

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

November 9, 2017

Council District: # 3

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

JOB ADDRESS: **19360 WEST LEMAY STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2131-006-006**
Re: Invoice #688009-5

On January 23, 2016, pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code, the Department of Building and Safety (the "Department") investigated and identified code violations at: **19360 West Lemay 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	\$ 660.00
Late Charge/Collection Fee (250%)	1,650.00
Accumulated Interest (1%/month)	355.65
Title Report Fee	42.00
Grand Total	\$ 2,707.65

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 **\$2,707.65** 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 **\$2,707.65** 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. T14836
Dated as of: 10/18/2017

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 2131-006-006

Property Address: 19360 W LEMAY ST ✓ **City: Los Angeles** **County: Los Angeles**

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : SILVI HRISTOVA AND GENA GENNADIY KOPYTOV

Grantor : SILVI HRISTOVA AND GENA KOPYTOV

Deed Date : 06/06/2016

Recorded : 06/13/2016

Instr No. : 16-0678992

MAILING ADDRESS: SILVI HRISTOVA AND GENA GENNADIY KOPYTOV
19360 LEMAY ST RESEDA CA 91335

SCHEDULE B

LEGAL DESCRIPTION

Lot: 110 Tract No: 16351 Abbreviated Description: LOT:110 CITY:REGION/CLUSTER: 02/02150
TR#:16351 TRACT # 16351 LOT 110 City/Muni/Twp: REGION/CLUSTER: 02/02150

MORTGAGES/LIENS

Type of Document: DEED OF TRUST

Recording Date: 06/13/2016

Document #: 16-0678993

Loan Amount: \$352,000

Lender Name: SKYLINE FINANCIAL CORP

Borrowers Name: SILVI HRISTOVA AND GENA GENNADIY KOPYTOV

MAILING ADDRESS: SKYLINE FINANCIAL CORP
27001 AGOURA ROAD STE 350 CALABASAS, CA 91301

This page is part of your document - DO NOT DISCARD



20160678992



Pages:
0003

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

06/13/16 AT 08:00AM

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



LEADSHEET



201606130170068

00012212387



007609326

SEQ:
04

DAR - Title Company (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

T52

Pacific Crest Title

2

RECORDING REQUESTED BY:
Greater LA Escrow Inc.
Order No. 98823286-88
Escrow No. 8907-AK
Parcel No. 2131-006-006



AND WHEN RECORDED MAIL TO:

SILVI HRISTOVA
19360 LEMAY STREET
RESEDA, CA 91335

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS 0 and CITY 0

- ☐ computed on full value of property conveyed, or
☐ computed on full value less liens or encumbrances remaining at the time of sale.
☐ unincorporated area: X Los Angeles, and

This conveyance changes the manner in which title is held, grantors and grantees remain the same and will continue to hold the same proportionate interest, R&T 11911"
FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Silvi Hristova and Gena Kopytov, wife and husband as Joint Tenants

hereby GRANT(S) to Silvi Hristova and Gena Gennadiy Kopytov, Wife and Husband as Joint Tenants

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

Legal description to be provided by Title Company

More commonly known as: 19360 Lemay Street, Reseda Area, Los Angeles, CA 91335

SEE EXHIBIT "A"
ATTACHED

Date June 6, 2016

Borrower's Signature

Silvi Hristova

Gena Kopytov

"This conveyance confirms a change of name, and the grantor and grantee are the same party. R & T 11911."

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

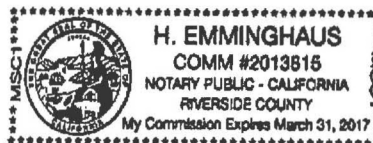
STATE OF CALIFORNIA } s.s.
COUNTY OF LOS ANGELES

On JUNE 6TH 2016, before me, H. EMMINGHAUS, NOTARY PUBLIC, personally appeared SILVI HRISTOVA AND GENA KOPYTOV 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 H. Emminghaus (Seal)



Mail Tax Statements to: SAME AS ABOVE or Address Noted Below

4B

PRELIMINARY REPORT
YOUR REFERENCE: 8907-AK

Pacific Coast Title Company
ORDER NO.: 98823286-88

LEGAL DESCRIPTION

3

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOT(S) 110 OF TRACT NO. 16351, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 396, PAGE(S) 20 TO 22, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXHIBIT B

ASSIGNED INSPECTOR: RONALD PACHECO

Date: November 9, 2017

JOB ADDRESS: 19360 WEST LEMAY STREET, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): **2131-006-006**

Last Full Title: 10/18/2017

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1). SILVI HRISTOVA AND
GENA GENNADIY KOPYTOV
19360 LEMAY ST
RESEDA, CA 91335

CAPACITY: OWNERS

- 2). SKYLINE FINANCIAL CORP
27001 AGOURA RD STE 350
CALABASAS, CA 91301

CAPACITY: INTERESTED PARTY

Property Detail Report

For Property Located At :
19360 LEMAY ST, RESEDA, CA 91335-4913



CoreLogic

RealQuest Professional

Owner Information

Owner Name: **HRISTOVA SILVI/KOPYTOV GENA G**
 Mailing Address: **19360 LEMAY ST, RESEDA CA 91335-4913 C010**
 Vesting Codes: **//**

Location Information

Legal Description:	TRACT # 16351 LOT 110	APN:	2131-006-006
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	1330.00 / 3	Subdivision:	16351
Township-Range-Sect:		Map Reference:	14-A4 /
Legal Book/Page:	396-20	Tract #:	16351
Legal Lot:	110	School District:	LOS ANGELES
Legal Block:		School District Name:	
Market Area:	RES	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	06/13/2016 / 06/06/2016	Deed Type:	GRANT DEED
Sale Price:		1st Mtg Document #:	678993
Document #:	678992		

Last Market Sale Information

Recording/Sale Date:	03/26/2015 / 02/17/2015	1st Mtg Amount/Type:	\$350,274 / FHA
Sale Price:	\$405,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	328273
Document #:	328272	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$398.62
New Construction:		Multi/Split Sale:	

Title Company: **PRIORITY TITLE CO**
 Lender: **BANC ONE MTG**
 Seller Name: **PETTY STEPHAN D & ROBIN A**

Prior Sale Information

Prior Rec/Sale Date:	03/16/2012 / 02/24/2012	Prior Lender:	SIERRA PACIFIC MTG CO
Prior Sale Price:	\$275,000	Prior 1st Mtg Amt/Type:	\$249,975 / FHA
Prior Doc Number:	415645	Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	GRANT DEED		

Property Characteristics

Gross Area:		Parking Type:	PARKING AVAIL	Construction:	
Living Area:	1,016	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:	1	Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	1	Porch Type:	
Total Rooms:	5	Basement Area:		Patio Type:	
Bedrooms:	3	Finish Bsmnt Area:		Pool:	
Bath(F/H):	1 /	Basement Type:		Air Cond:	EVAP COOLER
Year Built / Eff:	1951 / 1951	Roof Type:		Style:	CONVENTIONAL
Fireplace:	/	Foundation:	RAISED	Quality:	
# of Stories:	1.00	Roof Material:	COMPOSITION SHINGLE	Condition:	

Other Improvements: **FENCE**

Site Information

Zoning:	LAR1	Acres:	0.14	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	6,052	Lot Width/Depth:	55 x 110	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$419,398	Assessed Year:	2017	Property Tax:	\$5,024.54
Land Value:	\$335,519	Improved %:	20%	Tax Area:	16
Improvement Value:	\$83,879	Tax Year:	2016	Tax Exemption:	
Total Taxable Value:	\$419,398				

Comparable Summary

For Property Located At



CoreLogic

RealQuest Professional

19360 LEMAY ST, RESEDA, CA 91335-4913**13 Comparable(s) found.** (Click on the address to view more property information)[View Report](#)[Configure Display Fields](#)[Modify Comparable Search Criteria](#)**Summary Statistics For Selected Properties: 13**

	Subject Property	Low	High	Average
Sale Price	\$405,000	\$265,000	\$645,000	\$451,654
Bldg/Living Area	1,016	993	1,152	1,049
Price/Sqft	\$398.62	\$249.06	\$560.38	\$429.59
Year Built	1951	1951	1953	1951
Lot Area	6,052	5,859	7,754	6,316
Bedrooms	3	2	3	3
Bathrooms/Restrooms	1	1	2	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$419,398	\$62,900	\$438,000	\$298,489
Distance From Subject	0.00	0.11	0.50	0.31

*= user supplied for search only

<input checked="" type="checkbox"/>	#	F Address	Sale Price	Yr Blt	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
Subject Property										
		19360 LEMAY ST	\$405,000	1951	3	1	03/26/2015	1,016	6,052	0.0
Comparables										
<input checked="" type="checkbox"/>	1	19454 LEMAY ST	\$495,000	1951	3	1	09/29/2017	1,092	5,970	0.11
<input checked="" type="checkbox"/>	2	6718 AURA AVE	\$475,000	1951	3	1	04/28/2017	1,028	6,146	0.13
<input checked="" type="checkbox"/>	3	19417 VANOWEN ST	\$265,000	1951	3	1	11/02/2017	1,064	6,539	0.2
<input checked="" type="checkbox"/>	4	19205 LEMAY ST	\$409,000	1951	2	1	07/10/2017	1,016	6,131	0.24
<input checked="" type="checkbox"/>	5	19206 KITTRIDGE ST	\$400,000	1951	2	1	05/16/2017	993	5,859	0.24
<input checked="" type="checkbox"/>	6	6830 AURA AVE	\$385,000	1951	3	1	06/02/2017	995	6,013	0.26
<input checked="" type="checkbox"/>	7	19150 WELBY WAY	\$360,000	1951	2	1	06/09/2017	993	6,242	0.29
<input checked="" type="checkbox"/>	8	6912 CALVIN AVE	\$468,000	1951	3	1	07/06/2017	1,062	6,032	0.33
<input checked="" type="checkbox"/>	9	6844 BOVEY AVE	\$478,000	1951	3	2	08/04/2017	1,152	5,909	0.38
<input checked="" type="checkbox"/>	10	6947 CALVIN AVE	\$465,500	1951	3	1	03/28/2017	1,062	6,032	0.4
<input checked="" type="checkbox"/>	11	7003 SYLVIA AVE	\$495,000	1951	3	1	05/12/2017	1,004	7,754	0.48
<input checked="" type="checkbox"/>	12	19413 VOSE ST	\$531,000	1952	3	1	06/26/2017	1,025	6,400	0.5
<input checked="" type="checkbox"/>	13	19115 FRIAR ST	\$645,000	1953	3	2	10/11/2017	1,151	7,076	0.5

Comparable Sales Report

For Property Located At

**19360 LEMAY ST, RESEDA, CA 91335-4913****13 Comparable(s) Selected.**

Report Date: 11/08/2017

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$405,000	\$265,000	\$645,000	\$451,654
Bldg/Living Area	1,016	993	1,152	1,049
Price/Sqft	\$398.62	\$249.06	\$560.38	\$429.59
Year Built	1951	1951	1953	1951
Lot Area	6,052	5,859	7,754	6,316
Bedrooms	3	2	3	3
Bathrooms/Restrooms	1	1	2	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$419,398	\$62,900	\$438,000	\$298,489
Distance From Subject	0.00	0.11	0.50	0.31

* = user supplied for search only

Comp #1

Distance From Subject: 0.11 (miles)

Address: 19454 LEMAY ST, RESEDA, CA 91335-4915**Owner Name: OSHRI MATTI****Seller Name: MCLEAN NEIL A****APN: 2131-006-016****County: LOS ANGELES, CA****Subdivision: 16351****Rec Date: 09/29/2017****Sale Date: 09/15/2017****Sale Price: \$495,000****Sale Type: FULL****Document #: 1117669****1st Mtg Amt: \$445,005****Total Value: \$122,413****Land Use: SFR****Map Reference: 14-A4 /****Census Tract: 1330.00****Zoning: LAR1****Prior Rec Date: 06/30/2017****Prior Sale Date: 05/30/2017****Prior Sale Price: \$370,000****Prior Sale Type: FULL****Acres: 0.14****Lot Area: 5,970****# of Stories: 1.00****Park Area/Cap#: / 2****Living Area: 1,092****Total Rooms: 5****Bedrooms: 3****Bath(F/H): 1 /****Yr Built/Eff: 1951 / 1954****Air Cond: EVAP COOLER****Style: CONVENTIONAL****Fireplace: /****Pool:****Roof Mat: COMPOSITION****SHINGLE****Parking: PARKING AVAIL****Comp #2**

Distance From Subject: 0.13 (miles)

Address: 6718 AURA AVE, RESEDA, CA 91335-4905**Owner Name: GALBO MISHO****Seller Name: CUMMINS LIVING TRUST****APN: 2131-002-013****County: LOS ANGELES, CA****Subdivision: 16351****Rec Date: 04/28/2017****Sale Date: 04/07/2017****Sale Price: \$475,000****Sale Type: FULL****Document #: 474949****1st Mtg Amt: \$459,146****Total Value: \$260,805****Land Use: SFR****Map Reference: 14-A4 /****Census Tract: 1330.00****Zoning: LAR1****Prior Rec Date: 04/26/2002****Prior Sale Date: 04/02/2002****Prior Sale Price: \$205,000****Prior Sale Type: FULL****Acres: 0.14****Lot Area: 6,146****# of Stories: 1.00****Park Area/Cap#: / 1****Living Area: 1,028****Total Rooms: 5****Bedrooms: 3****Bath(F/H): 1 /****Yr Built/Eff: 1951 / 1951****Air Cond:****Style: CONVENTIONAL****Fireplace: /****Pool:****Roof Mat: COMPOSITION****SHINGLE****Parking:**

ATTACHED
GARAGE

Comp #:3 Distance From Subject:0.2 (miles)

Address: **19417 VANOWEN ST, LOS ANGELES, CA 91335-4920**

Owner Name: **REALVESTOR LLC**

Seller Name: **CALDWELL FAMILY TRUST**

APN: **2130-016-026** Map Reference: **14-A4 /** Living Area: **1,064**

County: **LOS ANGELES, CA** Census Tract: **1330.00** Total Rooms: **5**

Subdivision: **16514** Zoning: **LAR1** Bedrooms: **3**

Rec Date: **11/02/2017** Prior Rec Date: Bath(F/H): **1 /**

Sale Date: **09/18/2017** Prior Sale Date: Yr Built/Eff: **1951 / 1951**

Sale Price: **\$265,000** Prior Sale Price: Air Cond: **EVAP COOLER**

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

Document #: **1260742** Acres: **0.15** Fireplace: **/**

1st Mtg Amt: Lot Area: **6,539** Pool:

Total Value: **\$62,900** # of Stories: **1.00** Roof Mat: **COMPOSITION SHINGLE**

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

Comp #:4 Distance From Subject:0.24 (miles)

Address: **19205 LEMAY ST, RESEDA, CA 91335-5008**

Owner Name: **NAVAR NOE**

Seller Name: **ORTEGA RAFAEL & RAQUEL**

APN: **2129-019-022** Map Reference: **14-B4 /** Living Area: **1,016**

County: **LOS ANGELES, CA** Census Tract: **1325.02** Total Rooms: **5**

Subdivision: **16335** Zoning: **LAR1** Bedrooms: **2**

Rec Date: **07/10/2017** Prior Rec Date: **02/27/2001** Bath(F/H): **1 /**

Sale Date: **07/05/2017** Prior Sale Date: **01/04/2001** Yr Built/Eff: **1951 / 1951**

Sale Price: **\$409,000** Prior Sale Price: **\$173,500** Air Cond: **EVAP COOLER**

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

Document #: **764685** Acres: **0.14** Fireplace: **/**

1st Mtg Amt: Lot Area: **6,131** Pool:

Total Value: **\$225,251** # of Stories: **1.00** Roof Mat: **COMPOSITION SHINGLE**

Land Use: **SFR** Park Area/Cap#: **/ 1** Parking: **PARKING AVAIL**

Comp #:5 Distance From Subject:0.24 (miles)

Address: **19206 KITTRIDGE ST, RESEDA, CA 91335-5047**

Owner Name: **DEVRIES STEVEN J & ELAINE M**

Seller Name: **DEVRIES MICHAEL J & SERENA M**

APN: **2128-001-009** Map Reference: **14-A4 /** Living Area: **993**

County: **LOS ANGELES, CA** Census Tract: **1325.02** Total Rooms: **5**

Subdivision: **16335** Zoning: **LAR1** Bedrooms: **2**

Rec Date: **05/16/2017** Prior Rec Date: **01/09/2013** Bath(F/H): **1 /**

Sale Date: **04/13/2017** Prior Sale Date: **11/01/2012** Yr Built/Eff: **1951 / 1951**

Sale Price: **\$400,000** Prior Sale Price: **\$250,000** Air Cond:

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

Document #: **541940** Acres: **0.13** Fireplace: **/**

1st Mtg Amt: **\$320,000** Lot Area: **5,859** Pool:

Total Value: **\$265,258** # of Stories: **1.00** Roof Mat: **COMPOSITION SHINGLE**

Land Use: **SFR** Park Area/Cap#: **/ 1** Parking: **PARKING AVAIL**

Comp #:6 Distance From Subject:0.26 (miles)

Address: **6830 AURA AVE, RESEDA, CA 91335-3719**

Owner Name: **ISAAC RAYMOND**

Seller Name: **LATTA V CRAIG**

APN: **2130-018-018** Map Reference: **14-A4 /** Living Area: **995**

County: **LOS ANGELES, CA** Census Tract: **1330.00** Total Rooms: **5**

Subdivision: **16514** Zoning: **LAR1** Bedrooms: **3**

Rec Date: **06/02/2017** Prior Rec Date: **07/29/1987** Bath(F/H): **1 /**

Sale Date: **05/23/2017** Prior Sale Date: **06/1987** Yr Built/Eff: **1951 / 1951**

Sale Price: **\$385,000** Prior Sale Price: **\$111,000** Air Cond:

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

Document #: **613863** Acres: **0.14** Fireplace: **/**

1st Mtg Amt: Lot Area: **6,013** Pool:

Total Value: **\$183,040** # of Stories: **1.00** Roof Mat: **COMPOSITION SHINGLE**

Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **DETACHED GARAGE**

Comp #:7 Distance From Subject:0.29 (miles)

Address: **19150 WELBY WAY, RESEDA, CA 91335-5024**

Owner Name: **DANDELION GROUP INC**

Seller Name: **VARGAS MANUEL & MARIA D**

APN: **2129-018-010** Map Reference: **14-B4 /** Living Area: **993**

County: **LOS ANGELES, CA** Census Tract: **1325.02** Total Rooms: **5**

Subdivision: **16335** Zoning: **LAR1** Bedrooms: **2**

Rec Date: **06/09/2017** Prior Rec Date: **12/04/2003** Bath(F/H): **1 /**

Sale Date: **05/30/2017** Prior Sale Date: **10/08/2003** Yr Built/Eff: **1951 / 1951**

Sale Price: **\$360,000** Prior Sale Price: **\$305,000** Air Cond: **/**

Sale Type: **FULL** Prior Sale Type: **UNKNOWN** Style: **CONVENTIONAL**

Document #: **639557** Acres: **0.14** Fireplace: **/**

1st Mtg Amt: **\$288,000** Lot Area: **6,242** Pool: **/**

Total Value: **\$438,000** # of Stories: **1.00** Roof Mat: **COMPOSITION SHINGLE**

Land Use: **SFR** Park Area/Cap#: **/ 1** Parking: **PARKING AVAIL**

Comp #:8 Distance From Subject:0.33 (miles)

Address: **6912 CALVIN AVE, RESEDA, CA 91335-3726**

Owner Name: **HABER JILL S**

Seller Name: **SANTOS ROBIN A**

APN: **2130-019-024** Map Reference: **14-A4 /** Living Area: **1,062**

County: **LOS ANGELES, CA** Census Tract: **1330.00** Total Rooms: **5**

Subdivision: **16514** Zoning: **LAR1** Bedrooms: **3**

Rec Date: **07/06/2017** Prior Rec Date: **08/08/2014** Bath(F/H): **1 /**

Sale Date: **06/07/2017** Prior Sale Date: **07/10/2014** Yr Built/Eff: **1951 / 1951**

Sale Price: **\$468,000** Prior Sale Price: **\$365,000** Air Cond: **/**

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

Document #: **750207** Acres: **0.14** Fireplace: **/**

1st Mtg Amt: **\$459,523** Lot Area: **6,032** Pool: **/**

Total Value: **\$377,977** # of Stories: **1.00** Roof Mat: **COMPOSITION SHINGLE**

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

Comp #:9 Distance From Subject:0.38 (miles)

Address: **6844 BOVEY AVE, RESEDA, CA 91335-3615**

Owner Name: **AREVALO RIGOBERTO/LOPEZ MICHELLE Z**

Seller Name: **HAFIZ-NEKMARD FAMILY TRUST**

APN: **2130-012-013** Map Reference: **14-A4 /** Living Area: **1,152**

County: **LOS ANGELES, CA** Census Tract: **1330.00** Total Rooms: **5**

Subdivision: **16515** Zoning: **LAR1** Bedrooms: **3**

Rec Date: **08/04/2017** Prior Rec Date: **03/18/2003** Bath(F/H): **2 /**

Sale Date: **03/27/2017** Prior Sale Date: **03/12/2003** Yr Built/Eff: **1951 / 1955**

Sale Price: **\$478,000** Prior Sale Price: **\$240,000** Air Cond: **CENTRAL**

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

Document #: **884278** Acres: **0.14** Fireplace: **/**

1st Mtg Amt: **\$469,342** Lot Area: **5,909** Pool: **/**

Total Value: **\$416,510** # of Stories: **1.00** Roof Mat: **COMPOSITION SHINGLE**

Land Use: **SFR** Park Area/Cap#: **/ 1** Parking: **ATTACHED GARAGE**

Comp #:10 Distance From Subject:0.4 (miles)

Address: **6947 CALVIN AVE, RESEDA, CA 91335-3727**

Owner Name: **SALAZAR MARIO & JENNIFER**

Seller Name: **GORDON SUZANNA**

APN: **2130-020-003** Map Reference: **14-A4 /** Living Area: **1,062**

County: **LOS ANGELES, CA** Census Tract: **1330.00** Total Rooms: **5**

Subdivision: **16514** Zoning: **LAR1** Bedrooms: **3**

Rec Date: **03/28/2017** Prior Rec Date: **04/22/2010** Bath(F/H): **1 /**

Sale Date: **03/02/2017** Prior Sale Date: **04/20/2010** Yr Built/Eff: **1951 / 1951**

Sale Price: **\$465,500** Prior Sale Price: **\$290,000** Air Cond: **/**

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

Document #: **341678** Acres: **0.14** Fireplace: **/**

1st Mtg Amt: **\$441,845** Lot Area: **6,032** Pool: **/**

Total Value: **\$322,535** # of Stories: **1.00** Roof Mat: **COMPOSITION SHINGLE**

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

Comp #:11 Distance From Subject:0.48 (miles)

Address: **7003 SYLVIA AVE, RESEDA, CA 91335-3714**

Owner Name: **IZAKELIAN DAVID**

Seller Name: **KEVORKIAN ADEES**

APN: **2129-007-024** Map Reference: **14-A4 /** Living Area: **1,004**

County: **LOS ANGELES, CA** Census Tract: **1325.01** Total Rooms: **5**

Subdivision: **16270** Zoning: **LAR1** Bedrooms: **3**

Rec Date: **05/12/2017** Prior Rec Date: **09/23/2016** Bath(F/H): **1 /**

Sale Date: **05/09/2017** Prior Sale Date: **09/20/2016** Yr Built/Eff: **1951 / 1951**

Sale Price: **\$495,000** Prior Sale Price: **\$381,000** Air Cond:

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

Document #: **533141** Acres: **0.18** Fireplace: **/**

1st Mtg Amt: **\$445,450** Lot Area: **7,754** Pool:

Total Value: **\$381,000** # of Stories: **1.00** Roof Mat: **COMPOSITION SHINGLE**

Land Use: **SFR** Park Area/Cap#: **/ 1** Parking: **PARKING AVAIL**

Comp #:12 Distance From Subject:0.5 (miles)

Address: **19413 VOSE ST, RESEDA, CA 91335-3754**

Owner Name: **ORBELYAN ANAHIT**

Seller Name: **TOP CROWN HOLDING LLC**

APN: **2130-024-012** Map Reference: **14-A4 /** Living Area: **1,025**

County: **LOS ANGELES, CA** Census Tract: **1330.00** Total Rooms: **5**

Subdivision: **16926** Zoning: **LAR1** Bedrooms: **3**

Rec Date: **06/26/2017** Prior Rec Date: **06/30/2016** Bath(F/H): **1 /**

Sale Date: **05/15/2017** Prior Sale Date: **06/23/2016** Yr Built/Eff: **1952 / 1952**

Sale Price: **\$531,000** Prior Sale Price: **\$400,000** Air Cond:

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

Document #: **707999** Acres: **0.15** Fireplace: **/**

1st Mtg Amt: **\$343,000** Lot Area: **6,400** Pool: **POOL**

Total Value: **\$408,000** # of Stories: **1.00** Roof Mat: **GRAVEL & ROCK**

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

Comp #:13 Distance From Subject:0.5 (miles)

Address: **19115 FRIAR ST, TARZANA, CA 91335-6709**

Owner Name: **CHANG TSUTING/HOLMAN ERIC**

Seller Name: **BENABOU SHALOM**

APN: **2128-028-013** Map Reference: **14-B5 /** Living Area: **1,151**

County: **LOS ANGELES, CA** Census Tract: **1331.00** Total Rooms: **5**

Subdivision: **14062** Zoning: **LAR1** Bedrooms: **3**

Rec Date: **10/11/2017** Prior Rec Date: **06/28/2012** Bath(F/H): **2 /**

Sale Date: **09/19/2017** Prior Sale Date: **05/21/2012** Yr Built/Eff: **1953 / 1953**

Sale Price: **\$645,000** Prior Sale Price: **\$385,000** Air Cond:

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

Document #: **1160183** Acres: **0.16** Fireplace: **/**

1st Mtg Amt: **\$499,000** Lot Area: **7,076** Pool:

Total Value: **\$416,667** # of Stories: **1.00** Roof Mat: **COMPOSITION SHINGLE**

Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **DETACHED GARAGE**

EXHIBIT D

ASSIGNED INSPECTOR: **RONALD PACHECO**

Date: **November 9, 2017**

JOB ADDRESS: **19360 WEST LEMAY STREET, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2131-006-006**

CASE#: **705678**

ORDER NO: **A-3951662**

EFFECTIVE DATE OF ORDER TO COMPLY: **December 24, 2015**

COMPLIANCE EXPECTED DATE: **January 23, 2016**

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

.....

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

VIOLATIONS:

SEE ATTACHED ORDER # A-3951662

1060712201612358

**BOARD OF
BUILDING AND SAFETY
COMMISSIONERS**

**VAN AMBATIELOS
PRESIDENT**

**E. FELICIABRANNON
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 AND NOTICE OF FEE

**HRISTOVA, SILVI AND KOPYTOV, GENA
19360 LEMAY ST
RESEDA, CA 91335**

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

DEC 18 2015

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

**CASE #: 705678
ORDER #: A-3951662
EFFECTIVE DATE: December 24, 2015
COMPLIANCE DATE: January 23, 2016**

OWNER OF

SITE ADDRESS: 19360 W LEMAY ST

ASSESSORS PARCEL NO.: 2131-006-006

ZONE: R1; One-Family Zone

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

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

NOTE: FAILURE TO PAY THE C.V.I.F. WITHIN 30 DAYS OF THE INVOICE DATE OF THE BILL NOTED ABOVE WILL RESULT IN A LATE CHARGE OF TWO (2) TIMES THE C.V.I.F. PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$1,176.00.

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

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

VIOLATION(S):

- 1. The approximate 15' x 30' construction of an attached patio cover was/is constructed without the required permits and approvals.**

You are therefore ordered to: 1) Demolish and remove all construction work performed without the required permit(s). 2) Restore the existing structure(s) to its originally approved condition, OR 3) Submit plans, obtain the required permits and expose the work for proper inspections

Code Section(s) in Violation: 91.8105, 91.106.1.1, 91.106.1.2, 91.108.4, 91.106.3.2, 91.103.1, 93.0104, 94.103.1.1, 95.112.1, 91.5R106.1.1, 91.5R106.1.2, 91.5R108.4, 91.5R106.3.2, 91.5R103.1, 12.21A.1.(a) of the L.A.M.C.

Location: Rear of the single family dwelling

- 2. Electrical work has been done without the required permits and approvals.**

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

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

Location: Unapproved attached patio cover at the rear of the single family dwelling



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

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 :

Date: December 17, 2015


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


REVIEWED BY