTIONAL</b>      |
| Document #:  | <b>1387555</b>                                 | Acres:            | <b>0.16</b>       | Fireplace:             | <b>Y / 1</b>             |
| 1st Mtg Amt: | <b>\$490,943</b>                               | Lot Area:         | <b>6,897</b>      | Pool:                  |                          |
| Total Value: | <b>\$58,880</b>                                | # of Stories:     | <b>1.00</b>       | Roof Mat:              | <b>GRAVEL &amp; ROCK</b> |
| Land Use:    | <b>SFR</b>                                     | Park Area/Cap#:   | <b>/ 2</b>        | Parking:               | <b>DETACHED GARAGE</b>   |

|              |  |                   |                   |                        |                     |
|--------------|--|-------------------|-------------------|------------------------|---------------------|
| Comp #:      | <b>3</b>                                       |                   |                   | Distance From Subject: | <b>0.19 (miles)</b> |
| Address:     | <b>13556 RANGOON ST, ARLETA, CA 91331-6318</b> |                   |                   |                        |                     |
| Owner Name:  | <b>KHACHATRYAN GAYANE</b>                      |                   |                   |                        |                     |
| Seller Name: | <b>TROULMAN CLARA R TRUST</b>                  |                   |                   |                        |                     |
| APN:         | <b>2637-009-002</b>                            | Map Reference:    | <b>8-F6 /</b>     | Living Area:           | <b>1,115</b>        |
| County:      | <b>LOS ANGELES, CA</b>                         | Census Tract:     | <b>1197.00</b>    | Total Rooms:           | <b>5</b>            |
| Subdivision: | <b>15849</b>                                   | Zoning:           | <b>LAR1</b>       | Bedrooms:              | <b>3</b>            |
| Rec Date:    | <b>04/12/2018</b>                              | Prior Rec Date:   | <b>01/19/1988</b> | Bath(F/H):             | <b>2 /</b>          |
| Sale Date:   | <b>03/16/2018</b>                              | Prior Sale Date:  | <b>12/1987</b>    | Yr Built/Eff:          | <b>1951 / 1953</b>  |
| Sale Price:  | <b>\$540,000</b>                               | Prior Sale Price: |                   | Air Cond:              |                     |
| Sale Type:   | <b>FULL</b>                                    | Prior Sale Type:  |                   | Style:                 | <b>CONVENTIONAL</b> |
| Document #:  | <b>353719</b>                                  | Acres:            | <b>0.15</b>       | Fireplace:             | <b>/</b>            |

|              |           |                 |       |           |               |
|--------------|-----------|-----------------|-------|-----------|---------------|
| 1st Mtg Amt: | \$485,946 | Lot Area:       | 6,683 | Pool:     | POOL          |
| Total Value: | \$230,871 | # of Stories:   | 1.00  | Roof Mat: | GRAVEL & ROCK |
| Land Use:    | SFR       | Park Area/Cap#: | / 2   | Parking:  | PARKING AVAIL |

|   |                 |                                   |            |               |                     |
|---|-----------------|-----------------------------------|------------|---------------|---------------------|
| <b>Comp #:4</b>                                     |                 | Distance From Subject:0.2 (miles) |            |               |                     |
| Address: 8681 ROSLYNDALE AVE, ARLETA, CA 91331-4940 |                 |                                   |            |               |                     |
| Owner Name: TIRADO LEONARD/LOPEZ VERONICA           |                 |                                   |            |               |                     |
| Seller Name: BANDA LARRY                            |                 |                                   |            |               |                     |
| APN:  | 2627-026-009    | Map Reference:                    | 9-A6 /     | Living Area:  | 1,206               |
| County:   | LOS ANGELES, CA | Census Tract:                     | 1190.01    | Total Rooms:  | 5                   |
| Subdivision:  | 19668           | Zoning:                           | LAR1       | Bedrooms:     | 3                   |
| Rec Date:   | 12/08/2017      | Prior Rec Date:                   | 02/25/2010 | Bath(F/H):    | 2 /                 |
| Sale Date:  | 11/22/2017      | Prior Sale Date:                  | 02/22/2010 | Yr Built/Eff: | 1954 / 1954         |
| Sale Price:   | \$460,000       | Prior Sale Price:                 | \$285,000  | Air Cond:     |                     |
| Sale Type:  | FULL            | Prior Sale Type:                  | FULL       | Style:        | CONVENTIONAL        |
| Document #:   | 1429133         | Acres:                            | 0.14       | Fireplace:    | /                   |
| 1st Mtg Amt:  | \$446,200       | Lot Area:                         | 6,003      | Pool:         | POOL                |
| Total Value:  | \$292,578       | # of Stories:                     | 1.00       | Roof Mat:     | COMPOSITION SHINGLE |
| Land Use:   | SFR             | Park Area/Cap#:                   | / 2        | Parking:      | PARKING AVAIL       |

|  |                 |                                    |            |               |                     |
|--|-----------------|------------------------------------|------------|---------------|---------------------|
| <b>Comp #:5</b>                                    |                 | Distance From Subject:0.21 (miles) |            |               |                     |
| Address: 13448 MUSCATINE ST, ARLETA, CA 91331-6301 |                 |                                    |            |               |                     |
| Owner Name: ANDRADE RAMON A/SANDOVAL IRENE L       |                 |                                    |            |               |                     |
| Seller Name: GARCIA ABEL                           |                 |                                    |            |               |                     |
| APN:   | 2627-032-004    | Map Reference:                     | 8-F6 /     | Living Area:  | 1,300               |
| County:  | LOS ANGELES, CA | Census Tract:                      | 1197.00    | Total Rooms:  | 5                   |
| Subdivision:                                       | 14876           | Zoning:                            | LAR1       | Bedrooms:     | 3                   |
| Rec Date:  | 02/21/2018      | Prior Rec Date:                    | 07/05/2007 | Bath(F/H):    | 2 /                 |
| Sale Date:   | 01/24/2018      | Prior Sale Date:                   | 03/07/2007 | Yr Built/Eff: | 1956 / 1956         |
| Sale Price:  | \$495,000       | Prior Sale Price:                  | \$500,000  | Air Cond:     | EVAP COOLER         |
| Sale Type:   | FULL            | Prior Sale Type:                   | FULL       | Style:        | CONVENTIONAL        |
| Document #:  | 170485          | Acres:                             | 0.13       | Fireplace:    | Y / 1               |
| 1st Mtg Amt:                                       | \$396,000       | Lot Area:                          | 5,561      | Pool:         |                     |
| Total Value:                                       | \$451,000       | # of Stories:                      | 1.00       | Roof Mat:     | COMPOSITION SHINGLE |
| Land Use:  | SFR             | Park Area/Cap#:                    | / 2        | Parking:      | PARKING AVAIL       |

|  |                 |                                    |            |               |                     |
|--|-----------------|------------------------------------|------------|---------------|---------------------|
| <b>Comp #:6</b>                                  |                 | Distance From Subject:0.28 (miles) |            |               |                     |
| Address: 13521 OTTOMAN ST, ARLETA, CA 91331-6311 |                 |                                    |            |               |                     |
| Owner Name: LEPE JUAN M                          |                 |                                    |            |               |                     |
| Seller Name: PORTILLO FAMILY TRUST 2009          |                 |                                    |            |               |                     |
| APN:   | 2627-031-013    | Map Reference:                     | 8-F6 /     | Living Area:  | 1,348               |
| County:  | LOS ANGELES, CA | Census Tract:                      | 1197.00    | Total Rooms:  | 5                   |
| Subdivision:                                     | 19963           | Zoning:                            | LAR1       | Bedrooms:     | 3                   |
| Rec Date:  | 11/16/2017      | Prior Rec Date:                    | 07/14/1982 | Bath(F/H):    | 2 /                 |
| Sale Date:                                       | 11/03/2017      | Prior Sale Date:                   |            | Yr Built/Eff: | 1958 / 1958         |
| Sale Price:                                      | \$485,000       | Prior Sale Price:                  |            | Air Cond:     |                     |
| Sale Type:                                       | FULL            | Prior Sale Type:                   |            | Style:        | CONVENTIONAL        |
| Document #:                                      | 1318572         | Acres:                             | 0.14       | Fireplace:    | Y / 1               |
| 1st Mtg Amt:                                     | \$155,200       | Lot Area:                          | 5,985      | Pool:         |                     |
| Total Value:                                     | \$62,899        | # of Stories:                      | 1.00       | Roof Mat:     | COMPOSITION SHINGLE |
| Land Use:  | SFR             | Park Area/Cap#:                    | / 2        | Parking:      | PARKING AVAIL       |

|  |                 |                                    |            |               |                  |
|--|-----------------|------------------------------------|------------|---------------|------------------|
| <b>Comp #:7</b>                                  |                 | Distance From Subject:0.29 (miles) |            |               |                  |
| Address: 13577 OTTOMAN ST, ARLETA, CA 91331-6311 |                 |                                    |            |               |                  |
| Owner Name: AMBAT FERDINAND & EVA                |                 |                                    |            |               |                  |
| Seller Name: RUIZ MARICELA A                     |                 |                                    |            |               |                  |
| APN:   | 2627-001-009    | Map Reference:                     | 8-F6 /     | Living Area:  | 1,206            |
| County:  | LOS ANGELES, CA | Census Tract:                      | 1197.00    | Total Rooms:  | 5                |
| Subdivision:                                     | 17064           | Zoning:                            | LAR1       | Bedrooms:     | 3                |
| Rec Date:  | 05/21/2018      | Prior Rec Date:                    | 08/01/2016 | Bath(F/H):    | 1 /              |
| Sale Date:                                       | 04/17/2018      | Prior Sale Date:                   | 07/19/2016 | Yr Built/Eff: | 1951 / 1951      |
| Sale Price:                                      | \$508,000       | Prior Sale Price:                  | \$425,000  | Air Cond:     |                  |
| Sale Type:                                       | FULL            | Prior Sale Type:                   | FULL       | Style:        | CONVENTIONAL     |
| Document #:                                      | 499758          | Acres:                             | 0.16       | Fireplace:    | Y / 1            |
| 1st Mtg Amt:                                     | \$498,798       | Lot Area:                          | 6,837      | Pool:         |                  |
| Total Value:                                     | \$425,000       | # of Stories:                      | 1.00       | Roof Mat:     | ROLL COMPOSITION |
| Land Use:  | SFR             | Park Area/Cap#:                    | / 2        | Parking:      | PARKING AVAIL    |

|  |                 |                                    |            |               |             |
|--|-----------------|------------------------------------|------------|---------------|-------------|
| <b>Comp #:8</b>                                |                 | Distance From Subject:0.29 (miles) |            |               |             |
| Address: 8811 VARNA AVE, ARLETA, CA 91331-6344 |                 |                                    |            |               |             |
| Owner Name: MENDOZA JUAN C/LUNA JULIA A        |                 |                                    |            |               |             |
| Seller Name: CASCIO ISABELLA                   |                 |                                    |            |               |             |
| APN:   | 2627-031-012    | Map Reference:                     | 8-F6 /     | Living Area:  | 1,274       |
| County:  | LOS ANGELES, CA | Census Tract:                      | 1197.00    | Total Rooms:  | 5           |
| Subdivision:                                   | 19963           | Zoning:                            | LAR1       | Bedrooms:     | 2           |
| Rec Date:                                      | 12/01/2017      | Prior Rec Date:                    | 01/25/1966 | Bath(F/H):    | 1 /         |
| Sale Date:                                     | 11/15/2017      | Prior Sale Date:                   |            | Yr Built/Eff: | 1942 / 1945 |
| Sale Price:                                    | \$465,000       | Prior Sale Price:                  | \$4,500    | Air Cond:     | EVAP COOLER |



|              |                  |                  |              |            |                            |
|--------------|------------------|------------------|--------------|------------|----------------------------|
| Sale Type:   | <b>FULL</b>      | Prior Sale Type: | <b>FULL</b>  | Style:     | <b>CONVENTIONAL</b>        |
| Document #:  | <b>1387982</b>   | Acres:           | <b>0.16</b>  | Fireplace: | <b>Y / 1</b>               |
| 1st Mtg Amt: | <b>\$441,750</b> | Lot Area:        | <b>6,884</b> | Pool:      |                            |
| Total Value: | <b>\$60,941</b>  | # of Stories:    | <b>1.00</b>  | Roof Mat:  | <b>COMPOSITION SHINGLE</b> |
| Land Use:    | <b>SFR</b>       | Park Area/Cap#:  | <b>/ 2</b>   | Parking:   | <b>PARKING AVAIL</b>       |

Comp #:9 Distance From Subject:0.3 (miles)

Address: **8854 ROSLYNDALE AVE, ARLETA, CA 91331-5805**

Owner Name: **IZON DOMINIC & JANICE**

Seller Name: **CUERVO PEDRO J & SARI M**

|              |                        |                   |                   |               |                          |
|--------------|------------------------|-------------------|-------------------|---------------|--------------------------|
| APN:         | <b>2627-009-013</b>    | Map Reference:    | <b>8-F6 /</b>     | Living Area:  | <b>1,257</b>             |
| County:      | <b>LOS ANGELES, CA</b> | Census Tract:     | <b>1190.01</b>    | Total Rooms:  | <b>5</b>                 |
| Subdivision: | <b>18347</b>           | Zoning:           | <b>LAR1</b>       | Bedrooms:     | <b>3</b>                 |
| Rec Date:    | <b>10/06/2017</b>      | Prior Rec Date:   | <b>03/26/1999</b> | Bath(F/H):    | <b>2 /</b>               |
| Sale Date:   | <b>08/25/2017</b>      | Prior Sale Date:  | <b>02/23/1999</b> | Yr Built/Eff: | <b>1953 / 1953</b>       |
| Sale Price:  | <b>\$525,000</b>       | Prior Sale Price: | <b>\$150,000</b>  | Air Cond:     | <b>CENTRAL</b>           |
| Sale Type:   | <b>FULL</b>            | Prior Sale Type:  | <b>FULL</b>       | Style:        | <b>CONVENTIONAL</b>      |
| Document #:  | <b>1149668</b>         | Acres:            | <b>0.14</b>       | Fireplace:    | <b>/</b>                 |
| 1st Mtg Amt: | <b>\$498,750</b>       | Lot Area:         | <b>6,018</b>      | Pool:         | <b>POOL</b>              |
| Total Value: | <b>\$202,469</b>       | # of Stories:     | <b>1.00</b>       | Roof Mat:     | <b>GRAVEL &amp; ROCK</b> |
| Land Use:    | <b>SFR</b>             | Park Area/Cap#:   | <b>/ 2</b>        | Parking:      | <b>DETACHED GARAGE</b>   |

Comp #:10 Distance From Subject:0.3 (miles)

Address: **8873 ROSLYNDALE AVE, ARLETA, CA 91331-5806**

Owner Name: **ROLDAN VICTOR/GARDUNO TANYA**

Seller Name: **HERNANDEZ MARIA E**

|              |                        |                   |                   |               |                            |
|--------------|------------------------|-------------------|-------------------|---------------|----------------------------|
| APN:         | <b>2627-007-003</b>    | Map Reference:    | <b>8-F6 /</b>     | Living Area:  | <b>1,257</b>               |
| County:      | <b>LOS ANGELES, CA</b> | Census Tract:     | <b>1190.01</b>    | Total Rooms:  | <b>5</b>                   |
| Subdivision: | <b>18347</b>           | Zoning:           | <b>LAR1</b>       | Bedrooms:     | <b>3</b>                   |
| Rec Date:    | <b>11/07/2017</b>      | Prior Rec Date:   | <b>08/04/2000</b> | Bath(F/H):    | <b>2 /</b>                 |
| Sale Date:   | <b>10/30/2017</b>      | Prior Sale Date:  | <b>07/10/2000</b> | Yr Built/Eff: | <b>1953 / 1953</b>         |
| Sale Price:  | <b>\$330,000</b>       | Prior Sale Price: | <b>\$169,000</b>  | Air Cond:     | <b>WINDOW</b>              |
| Sale Type:   | <b>FULL</b>            | Prior Sale Type:  | <b>FULL</b>       | Style:        | <b>CONVENTIONAL</b>        |
| Document #:  | <b>1281494</b>         | Acres:            | <b>0.14</b>       | Fireplace:    | <b>/</b>                   |
| 1st Mtg Amt: | <b>\$324,022</b>       | Lot Area:         | <b>6,014</b>      | Pool:         |                            |
| Total Value: | <b>\$219,406</b>       | # of Stories:     | <b>1.00</b>       | Roof Mat:     | <b>COMPOSITION SHINGLE</b> |
| Land Use:    | <b>SFR</b>             | Park Area/Cap#:   | <b>/ 2</b>        | Parking:      | <b>ATTACHED GARAGE</b>     |

Comp #:11 Distance From Subject:0.32 (miles)

Address: **13236 SCHOENBORN ST, SUN VALLEY, CA 91352-3745**

Owner Name: **BAYANDURYAN LALA/GHRJYAN YEVA**

Seller Name: **SOTO JESUS & BECKY**

|              |                        |                   |                   |               |                      |
|--------------|------------------------|-------------------|-------------------|---------------|----------------------|
| APN:         | <b>2634-024-021</b>    | Map Reference:    | <b>16-A1 /</b>    | Living Area:  | <b>1,228</b>         |
| County:      | <b>LOS ANGELES, CA</b> | Census Tract:     | <b>1220.00</b>    | Total Rooms:  | <b>5</b>             |
| Subdivision: | <b>18816</b>           | Zoning:           | <b>LAR1</b>       | Bedrooms:     | <b>3</b>             |
| Rec Date:    | <b>03/21/2018</b>      | Prior Rec Date:   | <b>08/12/2011</b> | Bath(F/H):    | <b>2 /</b>           |
| Sale Date:   | <b>03/16/2018</b>      | Prior Sale Date:  | <b>07/15/2011</b> | Yr Built/Eff: | <b>1955 / 1955</b>   |
| Sale Price:  | <b>\$560,000</b>       | Prior Sale Price: | <b>\$300,000</b>  | Air Cond:     | <b>EVAP COOLER</b>   |
| Sale Type:   | <b>FULL</b>            | Prior Sale Type:  | <b>FULL</b>       | Style:        | <b>CONVENTIONAL</b>  |
| Document #:  | <b>269269</b>          | Acres:            | <b>0.17</b>       | Fireplace:    | <b>Y / 1</b>         |
| 1st Mtg Amt: |                        | Lot Area:         | <b>7,415</b>      | Pool:         |                      |
| Total Value: | <b>\$324,676</b>       | # of Stories:     | <b>1.00</b>       | Roof Mat:     | <b>WOOD SHAKE</b>    |
| Land Use:    | <b>SFR</b>             | Park Area/Cap#:   | <b>/ 2</b>        | Parking:      | <b>PARKING AVAIL</b> |

Comp #:12 Distance From Subject:0.37 (miles)

Address: **8500 VENTURA CANYON AVE, PANORAMA CITY, CA 91402-3910**

Owner Name: **DURAN RAMIRO M**

Seller Name: **NUNEZ RAMIRO S**

|              |                        |                   |                   |               |                          |
|--------------|------------------------|-------------------|-------------------|---------------|--------------------------|
| APN:         | <b>2637-012-014</b>    | Map Reference:    | <b>15-F1 /</b>    | Living Area:  | <b>1,286</b>             |
| County:      | <b>LOS ANGELES, CA</b> | Census Tract:     | <b>1197.00</b>    | Total Rooms:  | <b>6</b>                 |
| Subdivision: | <b>15849</b>           | Zoning:           | <b>LAR1</b>       | Bedrooms:     | <b>3</b>                 |
| Rec Date:    | <b>04/25/2018</b>      | Prior Rec Date:   | <b>04/29/2009</b> | Bath(F/H):    | <b>2 /</b>               |
| Sale Date:   | <b>02/27/2018</b>      | Prior Sale Date:  | <b>04/01/2009</b> | Yr Built/Eff: | <b>1951 / 1953</b>       |
| Sale Price:  | <b>\$450,000</b>       | Prior Sale Price: | <b>\$245,000</b>  | Air Cond:     | <b>EVAP COOLER</b>       |
| Sale Type:   | <b>FULL</b>            | Prior Sale Type:  | <b>FULL</b>       | Style:        | <b>CONVENTIONAL</b>      |
| Document #:  | <b>399536</b>          | Acres:            | <b>0.15</b>       | Fireplace:    | <b>Y / 1</b>             |
| 1st Mtg Amt: | <b>\$382,500</b>       | Lot Area:         | <b>6,599</b>      | Pool:         |                          |
| Total Value: | <b>\$271,840</b>       | # of Stories:     | <b>1.00</b>       | Roof Mat:     | <b>GRAVEL &amp; ROCK</b> |
| Land Use:    | <b>SFR</b>             | Park Area/Cap#:   | <b>/ 1</b>        | Parking:      | <b>ATTACHED GARAGE</b>   |

Comp #:13 Distance From Subject:0.41 (miles)

Address: **13712 BRACKEN ST, ARLETA, CA 91331-6217**

Owner Name: **PEREZ LUCIANO J/CONTRERAS NOEMY**

Seller Name: **CISNEROS JAVIER V**

|              |                        |                |                |              |              |
|--------------|------------------------|----------------|----------------|--------------|--------------|
| APN:         | <b>2640-020-006</b>    | Map Reference: | <b>8-F6 /</b>  | Living Area: | <b>1,101</b> |
| County:      | <b>LOS ANGELES, CA</b> | Census Tract:  | <b>1198.00</b> | Total Rooms: | <b>5</b>     |
| Subdivision: | <b>16983</b>           | Zoning:        | <b>LAR1</b>    | Bedrooms:    | <b>3</b>     |

|              |            |                   |            |               |                     |
|--------------|------------|-------------------|------------|---------------|---------------------|
| Rec Date:    | 10/19/2017 | Prior Rec Date:   | 10/08/2015 | Bath(F/H):    | 1 /                 |
| Sale Date:   | 09/14/2017 | Prior Sale Date:  | 09/17/2015 | Yr Built/Eff: | 1951 / 1951         |
| Sale Price:  | \$480,000  | Prior Sale Price: | \$281,500  | Air Cond:     |                     |
| Sale Type:   | FULL       | Prior Sale Type:  | FULL       | Style:        | CONVENTIONAL        |
| Document #:  | 1196424    | Acres:            | 0.13       | Fireplace:    | /                   |
| 1st Mtg Amt: | \$471,306  | Lot Area:         | 5,800      | Pool:         |                     |
| Total Value: | \$367,200  | # of Stories:     | 1.00       | Roof Mat:     | COMPOSITION SHINGLE |
| Land Use:    | SFR        | Park Area/Cap#:   | / 2        | Parking:      | PARKING AVAIL       |

|              |  |                   |                                    |
|--------------|--|-------------------|------------------------------------|
| Comp #:14    |  |                   | Distance From Subject:0.42 (miles) |
| Address:     | 13689 BRACKEN ST, ARLETA, CA 91331-6216          |                   |                                    |
| Owner Name:  | WHEELHOUSE JONATHAN & ZHANAT/JUMANAZAROVA ZHANAT |                   |                                    |
| Seller Name: | REYES RODOLFO A & CARINA                         |                   |                                    |
| APN:         | 2640-021-027                                     | Map Reference:    | 8-F6 /                             |
| County:      | LOS ANGELES, CA                                  | Census Tract:     | 1198.00                            |
| Subdivision: | 16983  | Zoning:           | LAR1                               |
| Rec Date:    | 05/22/2018                                       | Prior Rec Date:   | 06/12/1998                         |
| Sale Date:   | 04/12/2018                                       | Prior Sale Date:  | 04/22/1998                         |
| Sale Price:  | \$493,000  | Prior Sale Price: | \$124,900                          |
| Sale Type:   | FULL   | Prior Sale Type:  | FULL                               |
| Document #:  | 504440   | Acres:            | 0.14                               |
| 1st Mtg Amt: | \$392,000  | Lot Area:         | 5,999                              |
| Total Value: | \$171,820  | # of Stories:     | 1.00                               |
| Land Use:    | SFR  | Park Area/Cap#:   | / 2                                |
|              |  | Living Area:      | 1,164                              |
|              |  | Total Rooms:      | 5                                  |
|              |  | Bedrooms:         | 3                                  |
|              |  | Bath(F/H):        | 1 /                                |
|              |  | Yr Built/Eff:     | 1951 / 1952                        |
|              |  | Air Cond:         | EVAP COOLER                        |
|              |  | Style:            | CONVENTIONAL                       |
|              |  | Fireplace:        | /                                  |
|              |  | Pool:             | POOL                               |
|              |  | Roof Mat:         | COMPOSITION SHINGLE                |
|              |  | Parking:          | PARKING AVAIL                      |

|              |  |                   |                                    |
|--------------|--|-------------------|------------------------------------|
| Comp #:15    |  |                   | Distance From Subject:0.46 (miles) |
| Address:     | 8963 MERCEDES AVE, ARLETA, CA 91331-5809 |                   |                                    |
| Owner Name:  | MARTINEZ GUSTAVO/SALUDADO MARIA G        |                   |                                    |
| Seller Name: | BREMENOUR 2006 SEPERAT TRUST             |                   |                                    |
| APN:         | 2627-012-007                             | Map Reference:    | 9-A6 /                             |
| County:      | LOS ANGELES, CA                          | Census Tract:     | 1190.01                            |
| Subdivision: | 18562                                    | Zoning:           | LAR1                               |
| Rec Date:    | 03/23/2018                               | Prior Rec Date:   | 12/15/1987                         |
| Sale Date:   | 03/08/2018                               | Prior Sale Date:  | 11/1987                            |
| Sale Price:  | \$515,000                                | Prior Sale Price: | \$123,500                          |
| Sale Type:   | FULL                                     | Prior Sale Type:  | FULL                               |
| Document #:  | 283576                                   | Acres:            | 0.22                               |
| 1st Mtg Amt: | \$461,029                                | Lot Area:         | 9,572                              |
| Total Value: | \$202,834                                | # of Stories:     | 1.00                               |
| Land Use:    | SFR                                      | Park Area/Cap#:   | / 2                                |
|              |  | Living Area:      | 1,217                              |
|              |  | Total Rooms:      | 5                                  |
|              |  | Bedrooms:         | 3                                  |
|              |  | Bath(F/H):        | 2 /                                |
|              |  | Yr Built/Eff:     | 1953 / 1954                        |
|              |  | Air Cond:         | EVAP COOLER                        |
|              |  | Style:            | CONVENTIONAL                       |
|              |  | Fireplace:        | /                                  |
|              |  | Pool:             |                                    |
|              |  | Roof Mat:         | COMPOSITION SHINGLE                |
|              |  | Parking:          | ATTACHED GARAGE                    |

# EXHIBIT D

ASSIGNED INSPECTOR: **DENTON LOMENZO**  
JOB ADDRESS: **8639 NORTH GULLO AVENUE, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **2627-027-006**

Date: **June 11, 2018**

CASE#: **712235**  
ORDER NO: **A-4028213**

EFFECTIVE DATE OF ORDER TO COMPLY: **April 01, 2016**  
COMPLIANCE EXPECTED DATE: **May 01, 2016**  
DATE COMPLIANCE OBTAINED: **No Compliance to Date**

---

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

### VIOLATIONS:

SEE ATTACHED ORDER # A-4028213

1060906201617029

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

VAN AMBATIELOS  
PRESIDENT

E. FELICIA BRANNON  
VICE-PRESIDENT

JOSELYN GEAGA-ROSENTHAL  
GEORGE HOVAGUMIAN  
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

ORDER TO COMPLY

HENDERSON, KIM S  
8639 GULLO AVE  
PANORAMA CITY, CA 91402

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

MAR 29 2016

CASE #: 712235  
ORDER #: A-4028213  
EFFECTIVE DATE: April 01, 2016  
COMPLIANCE DATE: May 01, 2016

OWNER OF

SITE ADDRESS: 8639 N GULLO AVE  
PROPERTY KNOWN AS  
ASSESSORS PARCEL NO.: 2627-027-006  
PARCEL IDENTIFICATION NO.: 192B157 78  
ZONE: R1; One-Family Zone

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

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

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

VIOLATION(S):

1. Maintenance and repair of existing building.

You are therefore ordered to: Maintain the physical elements of the existing building by cleaning painting, staining, refinishing or other restorative means, in a condition as close as reasonably feasible to their originally required and approved state.

Code Section(s) in Violation: 91.8104.1, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

Location: All areas visible from the public way.

Comments: Exterior wood house-trim in areas where paint is peeling, chipping and/or lacking, need painting.

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 day from the Compliance Date, will result in imposition of the fee noted below.

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.



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

**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 :**

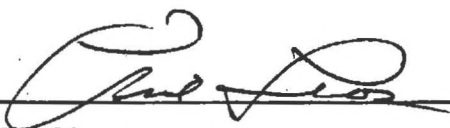
Any person who violates or causes or permits another person to violate any provision of the Los Angeles Municipal Code (L.A.M.C.) is guilty of a misdemeanor which is punishable by a fine of not more than \$1000.00 and/or six (6) months imprisonment for each violation. Section 11.00 (m) L.A.M.C.

**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 (213)252-3988. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: \_\_\_\_\_



Date: March 25, 2016

ERNIE LEOS  
3550 WILSHIRE BLVD. SUITE 1800  
LOS ANGELES, CA 90010  
(213)252-3988

Ernie.Leos@lacity.org

  
REVIEWED BY