

BOARD OF  
BUILDING AND SAFETY  
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CITY OF LOS ANGELES  
CALIFORNIA



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

FRANK M. BUSH  
GENERAL MANAGER  
SUPERINTENDENT OF BUILDING

OSAMA YOUNAN, P.E.  
EXECUTIVE OFFICER

January 13, 2020

Council District: # 3

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

JOB ADDRESS: **20556 WEST CALIFA STREET, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **2151-016-046**  
Re: Invoice #722137-2

Pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code, the Department of Building and Safety (the "Department") investigated and identified code violations at: **20556 West Califa 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.

Pursuant to Section 98.0421, the property owner was issued an order on May 24, 2017, to pay a code violation inspection fee after violations were identified and verified upon inspection. The code violation inspection fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
Code Violation Investigation fee	336.00
System Development Surcharge	20.16
System Development Surcharge late fee	50.40
Late Charge/Collection fee (250%)	840.00
Title Report fee	<u>38.00</u>
<b>Grand Total</b>	<b>\$ <u>1,284.56</u></b>

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed that a lien for a total sum of **\$1,284.56** be recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "City Council") designate the time and place protest can be heard concerning this matter, as set forth in Sections 7.35.3 and 7.35.5 of the Los Angeles Administrative Code.

It is further requested that the City Council instruct the Department to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$1,284.56** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY

  
Ana Mae Yutan  
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](mailto:latitle@in2-res.com)

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## ***Property Title Report***

***Work Order No. T16368***  
***Dated as of: 12/03/2019***

***Prepared for: City of Los Angeles***

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### ***SCHEDULE A*** ***(Reported Property Information)***

***APN #: 2151-016-046***

***Property Address: 20556 W CALIFA ST***      ***City: Los Angeles***      ***County: Los Angeles***

### **VESTING INFORMATION**

***Type of Document: AFFIDAVIT – DEATH OF JOINT TENANT***

***Grantee : DONNA D HURST***

***Grantor : ARTHUR HENRY HURST; ARTHUR H HURST***

***Deed Date : 03/30/1998***

***Recorded : 06/08/1998***

***Instr No. : 98-0958982***

***MAILING ADDRESS: DONNA D HURST***  
***20556 CALIFA ST WOODLAND HILLS CA 91367***

### ***SCHEDULE B***

### **LEGAL DESCRIPTION**

***Lot: 73 Tract No: 25020 Abbreviated Description: LOT:73 TR#:25020 TRACT # 25020 LOT 73***

### **MORTGAGES/LIENS**

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

98 958982

RECORDING REQUEST BY

DONNA D. HURST

WHEN RECORDED MAIL TO

NAME DONNA D. HURST

MAILING ADDRESS 20556 CALIFA ST.

CITY, STATE WOODLAND HILLS, CA  
ZIP CODE 91367-5310

RECORDED/FILED IN OFFICIAL RECORDS  
RECORDER'S OFFICE  
LOS ANGELES COUNTY  
CALIFORNIA  
1:21 PM JUN 08 1998

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

TITLE(S)

AFFIDAVIT - DEATH OF JOINT TENANT

FEE \$13	0
DAF \$2	
C-20	3

NCPF Code 19 \$900

RECORDING REQUESTED BY  
DONNA D. HURST  
 AND WHEN RECORDED MAIL THIS DEED AND, UNLESS  
 OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO

NAME DONNA D. HURST  
 STREET ADDRESS 20566 CALIFA ST.  
 CITY STATE ZIP WOODLAND HILLS, CA 91367-5310

Title Order No \_\_\_\_\_ Escrow No \_\_\_\_\_

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## AFFIDAVIT—DEATH OF JOINT TENANT

STATE OF CALIFORNIA }  
 COUNTY OF LOS ANGELES } ss.  
DONNA D. HURST, of legal age, being first duly sworn, deposes and says:  
 That ARTHUR HENRY HURST, the decedent mentioned in the attached certified  
 copy of Certificate of Death, is the same person as ARTHUR H. HURST  
 named as one of the parties in that certain JOINT TENANCY GRANT dated JUNE 15, 1966  
 executed by JO A. WILSON AND PATRICIA C. WILSON  
 to ARTHUR H. HURST AND DONNA D. HURST  
 as joint tenants, recorded as Instrument No. 865,85, D3340, on JUNE 20, 1966, in  
 (ASSESSOR'S IDENTIFICATION NOS. PG. 520)  
 Book 2151, Page 16 of the Official Records in the Office of the County Recorder of LOS ANGELES  
PARCEL 46 County, State of California, concerning the following described real property situated in the  
 City of LOS ANGELES, County of LOS ANGELES, State of California:

LOT 73  
TRACT NO. 25020  
AS PER MAP RECORDED IN BOOK 661  
PAGES 67+68 OF MAPS IN THE  
OFFICE OF THE COUNTY RECORDER  
OF LOS ANGELES COUNTY

**98 958982**

That the value of all real and personal property owned by the decedent at the date of death, including the full value of the above described real property, did not then exceed the sum of \$ \_\_\_\_\_

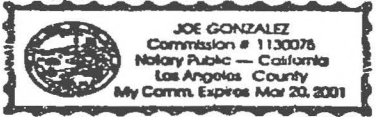
Dated MARCH 30, 1998 Donna D. Hurst  
(Signature of Joint Tenant)

DONNA D. HURST  
(Type or Print Full Name of Joint Tenant)

SUBSCRIBED AND SWORN TO BEFORE ME  
 this 30 day of MARCH, 1998

*[Handwritten Signature]*  
(Signature of Notary)

\_\_\_\_\_  
(Type or Print Full Name of Joint Tenant)



# COUNTY OF LOS ANGELES

## DEPARTMENT OF HEALTH SERVICES

### CERTIFICATE OF DEATH

STATE FILE NUMBER		FOR MALES USE BAILING EQUIPMENT IDENTIFIED ON OTHER FORMS		LOCAL REGISTRATION NUMBER	
1. NAME OF DECEASED (Print Name)		2. NAME		3. LAST NAME	
ARTHUR		HENRY		HURST	
4. DATE OF BIRTH M/D/Y/C/CT		5. AGE YRS		6. SEX	
02/01/1934		63		MALE	
7. DATE OF DEATH M/D/Y/C/CT		8. HOUR		9. ROOM	
01/10/1998				0412	
10. STATE OF BIRTH		11. SOCIAL SECURITY NO.		12. MARITAL STATUS	
PA		208-26-1237		MARRIED	
13. RACE		14. ETHNIC ORIGIN		15. EDUCATION—GRADE COMPLETED	
CAUCASIAN				12	
16. OCCUPATION		17. NAME OF EMPLOYER		18. YEARS IN OCCUPATION	
SYSTEMS ENGINEER		COMPUTER SYSTEMS		1	
19. ADDRESS—STREET AND NUMBER OR LOCATION		20. CITY			
20556 CALIFA STREET		WOODLAND HILLS			
21. COUNTY		22. ZIP CODE		23. STATE OR FOREIGN COUNTRY	
LOS ANGELES		91367		CALIFORNIA	
24. NAME OF RELATIONSHIP		25. ADDRESS—STREET AND NUMBER OR LOCATION			
DORIS D. HURST - WIFE		20556 CALIFA STREET WOODLAND HILLS, CA 91367			
26. NAME OF SURVIVING SPOUSE—PRINT		27. NAME		28. LAST MAJOR RELIGION	
DORIS		CLARA		METHODIST	
29. NAME OF FATHER—PRINT		30. NAME		31. LAST	
THOMAS		WILLIAM		HURST	
32. NAME OF MOTHER—PRINT		33. NAME		34. LAST	
CHARLOTTE		MAE		BALL	
35. DATE M/D/Y/C/CT		36. PLACE OF FINAL DISPOSITION			
01/16/1998		JEFFERSON MEMORIAL CEMETERY, MC KESPORT, PA			
37. TYPE OF DISPOSITION		38. NAME OF FUNERAL HOME		39. LICENSE NO.	
TR/BU		Pierce Bros. Funerals		7906	
40. NAME OF FUNERAL DIRECTOR		41. SIGNATURE OF FUNERAL DIRECTOR		42. DATE M/D/Y/C/CT	
PIERCE BROS. FUNERAL		<i>Mark [Signature]</i>		01/15/1998	
43. PLACE OF DEATH		44. NAME OF HOSPITAL, NURSING HOME, OR OTHER FACILITY		45. COUNTY	
Kaiser Hospital		Kaiser Hospital		Los Angeles	
46. STREET ADDRESS—STREET AND NUMBER OR LOCATION		47. CITY		48. STATE OR FOREIGN COUNTRY	
3601 Desoto Ave.		Woodland Hills		CALIFORNIA	
49. DEATH WAS CAUSED BY (CHECK ONE) AND CAUSE FOR USE FOR A, B, C, AND D		50. THIS DEATH REPORTED TO CORONER (SEE INSTRUCTIONS)		51. DATE M/D/Y/C/CT	
IMMEDIATE CAUSE (A) Pulmonary Embolism		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		01/10/1998	
DUE TO (B) Blast Leg Trauma		52. DEATH REPORTED TO CORONER (SEE INSTRUCTIONS)		53. DATE M/D/Y/C/CT	
		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		01/10/1998	
DUE TO (C) ...		54. DEATH REPORTED TO CORONER (SEE INSTRUCTIONS)		55. DATE M/D/Y/C/CT	
		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		01/10/1998	
DUE TO (D) ...		56. DEATH REPORTED TO CORONER (SEE INSTRUCTIONS)		57. DATE M/D/Y/C/CT	
		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		01/10/1998	
58. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH BUT NOT RELATED TO CAUSE GIVEN IN 49		None			
59. WAS OPERATION PERFORMED FOR ANY CONDITION TO BE LISTED IN 58? IF YES, LIST TYPE OF OPERATION AND DATE		Knee Ligament Repair 12/1/1997			
60. I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THIS DEATH OCCURRED AT THE PLACE AND PLACE STATED HEREON AND THAT THE DEATH WAS NOT A SUICIDE, ACCIDENT, OR HOMICIDE		61. SIGNATURE AND TITLE OF REGISTRAR		62. LICENSE NO.	
		<i>[Signature]</i>		1977872	
63. I CERTIFY THAT NO OTHER DEATHS OCCURRED AT THE PLACE, DATE AND PLACE STATED FROM THE CAUSE STATED		64. COUNTY		65. CITY	
		Los Angeles		Woodland Hills	
66. NATURE OF DEATH		67. HOUR AT WHICH DEATH OCCURRED		68. PLACE OF DEATH	
<input checked="" type="checkbox"/> NATURAL <input type="checkbox"/> SUICIDE <input type="checkbox"/> HOMICIDE		12/27/1997		Canyon Road	
69. ACCIDENT <input type="checkbox"/> HOMICIDE <input type="checkbox"/> SUICIDE <input type="checkbox"/> OTHER <input type="checkbox"/>		70. DESCRIBE HOW DEATH OCCURRED (EVENTS WHICH PRECEDED DEATH)			
		Fall From Motor Scooter (Operator)			
71. LOCATION (STREET AND NUMBER OR LOCATION AND CITY, ZIP)		72. DATE EMPLOYED		73. FORMAL NAME, TITLE OF EMPLOYER OR SERVICE ORGANIZATION	
Las Virgenes Road, Agoura 91301		01/13/1998		Juana Garcia/Deputy Crowder	
74. SIGNATURE OF CORONER OR DEPUTY CORONER		75. DATE EMPLOYED		76. FORMAL NAME, TITLE OF EMPLOYER OR SERVICE ORGANIZATION	
<i>[Signature]</i>		01/13/1998		Juana Garcia/Deputy Crowder	
STATE REGISTRAR		FAX AUTH. NO.		CONTACT TRACE	
		1977872		860007144	

This is a true certified copy of the record filed in the County of Los Angeles Department of Health Services if it bears the Registrar's signature in purple ink.

98 958982



DATE ISSUED  
035 *[Signature]* JAN 15 1998

This copy not valid unless prepared on engraved border displaying seal and signature of Registrar.

ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE

# EXHIBIT B

ASSIGNED INSPECTOR: **EMIL ALEXANDRIAN**

Date: **January 13, 2020**

JOB ADDRESS: **20556 WEST CALIFA STREET, LOS ANGELES, CA**

ASSESSOR PARCEL NO. (APN): **2151-016-046**

Last Full Title: **12/03/2019**

Last Update to Title:

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## LIST OF OWNERS AND INTERESTED PARTIES

1) DONNA D HURST  
20556 CALIFA ST  
WOODLAND HILLS, CA 91367

CAPACITY: OWNER

# EXHIBIT C

## Property Detail Report

For Property Located At :

20556 CALIFA ST, WOODLAND HILLS, CA 91367-5310



**Owner Information**

Owner Name: **HURST DONNA D**  
 Mailing Address: **20556 CALIFA ST, WOODLAND HILLS CA 91367-5310 C018 (No Mail)**  
 Vesting Codes: **// SU**

**Location Information**

Legal Description: **TRACT # 25020 LOT 73**  
 County: **LOS ANGELES, CA** APN: **2151-016-046**  
 Census Tract / Block: **1371.04 / 1** Alternate APN:  
 Township-Range-Sect: Subdivision: **25020**  
 Legal Book/Page: **661-67** Map Reference: **12-E6 /**  
 Legal Lot: **73** Tract #: **25020**  
 Legal Block: School District: **LOS ANGELES**  
 Market Area: **WHLL** School District Name: **LOS ANGELES**  
 Neighbor Code: Munic/Township:

**Owner Transfer Information**

Recording/Sale Date: **06/08/1998 /** Deed Type: **AFFIDAVIT**  
 Sale Price: 1st Mtg Document #:  
 Document #: **958982**

**Last Market Sale Information**

Recording/Sale Date: **/** 1st Mtg Amount/Type: **/**  
 Sale Price: 1st Mtg Int. Rate/Type: **/**  
 Sale Type: 1st Mtg Document #: **/**  
 Document #: 2nd Mtg Amount/Type: **/**  
 Deed Type: 2nd Mtg Int. Rate/Type: **/**  
 Transfer Document #: Price Per SqFt:  
 New Construction: Multi/Split Sale:  
 Title Company:  
 Lender:  
 Seller Name:

**Prior Sale Information**

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

**Property Characteristics**

Gross Area: Parking Type: **PARKING AVAIL** Construction:  
 Living Area: **1,800** Garage Area: Heat Type: **CENTRAL**  
 Tot Adj Area: Garage Capacity: Exterior wall: **STUCCO**  
 Above Grade: Parking Spaces: **2** Porch Type:  
 Total Rooms: **5** Basement Area: Patio Type:  
 Bedrooms: **3** Finish Bsmnt Area: Pool:  
 Bath(F/H): **3 /** Basement Type: Air Cond: **EVAP COOLER**  
 Year Built / Eff: **1960 / 1960** Roof Type: Style: **CONVENTIONAL**  
 Fireplace: **Y / 1** Foundation: **SLAB** Quality:  
 # of Stories: **1** Roof Material: **GRAVEL & ROCK** Condition:  
 Other Improvements: **FENCE;SHED**  
**Building Permit**

**Site Information**

Zoning: **LARS** Acres: **0.26** County Use: **SINGLE FAMILY RESID (0100)**  
 Lot Area: **11,323** Lot Width/Depth: **99 x 119** State Use:  
 Land Use: **SFR** Res/Comm Units: **1 /** Water Type:  
 Site Influence: Sewer Type: **TYPE UNKNOWN**

**Tax Information**

Total Value: **\$121,492** Assessed Year: **2019** Property Tax: **\$1,684.46**  
 Land Value: **\$68,549** Improved %: **44%** Tax Area: **16**  
 Improvement Value: **\$52,943** Tax Year: **2018** Tax Exemption: **HOMEOWNER**  
 Total Taxable Value: **\$114,492**



# Comparable Sales Report

For Property Located At



RealQuest

**20556 CALIFA ST, WOODLAND HILLS, CA 91367-5310**
**6 Comparable(s) Selected.**

Report Date: 01/24/2020

**Search Criteria:**

Maximum Number Of Comparables On Report	6
Sort Method	Distance From Subject (ascending)
Distance From Subject(miles)	0.5
Months Back	62
Living Area Difference (%)	15
Land Use	SFR

**Summary Statistics:**

	Subject	Low	High	Average
Sale Price	\$0	\$385,000	\$994,000	\$721,333
Bldg/Living Area	1,800	1,800	1,934	1,822
Price/Sqft	\$0.00	\$213.89	\$552.22	\$396.67
Year Built	1960	1960	1961	1960
Lot Area	11,323	7,753	20,349	12,598
Bedrooms	3	3	3	3
Bathrooms/Restrooms	3	2	3	3
Stories	1.00	1.00	1.00	1.00
Total Value	\$121,492	\$684,141	\$860,000	\$756,956
Distance From Subject	0.00	0.03	0.09	0.06

\* = user supplied for search only

Comp #:1

Distance From Subject:0.03 (miles)

Address: **20570 CALIFA ST, WOODLAND HILLS, CA 91367-5310**Owner Name: **DAQUINO JOHN/DAQUINO ALEXANDRA**Seller Name: **ARRIGO DEV CO**APN: **2151-016-044**Map Reference: **12-E6 /**Living Area: **1,800**County: **LOS ANGELES, CA**Census Tract: **1371.04**Total Rooms: **5**Subdivision: **25020**Zoning: **LARS**Bedrooms: **3**Rec Date: **08/07/2015**Prior Rec Date: **02/14/1994**Bath(F/H): **3 /**Sale Date: **07/16/2015**

Prior Sale Date:

Yr Built/Eff: **1960 / 1960**Sale Price: **\$755,000**Prior Sale Price: **\$250,000**Air Cond: **CENTRAL**Sale Type: **FULL**Prior Sale Type: **FULL**Style: **CONVENTIONAL**Document #: **965576**Acres: **0.22**Fireplace: **Y / 1**1st Mtg Amt: **\$604,000**Lot Area: **9,675**Pool: **POOL**Total Value: **\$801,210**# of Stories: **1**Roof Mat: **GRAVEL & ROCK**Land Use: **SFR**Park Area/Cap#: **/**Parking: **PARKING AVAIL**

Comp #:2 Distance From Subject:0.04 (miles)  
 Address: **20557 CALIFA ST, WOODLAND HILLS, CA 91367-5309**  
 Owner Name: **PESTRIKOVA IRINA**  
 Seller Name: **MERTEN KATHY TRUST**  
 APN: **2151-018-019** Map Reference: **12-E6 /** Living Area: **1,800**  
 County: **LOS ANGELES, CA** Census Tract: **1371.04** Total Rooms: **5**  
 Subdivision: **25020** Zoning: **LARS** Bedrooms: **3**  
 Rec Date: **09/11/2015** Prior Rec Date: **02/16/1990** Bath(F/H): **3 /**  
 Sale Date: **07/20/2015** Prior Sale Date: **02/1990** Yr Built/Eff: **1960 / 1960**  
 Sale Price: **\$699,000** Prior Sale Price: **\$380,000** Air Cond: **CENTRAL**  
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**  
 Document #: **1128291** Acres: **0.38** Fireplace: **Y / 1**  
 1st Mtg Amt: **\$625,500** Lot Area: **16,460** Pool: **POOL**  
 Total Value: **\$741,783** # of Stories: **1** Roof Mat: **GRAVEL & ROCK**  
 Land Use: **SFR** Park Area/Cap#: **/** Parking: **ATTACHED GARAGE**

Comp #:3 Distance From Subject:0.04 (miles)  
 Address: **20561 CALIFA ST, WOODLAND HILLS, CA 91367-5309**  
 Owner Name: **FARBER ITAY/FARBER ORIT**  
 Seller Name: **HENDIZADEH SEPHER L/TR**  
 APN: **2151-018-020** Map Reference: **12-E6 /** Living Area: **1,800**  
 County: **LOS ANGELES, CA** Census Tract: **1371.04** Total Rooms: **5**  
 Subdivision: **25020** Zoning: **LARS** Bedrooms: **3**  
 Rec Date: **07/30/2018** Prior Rec Date: **12/05/1979** Bath(F/H): **3 /**  
 Sale Date: **06/22/2018** Prior Sale Date: Yr Built/Eff: **1960 / 1961**  
 Sale Price: **\$860,000** Prior Sale Price: **\$164,500** Air Cond: **CENTRAL**  
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**  
 Document #: **758598** Acres: **0.47** Fireplace: **Y / 1**  
 1st Mtg Amt: **\$679,650** Lot Area: **20,349** Pool: **POOL**  
 Total Value: **\$860,000** # of Stories: **1** Roof Mat: **GRAVEL & ROCK**  
 Land Use: **SFR** Park Area/Cap#: **/** Parking: **ATTACHED GARAGE**

Comp #:4 Distance From Subject:0.08 (miles)  
 Address: **5752 WALLIS LN, WOODLAND HILLS, CA 91367-5325**  
 Owner Name: **KURTZ ZACHARY/PAPA ASHLEY**  
 Seller Name: **14649 OSTEGO HOLDINGS INC**  
 APN: **2151-018-040** Map Reference: **12-E6 /** Living Area: **1,800**  
 County: **LOS ANGELES, CA** Census Tract: **1371.04** Total Rooms: **6**  
 Subdivision: **25326** Zoning: **LARS** Bedrooms: **3**  
 Rec Date: **08/06/2019** Prior Rec Date: **09/10/2018** Bath(F/H): **3 /**  
 Sale Date: **07/12/2019** Prior Sale Date: **08/23/2018** Yr Built/Eff: **1961 / 1961**  
 Sale Price: **\$994,000** Prior Sale Price: **\$710,000** Air Cond: **CENTRAL**  
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**  
 Document #: **779376** Acres: **0.20** Fireplace: **Y / 1**  
 1st Mtg Amt: **\$795,200** Lot Area: **8,730** Pool: **POOL**  
 Total Value: **\$710,000** # of Stories: **1** Roof Mat: **GRAVEL & ROCK**  
 Land Use: **SFR** Park Area/Cap#: **/** Parking: **PARKING AVAIL**

Comp #:5 Distance From Subject:0.09 (miles)  
 Address: **20529 HATTERAS ST, WOODLAND HILLS, CA 91367-5312**  
 Owner Name: **SADIGHPOUR AFSHIN/GOLRIZ AREZOU**

Seller Name:	<b>OLOOMI MAHTAB</b>	Map Reference:	<b>12-E6 /</b>	Living Area:	<b>1,934</b>
APN:	<b>2151-016-038</b>	Census Tract:	<b>1371.04</b>	Total Rooms:	<b>6</b>
County:	<b>LOS ANGELES, CA</b>	Zoning:	<b>LARS</b>	Bedrooms:	<b>3</b>
Subdivision:	<b>25020</b>	Prior Rec Date:	<b>12/03/2003</b>	Bath(F/H):	<b>2 /</b>
Rec Date:	<b>12/10/2014</b>	Prior Sale Date:	<b>11/03/2003</b>	Yr Built/Eff:	<b>1960 / 1960</b>
Sale Date:	<b>11/05/2014</b>	Prior Sale Price:	<b>\$567,000</b>	Air Cond:	<b>CENTRAL</b>
Sale Price:	<b>\$635,000</b>	Prior Sale Type:	<b>FULL</b>	Style:	<b>CONVENTIONAL</b>
Sale Type:	<b>FULL</b>	Acres:	<b>0.29</b>	Fireplace:	<b>Y / 1</b>
Document #:	<b>1338708</b>	Lot Area:	<b>12,622</b>	Pool:	<b>POOL</b>
1st Mtg Amt:	<b>\$508,000</b>	# of Stories:	<b>1</b>	Roof Mat:	<b>GRAVEL &amp; ROCK</b>
Total Value:	<b>\$684,141</b>	Park Area/Cap#:	<b>/</b>	Parking:	<b>ATTACHED GARAGE</b>
Land Use:	<b>SFR</b>				

Comp #:	<b>6</b>	Distance From Subject:	<b>0.09 (miles)</b>		
Address:	<b>20557 RHODA ST, WOODLAND HILLS, CA 91367-5322</b>				
Owner Name:	<b>MILON LYLA</b>				
Seller Name:	<b>IMANI REZA</b>				
APN:	<b>2151-022-046</b>	Map Reference:	<b>12-E6 /</b>	Living Area:	<b>1,800</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1371.04</b>	Total Rooms:	<b>5</b>
Subdivision:	<b>25020</b>	Zoning:	<b>LARS</b>	Bedrooms:	<b>3</b>
Rec Date:	<b>11/25/2019</b>	Prior Rec Date:	<b>05/15/2018</b>	Bath(F/H):	<b>2 /</b>
Sale Date:	<b>10/17/2019</b>	Prior Sale Date:	<b>04/17/2018</b>	Yr Built/Eff:	<b>1961 / 1961</b>
Sale Price:	<b>\$385,000</b>	Prior Sale Price:	<b>\$730,000</b>	Air Cond:	<b>CENTRAL</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Style:	<b>CONVENTIONAL</b>
Document #:	<b>1289059</b>	Acres:	<b>0.18</b>	Fireplace:	<b>Y / 1</b>
1st Mtg Amt:	<b>\$100,000</b>	Lot Area:	<b>7,753</b>	Pool:	<b>POOL</b>
Total Value:	<b>\$744,600</b>	# of Stories:	<b>1</b>	Roof Mat:	<b>WOOD SHAKE</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>	Parking:	<b>ATTACHED GARAGE</b>

# EXHIBIT D

ASSIGNED INSPECTOR: **EMIL ALEXANDRIAN**  
JOB ADDRESS: **20556 WEST CALIFA STREET, LOS ANGELES, CA**  
ASSESSOR PARCEL NO. (APN): **2151-016-046**

**Date: January 13, 2020**

**CASE NO.: 770183**

**ORDER NO.: A-4390943**

EFFECTIVE DATE OF ORDER TO COMPLY: **May 24, 2017**  
COMPLIANCE EXPECTED DATE: **June 18, 2017**  
DATE COMPLIANCE OBTAINED: **June 22, 2017**

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

### **VIOLATIONS:**

SEE ATTACHED ORDER # A- 4390943

2051027201744449

**BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS**

VAN AMBATELOS  
PRESIDENT

E. FELICIA BRANNON  
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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

**ORDER TO COMPLY AND NOTICE OF FEE**

DONNA D HURST  
20556 CALIFA ST  
WOODLAND HILLS, CA 91367

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

MAY 17 2017

CASE #: 770183  
ORDER #: A-4390943  
EFFECTIVE DATE: May 24, 2017  
COMPLIANCE DATE: June 18, 2017

OWNER OF

SITE ADDRESS: 20556 W CALIFA ST

To the address as shown on the  
last equalized assessment roll.  
Initialed by *[Signature]*

ASSESSORS PARCEL NO.: 2151-016-046

ZONE: RS; Suburban 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 18.042 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. Maintenance and repair of existing building and premises.**

You are therefore ordered to: Maintain the interior of every existing building, structure and portion thereof and the exterior wall surfaces and premises thereof clean and free from accumulation of debris, rubbish, garbage, trash, overgrown vegetation and other similar material.

Code Section(s) in Violation: 91.8104.2, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

Comments: Remove dried overgrown vegetation on the residential property in fire district zone.

**2. Excessive or overgrown vegetation on the premises.**

You are therefore ordered to: Cut and remove the excessive or overgrown vegetation and weeds from the premises.

Code Section(s) in Violation: 91.8104, 91.8104.2, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Comments: Remove dried overgrown vegetation on the residential property in fire district zone.

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.



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

INSPECTOR COPY  
R PACHECO

**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.

**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 : *Ronald Pacheco*

Date: May 17, 2017

RONALD PACHECO  
14410 SYLVAN STREET SUITE 105  
VAN NUYS, CA 91401  
(818)374-9864  
Ronald.Pacheco@lacity.org

*[Signature]*  
REVIEWED BY

*[Handwritten notes and signatures]*

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