

BOARD OF
BUILDING AND SAFETY
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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 21, 2018

Council District: # 4

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

JOB ADDRESS: **14212 WEST OXNARD STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2245-018-010**
Re: Invoice #681188-6

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: **14212 West Oxnard 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. The Department imposed non-compliance fee as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance fee	175.58
Late Charge/Collection fee (250%)	1,650.00
Accumulated Interest (1%/month)	473.49
Title Report fee	42.00
Grand Total	\$ <u>2,341.07</u>

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 **\$2,341.07** 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 **\$2,341.07** 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



P.O. BOX 5152
CULVER CITY, CA 90231
Phone 310-943-9235 latitle@in2-res.com

Property Title Report

Work Order No. T15317
Dated as of: 05/09/2018

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 2245-018-010

Property Address: 14212 W OXNARD ST City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: INTERSPOUSAL TRANSFER DEED

Grantee : SARO MARUKGLO

Grantor : MANUSAG JANET ARUKGLO

Deed Date : 12/11/2013

Recorded : 01/07/2014

Instr No. : 14-0013644

MAILING ADDRESS: SARO MARUKGLO
19132 GERMAIN ST NORTHRIDGE CA 91326

SCHEDULE B

LEGAL DESCRIPTION

Lot: 10 Tract No: 8126 Abbreviated Description: LOT:10 TR#:8126 TRACT NO 8126 (EX OF ST) LOT 10

MORTGAGES/LIENS

Type of Document: DEED OF TRUST ASSIGNMENT OF RENTS AND LEASES

Recording Date: 01/07/2014

Document #: 14-0013645

Loan Amount: \$700,000

Lender Name: WELLS FARGO BANK NA

Borrowers Name: SARO MARUKGLO

MAILING ADDRESS: WELLS FARGO BANK NA
333 S. GRAND AVE 20TH FL STE 2040 LOS ANGELES, CA 90071

This page is part of your document - DO NOT DISCARD



20140013644



Pages:
0003

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

01/07/14 AT 08:00AM

FEES:	25.00
TAXES:	0.00
OTHER:	0.00
PAID:	25.00



LEADSHEET



201401070160003

00008729814



005970928

SEQ:
26

DAR - Title Company (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

T23

2

RECORDING REQUESTED BY:
 Lawyers Title Company

ORDER # 113077106
 ESCROW # 398-LV

APN # 2245-018-010 And 2245-018-011

WHEN RECORDED MAIL TO:
 Saro Marukglo
 19132 Germaine Street
 Northridge, CA 91326



SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERSPOUSAL TRANSFER DEED

(Excluded from reappraisal under California Constitution Article 13 A 1 et seq.)

The undersigned Grantor(s) declare(s)
THERE IS NO CONSIDERATION FOR THIS TRANSFER and it is exempt from Documentary Transfer Tax pursuant to SS11911 of the Revenue and Taxation Code.

This is an **INTERSPOUSAL TRANSFER** under ss 63 of the Revenue and Taxation Code.
 This conveyance establishes the sole and separate property of spouse, R & T 11911

GRANTOR(S): Manusag Janet Marukglo, spouse of grantee

hereby **GRANT(S) TO:** Saro Marukglo, a married man as his sole and separate property

the real property in the City of Los Angeles, County of Los Angeles State of California, described as:

See Attached, Exhibit 'A', made a part hereof

IT IS THE EXPRESSED INTENT OF THE GRANTOR, BEING THE SPOUSE OF THE GRANTEE, TO CONVEY ALL RIGHT, TITLE AND INTEREST OF THE GRANTOR, COMMUNITY OR OTHERWISE, IN AND TO THE HEREIN DESCRIBED PROPERTY, TO THE GRANTEE AS HIS/HER SOLE AND SEPARATE PROPERTY.

Date: December 11, 2013

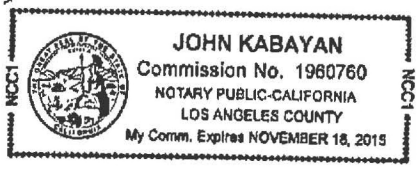
STATE OF CALIFORNIA
 COUNTY OF LOS ANGELES



 Manusag Janet Marukglo

On DEC 11 2013 before me,
JOHN KABAYAN, a notary public, Personally
 appeared MANUSAG JANET MARUKGLO

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.

Signature 

(This area for official notarial seal)

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EXHIBIT "A"

All that certain real property situated in the County of Los Angeles, State of California, described as follows:

Parcel A:

Lot 11 of Tract No. 8126, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 115, Page 38 of Maps, in the office of the County Recorder of said County.

Assessor's Parcel Number: 2245-018-011

Parcel B:

Lot 10 of Tract No. 8126, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 115, Page 38 of Maps, in the office of the County Recorder of said County.

Assessor's Parcel Number: 2245-018-010

EXHIBIT B

ASSIGNED INSPECTOR: **CHRISTOPHER LEKO**

Date: **May 21, 2018**

JOB ADDRESS: **14212 WEST OXNARD STREET, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2245-018-010**

Last Full Title: **05/09/2018**

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

1). SARO MARUKGLO
19132 GERMAIN ST.
NORTHRIDGE, CA 91326

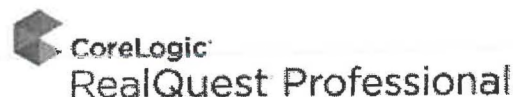
CAPACITY: OWNER

2). WELLS FARGO BANK NA
333 S. GRAND AVE 20TH FL STE 2040
LOS ANGELES, CA 90071

CAPACITY: INTERESTED PARTY

Property Detail Report

For Property Located At :
14212 OXNARD ST, VAN NUYS, CA 91401-3608



Owner Information

Owner Name: **SARO MARUKGLO**
 Mailing Address: **19132 GERMAIN ST, NORTHRIDGE CA 91326-3005 C013**
 Vesting Codes: **//**

Location Information

Legal Description:	TRACT NO 8126 (EX OF ST) LOT 10	APN:	2245-018-010
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	1286.01 / 2	Subdivision:	8126
Township-Range-Sect:		Map Reference:	15-E6 /
Legal Book/Page:	115-38	Tract #:	8126
Legal Lot:	10	School District:	LOS ANGELES
Legal Block:		School District Name:	
Market Area:	VN	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	01/07/2014 / 12/11/2013	Deed Type:	GRANT DEED
Sale Price:		1st Mtg Document #:	13645
Document #:	13644		

Last Market Sale Information

Recording/Sale Date:	01/11/2010 / 11/24/2009	1st Mtg Amount/Type:	\$750,000 / PRIVATE PARTY
Sale Price:	\$900,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	35206
Document #:	35205	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$181.56
New Construction:		Multi/Split Sale:	MULTIPLE
Title Company:	NORTH AMERICAN TITLE		
Lender:			
Seller Name:	HERBRANSON S 2004 TRUST		

Prior Sale Information

Prior Rec/Sale Date:	02/28/1983 /	Prior Lender:	/
Prior Sale Price:		Prior 1st Mtg Amt/Type:	/
Prior Doc Number:	226394	Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	DEED (REG)		

Property Characteristics

Year Built / Eff:	1972 / 1972	Total Rooms/Offices		Garage Area:	
Gross Area:	4,957	Total Restrooms:		Garage Capacity:	
Building Area:	4,957	Roof Type:		Parking Spaces:	
Tot Adj Area:		Roof Material:		Heat Type:	
Above Grade:		Construction:		Air Cond:	
# of Stories:		Foundation:		Pool:	
Other Improvements:		Exterior wall:		Quality:	
		Basement Area:		Condition:	

Site Information

Zoning:	LACM	Acres:	0.15	County Use:	LIGHT MANUFACTURING (3100)
Lot Area:	6,537	Lot Width/Depth:	x	State Use:	
Land Use:	LIGHT INDUSTRIAL	Commercial Units:		Water Type:	
Site Influence:		Sewer Type:		Building Class:	

Tax Information

Total Value:	\$700,690	Assessed Year:	2017	Property Tax:	\$8,926.22
Land Value:	\$278,050	Improved %:	60%	Tax Area:	13
Improvement Value:	\$422,640	Tax Year:	2017	Tax Exemption:	
Total Taxable Value:	\$700,690				

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

14212 OXNARD ST, VAN NUYS, CA 91401-3608**20 Comparable(s) Selected.**

Report Date: 05/18/2018

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$900,000	\$100,000	\$3,650,000	\$1,560,050
Bldg/Living Area	4,957	4,264	5,360	4,813
Price/Sqft	\$181.56	\$19.57	\$814.73	\$323.77
Year Built	1972	1939	1998	1961
Lot Area	6,537	4,657	21,994	8,606
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	0.00	1.00	2.00	1.14
Total Value	\$700,690	\$133,881	\$1,019,274	\$572,439
Distance From Subject	0.00	0.75	12.22	6.37

* = user supplied for search only

Comp #:	1	Distance From Subject: 0.75 (miles)	
Address:	14768 CALVERT ST, VAN NUYS, CA 91411		
Owner Name:	GALUZ ALEXANDER & YANA TRUST		
Seller Name:	ALFA HOLDINGS LLC		
APN:	2241-024-002	Map Reference:	15-D5 /
County:	LOS ANGELES, CA	Census Tract:	1283.03
Subdivision:	1200	Zoning:	LAM2
Rec Date:	11/08/2017	Prior Rec Date:	02/11/2014
Sale Date:	10/27/2017	Prior Sale Date:	02/07/2014
Sale Price:	\$1,250,000	Prior Sale Price:	\$965,500
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1286102	Acres:	0.15
1st Mtg Amt:	\$986,000	Lot Area:	6,444
Total Value:	\$1,019,274	# of Stories:	1.00
Land Use:	LIGHT INDUSTRIAL	Park Area/Cap#:	/
Building Area:	4,950	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	1962 / 1962
Air Cond:	EVAP COOLER	Pool:	
Roof Mat:	ROLL COMPOSITION		

Comp #:	2	Distance From Subject: 2.08 (miles)	
Address:	7519 WOODMAN PL, VAN NUYS, CA 91405-1545		
Owner Name:	ACE-STONE PROPERTIES LLC		
Seller Name:	MASON PAULINA T TRUST		
APN:	2215-002-004	Map Reference:	15-E3 /
County:	LOS ANGELES, CA	Census Tract:	1271.03
Subdivision:	1081	Zoning:	LAMR2
Rec Date:	03/07/2018	Prior Rec Date:	02/05/1988
Sale Date:	02/15/2018	Prior Sale Date:	11/1987
Sale Price:	\$1,100,000	Prior Sale Price:	\$156,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	219508	Acres:	0.34
1st Mtg Amt:	\$825,000	Lot Area:	14,994
Total Value:	\$133,881	# of Stories:	
Land Use:	LIGHT INDUSTRIAL	Park Area/Cap#:	/
Building Area:	4,938	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	1964 / 1964
Air Cond:		Pool:	
Roof Mat:			

Comp #:	3	Distance From Subject: 2.17 (miles)	
Address:	13766 SATICOY ST, PANORAMA CITY, CA 91402-6518		
Owner Name:	13766 SATICOY LLC		
Seller Name:	JARD CO INC		
APN:	2214-023-007	Map Reference:	15-E2 /
County:	LOS ANGELES, CA	Census Tract:	1203.00
Subdivision:	22507	Zoning:	LAM2
Rec Date:	09/27/2017	Prior Rec Date:	
Sale Date:	08/02/2017	Prior Sale Date:	
Sale Price:	\$1,865,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	1105278	Acres:	0.26
1st Mtg Amt:	\$1,200,000	Lot Area:	11,513
Building Area:	5,000	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	1959 / 1959
Air Cond:		Pool:	
Roof Mat:			

Total Value: **\$135,783** # of Stories:
 Land Use: **LIGHT INDUSTRIAL** Park Area/Cap#: /

Comp #: **4** Distance From Subject: **2.79 (miles)**
 Address: **7028 VALJEAN AVE, VAN NUYS, CA 91406-3914**
 Owner Name: **7022 VALJEAN LLC**
 Seller Name: **7028 VALJEAN AVENUE LLC**
 APN: **2224-010-052** Map Reference: **15-A4 /** Building Area: **4,436**
 County: **LOS ANGELES, CA** Census Tract: **1276.04** Total Rooms/Offices:
 Subdivision: **1338** Zoning: **LAM1** Total Restrooms:
 Rec Date: **01/02/2018** Prior Rec Date: **09/12/2006** Yr Built/Eff: **1987 / 1987**
 Sale Date: **01/02/2018** Prior Sale Date: **08/30/2006** Air Cond:
 Sale Price: **\$1,540,000** Prior Sale Price: **\$866,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **3368** Acres: **0.17**
 1st Mtg Amt: Lot Area: **7,430**
 Total Value: **\$828,442** # of Stories:
 Land Use: **LIGHT INDUSTRIAL** Park Area/Cap#: /

Comp #: **5** Distance From Subject: **3.04 (miles)**
 Address: **12010 VOSE ST, NORTH HOLLYWOOD, CA 91605-5751**
 Owner Name: **AGUILAR EDMUNDO**
 Seller Name: **KELTNER TRUST**
 APN: **2321-008-018** Map Reference: **16-C4 /** Building Area: **5,000**
 County: **LOS ANGELES, CA** Census Tract: **1232.03** Total Rooms/Offices:
 Subdivision: **2755** Zoning: **LAM1** Total Restrooms:
 Rec Date: **12/06/2017** Prior Rec Date: **07/31/1991** Yr Built/Eff: **1966 / 1966**
 Sale Date: **08/10/2017** Prior Sale Date: **07/1991** Air Cond:
 Sale Price: **\$1,075,000** Prior Sale Price: Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **1411718** Acres: **0.24**
 1st Mtg Amt: Lot Area: **10,353**
 Total Value: **\$172,550** # of Stories:
 Land Use: **LIGHT INDUSTRIAL** Park Area/Cap#: /

Comp #: **6** Distance From Subject: **3.4 (miles)**
 Address: **7358 RADFORD AVE, NORTH HOLLYWOOD, CA 91605-3714**
 Owner Name: **AZZUZ CHUCK**
 Seller Name: **HAROOTUN KHAJAK & J TRUST**
 APN: **2317-018-001** Map Reference: **16-C3 /** Building Area: **4,264**
 County: **LOS ANGELES, CA** Census Tract: **1224.10** Total Rooms/Offices:
 Subdivision: **9967** Zoning: **LAM1** Total Restrooms:
 Rec Date: **11/20/2017** Prior Rec Date: **07/08/1987** Yr Built/Eff: **1957 / 1957**
 Sale Date: **11/17/2017** Prior Sale Date: **03/1987** Air Cond:
 Sale Price: **\$1,375,000** Prior Sale Price: **\$260,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **1330818** Acres: **0.16**
 1st Mtg Amt: Lot Area: **6,995**
 Total Value: **\$428,786** # of Stories:
 Land Use: **LIGHT INDUSTRIAL** Park Area/Cap#: /

Comp #: **7** Distance From Subject: **4.33 (miles)**
 Address: **5437 SATSUMA AVE, NORTH HOLLYWOOD, CA 91601-2838**
 Owner Name: **5437 SATSUMA AVE LLC**
 Seller Name: **BOSES DENNIS & LISA TRUST**
 APN: **2416-012-028** Map Reference: **23-E1 /** Building Area: **5,000**
 County: **LOS ANGELES, CA** Census Tract: **1253.10** Total Rooms/Offices:
 Subdivision: **1768** Zoning: **LAMR2** Total Restrooms:
 Rec Date: **10/20/2017** Prior Rec Date: **06/08/2017** Yr Built/Eff: **1964 / 1964**
 Sale Date: **10/10/2017** Prior Sale Date: **03/30/2017** Air Cond:
 Sale Price: **\$1,100,000** Prior Sale Price: **\$900,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **1205951** Acres: **0.16**
 1st Mtg Amt: Lot Area: **7,003**
 Total Value: **\$391,716** # of Stories:
 Land Use: **LIGHT INDUSTRIAL** Park Area/Cap#: /

Comp #: **8** Distance From Subject: **4.36 (miles)**
 Address: **5426 SATSUMA AVE, NORTH HOLLYWOOD, CA 91601**
 Owner Name: **NORTH GRAHAM**
 Seller Name: **RJS LAND CO**
 APN: **2416-015-003** Map Reference: **23-E1 /** Building Area: **4,450**
 County: **LOS ANGELES, CA** Census Tract: **1253.10** Total Rooms/Offices:
 Subdivision: **1768** Zoning: **LAMR2** Total Restrooms:
 Rec Date: **09/29/2017** Prior Rec Date: **09/05/1995** Yr Built/Eff: **1956 / 1956**
 Sale Date: **08/01/2005** Prior Sale Date: Air Cond:
 Sale Price: **\$397,000** Prior Sale Price: **\$333,360** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **1116049** Acres: **0.16**

1st Mtg Amt:		Lot Area:	6,850
Total Value:	\$329,206	# of Stories:	
Land Use:	LIGHT INDUSTRIAL	Park Area/Cap#:	/

Comp #:	9			Distance From Subject:	4.65 (miles)
Address:	5523 CAHUENGA BLVD, NORTH HOLLYWOOD, CA 91601				
Owner Name:	CUBBAGE PATCH LLC				
Seller Name:	BEARD JOHN C				
APN:	2416-020-025	Map Reference:	23-F1 /	Building Area:	5,050
County:	LOS ANGELES, CA	Census Tract:	1253.10	Total Rooms/Offices:	
Subdivision:	9445	Zoning:	LACR	Total Restrooms:	
Rec Date:	02/01/2018	Prior Rec Date:	01/12/2006	Yr Built/Eff:	1967 / 1967
Sale Date:	12/08/2017	Prior Sale Date:	12/19/2005	Air Cond:	
Sale Price:	\$1,256,000	Prior Sale Price:	\$825,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	108159	Acres:	0.13		
1st Mtg Amt:		Lot Area:	5,599		
Total Value:	\$1,000,864	# of Stories:			
Land Use:	LIGHT INDUSTRIAL	Park Area/Cap#:	/		

Comp #:	10			Distance From Subject:	5.83 (miles)
Address:	12051 BRANFORD ST, SUN VALLEY, CA 91352-1006				
Owner Name:	SCHWEITZER-SILVERA FAMILY TRUST				
Seller Name:	SCHWEITZER ANGELA F TRUST				
APN:	2537-017-019	Map Reference:	9-C3 /	Building Area:	4,800
County:	LOS ANGELES, CA	Census Tract:	1047.03	Total Rooms/Offices:	
Subdivision:	LOS ANGELES LAND & WATER COS	Zoning:	LAM2	Total Restrooms:	
Rec Date:	10/23/2017	Prior Rec Date:	12/06/1991	Yr Built/Eff:	1952 / 1952
Sale Date:	10/18/2017	Prior Sale Date:	10/1991	Air Cond:	
Sale Price:	\$575,000	Prior Sale Price:	\$600,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	1210403	Acres:	0.50		
1st Mtg Amt:	\$450,000	Lot Area:	21,994		
Total Value:	\$921,813	# of Stories:	1.00		
Land Use:	LIGHT INDUSTRIAL	Park Area/Cap#:	/		

Comp #:	11			Distance From Subject:	6.15 (miles)
Address:	2934 N NAOMI ST, BURBANK, CA 91504-2030				
Owner Name:	P & P RE HOLDING LLC				
Seller Name:	HUGHES LIVING TRUST				
APN:	2473-014-012	Map Reference:	17-B3 /	Building Area:	5,000
County:	LOS ANGELES, CA	Census Tract:	3104.00	Total Rooms/Offices:	
Subdivision:	17078	Zoning:	BUM1*	Total Restrooms:	
Rec Date:	12/01/2017	Prior Rec Date:	05/01/2001	Yr Built/Eff:	1955 / 1955
Sale Date:	11/28/2017	Prior Sale Date:	04/26/2001	Air Cond:	
Sale Price:	\$2,375,000	Prior Sale Price:	\$440,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	1388367	Acres:	0.15		
1st Mtg Amt:		Lot Area:	6,684		
Total Value:	\$331,067	# of Stories:			
Land Use:	LIGHT INDUSTRIAL	Park Area/Cap#:	/		

Comp #:	12			Distance From Subject:	6.77 (miles)
Address:	716 N MARIPOSA ST, BURBANK, CA 91506-1629				
Owner Name:	SOAPBOX PROPERTIES LLC				
Seller Name:	KEGHER DAVID J & E S TRUST				
APN:	2449-013-040	Map Reference:	533-F7 /	Building Area:	4,764
County:	LOS ANGELES, CA	Census Tract:	3108.00	Total Rooms/Offices:	
Subdivision:	PARCEL MAP 24785	Zoning:	BUM2*	Total Restrooms:	
Rec Date:	09/28/2017	Prior Rec Date:	06/20/2000	Yr Built/Eff:	1998 / 1998
Sale Date:	08/04/2017	Prior Sale Date:	12/29/1999	Air Cond:	
Sale Price:	\$1,625,000	Prior Sale Price:	\$667,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	1112020	Acres:	0.21		
1st Mtg Amt:		Lot Area:	9,272		
Total Value:	\$843,576	# of Stories:			
Land Use:	LIGHT INDUSTRIAL	Park Area/Cap#:	/		

Comp #:	13			Distance From Subject:	8.15 (miles)
Address:	119 E PROSPECT AVE, BURBANK, CA 91502-2036				
Owner Name:	DEDEIAN MANAGEMENT LLC				
Seller Name:	DEDEIAN ZAVEN H				
APN:	5624-021-014	Map Reference:	24-E1 /	Building Area:	4,698
County:	LOS ANGELES, CA	Census Tract:	3107.03	Total Rooms/Offices:	
Subdivision:	4759	Zoning:	BUM2YY	Total Restrooms:	
Rec Date:	01/11/2018	Prior Rec Date:	12/01/2011	Yr Built/Eff:	1954 / 1954
Sale Date:	12/27/2017	Prior Sale Date:	11/28/2011	Air Cond:	
Sale Price:	\$1,200,000	Prior Sale Price:	\$1,200,000	Pool:	

Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	ROLL COMPOSITION
Document #:	32847	Acres:	0.14		
1st Mtg Amt:		Lot Area:	5,900		
Total Value:	\$387,446	# of Stories:	1.00		
Land Use:	LIGHT INDUSTRIAL	Park Area/Cap#:	/		

Comp #:	14	Distance From Subject: 8.63 (miles)			
Address:	1530 FLOWER ST, GLENDALE, CA 91201				
Owner Name:	1530 FLOWER LLC				
Seller Name:	ARPAJA DOMINIC				
APN:	5627-009-001	Map Reference:	24-F2 /	Building Area:	4,740
County:	LOS ANGELES, CA	Census Tract:	3016.01	Total Rooms/Offices:	
Subdivision:	RANCHO PROVIDENCIA & SCOTT	Zoning:	GLM1AY	Total Restrooms:	
Rec Date:	10/13/2017	Prior Rec Date:	10/10/2013	Yr Built/Eff:	1939 /
Sale Date:	10/11/2017	Prior Sale Date:	09/06/2013	Air Cond:	
Sale Price:	\$1,470,000	Prior Sale Price:	\$565,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	1175518	Acres:	0.27		
1st Mtg Amt:		Lot Area:	11,798		
Total Value:	\$877,824	# of Stories:			
Land Use:	LIGHT INDUSTRIAL	Park Area/Cap#:	/		

Comp #:	15	Distance From Subject: 9.44 (miles)			
Address:	5914 SAN FERNANDO RD, GLENDALE, CA 91202-2720				
Owner Name:	RUGBANK INC				
Seller Name:	ALM FAMILY TRUST B				
APN:	5628-038-027	Map Reference:	25-A2 /	Building Area:	4,422
County:	LOS ANGELES, CA	Census Tract:	3017.01	Total Rooms/Offices:	
Subdivision:	11040	Zoning:	GLC3*	Total Restrooms:	
Rec Date:	09/15/2017	Prior Rec Date:		Yr Built/Eff:	1975 / 1975
Sale Date:	08/08/2017	Prior Sale Date:		Air Cond:	
Sale Price:	\$1,665,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	1052669	Acres:	0.21		
1st Mtg Amt:	\$1,459,000	Lot Area:	9,001		
Total Value:	\$211,723	# of Stories:			
Land Use:	LIGHT INDUSTRIAL	Park Area/Cap#:	/		

Comp #:	16	Distance From Subject: 9.54 (miles)			
Address:	11167 MISSISSIPPI AVE, LOS ANGELES, CA 90025				
Owner Name:	11167 MISSISSIPPI HOLDINGS LLC				
Seller Name:	11167 MISSISSIPPI AVENUE LLC				
APN:	4323-024-017	Map Reference:	41-E4 /	Building Area:	5,360
County:	LOS ANGELES, CA	Census Tract:	2672.00	Total Rooms/Offices:	
Subdivision:	7562	Zoning:	LAM2	Total Restrooms:	
Rec Date:	12/22/2017	Prior Rec Date:	04/15/1999	Yr Built/Eff:	1969 / 1969
Sale Date:	12/12/2017	Prior Sale Date:	04/07/1999	Air Cond:	
Sale Price:	\$3,625,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	1492282	Acres:	0.13		
1st Mtg Amt:		Lot Area:	5,600		
Total Value:	\$995,531	# of Stories:			
Land Use:	LIGHT INDUSTRIAL	Park Area/Cap#:	/		

Comp #:	17	Distance From Subject: 10.54 (miles)			
Address:	545 W GARFIELD AVE, GLENDALE, CA 91204-1801				
Owner Name:	LEVCON 220 SUN BEAM AVE LLC				
Seller Name:	KIRAKOSSYAN ARMEN				
APN:	5696-020-002	Map Reference:	25-B5 /	Building Area:	4,462
County:	LOS ANGELES, CA	Census Tract:	3024.01	Total Rooms/Offices:	
Subdivision:	5717	Zoning:	GLM2YY	Total Restrooms:	
Rec Date:	12/15/2017	Prior Rec Date:	03/21/2003	Yr Built/Eff:	1941 / 1941
Sale Date:	12/08/2017	Prior Sale Date:	02/26/2003	Air Cond:	
Sale Price:	\$1,458,000	Prior Sale Price:	\$385,000	Pool:	POOL & JACUZZI
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	ROLL COMPOSITION
Document #:	1458551	Acres:	0.11		
1st Mtg Amt:		Lot Area:	4,657		
Total Value:	\$717,535	# of Stories:	1.00		
Land Use:	LIGHT INDUSTRIAL	Park Area/Cap#:	/		

Comp #:	18	Distance From Subject: 11.06 (miles)			
Address:	3951 HIGUERA ST, CULVER CITY, CA 90232-2523				
Owner Name:	HIGUERA HOLDINGS ONE LLC				
Seller Name:	DONELL JAMES H				
APN:	4206-020-028	Map Reference:	42-D6 /	Building Area:	4,480
County:	LOS ANGELES, CA	Census Tract:	7024.00	Total Rooms/Offices:	

Subdivision:	4419	Zoning:	CCM1YY	Total Restrooms:	
Rec Date:	12/11/2017	Prior Rec Date:		Yr Built/Eff:	1946 / 1946
Sale Date:	11/14/2017	Prior Sale Date:		Air Cond:	
Sale Price:	\$3,650,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	ROLL COMPOSITION
Document #:	1431673	Acres:	0.17		
1st Mtg Amt:	\$2,198,000	Lot Area:	7,575		
Total Value:	\$701,567	# of Stories:	1.00		
Land Use:	LIGHT INDUSTRIAL	Park Area/Cap#:	/		

Comp #:	19				Distance From Subject:	11.58 (miles)
Address:	5271 W JEFFERSON BLVD, LOS ANGELES, CA 90016-3841					
Owner Name:	JEFFERSON BSD LLC					
Seller Name:	VOLK PROPERTIES LLC					
APN:	5043-024-003	Map Reference:	42-F6 /	Building Area:	5,328	
County:	LOS ANGELES, CA	Census Tract:	2199.01	Total Rooms/Offices:		
Subdivision:	6710	Zoning:	LACM	Total Restrooms:		
Rec Date:	11/21/2017	Prior Rec Date:	09/26/1996	Yr Built/Eff:	1960 / 1960	
Sale Date:	07/31/2017	Prior Sale Date:		Air Cond:		
Sale Price:	\$2,500,000	Prior Sale Price:		Pool:		
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	ROLL COMPOSITION	
Document #:	1342876	Acres:	0.16			
1st Mtg Amt:	\$1,550,000	Lot Area:	6,860			
Total Value:	\$363,789	# of Stories:	1.00			
Land Use:	LIGHT INDUSTRIAL	Park Area/Cap#:	/			

Comp #:	20				Distance From Subject:	12.22 (miles)
Address:	3617 W JEFFERSON BLVD, LOS ANGELES, CA 90016-4205					
Owner Name:	BOCANEGRA PATRICIO					
Seller Name:	HINOJOSA JOSE L D					
APN:	5050-031-055	Map Reference:	43-B6 /	Building Area:	5,110	
County:	LOS ANGELES, CA	Census Tract:	2200.00	Total Rooms/Offices:		
Subdivision:	5780	Zoning:	LACM	Total Restrooms:		
Rec Date:	01/04/2018	Prior Rec Date:	10/14/1983	Yr Built/Eff:	1957 /	
Sale Date:	01/04/2018	Prior Sale Date:		Air Cond:	NONE	
Sale Price:	\$100,000	Prior Sale Price:	\$210,000	Pool:		
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	ROLL COMPOSITION	
Document #:	13275	Acres:	0.13			
1st Mtg Amt:		Lot Area:	5,603			
Total Value:	\$656,413	# of Stories:	2.00			
Land Use:	LIGHT INDUSTRIAL	Park Area/Cap#:	/			

EXHIBIT D

ASSIGNED INSPECTOR: **CHRISTOPHER LEKO**
JOB ADDRESS: **14212 WEST OXNARD STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2245-018-010**

Date: **May 21, 2018**

CASE#: **78487**
ORDER NO: **A-3931685**

EFFECTIVE DATE OF ORDER TO COMPLY: **November 27, 2015**
COMPLIANCE EXPECTED DATE: **December 22, 2015**
DATE COMPLIANCE OBTAINED: **June 2, 2015**

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3931685

1060325201607491

**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

ORDER TO COMPLY

SARO MARUKOGLU
650 S HILL ST STE 408
LOS ANGELES, CA 90014

CASE #: 78487
ORDER #: A-3931685
EFFECTIVE DATE: November 27, 2015
COMPLIANCE DATE: December 22, 2015

PROPERTY OWNER OF
SITE ADDRESS: 14212 W OXNARD ST
ASSESSORS PARCEL NO.: 2245-018-010
ZONE: CM; Commercial Manufacturing Zone
NAME OF BUSINESS IN VIOLATION: GINTANI

In accordance to the Section(s) listed below, Pursuant to Chapter 1, Article 2 of the Los Angeles Municipal Code (L.A.M.C.), an inspection has been conducted at the property listed above.

Section 12.26 (I) of the Los Angeles Municipal Code, Vehicle Repair and/or Installation Establishments.

As a result of this inspection, the conditions listed below are in violation of the L.A.M.C. as follows:

VIOLATION(S):

- 1. (V #3-STANDARD) The approximate 15'x15' attached wood frame canopy was/is constructed without the required plans, permits, inspection, and approvals.**

You are therefore ordered to: Demolish and remove all unapproved/unpermitted construction work performed with out the required plans, permits, inspections, approvals and clearances, and restore all buildings and the site to its originally approved condition.

Or

Submit plans, obtain all required permits, inspections, approvals, and all required clearances to secure a new Certificate of Occupancy to make the building/site conform and comply with all requirements of the L.A.M.C.

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, 91.104.2.4, and 91.104.2.2 of th L.A.M.C.

- 2. (V #9.) Responsible person on site.**

You are therefore ordered to: (1) A responsible person shall be on the premises of each repair garage or vehicle sales area during the hours in which the garage or vehicle sales area is in operation. At the Department's request, such person shall supply records to the Department stating the license plate number, vehicle identification number and registered owner of each vehicle currently in the custody or possession of the garage or vehicle sales area for purposes of repair, sales, trade, shipment or other disposition

Code Section(s) in Violation: 12.26I.4 and 12.21A.1.(a) of the L.A.M.C.

- 3. (V #10.) Unapproved open storage in a CM zone.**



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

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You are therefore ordered to: 1) Discontinue the unapproved open storage of inoperable, wrecked, damaged or unlicensed vehicles, vehicle parts, tires, petroleum products, or equipment and materials other than those permitted by code, or provide the required enclosure.

Code Section(s) in Violation: CR 12.12.2A.1., C1 12.13A.1., C1.5 12.13.5A.1., C2 12.14A.42., C4 12.16A.2., C5 12.17A.3., CM 12.17.1A.4., MR1 12.17.5A.2., M1 12.17.6A.6.(b), MR2 12.18A.5.(b), M2 12.19A.4., M3 12.20A.6.(b)(1), P 12.12.1.A.1, and 12.21A.1.(a) of the L.A.M.C.

Location: Equipment under the unapproved canopy and in the parking lot.

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.

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.

REVOCAION OF CERTIFICATE OF OCCUPANCY and FINE WARNING :

The failure to correct the violations on or before the compliance date or any authorized extension thereof may result in commencement of proceedings to revoke the Certificate of Occupancy. Such proceedings may involve a Revocation Hearing. A personal appearance at the hearing may only be avoided if the violation is corrected and a fine paid according to the fine schedule in Section 12.26 F 14 or 12.26 I. 16 of this subsection. Sections 12.26 F. 9, 12.26 I. 11, 98.0402(f)2A L.A.M.C..

The compliance date as specified in the notice may be extended for an additional period not to exceed 45 days if the owner or operator of the yard presents satisfactory evidence to the Superintendent that unusual difficulties prevent substantial compliance without such extension.

APPEAL PROCEDURES:

Notwithstanding any provisions of the Municipal Code to the contrary, there shall be no appeal to the Board of Building and Safety Commissioners from any notice issued or determination made by the Superintendent pursuant to Subsection 12.26 F. 13, 12.26 I. 15.

and/or

Except for extensions of time granted by the Department of Building and Safety and the Board of Building and Safety Commissioners as authorized in Subdivision 12.26 F. 4(b) and/or 12.26 I. 7(b), and notwithstanding any provisions of this code to the contrary, there shall be no appeal to the Board of Building and Safety Commissioners from any notice issued or determination made by the Department pursuant to Subsection(s) 12.26 F. and/or 12.26 I. Appeals may be made from Department determinations of violations of

Appeal rights for Code Sections other then Sections 12.26 F. and 12.26 I. are as follows.

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.



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REPEAT VIOLATIONS:

If an Order to Comply is issued pursuant to Sections 12.26 F. or 12.26 K. of the Los Angeles Municipal Code, and after compliance with the Order, a subsequent Order to Comply is issued for violation of the same provisions occurring within one year of the date of the initial Order; the repair/installation facility or storage yard facility operator shall pay a fine as specified in Section 98.0402(f)1 L.A.M.C. as follows:

- A. For each auto dismantling, junk yard, scrap metal or recycling materials processing yards, recycling collection and/or buyback centers, recycling materials sorting facilities and cargo container storage yards....\$200.00
- B. For each vehicle repair garage, installation facility, or used car sales violation....\$200.00

Sections 12.26 F. 15, 12.26 I. 17 L.A.M.C.

If you have any questions or require any additional information please feel free to contact me at (213)252-3044. Office hours are 7:00 a.m. to 4:30 p.m. Monday through Friday.

Inspector:

Mark Rude

Date: November 20, 2015

MARK RUDE
3550 WILSHIRE BLVD. SUITE 1800
LOS ANGELES, CA 90010
(213)252-3044
mark.rude@lacity.org

[Signature]
REVIEWED BY

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

NOV 20 2015

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



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