

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

VAN AMBATIELOS  
PRESIDENT

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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

RAYMOND S. CHAN, C.E., S.E.  
GENERAL MANAGER

FRANK BUSH  
EXECUTIVE OFFICER

December 23, 2014

Council District: # 7

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

JOB ADDRESS: **13282 WEST LOUVRE STREET, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **2535-004-007**

On October 8, 2011, and April 13, 2012 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: **13282 West Louvre 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.

In addition, pursuant to Section 98.0421, the property owner was issued an order September 8, 2011 to pay a code violation inspection fee after violations were identified and verified upon inspection. The non-compliance and code violation inspection fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance Code Enforcement fee	\$ 1,100.00
Late Charge/Collection fee (250%)	3,590.00
Code Violation Investigation fee	336.00
System Development Surcharge	20.16
System Development Surcharge late fee	50.40
Accumulated Interest (1%/month)	1,444.22
Title Report fee	42.00
<b>Grand Total</b>	<b>\$ <u>6,582.78</u></b>

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed a lien for a total sum of **\$6,582.78** 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 **\$6,582.78** 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 Ungele  
Chief, Resource Management Bureau

ATTEST: HOLLY WOLCOTT, CITY CLERK

Lien confirmed by  
City Council on:

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



5711 W. SLAUSON AVE., SUITE 170  
CULVER CITY, CA 90230  
Phone 310-649-2020 310-649-0030 Fax

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**Property Title Report**

**Work Order No. T10599**  
Dated as of: 07/30/2014

**Prepared for: City of Los Angeles**

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**SCHEDULE A**  
(Reported Property Information)

**APN #: 2535-004-007**

**Property Address:** 13282 W LOUVRE ST      **City:** Los Angeles      **County:** Los Angeles

**VESTING INFORMATION**

**Type of Instrument** QUITCLAIM DEED

**Grantor:** JOHN M. AND MATTE C. OEOROE FAMILY TROST (WHOSE TRUSTEE IS (JEFFERY J. GEORGE)

**Grantee:** ROY LAVENDER

**Instrument:** 20110713632

**Dated:** 04/28/2011

**Book/Page:** N/A

**Recorded:** 05/20/2011

**MAILING ADDRESS:** ROY LAVENDER,  
11024 BALBOA BLVD, SUITE 183, GRANADA HILLS, CA 91344.

**SCHEDULE B**

**LEGAL DESCRIPTION**

LOTS 69 & 70, BLOCK 3 OF THE TOWN OF PACOIMA, IN THE CITY OF LOS ANGELES, CA AS PER MAP RECORDED IN BOOK 29 PAGES 78-83 INCLUSIVE OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY

**MORTGAGES/LIENS**

NO OPEN DEED OF TRUST FOUND ON SUBJECT PROPERTY

**Type of Instrument** MISCELLANEOUS

NOTICE OF PENDING LIEN DATED 07/20/2012 RECORDED 07/27/2012 AS INSTRUMENT NO. 20121115382

**MAILING ADDRESS:** DEPARTMENT OF BUILDING AND SAFETY FINANCIAL SERVICES DIVISION,  
201 N. FIGUEROA ST., 9TH FLOOR, LOS ANGELES, CA 90012.

**INTUITIVE REAL ESTATE SOLUTIONS**  
5711 W. SLAUSON AVE., SUITE 170  
CULVER CITY, CA 90230  
Phone 310-649-2020 310-649-0030 Fax

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**Work Order No. T10599**

**SCHEDULE B (Continued)**

**MAILING ADDRESS: LAVENDER ROY,**  
11024 BALBOA BLVD, GRANADA HILLS CA 91344

**NOTICE OF PENDING LIEN DATED 03/07/2013 RECORDED 04/08/2013 AS INSTRUMENT**  
NO. 20130516897

**MAILING ADDRESS: DEPARTMENT OF BUILDING AND SAFETY FINANCIAL SERVICES DIVISION,**  
201 N. FIGUEROA ST., 9TH FLOOR, LOS ANGELES, CA 90012.

**MAILING ADDRESS: LAVENDER ROY,**  
11024 BALBOA BLVD STE 183, GRANADA HILLS CA 91344

2



Recording requested by;  
When recorded, mail to:  
Name: ROY LAVENDER  
Address: 11024 BALBOA BLVD. SUITE 183  
City: ORANADA HILLS.  
State/Zip; CA 91344  
Property Tax PareaVAccount Number. 2535 004 007

Space above reserved for use by Recorder's Office  
Document prepared by; ROY LAVENDER

DOCUMENTARY TRANSFER TAX \$ 0  
COMPUTED ON FULL VALUE OF PROPERTY CONVEYED,  
OR COMPUTED ON FULL VALUE LESS LIENS AND  
ENCUMBRANCES REMAINING AT TIME OF SALE.  
Signature of Declarant or Agent determining tax. Roy Lavender

**, QUITCLAIM DEED**

This Quitclaim Deed is made on. April 28, 2011

Between the JOHN M. AND MATTE C. GEORGE FAMILY trust (whose trustee is (JEFFERY J. GEORGE), Grantor and Roy Lavender, Grantee

For \$1.00 the Grantor hereby quitclaims and transfers a" right, title, and interest held by the Grantor in the following described real estate and improvements to the Grantee, and his or her heirs and assigns, to have and hold forever, located at 13282 LOUVRE STREET PACOIMA, CA 91331 WITH THE FOLLOWING LEGAL DESCRIPTION

LOTS 69 & 70, BLOCK 3 OF THE TOWN OF PACOIMA, IN THE CITY OF LOS ANGELES, CA AS PER MAP RECORDED IN BOOK 29 PAGES 78-83 IMCLUSIVE OF MISCELLAANEUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY.

Subject to all easements, rights of way, protective covenants, and mineral reservations of record, if any. Taxes for The previous and current tax years are to be paid by the Grantor as of this date.,

GRANTOR Jeffery George Trustee 04-28-11  
JEFFERY GEORGE DATE  
GRANTEE Roy Lavender 04-28-11  
ROY LAVENDER DATE

Out of Trust

Personally known to me or proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the written instrument and acknowledged to me that they executed the same in their authorized capacity and by their signatures on this executed instrument

Signature of notary

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

State of California

County of Los Angeles

On 4-28-11 before me, Bachittar Singh, Notary Public  
Date Here Insert Name and Title of the Officer

personally appeared Jeffery George and Roy Lavender  
Name(s) of Signor(s)

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 Bachittar Singh  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

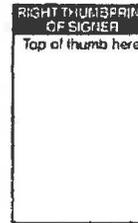
- Individual
- Corporate Officer — Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_



Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

- Individual
- Corporate Officer — Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_



Signer Is Representing: \_\_\_\_\_

2

RECORDING REQUESTED BY:  
CITY OF LOS ANGELES

WHEN RECORDED MAIL TO:

Department of Building and Safety  
Financial Services Division  
201 N. Figueroa St., 9th Floor  
Los Angeles, CA 90012



SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF PENDING LIEN

Notice is hereby given that, pursuant to the provisions of Section 98.0402 of Division 4 of Article 8 of Chapter IX of the Los Angeles Municipal Code (LAMC), the City of Los Angeles has incurred the cost of inspections of the property described below. The City of Los Angeles intends to impose a lien against the property described below to recover the cost of such inspections, plus appropriate fees and fines, as authorized by LAMC Section 98.0402 and Section 7.35.5 of Article 4.6 of Chapter I of Division 7 of the Los Angeles Administrative Code, upon confirmation of the City Council.

For further information regarding this notice and the status of Department proceedings, please contact Nancy Truong of the Department of Building and Safety between 9:00 a.m. and 11:00 a.m., Monday through Friday. (Invoice No. 5459214)

Telephone Number: (213) 482-6890

Office Location: 201 N. Figueroa St., Suite 940

The property subject to this Notice of Pending Lien is that certain real property in the City of Los Angeles, County of Los Angeles, State of California, described as follows:

PACOIMA 3 69 M R 29-79/83

PACOIMA 3 70 M R 29-79/83

THIS NOTICE WILL CONTINUE IN FULL FORCE AND EFFECT UNTIL THE CITY OF LOS ANGELES RECORDS A SUBSEQUENT NOTICE OF TERMINATION OF PENDING LIEN OR A NOTICE OF LIEN.

APN 2535-004-007  
AKA 13282 W LOUVRE ST  
LOS ANGELES

Owner:

LAVENDER ROY  
11024 BALBOA BLVD  
GRANADA HILLS CA,91344

DATED: This 20th Day of July, 2012

CITY OF LOS ANGELES

BY *Steve Ongele*  
Steve Ongele, Bureau Chief  
Resource Management Bureau

RECORDING REQUESTED BY:  
CITY OF LOS ANGELES

WHEN RECORDED MAIL TO:  
Department of Building and Safety  
Financial Services Division  
201 N. Figueroa St., 9th Floor  
Los Angeles, CA 90012



SPACE ABOVE THIS LINE FOR RECORDER'S USE

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For further information regarding this notice and the status of Department proceedings, please contact Nancy Truong of the Department of Building and Safety between 9:00 a.m. and 11:00 a.m., Monday through Friday. (Invoice No. 5681219)

Telephone Number: (213) 482-6890

Office Location: 201 N. Figueroa St., Suite 940

The property subject to this Notice of Pending Lien is that certain real property in the City of Los Angeles, County of Los Angeles, State of California, described as follows:

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THIS NOTICE WILL CONTINUE IN FULL FORCE AND EFFECT UNTIL THE CITY OF LOS ANGELES RECORDS A SUBSEQUENT NOTICE OF TERMINATION OF PENDING LIEN OR A NOTICE OF LIEN.

APN 2535-004-007  
AKA 13282 W LOUVRE ST  
LOS ANGELES

Owner:

LAVENDER ROY  
11024 BALBOA BLVD STE 183  
GRANADA HILLS CA,91344

DATED: This 07th Day of March, 2013

CITY OF LOS ANGELES

By Steve Ongele  
Steve Ongele, Bureau Chief  
Resource Management Bureau

# EXHIBIT B

ASSIGNED INSPECTOR: **JAMES ABREU**

Date: **December 23, 2014**

JOB ADDRESS: **13282 WEST LOUVRE STREET, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2535-004-007**

Last Full Title: **07/30/2014**

Last Update to Title:

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## LIST OF OWNERS AND INTERESTED PARTIES

- 1). ROY LAVENDER  
11024 BALBOA BLVD., SUITE 183  
GRANADA HILLS, CA. 91344-5007  
CAPACITY: OWNER

## Property Detail Report

For Property Located At :  
**13282 LOUVRE ST, PACOIMA, CA 91331-2349**



## Owner Information

Owner Name: **LAVENDER ROY**  
 Mailing Address: **11024 BALBOA BLVD #183, GRANADA HILLS CA 91344-5007 C007**  
 Vesting Codes: **//**

## Location Information

Legal Description:	<b>PACOIMA LOTS 69 AND LOT 70</b>	APN:	<b>2535-004-007</b>
County:	<b>LOS ANGELES, CA</b>	Alternate APN:	
Census Tract / Block:	<b>1043.20 / 4</b>	Subdivision:	<b>PACOIMA</b>
Township-Range-Sect:		Map Reference:	<b>9-A1 / 502-D2</b>
Legal Book/Page:	<b>29-79</b>	Tract #:	
Legal Lot:	<b>70</b>	School District:	<b>LOS ANGELES</b>
Legal Block:	<b>3</b>	School District Name:	
Market Area:	<b>PAC</b>	Munic/Township:	
Neighbor Code:			

## Owner Transfer Information

Recording/Sale Date:	<b>05/20/2011 / 04/28/2011</b>	Deed Type:	<b>QUIT CLAIM DEED</b>
Sale Price:		1st Mtg Document #:	
Document #:	<b>713632</b>		

## Last Market Sale Information

Recording/Sale Date:	<b>11/07/1994 /</b>	1st Mtg Amount/Type:	<b>/</b>
Sale Price:		1st Mtg Int. Rate/Type:	<b>/</b>
Sale Type:		1st Mtg Document #:	
Document #:	<b>2016005</b>	2nd Mtg Amount/Type:	<b>/</b>
Deed Type:	<b>DEED (REG)</b>	2nd Mtg Int. Rate/Type:	<b>/</b>
Transfer Document #:		Price Per SqFt:	
New Construction:		Multi/Split Sale:	
Title Company:			
Lender:			
Seller Name:	<b>OWNER RECORD</b>		

## Prior Sale Information

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

## Property Characteristics

Gross Area:		Parking Type:	<b>PARKING AVAIL</b>	Construction:	
Living Area:	<b>1,414</b>	Garage Area:		Heat Type:	<b>HEATED</b>
Tot Adj Area:		Garage Capacity:	<b>2</b>	Exterior wall:	<b>STUCCO</b>
Above Grade:		Parking Spaces:	<b>2</b>	Porch Type:	
Total Rooms:	<b>6</b>	Basement Area:		Patio Type:	
Bedrooms:	<b>2</b>	Finish Bsmnt Area:		Pool:	
Bath(F/H):	<b>2 /</b>	Basement Type:		Air Cond:	<b>EVAP COOLER</b>
Year Built / Eff:	<b>1948 / 1958</b>	Roof Type:		Style:	<b>CONVENTIONAL</b>
Fireplace:	<b>/</b>	Foundation:	<b>SLAB</b>	Quality:	
# of Stories:	<b>1.00</b>	Roof Material:	<b>COMPOSITION</b>	Condition:	
			<b>SHINGLE</b>		

Other Improvements: **FENCE;ADDITION**

## Site Information

Zoning:	<b>LAR1</b>	Acres:	<b>0.16</b>	County Use:	<b>SINGLE FAMILY RESID (0100)</b>
Lot Area:	<b>7,095</b>	Lot Width/Depth:	<b>50 x 142</b>	State Use:	
Land Use:	<b>SFR</b>	Res/Comm Units:	<b>/</b>	Water Type:	
Site Influence:	<b>CORNER</b>			Sewer Type:	<b>TYPE UNKNOWN</b>

## Tax Information

Total Value:	<b>\$279,046</b>	Assessed Year:	<b>2014</b>	Property Tax:	<b>\$3,634.87</b>
Land Value:	<b>\$204,843</b>	Improved %:	<b>27%</b>	Tax Area:	<b>13</b>
Improvement Value:	<b>\$74,203</b>	Tax Year:	<b>2014</b>	Tax Exemption:	
Total Taxable Value:	<b>\$279,046</b>				

## Comparable Summary

For Property Located At



**13282 LOUVRE ST, PACOIMA, CA 91331-2349**

**17 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: 17

	Subject Property	Low	High	Average
Sale Price	\$0	\$250,000	\$390,000	\$323,441
Bldg/Living Area	1,414	1,248	1,600	1,431
Price/Sqft	\$0.00	\$173.37	\$264.42	\$226.77
Year Built	1948	1939	2002	1963
Lot Area	7,095	3,549	8,686	5,667
Bedrooms	2	2	4	3
Bathrooms/Restrooms	2	1	3	2
Stories	1.00	1.00	2.00	1.07
Total Value	\$279,046	\$43,154	\$332,000	\$204,001
Distance From Subject	0.00	0.05	0.49	0.33

\*= 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
<b>Subject Property</b>										
		13282 LOUVRE ST		1948	2	2	11/07/1994	1,414	7,095	0.0
<b>Comparables</b>										
<input checked="" type="checkbox"/>	1	13263 FILMORE ST	\$282,000	2002	4	3	05/22/2014	1,438	3,553	0.05
<input checked="" type="checkbox"/>	2	11157 LEHIGH AVE	\$364,000	1988	3	2	09/25/2014	1,542	3,578	0.09
<input checked="" type="checkbox"/>	3	11262 NORRIS AVE	\$390,000	1961	3	2	09/26/2014	1,483	6,253	0.19
<input checked="" type="checkbox"/>	4	13250 MERCER ST	\$306,000	2002	3	2	09/23/2014	1,347	3,549	0.23
<input checked="" type="checkbox"/>	5	13108 FILMORE ST	\$281,000	1955	2	1	10/15/2014	1,452	5,659	0.25
<input checked="" type="checkbox"/>	6	13177 PINNEY ST	\$327,500	1988	3	2	09/15/2014	1,600	3,551	0.25
<input checked="" type="checkbox"/>	7	11303 HERRICK AVE	\$350,000	1964	4	2	09/19/2014	1,372	6,298	0.26
<input checked="" type="checkbox"/>	8	11208 HERRICK AVE	\$295,000	1960	3	2	04/29/2014	1,577	5,030	0.3
<input checked="" type="checkbox"/>	9	13344 EUSTACE ST	\$350,000	1954	3	2	05/23/2014	1,437	7,559	0.37
<input checked="" type="checkbox"/>	10	13064 WEIDNER ST	\$349,000	1952	4	3	12/05/2014	1,478	6,172	0.41
<input checked="" type="checkbox"/>	11	13009 FILMORE ST	\$330,000	1952	3	1	05/01/2014	1,248	6,169	0.42
<input checked="" type="checkbox"/>	12	13122 HOYT ST	\$315,000	1958	3	3	09/17/2014	1,273	3,553	0.43
<input checked="" type="checkbox"/>	13	13112 MONTFORD ST	\$360,000	1950	4	2	11/19/2014	1,412	6,534	0.43
<input checked="" type="checkbox"/>	14	11466 HERRICK AVE	\$260,000	1952	4	2	12/01/2014	1,349	7,499	0.44
<input checked="" type="checkbox"/>	15	13101 MONTFORD ST	\$359,000	1950	3	2	04/15/2014	1,467	6,558	0.45
<input checked="" type="checkbox"/>	16	10865 TAMARACK AVE	\$330,000	1939	3	2	05/05/2014	1,404	8,686	0.49
<input checked="" type="checkbox"/>	17	10935 TAMARACK AVE	\$250,000	1952	4	3	09/18/2014	1,442	6,132	0.49

**Comparable Sales Report**

For Property Located At



CoreLogic

RealQuest Professional

**13282 LOUVRE ST, PACOIMA, CA 91331-2349****17 Comparable(s) Selected.**

Report Date: 12/18/2014

**Summary Statistics:**

	<b>Subject</b>	<b>Low</b>	<b>High</b>	<b>Average</b>
Sale Price	\$0	\$250,000	\$390,000	\$323,441
Bldg/Living Area	1,414	1,248	1,600	1,431
Price/Sqft	\$0.00	\$173.37	\$264.42	\$226.77
Year Built	1948	1939	2002	1963
Lot Area	7,095	3,549	8,686	5,667
Bedrooms	2	2	4	3
Bathrooms/Restrooms	2	1	3	2
Stories	1.00	1.00	2.00	1.07
Total Value	\$279,046	\$43,154	\$332,000	\$204,001
Distance From Subject	0.00	0.05	0.49	0.33

\* = user supplied for search only

Comp #:**1** Distance From Subject:**0.05 (miles)**  
 Address: **13263 FILMORE ST, PACOIMA, CA 91331-2414**  
 Owner Name: **BURGARA MARIA I**  
 Seller Name: **TAYLOR FAMILY TRUST**  
 APN: **2535-004-018** Map Reference: **/ 502-D2** Living Area: **1,438**  
 County: **LOS ANGELES, CA** Census Tract: **1043.20** Total Rooms:   
 Subdivision: **PACOIMA** Zoning: **LAR1** Bedrooms: **4**  
 Rec Date: **05/22/2014** Prior Rec Date:  Bath(F/H): **3 /**  
 Sale Date: **04/28/2014** Prior Sale Date:  Yr Built/Eff: **2002 / 2002**  
 Sale Price: **\$282,000** Prior Sale Price:  Air Cond: **CENTRAL**  
 Sale Type: **FULL** Prior Sale Type:  Style:   
 Document #: **531675** Acres: **0.08** Fireplace: **/**  
 1st Mtg Amt: **\$276,892** Lot Area: **3,553** Pool:   
 Total Value: **\$165,042** # of Stories:  Roof Mat:   
 Land Use: **SFR** Park Area/Cap#: **/** Parking:

Comp #:**2** Distance From Subject:**0.09 (miles)**  
 Address: **11157 LEHIGH AVE, PACOIMA, CA 91331-2430**  
 Owner Name: **CHAVEZ EDWIN E/ZAVALA NOEMY**  
 Seller Name: **REYES JUAN M**  
 APN: **2534-008-018** Map Reference: **9-A1 / 502-D2** Living Area: **1,542**  
 County: **LOS ANGELES, CA** Census Tract: **1043.20** Total Rooms:   
 Subdivision: **PACOIMA** Zoning: **LAR1** Bedrooms: **3**  
 Rec Date: **09/25/2014** Prior Rec Date: **05/18/2011** Bath(F/H): **2 /**  
 Sale Date: **07/08/2014** Prior Sale Date: **04/19/2011** Yr Built/Eff: **1988 / 1988**  
 Sale Price: **\$364,000** Prior Sale Price: **\$245,000** Air Cond: **CENTRAL**  
 Sale Type: **FULL** Prior Sale Type: **FULL** Style:   
 Document #: **1013441** Acres: **0.08** Fireplace: **/**  
 1st Mtg Amt: **\$357,407** Lot Area: **3,578** Pool:   
 Total Value: **\$256,053** # of Stories:  Roof Mat:   
 Land Use: **SFR** Park Area/Cap#: **/** Parking:

Comp #:**3** Distance From Subject:**0.19 (miles)**  
 Address: **11262 NORRIS AVE, PACOIMA, CA 91331-2335**  
 Owner Name: **AVILA JESS P & RAQUEL**  
 Seller Name: **SANCHEZ JENNIFER M**  
 APN: **2534-004-006** Map Reference: **9-A1 / 502-D1** Living Area: **1,483**  
 County: **LOS ANGELES, CA** Census Tract: **1043.20** Total Rooms: **6**  
 Subdivision: **20191** Zoning: **LAR1** Bedrooms: **3**  
 Rec Date: **09/26/2014** Prior Rec Date: **03/08/2012** Bath(F/H): **2 /**  
 Sale Date: **08/29/2014** Prior Sale Date: **02/01/2012** Yr Built/Eff: **1961 / 1961**  
 Sale Price: **\$390,000** Prior Sale Price: **\$275,000** Air Cond: **EVAP COOLER**  
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**  
 Document #: **1022648** Acres: **0.14** Fireplace: **/**  
 1st Mtg Amt: **\$370,500** Lot Area: **6,253** Pool:   
 Total Value: **\$281,772** # of Stories: **1.00** Roof Mat: **COMPOSITION SHINGLE**  
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **PARKING AVAIL**

Comp #:**4** Distance From Subject:**0.23 (miles)**  
 Address: **13250 MERCER ST, PACOIMA, CA 91331-2466**  
 Owner Name: **GONZALEZ ROBERTO/BANUELOS ANA C**  
 Seller Name: **BONALES AQUILLO**  
 APN: **2535-016-005** Map Reference: **9-A2 / 502-D2** Living Area: **1,347**  
 County: **LOS ANGELES, CA** Census Tract: **1043.20** Total Rooms: **4**  
 Subdivision: **PACOIMA** Zoning: **LAR1** Bedrooms: **3**  
 Rec Date: **09/23/2014** Prior Rec Date: **09/01/2010** Bath(F/H): **2 /**  
 Sale Date: **08/08/2014** Prior Sale Date: **06/18/2010** Yr Built/Eff: **2002 / 2002**  
 Sale Price: **\$306,000** Prior Sale Price: **\$210,000** Air Cond: **CENTRAL**  
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**  
 Document #: **1004212** Acres: **0.08** Fireplace: **/**  
 1st Mtg Amt: **\$300,457** Lot Area: **3,549** Pool:   
 Total Value: **\$219,369** # of Stories: **1.00** Roof Mat: **COMPOSITION SHINGLE**  
 Land Use: **SFR** Park Area/Cap#: **/** Parking:

Comp #:**5** Distance From Subject:**0.25 (miles)**  
 Address: **13108 FILMORE ST, PACOIMA, CA 91331-2407**  
 Owner Name: **PANDURO MARIA I**  
 Seller Name: **MOYAO GILBERTO**  
 APN: **2534-027-002** Map Reference: **9-A1 / 502-D1** Living Area: **1,452**  
 County: **LOS ANGELES, CA** Census Tract: **1043.20** Total Rooms: **5**  
 Subdivision: **PACOIMA** Zoning: **LAR1** Bedrooms: **2**  
 Rec Date: **10/15/2014** Prior Rec Date: **01/15/2002** Bath(F/H): **1 /**  
 Sale Date: **09/25/2014** Prior Sale Date: **12/17/2001** Yr Built/Eff: **1955 / 1955**  
 Sale Price: **\$281,000** Prior Sale Price: **\$162,000** Air Cond:   
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**  
 Document #: **1089516** Acres: **0.13** Fireplace: **/**  
 1st Mtg Amt: **\$251,607** Lot Area: **5,659** Pool:   
 Total Value: **\$195,220** # of Stories: **1.00** Roof Mat: **COMPOSITION SHINGLE**  
 Land Use: **SFR** Park Area/Cap#: **/ 1** Parking: **PARKING AVAIL**

Comp #:**6** Distance From Subject:**0.25 (miles)**  
 Address: **13177 PINNEY ST, PACOIMA, CA 91331-2444**  
 Owner Name: **HUYNH LINH T**  
 Seller Name: **ALVAREZ MIGUEL**  
 APN: **2535-017-033** Map Reference: **9-A2 / 502-D2** Living Area: **1,600**  
 County: **LOS ANGELES, CA** Census Tract: **1043.20** Total Rooms: **6**  
 Subdivision: **PACOIMA** Zoning: **LAR1** Bedrooms: **3**  
 Rec Date: **09/15/2014** Prior Rec Date: **12/12/2008** Bath(F/H): **2 /**  
 Sale Date: **09/09/2014** Prior Sale Date: **11/19/2008** Yr Built/Eff: **1988 / 1988**  
 Sale Price: **\$327,500** Prior Sale Price: **\$295,000** Air Cond: **CENTRAL**  
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**  
 Document #: **970193** Acres: **0.08** Fireplace: **/**  
 1st Mtg Amt: **\$273,707** Lot Area: **3,551** Pool:   
 Total Value: **\$309,892** # of Stories: **2.00** Roof Mat: **COMPOSITION SHINGLE**  
 Land Use: **SFR** Park Area/Cap#: **/** Parking: **GARAGE**

Comp #:**7** Distance From Subject:**0.26 (miles)**  
 Address: **11303 HERRICK AVE, PACOIMA, CA 91331-1840**  
 Owner Name: **PRAJAPATI RAJESH B & KRISHNA R**  
 Seller Name: **HEATH HOWARD L JR**  
 APN: **2534-005-015** Map Reference: **9-A1 / 502-D1** Living Area: **1,372**  
 County: **LOS ANGELES, CA** Census Tract: **1043.20** Total Rooms: **6**  
 Subdivision: **20191** Zoning: **LAR1** Bedrooms: **4**  
 Rec Date: **09/19/2014** Prior Rec Date:  Bath(F/H): **2 /**  
 Sale Date: **08/22/2014** Prior Sale Date:  Yr Built/Eff: **1964 / 1964**  
 Sale Price: **\$350,000** Prior Sale Price:  Air Cond: **EVAP COOLER**  
 Sale Type: **FULL** Prior Sale Type:  Style: **CONVENTIONAL**  
 Document #: **992930** Acres: **0.14** Fireplace: **/**  
 1st Mtg Amt: **\$280,000** Lot Area: **6,298** Pool:   
 Total Value: **\$48,347** # of Stories: **1.00** Roof Mat: **GRAVEL & ROCK**  
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **PARKING AVAIL**

Comp #:**8** Distance From Subject:**0.3 (miles)**  
 Address: **11208 HERRICK AVE, PACOIMA, CA 91331-1921**  
 Owner Name: **VAUGHN NEXT CENTURY LEARNING C**  
 Seller Name: **VELAZQUEZ VERNICE L**  
 APN: **2533-009-030** Map Reference: **9-A1 / 502-D1** Living Area: **1,577**  
 County: **LOS ANGELES, CA** Census Tract: **1043.20** Total Rooms: **4**  
 Subdivision: **MACLAY** Zoning: **LAR1** Bedrooms: **3**  
 Rec Date: **04/29/2014** Prior Rec Date: **07/22/2003** Bath(F/H): **2 /**  
 Sale Date: **04/10/2014** Prior Sale Date: **06/05/2003** Yr Built/Eff: **1960 / 1975**  
 Sale Price: **\$295,000** Prior Sale Price: **\$230,000** Air Cond:   
 Sale Type: **FULL** Prior Sale Type: **UNKNOWN** Style: **CONVENTIONAL**  
 Document #: **441326** Acres: **0.12** Fireplace: **/**  
 1st Mtg Amt:  Lot Area: **5,030** Pool:   
 Total Value: **\$313,597** # of Stories: **1.00** Roof Mat: **COMPOSITION SHINGLE**  
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **ATTACHED GARAGE**

Comp #:**9** Distance From Subject:**0.37 (miles)**  
 Address: **13344 EUSTACE ST, PACOIMA, CA 91331-1831**  
 Owner Name: **KHUDYAN GRIGOR**  
 Seller Name: **SHEPARD DAN & GLORIA**  
 APN: **2523-019-010** Map Reference: **8-F1 / 502-C1** Living Area: **1,437**  
 County: **LOS ANGELES, CA** Census Tract: **1043.10** Total Rooms: **6**  
 Subdivision: **15776** Zoning: **LAR1** Bedrooms: **3**  
 Rec Date: **05/23/2014** Prior Rec Date: **11/20/2009** Bath(F/H): **2 /**  
 Sale Date: **04/02/2014** Prior Sale Date: **10/09/2009** Yr Built/Eff: **1954 / 1956**  
 Sale Price: **\$350,000** Prior Sale Price: **\$230,000** Air Cond:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**  
 Document #: **541267** Acres: **0.17** Fireplace: **/**  
 1st Mtg Amt: **\$280,000** Lot Area: **7,559** Pool: **POOL**  
 Total Value: **\$242,184** # of Stories: **1.00** Roof Mat: **COMPOSITION**  
 Land Use: **SFR** Park Area/Cap#: **/ 1** Parking: **SHINGLE**  
**PARKING AVAIL**

Comp #:**10** Distance From Subject:**0.41 (miles)**  
 Address: **13064 WEIDNER ST, PACOIMA, CA 91331-1821**  
 Owner Name: **CARBAJAL ABEL S/ORTIZ MARIA C**  
 Seller Name: **LEVY RON & GLEET**  
 APN: **2533-005-009** Map Reference: **9-A1 / 502-D1** Living Area: **1,478**  
 County: **LOS ANGELES, CA** Census Tract: **1043.20** Total Rooms: **5**  
 Subdivision: **17691** Zoning: **LAR1** Bedrooms: **4**  
 Rec Date: **12/05/2014** Prior Rec Date: **01/17/2013** Bath(F/H): **3 /**  
 Sale Date: **10/10/2014** Prior Sale Date: **01/14/2013** Yr Built/Eff: **1952 / 1965**  
 Sale Price: **\$349,000** Prior Sale Price: **\$229,000** Air Cond:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**  
 Document #: **1313527** Acres: **0.14** Fireplace: **/**  
 1st Mtg Amt: **\$342,678** Lot Area: **6,172** Pool:  
 Total Value: **\$276,047** # of Stories: **1.00** Roof Mat: **COMPOSITION**  
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **SHINGLE**  
**ATTACHED GARAGE**

Comp #:**11** Distance From Subject:**0.42 (miles)**  
 Address: **13009 FILMORE ST, PACOIMA, CA 91331-1844**  
 Owner Name: **NAVARRETE MIGUEL A**  
 Seller Name: **CHAIDEZ JOSE**  
 APN: **2533-006-027** Map Reference: **9-A1 / 502-D1** Living Area: **1,248**  
 County: **LOS ANGELES, CA** Census Tract: **1043.20** Total Rooms: **5**  
 Subdivision: **17691** Zoning: **LAR1** Bedrooms: **3**  
 Rec Date: **05/01/2014** Prior Rec Date: **02/04/2009** Bath(F/H): **1 /**  
 Sale Date: **04/03/2014** Prior Sale Date: **05/01/2008** Yr Built/Eff: **1952 / 1952**  
 Sale Price: **\$330,000** Prior Sale Price: **\$215,082** Air Cond: **EVAP COOLER**  
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**  
 Document #: **451540** Acres: **0.14** Fireplace: **/**  
 1st Mtg Amt: **\$324,022** Lot Area: **6,169** Pool:  
 Total Value: **\$180,816** # of Stories: **1.00** Roof Mat: **COMPOSITION**  
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **SHINGLE**  
**PARKING AVAIL**

Comp #:**12** Distance From Subject:**0.43 (miles)**  
 Address: **13122 HOYT ST, PACOIMA, CA 91331-2544**  
 Owner Name: **MORENO BERNARDO/NOLASCO GEYSER**  
 Seller Name: **ACHILLES PROPERTIES LLC**  
 APN: **2535-023-020** Map Reference: **9-A2 / 502-D2** Living Area: **1,273**  
 County: **LOS ANGELES, CA** Census Tract: **1047.01** Total Rooms: **5**  
 Subdivision: **PACOIMA** Zoning: **LAR1** Bedrooms: **3**  
 Rec Date: **09/17/2014** Prior Rec Date: **02/10/2014** Bath(F/H): **3 /**  
 Sale Date: **09/12/2014** Prior Sale Date: **01/23/2014** Yr Built/Eff: **1958 / 1967**  
 Sale Price: **\$315,000** Prior Sale Price: **\$235,000** Air Cond:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**  
 Document #: **980694** Acres: **0.08** Fireplace: **/**  
 1st Mtg Amt: **\$294,500** Lot Area: **3,553** Pool:  
 Total Value: **\$232,000** # of Stories: **1.00** Roof Mat: **COMPOSITION**  
 Land Use: **SFR** Park Area/Cap#: **/ 1** Parking: **SHINGLE**  
**PARKING AVAIL**

Comp #:13  
 Address: 13112 MONTFORD ST, PACOIMA, CA 91331-1819  
 Owner Name: MORENO FERNANDO & MARIA M  
 Seller Name: KJA ASSOCIATES LLC  
 APN: 2533-004-010  
 County: LOS ANGELES, CA  
 Subdivision: 15775  
 Rec Date: 11/19/2014  
 Sale Date: 09/18/2014  
 Sale Price: \$360,000  
 Sale Type: FULL  
 Document #: 1239034  
 1st Mtg Amt: \$360,000  
 Total Value: \$243,000  
 Land Use: SFR

Map Reference: 9-A1 / 502-D1  
 Census Tract: 1043.20  
 Zoning: LAR1  
 Prior Rec Date: 05/08/2014  
 Prior Sale Date: 04/28/2014  
 Prior Sale Price: \$327,500  
 Prior Sale Type: FULL  
 Acres: 0.15  
 Lot Area: 6,534  
 # of Stories: 1.00  
 Park Area/Cap#: / 2

Distance From Subject:0.43 (miles)  
 Living Area: 1,412  
 Total Rooms: 5  
 Bedrooms: 4  
 Bath(F/H): 2 /  
 Yr Built/Eff: 1950 / 1954  
 Air Cond: EVAP COOLER  
 Style: CONVENTIONAL  
 Fireplace: Y / 1  
 Pool:  
 Roof Mat: COMPOSITION SHINGLE  
 Parking: PARKING AVAIL

Comp #:14  
 Address: 11466 HERRICK AVE, PACOIMA, CA 91331-1845  
 Owner Name: P & J REAL ESTATE INVESTMENT  
 Seller Name: CAPITAL REDEVELOPMENT GROUP LL  
 APN: 2524-028-001  
 County: LOS ANGELES, CA  
 Subdivision: 13778  
 Rec Date: 12/01/2014  
 Sale Date: 10/30/2014  
 Sale Price: \$260,000  
 Sale Type: FULL  
 Document #: 1288717  
 1st Mtg Amt: \$120,000  
 Total Value: \$43,550  
 Land Use: SFR

Map Reference: 3-A6 / 502-D1  
 Census Tract: 1043.10  
 Zoning: LAR1  
 Prior Rec Date:  
 Prior Sale Date:  
 Prior Sale Price:  
 Prior Sale Type:  
 Acres: 0.17  
 Lot Area: 7,499  
 # of Stories: 1.00  
 Park Area/Cap#: / 2

Distance From Subject:0.44 (miles)  
 Living Area: 1,349  
 Total Rooms: 6  
 Bedrooms: 4  
 Bath(F/H): 2 /  
 Yr Built/Eff: 1952 / 1955  
 Air Cond: EVAP COOLER  
 Style: CONVENTIONAL  
 Fireplace: /  
 Pool:  
 Roof Mat: COMPOSITION SHINGLE  
 Parking: PARKING AVAIL

Comp #:15  
 Address: 13101 MONTFORD ST, PACOIMA, CA 91331-1820  
 Owner Name: DEOBLER CATHY J  
 Seller Name: THOMAS FAMILY TRUST  
 APN: 2533-003-023  
 County: LOS ANGELES, CA  
 Subdivision: 15775  
 Rec Date: 04/15/2014  
 Sale Date: 03/17/2014  
 Sale Price: \$359,000  
 Sale Type: FULL  
 Document #: 382866  
 1st Mtg Amt: \$352,497  
 Total Value: \$43,154  
 Land Use: SFR

Map Reference: 9-A1 / 502-D1  
 Census Tract: 1043.20  
 Zoning: LAR1  
 Prior Rec Date:  
 Prior Sale Date:  
 Prior Sale Price:  
 Prior Sale Type:  
 Acres: 0.15  
 Lot Area: 6,558  
 # of Stories: 1.00  
 Park Area/Cap#: / 1

Distance From Subject:0.45 (miles)  
 Living Area: 1,467  
 Total Rooms: 5  
 Bedrooms: 3  
 Bath(F/H): 2 /  
 Yr Built/Eff: 1950 / 1950  
 Air Cond:  
 Style: CONVENTIONAL  
 Fireplace: Y / 1  
 Pool:  
 Roof Mat: COMPOSITION SHINGLE  
 Parking: PARKING AVAIL

Comp #:16  
 Address: 10865 TAMARACK AVE, PACOIMA, CA 91331-2814  
 Owner Name: CURIEL BAUDELIO  
 Seller Name: GONZALEZ R G 2009 TRUST  
 APN: 2619-013-027  
 County: LOS ANGELES, CA  
 Subdivision: 7231  
 Rec Date: 05/05/2014  
 Sale Date: 04/24/2014  
 Sale Price: \$330,000  
 Sale Type: FULL  
 Document #: 461371  
 1st Mtg Amt:  
 Total Value: \$85,982  
 Land Use: SFR

Map Reference: 8-F2 / 502-C2  
 Census Tract: 1044.01  
 Zoning: LAR1  
 Prior Rec Date:  
 Prior Sale Date:  
 Prior Sale Price:  
 Prior Sale Type:  
 Acres: 0.20  
 Lot Area: 8,686  
 # of Stories: 1.00  
 Park Area/Cap#: / 2

Distance From Subject:0.49 (miles)  
 Living Area: 1,404  
 Total Rooms: 6  
 Bedrooms: 3  
 Bath(F/H): 2 /  
 Yr Built/Eff: 1939 / 1950  
 Air Cond:  
 Style: CONVENTIONAL  
 Fireplace: /  
 Pool:  
 Roof Mat: COMPOSITION SHINGLE  
 Parking: PARKING AVAIL

Comp #:17		Distance From Subject:0.49 (miles)
Address:	<b>10935 TAMARACK AVE, PACOIMA, CA 91331-2816</b>	
Owner Name:	<b>GALAVIZ HORACIO R</b>	
Seller Name:	<b>PEREZ FAUSTINO</b>	
APN:	<b>2619-013-041</b>	Map Reference: <b>8-F2 / 502-C2</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract: <b>1044.01</b>
Subdivision:	<b>17</b>	Zoning: <b>LAR1</b>
Rec Date:	<b>09/18/2014</b>	Prior Rec Date: <b>08/09/2001</b>
Sale Date:	<b>08/29/2014</b>	Prior Sale Date: <b>05/24/2001</b>
Sale Price:	<b>\$250,000</b>	Prior Sale Price: <b>\$192,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type: <b>FULL</b>
Document #:	<b>989078</b>	Acres: <b>0.14</b>
1st Mtg Amt:	<b>\$245,471</b>	Lot Area: <b>6,132</b>
Total Value:	<b>\$332,000</b>	# of Stories: <b>1.00</b>
Land Use:	<b>SFR</b>	Park Area/Cap#: <b>/ 2</b>
		Living Area: <b>1,442</b>
		Total Rooms: <b>5</b>
		Bedrooms: <b>4</b>
		Bath(F/H): <b>3 /</b>
		Yr Built/Eff: <b>1952 / 1954</b>
		Air Cond: <b>EVAP COOLER</b>
		Style: <b>CONVENTIONAL</b>
		Fireplace: <b>/</b>
		Pool:
		Roof Mat: <b>COMPOSITION</b>
		SHINGLE
		Parking: <b>PARKING AVAIL</b>

# EXHIBIT D

ASSIGNED INSPECTOR: JAMES ABREU

Date: December 23, 2014

JOB ADDRESS: 13282 WEST LOUVRE STREET, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 2535-004-007

CASE#: 427840

ORDER NO: A-2845343

EFFECTIVE DATE OF ORDER TO COMPLY: September 8, 2011

COMPLIANCE EXPECTED DATE: October 8, 2011

DATE COMPLIANCE OBTAINED: August 26, 2013

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

**VIOLATIONS:**

SEE ATTACHED ORDER # A-2845343

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

MARSHA L. BROWN  
PRESIDENT  
HELENA JUBANY  
VICE-PRESIDENT  
VAN AMBATELOS  
VICTOR H. CUEVAS  
ELENORE A. WILLIAMS

CITY OF LOS ANGELES

CALIFORNIA



ANTONIO R. VILLARAIGOSA  
MAYOR

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

ROBERT R. "Bud" OVROM  
GENERAL MANAGER  
RAYMOND S. CHAN, C.E., S.E.  
EXECUTIVE OFFICER

SUBSTANDARD ORDER AND NOTICE OF FEE

ROY LAVENDER  
11024 BALBOA BLVD  
GRANADA HILLS, CA 91344

SEP 07 2011

CASE #: 427840

ORDER #: A-2845343

EFFECTIVE DATE: September 08, 2011  
COMPLIANCE DATE: October 08, 2011

On \_\_\_\_\_ the  
Date \_\_\_\_\_  
undersigned mailed this notice by  
regular mail, postage prepaid, to  
the addressee as shown on the last  
equalized assessment roll.

Signature

OWNER OF  
SITE ADDRESS: 13282 W LOUVRE ST  
ASSESSORS PARCEL NO.: 2535-004-007  
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, YOU ARE ORDERED TO PAY THE CODE VIOLATION INSPECTION FEE (C.V.I.F) OF \$ 356.16 (\$336 fee plus a six percent Systems Development Surcharge of \$20.16) WHICH WILL BE BILLED TO YOU SEPARATELY. 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:

As a result of an inspection of the property (Site Address) listed above, this office has determined the building(s) to be SUBSTANDARD as pursuant to the provisions of Division 89 of Article 1 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.). You are therefore ordered to secure all required permits and begin the necessary work to eliminate the following code violations within 30 days from the effective date of this order. All necessary work shall be completed within 90 days from the effective date of this order. If the necessary permits are not obtained or the required work is not physically commenced within 45 days from the effective date of this order, the Department of Building and Safety may order the owner to cause the building(s) to be vacated.

VIOLATION(S):

1. The building or premises is Substandard due to illegal occupancy..

You are therefore ordered to: Discontinue the use and occupancy of all buildings or portions thereof occupied for living, sleeping, cooking or dining purposes which were not designed or intended to be used for such occupancies.

Code Section(s) in Violation: 91.8902.14, 91.8902, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

Location: Garage.

Comments: Garage converted to living area.

8-26-13

10104242011247204



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

**2. The garage has been converted to habitable space without the required permits and approvals.**

You are therefore ordered to: Discontinue the use as a dwelling and restore the garage to its originally permitted use as a garage.

Code Section(s) in Violation: 12.21A.1.(a), 12.21A4(a), 12.21A4(m), 91.8902.14, 91.8105, 91.103.1 of the L.A.M.C.

Location: Garage.

Comments: Garage converted to living area.

**3. Unapproved occupancy or use of the trailer(s) as living area.**

You are therefore ordered to: Discontinue the unapproved occupancy or use of the trailer(s) as living area.

Code Section(s) in Violation: 91.104.2.5, 91.103.1, 12.26E and 12.21A.1.(a) of the L.A.M.C.

Location: Back yard.

Comments: Trailers not registered to property are to be removed from site.

NOTE: A certificate has been filed with the County Recorder noting the above substandard condition.

**NON-COMPLIANCE FEE WARNING:**

In addition to the C.V.I.F. noted above, a proposed noncompliance fee in the amount of **\$550.00** 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 \$1,925.00.**

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.

**NOTICE:**

Relocation assistance may be required if a tenant is evicted in order to comply with an order from a governmental agency. (LAMC 151.09.A.11 & 161.03) For information, call the Los Angeles Housing Department (LAHD) at (213) 808-8888 or go to: <http://lahd.lacity.org>



If you have any questions or require any additional information please feel free to contact me at (818)374-9862.  
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

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

*James Abreu*

Date: September 06, 2011

JAMES ABREU  
14410 SYLVAN STREET SUITE 105  
VAN NUYS, CA 91401  
(818)374-9862

*J. A.*  
REVIEWED BY

1010424201247204

# EXHIBIT D

ASSIGNED INSPECTOR: JAMES ABREU

Date: December 23, 2014

JOB ADDRESS: 13282 WEST LOUVRE STREET, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 2535-004-007

CASE#: 441650

ORDER NO: A-2968911

EFFECTIVE DATE OF ORDER TO COMPLY: March 14, 2012

COMPLIANCE EXPECTED DATE: April 13, 2012

DATE COMPLIANCE OBTAINED: January 11, 2013

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

**VIOLATIONS:**

SEE ATTACHED ORDER # A-2968911

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

MARSHA L. BROWN,  
PRESIDENT  
HELENA JUBANY  
VICE-PRESIDENT  
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CALIFORNIA



ANTONIO R. VILLARAIGOSA  
MAYOR

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

ROBERT R. "Bud" OVROM  
GENERAL MANAGER  
RAYMOND S. CHAN, C.E., S.E.  
EXECUTIVE OFFICER

ORDER TO COMPLY

LAVENDER, ROY  
11024 BALBOA BLVD STE 183  
GRANADA HILLS, CA 91344

CASE #: 441650  
ORDER #: A-2968911  
EFFECTIVE DATE: March 14, 2012  
COMPLIANCE DATE: April 13, 2012

OWNER OF  
SITE ADDRESS: 13282 W LOUVRE ST  
ASSESSORS PARCEL NO.: 2535-004-007  
ZONE: R1; One-Family Zone

*Order Closed  
1-11-13  
[Signature]*

LPK  
MAP 1 2 2012

An inspection has revealed that the property (Site Address) listed above is in violation of the Los Angeles Municipal Code (L.A.M.C.) as follows:

VIOLATION(S):

1. Maintenance and repair of existing building.

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

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

Comments: Paint exterior wood trim on house/ garage where the paint is peeling or lacking, remove damaged sun shade that is attached to house.

2. The fence is in need of maintenance.

You are therefore ordered to: Maintain all fences in good repair and keep straight, uniform and structurally sound.

Code Section(s) in Violation: 91.8104.13, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

Comments: repaint block wall where the paint is peeling.

NON-COMPLIANCE FEE WARNING:

A proposed noncompliance fee in the amount of \$550.00 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 \$1,925.00.

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.



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

**PENALTY WARNING:**

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

**APPEAL PROCEDURES:**

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

If you have any questions or require any additional information please feel free to contact me at (213)252-3997.  
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: 

Date: March 09, 2012

GARY LYNCH  
3550 WILSHIRE BLVD. SUITE 1800  
LOS ANGELES, CA 90010  
(213)252-3997

  
REVIEWED BY