

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

January 4, 2018

Council District: # 3

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

JOB ADDRESS: 5419 NORTH SADRING AVENUE, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 2044-008-007
RE: INVOICE # 675819-4

On December 7, 2015 and 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: **5419 North Sadring 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)	498.52
Title Report Fee	42.00
Grand Total	\$ 2,850.52

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 **\$2,850.52** 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, and Balance Sheet Account 2200, any payment received against this lien in the amount of **\$2,850.52** 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

Property Title Report

Work Order No. T15055
Dated as of: 12/20/2017

Prepared for: City of Los Angeles

SCHEDULE A (Reported Property Information)

APN #: 2044-008-007

Property Address: 5419 N SADRING AVE City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : NISS SAYAG AND MIRI SAYAG

Grantor : NISS SAYAG

Deed Date : 08/16/2006

Recorded : 08/23/2006

Instr No. : 06-1881042

MAILING ADDRESS: NISS SAYAG AND MIRI SAYAG
5419 SADRING AVE WOODLAND HILLS CA 91367

SCHEDULE B

LEGAL DESCRIPTION

Lot: 50 Tract No: 23055 Abbreviated Description: LOT:50 TR#:23055 TRACT # 23055 LOT 50

MORTGAGES/LIENS

Type of Document: DEED OF TRUST

Recording Date: 08/23/2006

Document #: 06-1881043

Loan Amount: \$382,000

Lender Name: WELLS FARGO BANK NA

Borrowers Name: NISS SAYAG AND MIRI SAYAG

MAILING ADDRESS: WELLS FARGO BANK NA
1000 BLUE GENTIAN ROAD EAGAN, MN 55121

This page is part of your document - DO NOT DISCARD

06 1881042

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
08/23/06 AT 08:00am

TITLE(S) : DEED



FEE

FEE \$10 RR
2

D.T.T.

NOTIFICATION SENT \$4 ©

CODE
20

CODE
19

CODE
9

Assessor's Identification Number (AIN)

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

Number of AIN's Shown

2044-008-007

001

THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY:
California Title Company

AND WHEN RECORDED MAIL TO:

Mr. and Mrs. Niss Sayag
5419 Sadring Avenue
Los Angeles (Woodland Hills), CA 91367

06 1881042

THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.: 05-43179-01 Escrow No.: 01-938733-SL
GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)
DOCUMENTARY TRANSFER TAX is \$NONE
"This is a bonafide gift, grantor received 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 Los Angeles **AND**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Niss Sayag a married man who acquired title as a single man
hereby GRANT(s) to:

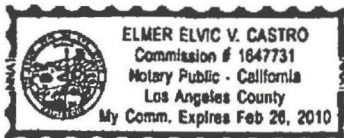
Niss Sayag and Miri Sayag, Husband and Wife as Joint Tenants

the real property in the City of Los Angeles, County of Los Angeles, State of California, described as:
LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF
Also Known as: 5419 Sadring Avenue, Los Angeles (Woodland Hills), CA 91367
AP#: 2044-008-007

DATED August 16, 2006
STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
On AUGUST 17 2006
Before me, ELMER ELVIC V. CASTRO, NOTARY PUBLIC
A Notary Public in and for said State, personally appeared
NISS SAYAG


Niss Sayag

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



Signature 

(This area for official notarial seal)

MAIL TAX STATEMENTS TO PARTY SHOWN BELOW; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE:

08/23/06

Exhibit "A"

3

Lot 50, of Tract No. 23055, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 618, Page(s) 3 to 5, inclusive, of Maps, in the office of the County Recorder of said County..

Excepting therefrom a one-tenth royalty interest in and to all oil, gas, and other minerals, within under or upon said land as reserved in the Deed recorded in Book 21440, Page 164, Official Records and as modified by Deed recorded 52462, Page 135, Official Records.

Also excepting therefrom an undivided 30% interest in all oil, gas, and other hydrocarbon substances and minerals lying below a depth of 500 feet below the surface of the said "Real Estate" but without any right of entry on or through the surface of and/or within 500 feet distant from the exterior boundaries of said Lot 13, Tract No. 3558, in Book 42, Page(s) 9 and 10 of Maps, in the Office of the County Recorder as reserved by H.L. Blumerg, et al. in Deed recorded in Book 52462, Page 138, Official Records.

08/23/06

06 1881042

Property Detail Report

For Property Located At :
5419 SADRING AVE, WOODLAND HILLS, CA 91367-4147

**Owner Information**

Owner Name: **SAYAG NISS & MIRI**
 Mailing Address: **5419 SADRING AVE, WOODLAND HILLS CA 91367-4147 C030**
 Vesting Codes: **HW // JT**

Location Information

Legal Description:	TRACT # 23055 LOT 50	APN:	2044-008-007
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	8002.04 / 3	Subdivision:	23055
Township-Range-Sect:		Map Reference:	100-F1 /
Legal Book/Page:	618-3	Tract #:	23055
Legal Lot:	50	School District:	LOS ANGELES
Legal Block:		School District Name:	
Market Area:	WHLL	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	08/23/2006 / 08/16/2006	Deed Type:	GRANT DEED
Sale Price:		1st Mtg Document #:	1881043
Document #:	1881042		

Last Market Sale Information

Recording/Sale Date:	08/31/2000 / 08/02/2000	1st Mtg Amount/Type:	\$288,000 / CONV
Sale Price:	\$320,000	1st Mtg Int. Rate/Type:	/ FIXED
Sale Type:	FULL	1st Mtg Document #:	1368849
Document #:	1368848	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$133.11
New Construction:		Multi/Split Sale:	

Title Company: **FIRELANDS ABSTRACT AND TITLE**
 Lender: **EXPRESS CAP LENDING**
 Seller Name: **AGUDA MARGARET L TRUST**

Prior Sale Information

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

Property Characteristics

Gross Area:		Parking Type:	PARKING AVAIL	Construction:	
Living Area:	2,404	Garage Area:		Heat Type:	CENTRAL
Tot Adj Area:		Garage Capacity:	2	Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:	7	Basement Area:		Patio Type:	COVERED PATIO
Bedrooms:	4	Finish Bsmnt Area:		Pool:	POOL
Bath(F/H):	3 /	Basement Type:		Air Cond:	CENTRAL
Year Built / Eff:	1959 / 1964	Roof Type:		Style:	CONVENTIONAL
Fireplace:	Y / 1	Foundation:	SLAB	Quality:	
# of Stories:	1.00	Roof Material:	GRAVEL & ROCK	Condition:	
Other Improvements:	FENCE;FENCED YARD;SHED;WETBAR				

Site Information

Zoning:	LARE11	Acres:	0.25	County Use:	SINGLE FAMILY RESID (0101)
Lot Area:	10,798	Lot Width/Depth:	89 x 124	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	
Site Influence:	CORNER			Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$511,109	Assessed Year:	2017	Property Tax:	\$6,369.22
Land Value:	\$305,107	Improved %:	40%	Tax Area:	16
Improvement Value:	\$206,002	Tax Year:	2017	Tax Exemption:	HOMEOWNER
Total Taxable Value:	\$504,109				

Comparable Sales Report

For Property Located At



CoreLogic®

RealQuest Professional

5419 SADRING AVE, WOODLAND HILLS, CA 91367-4147**20 Comparable(s) Selected.**

Report Date: 01/04/2018

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$320,000	\$735,000	\$1,215,000	\$957,700
Bldg/Living Area	2,404	2,046	2,761	2,340
Price/Sqft	\$133.11	\$319.05	\$584.07	\$412.48
Year Built	1959	1948	1980	1961
Lot Area	10,798	7,591	21,605	12,751
Bedrooms	4	3	5	4
Bathrooms/Restrooms	3	2	4	3
Stories	1.00	1.00	2.00	1.10
Total Value	\$511,109	\$113,184	\$935,000	\$530,896
Distance From Subject	0.00	0.03	0.50	0.32

* = user supplied for search only

Comp #:	1	Address: 23415 MARIANO ST, WOODLAND HILLS, CA 91367-4141		Distance From Subject: 0.03 (miles)	
Owner Name:	SILVA AARON & DANIELLE				
Seller Name:	WEILER BONNIE & J A TRUST				
APN:	2044-008-010	Map Reference:	100-F1 /	Living Area:	2,080
County:	LOS ANGELES, CA	Census Tract:	8002.04	Total Rooms:	7
Subdivision:	23055	Zoning:	LARE11	Bedrooms:	4
Rec Date:	04/26/2017	Prior Rec Date:	09/11/1987	Bath(F/H):	3 /
Sale Date:	03/24/2017	Prior Sale Date:	06/1987	Yr Built/Eff:	1960 / 1960
Sale Price:	\$885,000	Prior Sale Price:	\$255,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	460795	Acres:	0.26	Fireplace:	Y / 1
1st Mtg Amt:	\$707,860	Lot Area:	11,119	Pool:	POOL
Total Value:	\$420,537	# of Stories:	1.00	Roof Mat:	GRAVEL & ROCK
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	ATTACHED GARAGE

Comp #:	2	Address: 5442 FENWOOD AVE, WOODLAND HILLS, CA 91367-4130		Distance From Subject: 0.1 (miles)	
Owner Name:	DEPAS LILACH				
Seller Name:	ZARADEZ MAUREEN & GUY				
APN:	2044-002-018	Map Reference:	100-F1 /	Living Area:	2,366
County:	LOS ANGELES, CA	Census Tract:	9304.01	Total Rooms:	8
Subdivision:	23113	Zoning:	LARE11	Bedrooms:	5
Rec Date:	04/14/2017	Prior Rec Date:	05/09/2006	Bath(F/H):	3 /
Sale Date:	04/05/2017	Prior Sale Date:	03/28/2006	Yr Built/Eff:	1959 / 1959
Sale Price:	\$855,000	Prior Sale Price:	\$953,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	413498	Acres:	0.26	Fireplace:	Y / 1
1st Mtg Amt:	\$636,100	Lot Area:	11,190	Pool:	POOL
Total Value:	\$842,000	# of Stories:	1.00	Roof Mat:	GRAVEL & ROCK
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:	3	Address: 23309 LADRILLO ST, WOODLAND HILLS, CA 91367-4136		Distance From Subject: 0.15 (miles)	
Owner Name:	WIEBE DAVID				
Seller Name:	FISHER ADAM C				
APN:	2044-015-009	Map Reference:	100-F1 /	Living Area:	2,085
County:	LOS ANGELES, CA	Census Tract:	9304.01	Total Rooms:	6
Subdivision:	26417	Zoning:	LARE11	Bedrooms:	4
Rec Date:	06/29/2017	Prior Rec Date:	02/16/2012	Bath(F/H):	3 /
Sale Date:	06/12/2017	Prior Sale Date:	01/24/2012	Yr Built/Eff:	1962 / 1962
Sale Price:	\$1,095,000	Prior Sale Price:	\$570,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	727091	Acres:	0.26	Fireplace:	Y / 1
1st Mtg Amt:	\$876,000	Lot Area:	11,115	Pool:	POOL
Total Value:	\$616,884	# of Stories:	1.00	Roof Mat:	WOOD SHAKE

Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL
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Comp #:	4	Distance From Subject:	0.18 (miles)
Address:	23435 CANZONET ST, WOODLAND HILLS, CA 91367-6014		
Owner Name:	YESHUA FAMILY TRUST		
Seller Name:	CARLSON KAY B 2006 TRUST		
APN:	2044-014-020	Map Reference:	100-F1 /
County:	LOS ANGELES, CA	Census Tract:	8002.04
Subdivision:	24029	Zoning:	LARE11
Rec Date:	08/04/2017	Prior Rec Date:	08/05/1986
Sale Date:	07/17/2017	Prior Sale Date:	08/1986
Sale Price:	\$889,000	Prior Sale Price:	\$235,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	881014	Acres:	0.25
1st Mtg Amt:	\$711,200	Lot Area:	10,966
Total Value:	\$396,863	# of Stories:	2.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Parking:	ATTACHED GARAGE
		Living Area:	2,673
		Total Rooms:	9
		Bedrooms:	4
		Bath(F/H):	3 /
		Yr Built/Eff:	1962 / 1962
		Air Cond:	CENTRAL
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	POOL
		Roof Mat:	WOOD SHAKE

Comp #:	5	Distance From Subject:	0.24 (miles)
Address:	23511 CANZONET ST, WOODLAND HILLS, CA 91367-6016		
Owner Name:	HAFT BRANDON		
Seller Name:	BORDONARO FAMILY TRUST		
APN:	2044-013-007	Map Reference:	100-F1 /
County:	LOS ANGELES, CA	Census Tract:	8002.04
Subdivision:	25231	Zoning:	LARE11
Rec Date:	12/14/2017	Prior Rec Date:	
Sale Date:	12/05/2017	Prior Sale Date:	
Sale Price:	\$852,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	1450563	Acres:	0.39
1st Mtg Amt:	\$679,650	Lot Area:	16,781
Total Value:	\$127,025	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Parking:	PARKING AVAIL
		Living Area:	2,253
		Total Rooms:	6
		Bedrooms:	3
		Bath(F/H):	3 /
		Yr Built/Eff:	1961 / 1961
		Air Cond:	CENTRAL
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	POOL
		Roof Mat:	GRAVEL & ROCK

Comp #:	6	Distance From Subject:	0.25 (miles)
Address:	23338 LOS ENGINOS WAY, WOODLAND HILLS, CA 91367-6054		
Owner Name:	BAUMGARTNER JOAN A		
Seller Name:	CHICK BONNY & IAN TRUST		
APN:	2044-018-004	Map Reference:	100-F2 /
County:	LOS ANGELES, CA	Census Tract:	8002.04
Subdivision:	22594	Zoning:	LARE11
Rec Date:	08/23/2017	Prior Rec Date:	09/16/1998
Sale Date:	08/17/2017	Prior Sale Date:	08/17/1998
Sale Price:	\$1,199,000	Prior Sale Price:	\$475,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	956063	Acres:	0.25
1st Mtg Amt:		Lot Area:	10,878
Total Value:	\$641,618	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Parking:	PARKING AVAIL
		Living Area:	2,423
		Total Rooms:	8
		Bedrooms:	4
		Bath(F/H):	3 /
		Yr Built/Eff:	1964 / 1964
		Air Cond:	CENTRAL
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	POOL
		Roof Mat:	WOOD SHAKE

Comp #:	7	Distance From Subject:	0.27 (miles)
Address:	5275 WELLER DR, WOODLAND HILLS, CA 91367-6049		
Owner Name:	HANNA JOSEPH R/AHUJA ASHLEY		
Seller Name:	HILL R D 2000 FAMILY TRUST		
APN:	2044-017-038	Map Reference:	100-F2 /
County:	LOS ANGELES, CA	Census Tract:	9304.01
Subdivision:		Zoning:	LAR1
Rec Date:	04/25/2017	Prior Rec Date:	07/21/1998
Sale Date:	03/27/2017	Prior Sale Date:	06/05/1998
Sale Price:	\$1,020,000	Prior Sale Price:	\$374,500
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	456297	Acres:	0.23
1st Mtg Amt:	\$816,000	Lot Area:	9,890
Total Value:	\$505,858	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Parking:	ATTACHED GARAGE
		Living Area:	2,761
		Total Rooms:	7
		Bedrooms:	3
		Bath(F/H):	3 /
		Yr Built/Eff:	1980 / 1981
		Air Cond:	CENTRAL
		Style:	CONTEMPORARY
		Fireplace:	Y / 1
		Pool:	POOL
		Roof Mat:	TILE

Comp #:	8	Distance From Subject:	0.28 (miles)
Address:	23236 CANZONET ST, WOODLAND HILLS, CA 91367-4108		
Owner Name:	MATATYA IZIK/SHMAYVSKY INBAL		
Seller Name:	MOSHE HANANIA		
APN:	2044-017-009	Map Reference:	100-F2 /
County:	LOS ANGELES, CA	Census Tract:	9304.01
Subdivision:	9545	Zoning:	LAR1
Rec Date:	12/19/2017	Prior Rec Date:	02/01/2013
Sale Date:	10/26/2017	Prior Sale Date:	01/28/2013
Sale Price:	\$1,095,000	Prior Sale Price:	\$520,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1468441	Acres:	0.26
1st Mtg Amt:	\$876,000	Lot Area:	11,475
Total Value:	\$551,736	# of Stories:	1.00
		Parking:	GRAVEL & ROCK
		Living Area:	2,158
		Total Rooms:	5
		Bedrooms:	4
		Bath(F/H):	3 /
		Yr Built/Eff:	1954 / 1972
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	POOL

Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL
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Comp #:9		Distance From Subject:0.3 (miles)			
Address: 23321 WELLER PL, WOODLAND HILLS, CA 91367-6051					
Owner Name: MIRANDA JORGE JR & NADIA					
Seller Name: SCOTT ERIC N					
APN:	2044-023-024	Map Reference:	100-F2 /	Living Area:	2,370
County:	LOS ANGELES, CA	Census Tract:	9304.01	Total Rooms:	7
Subdivision:	32520	Zoning:	LARS	Bedrooms:	3
Rec Date:	06/09/2017	Prior Rec Date:	12/26/2014	Bath(F/H):	3 /
Sale Date:	05/30/2017	Prior Sale Date:	11/21/2014	Yr Built/Eff:	1978 / 1978
Sale Price:	\$855,000	Prior Sale Price:	\$745,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	638967	Acres:	0.25	Fireplace:	Y / 3
1st Mtg Amt:	\$598,500	Lot Area:	10,900	Pool:	POOL
Total Value:	\$771,486	# of Stories:	2.00	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	ATTACHED GARAGE

Comp #:10		Distance From Subject:0.33 (miles)			
Address: 23203 BURBANK BLVD, WOODLAND HILLS, CA 91367					
Owner Name: TYAGI VIKAS/JAIN APARNA					
Seller Name: 23203 BURBANK BLVD LLC					
APN:	2041-011-002	Map Reference:	5-F6 /	Living Area:	2,046
County:	LOS ANGELES, CA	Census Tract:	1373.01	Total Rooms:	4
Subdivision:	3558	Zoning:	LARA	Bedrooms:	3
Rec Date:	10/18/2017	Prior Rec Date:	09/26/2014	Bath(F/H):	2 /
Sale Date:	10/06/2017	Prior Sale Date:	09/22/2014	Yr Built/Eff:	1948 / 1965
Sale Price:	\$1,195,000	Prior Sale Price:	\$707,500	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	1194319	Acres:	0.44	Fireplace:	Y / 1
1st Mtg Amt:	\$956,000	Lot Area:	19,179	Pool:	
Total Value:	\$749,700	# of Stories:	1.00	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:11		Distance From Subject:0.36 (miles)			
Address: 23612 CANZONET ST, WOODLAND HILLS, CA 91367-5844					
Owner Name: LOVATI DIANA & KAREN					
Seller Name: FINE FAMILY TRUST					
APN:	2047-002-003	Map Reference:	100-F2 /	Living Area:	2,214
County:	LOS ANGELES, CA	Census Tract:	8002.04	Total Rooms:	6
Subdivision:	25232	Zoning:	LARE11	Bedrooms:	3
Rec Date:	04/24/2017	Prior Rec Date:	06/23/1992	Bath(F/H):	2 /
Sale Date:	04/11/2017	Prior Sale Date:	05/1992	Yr Built/Eff:	1962 / 1962
Sale Price:	\$735,000	Prior Sale Price:	\$322,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	449125	Acres:	0.31	Fireplace:	Y / 1
1st Mtg Amt:	\$588,000	Lot Area:	13,592	Pool:	
Total Value:	\$266,884	# of Stories:	1.00	Roof Mat:	GRAVEL & ROCK
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	ATTACHED GARAGE

Comp #:12		Distance From Subject:0.4 (miles)			
Address: 23342 GONZALES DR, WOODLAND HILLS, CA 91367-6024					
Owner Name: DAUGHERTY FAMILY TRUST					
Seller Name: SYMANS JACK & RENEE TRUST					
APN:	2044-024-035	Map Reference:	100-F2 /	Living Area:	2,542
County:	LOS ANGELES, CA	Census Tract:	9304.01	Total Rooms:	9
Subdivision:	20579	Zoning:	LARS	Bedrooms:	5
Rec Date:	10/30/2017	Prior Rec Date:		Bath(F/H):	3 /
Sale Date:	10/16/2017	Prior Sale Date:		Yr Built/Eff:	1963 / 1964
Sale Price:	\$910,000	Prior Sale Price:		Air Cond:	EVAP COOLER
Sale Type:	FULL	Prior Sale Type:		Style:	CONVENTIONAL
Document #:	1241444	Acres:	0.17	Fireplace:	Y / 1
1st Mtg Amt:		Lot Area:	7,591	Pool:	
Total Value:	\$147,195	# of Stories:	1.00	Roof Mat:	GRAVEL & ROCK
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:13		Distance From Subject:0.4 (miles)			
Address: 23721 MARIANO ST, WOODLAND HILLS, CA 91367-5840					
Owner Name: SPECTOR JASON T & KARA F					
Seller Name: FARHANGAZAD ARDESHIR					
APN:	2047-009-003	Map Reference:	100-E1 /	Living Area:	2,661
County:	LOS ANGELES, CA	Census Tract:	8002.04	Total Rooms:	8
Subdivision:	25233	Zoning:	LARE11	Bedrooms:	5
Rec Date:	04/06/2017	Prior Rec Date:	11/10/2004	Bath(F/H):	3 /
Sale Date:	03/16/2017	Prior Sale Date:	10/01/2004	Yr Built/Eff:	1961 / 1961
Sale Price:	\$849,000	Prior Sale Price:	\$718,500	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	381500	Acres:	0.27	Fireplace:	Y / 1
1st Mtg Amt:	\$679,200	Lot Area:	11,664	Pool:	POOL
Total Value:	\$862,940	# of Stories:	1.00	Roof Mat:	WOOD SHAKE

Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL
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Comp #:14				Distance From Subject:0.41 (miles)
Address:	23711 LADRILLO ST, WOODLAND HILLS, CA 91367-5835			
Owner Name:	XUE JINGJIA/LUO XINQU			
Seller Name:	ATWEH NASRI			
APN:	2047-004-009	Map Reference:	100-E2 /	Living Area: 2,346
County:	LOS ANGELES, CA	Census Tract:	8002.04	Total Rooms: 6
Subdivision:	25232	Zoning:	LARE11	Bedrooms: 3
Rec Date:	10/06/2017	Prior Rec Date:	05/05/2017	Bath(F/H): 2 /
Sale Date:	09/05/2017	Prior Sale Date:	03/31/2017	Yr Built/Eff: 1961 / 1961
Sale Price:	\$1,085,000	Prior Sale Price:	\$821,000	Air Cond: CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style: CONVENTIONAL
Document #:	1150641	Acres:	0.26	Fireplace: Y / 1
1st Mtg Amt:	\$636,000	Lot Area:	11,194	Pool: POOL
Total Value:	\$125,852	# of Stories:	1.00	Roof Mat: GRAVEL & ROCK
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking: PARKING AVAIL

Comp #:15				Distance From Subject:0.41 (miles)
Address:	23720 CLARENDON ST, WOODLAND HILLS, CA 91367-5816			
Owner Name:	BAWA LIVING TRUST			
Seller Name:	SELL DANIEL & DIANA			
APN:	2047-009-004	Map Reference:	100-E1 /	Living Area: 2,310
County:	LOS ANGELES, CA	Census Tract:	8002.04	Total Rooms: 6
Subdivision:	25233	Zoning:	LARE11	Bedrooms: 3
Rec Date:	09/29/2017	Prior Rec Date:	03/12/2002	Bath(F/H): 2 /
Sale Date:	09/20/2017	Prior Sale Date:	02/15/2002	Yr Built/Eff: 1962 / 1962
Sale Price:	\$932,000	Prior Sale Price:	\$521,818	Air Cond: CENTRAL
Sale Type:	FULL	Prior Sale Type:	UNKNOWN	Style: CONVENTIONAL
Document #:	1118764	Acres:	0.26	Fireplace: Y / 1
1st Mtg Amt:		Lot Area:	11,463	Pool: POOL
Total Value:	\$687,352	# of Stories:	1.00	Roof Mat: WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking: ATTACHED GARAGE

Comp #:16				Distance From Subject:0.42 (miles)
Address:	23110 CANZONET ST, WOODLAND HILLS, CA 91367-6103			
Owner Name:	HUNTER DOUGLAS M/TANZMAN TRACEY E			
Seller Name:	SIMCOX MARILYN G TRUST			
APN:	2042-014-021	Map Reference:	13-A2 /	Living Area: 2,520
County:	LOS ANGELES, CA	Census Tract:	9304.01	Total Rooms: 4
Subdivision:	9545	Zoning:	LAR1	Bedrooms: 4
Rec Date:	06/13/2017	Prior Rec Date:	08/21/1975	Bath(F/H): 4 /
Sale Date:	05/17/2017	Prior Sale Date:		Yr Built/Eff: 1952 / 1968
Sale Price:	\$1,215,000	Prior Sale Price:	\$51,000	Air Cond:
Sale Type:	FULL	Prior Sale Type:	FULL	Style: CONVENTIONAL
Document #:	649776	Acres:	0.32	Fireplace: Y / 1
1st Mtg Amt:	\$571,050	Lot Area:	13,784	Pool: POOL
Total Value:	\$272,923	# of Stories:	1.00	Roof Mat: GRAVEL & ROCK
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking: ATTACHED GARAGE

Comp #:17				Distance From Subject:0.47 (miles)
Address:	23800 ALBERS ST, WOODLAND HILLS, CA 91367-5808			
Owner Name:	KOZAKEVITCH DESSISLAVA/MANSURYAN ARMOND			
Seller Name:	SOBOL T & J LIVING TRUST			
APN:	2047-008-019	Map Reference:	100-E1 /	Living Area: 2,310
County:	LOS ANGELES, CA	Census Tract:	8002.04	Total Rooms: 6
Subdivision:	25233	Zoning:	LARE11	Bedrooms: 3
Rec Date:	08/17/2017	Prior Rec Date:		Bath(F/H): 2 /
Sale Date:	07/19/2017	Prior Sale Date:		Yr Built/Eff: 1962 / 1962
Sale Price:	\$805,000	Prior Sale Price:		Air Cond:
Sale Type:	FULL	Prior Sale Type:		Style: CONVENTIONAL
Document #:	934939	Acres:	0.27	Fireplace: Y / 1
1st Mtg Amt:	\$475,000	Lot Area:	11,914	Pool: POOL
Total Value:	\$113,184	# of Stories:	1.00	Roof Mat: GRAVEL & ROCK
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking: PARKING AVAIL

Comp #:18				Distance From Subject:0.47 (miles)
Address:	23051 BURBANK BLVD, WOODLAND HILLS, CA 91367-4206			
Owner Name:	LEVI YOSEF & SHIRI			
Seller Name:	LEWIS ANDREW C			
APN:	2041-012-020	Map Reference:	5-F6 /	Living Area: 2,185
County:	LOS ANGELES, CA	Census Tract:	1373.01	Total Rooms: 7
Subdivision:	3558	Zoning:	LARA	Bedrooms: 4
Rec Date:	08/31/2017	Prior Rec Date:	11/15/2016	Bath(F/H): 3 /
Sale Date:	07/20/2017	Prior Sale Date:	09/17/2016	Yr Built/Eff: 1954 / 1965
Sale Price:	\$888,000	Prior Sale Price:	\$935,000	Air Cond: CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style: CONVENTIONAL
Document #:	995348	Acres:	0.50	Fireplace: Y / 1
1st Mtg Amt:	\$636,150	Lot Area:	21,605	Pool: POOL
Total Value:	\$935,000	# of Stories:	1.00	Roof Mat: WOOD SHAKE

Land Use:	SFR	Park Area/Cap#:	/ 3	Parking:	PARKING AVAIL
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Comp #:19				Distance From Subject:0.49 (miles)
Address:	23752 KIVIK ST, WOODLAND HILLS, CA 91367-5830			
Owner Name:	OS V1 LLC			
Seller Name:	WOOD ALLAN W & ALISA M			
APN:	2047-004-002	Map Reference:	100-E2 /	Living Area: 2,232
County:	LOS ANGELES, CA	Census Tract:	8002.04	Total Rooms: 6
Subdivision:	25232	Zoning:	LARE11	Bedrooms: 3
Rec Date:	12/20/2017	Prior Rec Date:	08/31/2009	Bath(F/H): 2 /
Sale Date:	12/01/2017	Prior Sale Date:	08/06/2009	Yr Built/Eff: 1961 / 1961
Sale Price:	\$835,000	Prior Sale Price:	\$596,000	Air Cond: CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style: CONVENTIONAL
Document #:	1479127	Acres:	0.24	Fireplace: Y / 1
1st Mtg Amt:	\$706,000	Lot Area:	10,664	Pool:
Total Value:	\$662,877	# of Stories:	1.00	Roof Mat: GRAVEL & ROCK
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking: PARKING AVAIL

Comp #:20				Distance From Subject:0.5 (miles)
Address:	5425 ROYER AVE, WOODLAND HILLS, CA 91367-6151			
Owner Name:	KEDMY TAL & MICHAL			
Seller Name:	HOROWITZ LIVING TRUST			
APN:	2042-007-048	Map Reference:	13-A1 /	Living Area: 2,263
County:	LOS ANGELES, CA	Census Tract:	9304.01	Total Rooms: 6
Subdivision:	9545	Zoning:	LAR1	Bedrooms: 4
Rec Date:	06/07/2017	Prior Rec Date:	05/31/2006	Bath(F/H): 3 /
Sale Date:	04/17/2017	Prior Sale Date:	03/27/2006	Yr Built/Eff: 1957 / 1965
Sale Price:	\$960,000	Prior Sale Price:	\$1,100,000	Air Cond: CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style: CONVENTIONAL
Document #:	628079	Acres:	0.41	Fireplace: Y / 1
1st Mtg Amt:	\$768,000	Lot Area:	18,054	Pool: POOL
Total Value:	\$920,000	# of Stories:	1.00	Roof Mat: WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/ 3	Parking: PARKING AVAIL

EXHIBIT D

ASSIGNED INSPECTOR: **RONALD PACHECO**

Date: **January 4, 2018**

JOB ADDRESS: **5419 NORTH SADRING AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2044-008-007**

CASE#: **703702**

ORDER NO: **A-3933136**

EFFECTIVE DATE OF ORDER TO COMPLY: **December 2, 2015**

COMPLIANCE EXPECTED DATE: **December 7, 2015**

DATE COMPLIANCE OBTAINED: **January 28, 2016**

LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3933136

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. FELICIA BRANNON
VICE-PRESIDENT

JOSELYN GEAGA-ROSENTHAL

GEORGE HOVAGUIMIAN

JAVIER NUNEZ

ORDER TO COMPLY AND NOTICE OF FEE

SAYAG,NISS AND MIRI
5419 SADRING AVE
WOODLAND HILLS, CA 91367

CASE #: 703702

ORDER #: A-3933136

EFFECTIVE DATE: December 02, 2015

COMPLIANCE DATE: December 07, 2015

The undersigned mailed this notice
by ~~first class~~ ^{registered} mail postage prepaid,
to the addressee on this day,

NOV 24 2015

To the address as shown on the
last equalized assessment roll.
Initiated by: AB

OWNER OF
SITE ADDRESS: 5419 N SADRING AVE

ASSESSORS PARCEL NO.: 2044-008-007
ZONE: RE11; Min. Lot 11,000 Sq. Ft.

An inspection has revealed that the property (Site Address) listed above is in violation of the Los Angeles Municipal Code (L.A.M.C.) sections listed below. You are hereby ordered to correct the violation(s) and contact the inspector listed in the signature block at the end of this document for a compliance inspection by the compliance date listed above

FURTHER, THE CODE VIOLATION INSPECTION FEE (C.V.I.F) OF \$ 356.16 (\$336 fee plus a six percent Systems Development Surcharge of \$20.16) **WILL BE BILLED TO THE PROPERTY OWNER.** The invoice/notice will be sent to the owner as it appears on the last equalized assessment roll. Section 98.0421 L.A.M.C.

NOTE: FAILURE TO PAY THE C.V.I.F. WITHIN 30 DAYS OF THE INVOICE DATE OF THE BILL NOTED ABOVE WILL RESULT IN A LATE CHARGE OF TWO (2) TIMES THE C.V.I.F. PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$1,176.00. Any person who fails to pay the fee, late charge and collection fee, shall also pay interest. Interest shall be calculated at the rate of one percent per month.

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

VIOLATION(S):

1. The pool enclosure is not constructed to code.

You are therefore ordered to: Equip the swimming pool with at least one of the following safety features 1) Isolate the pool from access by an approved pool enclosure. 2) Isolate the pool from access by an approved, removable mesh pool fence with a gate that is selfclosing and self latching

Code Section(s) in Violation: 91.3109.4.1, 91.3109.4.1.1, 91.3109.4.1.2, 91.3109.4.1.3, 91.3109.4.1.4, 91.3109.4.1.5, 91.3109.4.1.6, 91.3109.4.1.7, 91.3109.4.1.8, 91.3109.4.1.9, 91.3109.4.2, 91.3109.4.3, 91.3109.4. 91.6109, 91.103.1, 12.21A.1(a) of the L.A.M.C.

Location: North side of property.

Comments: Pool enclosure removed, new CMU wall being built. Wall less than 60" in height at time of inspection.

2. A permit is required for the work performed to build block wall.

You are therefore ordered to: Obtain all required building permits and inspections



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

1060719201612735

Code Section(s) in Violation: 91.106.1.1, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Location: North side of property.

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.

APPEAL PROCEDURES:

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

If you have any questions or require any additional information please feel free to contact me at (818)374-9864. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector :


ROBERT GOLD
14410 SYLVAN STREET SUITE 105
VAN NUYS, CA 91401
(818)374-9864
robert.gold@lacity.org

Date: November 23, 2015


REVIEWED BY