

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

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

FRANK BUSH  
EXECUTIVE OFFICER

January 15, 2015

Council District: # 7

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

JOB ADDRESS: **14527 WEST LYLE STREET, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **2505-016-021**

On August 22, 2007, and May 24, 2008, 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: **14527 West Lyle 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 Code Enforcement fee	\$ 200.00
Late Charge/Collection fee (250%)	500.00
Accumulated Interest (1%/month)	247.96
Title Report fee	42.00
<b>Grand Total</b>	<b>\$ 989.96</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 **\$989.96** 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 **\$989.96** 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

# EXHIBIT A



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

## Property Title Report

Work Order No. T10665  
Dated as of: 08/07/2014

Prepared for: City of Los Angeles

### SCHEDULE A

(Reported Property Information)

APN #: 2505-016-021

Property Address: 14527 W LYLE ST ✓ City: Los Angeles County: Los Angeles

### VESTING INFORMATION

Type of Instrument INDIVIDUAL GRANT DEED

Grantor: BURTON H. CORELL AND MARILYN J. CORELL, HUSBAND AND WIFE

Grantee: JULIA AZUCENA HERNANDEZ, A MARRIED WOMAN, AS HER SOLE AND SEPARATE PROPERTY

Instrument: 94/664748

Book/Page: N/A

Dated: 12/21/1993

Recorded: 04/05/1994

MAILING ADDRESS: JULIA AZUCENA HERNANDEZ  
14527 LYLE STREET SYLMAR, CA 91342

### SCHEDULE B

#### LEGAL DESCRIPTION

LOT 169 AND A PORTION OF LOT 170 OF TRACT NO. 10585, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 164, PAGES 22 TO 24, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.  
BEGINNING AT THE MOST WESTERLY CORNER OF SAID LOT 169; THENCE ALONG THE NORTHWESTERLY LINES OF SAID LOTS 169 AND 170, NORTH 42°51'56" EAST 87.00 FEET; THENCE SOUTH 47°05'26" EAST 133.55 FEET TO A POINT IN THE EASTERLY LINE OF SAID LOT 170; THENCE ALONG SAID EASTERLY LINE SOUTH 0°01'26" WEST 32.63 FEET TO A POINT IN THE SOUTHEASTERLY LINE OF SAID LOT 170; THENCE ALONG SAID SOUTHEASTERLY AND THE SOUTHEASTERLY LINE OF SAID LOT 169, SOUTH 42°52'14" WEST 63.09 FEET TO THE MOST SOUTHERLY CORNER OF SAID LOT 169; THENCE ALONG THE SOUTHWESTERLY LINE OF SAID LOT 169, NORTH 47°05'26" WEST 155.73 FEET TO THE POINT OF BEGINNING.

#### MORTGAGES/LIENS

Type of Instrument DEED OF TRUST

Trustor/Mortgagor: JULIA AZUCENA HERNANDEZ, A MARRIED WOMAN, AS HER SOLE AND SEPARATE PROPERTY

**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. T10665

**SCHEDULE B (Continued)**

**Lender/Beneficiary:** STM MORTGAGE COMPANY

**Trustee:** GARY B. JAMEWAY

**Instrument:** 94/664749

**Book/Page:** N/A

**Amount:** \$115,000.00

**Open Ended:** NO

**Dated:** 03/28/1994

**Recorded:** 04/05/1994

**Maturity Date:** 04/01/2024

**MAILING ADDRESS:** STM MORTGAGE COMPANY, 23945 CALABASAS RD, SUITE 116  
CALABASAS CA 91302

**ADDITIONAL MAILING ADDRESS:** STM MORTGAGE COMPANY,  
1250 MOCKINGBIRD, SUITE 600, DALLAS, TX 75247

SAID DEED OF TRUST IS SUBJECT TO ASSIGNMENT OF DEED OF TRUST FROM  
STM MORTGAGE COMPANY (ASSIGNOR), TO NORTHWEST MORTGAGE INC., A  
MINNESOTA CORPORATION ITS SUCCESSORS AND/OR ASSIGNS (ASSIGNEE),  
DATED 05/11/1994, RECORDED 01/06/1995, INSTRUMENT NO. 95/19582

**MAILING ADDRESS:** STM MORTGAGE COMPANY, 1250 MOCKINGBIRD LN  
DALLAS, TEXAS 75247

**ADDITIONAL MAILING ADDRESS:** NORTHWEST MORTGAGE INC., A MINNESOTA  
CORPORATION ITS SUCCESSORS AND/OR ASSIGNS, 800 MARQUETTE AVENUE  
SOUTH MINNEAPOLIS, MN 55402

SAID DEED OF TRUST IS SUBJECT TO RECORDED ASSIGNMENT OF DEED OF TRUST  
FROM STM MORTGAGE COMPANY (ASSIGNOR), TO NORTHWEST MORTGAGE INC.,  
A MINNESOTA CORPORATION ITS SUCCESSORS AND/OR ASSIGNS (ASSIGNEE),  
DATED 05/11/1994, RECORDED 06/13/1995, AS INSTRUMENT NO. 95/936037

**MAILING ADDRESS:** STM MORTGAGE COMPANY, 1250 MOCKINGBIRD LN  
DALLAS, TX 75247

**ADDITIONAL MAILING ADDRESS:** NORTHWEST MORTGAGE INC., A MINNESOTA  
CORPORATION ITS SUCCESSORS AND/OR ASSIGNS, 800 MARQUETTE AVENUE  
SOUTH MINNEAPOLIS, MN 55402

SAID DEED OF TRUST IS SUBJECT TO ASSIGNMENT OF DEED OF TRUST, FROM  
NOWEST MORTGAGE, INC, A CALIFORNIA CORPORATION (ASSIGNEE), TO CHEVY  
CHASE BANK, FSB (ASSIGNOR), DATED 11/26/1996, RECORED 12/19/1996, AS  
INSTRUMENT NO. 96/2054803.

**MAILING ADDRESS:** NORWEST BANKING MINNYSOTA 6TH AND MARQUETTE  
MINNEAPOLIS, MN 55479-0083

**ADDITIONAL MAILING ADDRESS:** CHEVY CHASE BANK, FSB, 8401 CONNECTICUT

**SCHEDULE B (Continued)**

**AVENUE, CHEVY CHASE, ME, 20815**

**SAID DEED OF TRUST IS FURTHER TO SUBJECT TO SUBSTITUTION OF TRUSTEE,  
DATED 12/29/1999, RECORDED 04/05/2000, AS INSTRUMENT NO. 00/0505315.**

**MAILING ADDRESS: LAW OFFICE OF STEVEN J. MELMET, INC., 2912 S. DAIMLER  
STREET SANTA ANA, CALIFORNIA 92705**

**SAID DEED OF TRUST IS FURTHER SUBJECT TO MODIFICATION OF DEED OF TRUST,  
DATED 05/01/2000, RECORDED 05/12/2000, AS INSTRUMENT NO. 00/0732909.**

**MAILING ADDRESS : FIRST AMERICAN TITLE INSURANCE CO. 3 FIRST AMERICAN  
WAY SANTA ANA, CA 92707**

**Type of Instrument MISCELLANEOUS**

**Comments: NOTICE OF BUILDING(S), STRUCTURE(S), OR PREMISES CLASSIFIED AS  
EITHER HAZARDOUS, SUBSTANDARD OR A NUISANCE – ABATEMENT PROCEEDINGS,  
DATED 07/27/2007, RECORDED 07/27/2007, AS INSTRUMENT NO. 20071783626.**

**MAILING ADDRESS: DEPARTMENT OF BUILDING AND SAFETY CODE  
ENFORCEMENT BUREAU 3550 WILSHIRE BLVD, SUITE 1800 LOS ANGELES, CA 90010**

**ADDITIONAL MAILING ADDRESS: HERNANDEZ, JULIA A. 14527 LYLE ST SYLMAR,  
CA 91342**

**HOMESTEAD DECLARATION, DATED 08/08/2011, RECORDED 08/11/2011, AS  
INSTRUMENT NO. 20111085441**

**MAILING ADDRESS: JULIA A HERNANDEZ 14527 LYLE ST SYLMAR, CALIF 91342-  
4040**

RECORDING REQUESTED BY:

94 664748

American Title Insurance Co.

AND WHEN RECORDED MAIL THIS DEED AND MAIL TAX STATEMENTS TO:

Julia Azucena Hernandez  
14527 Lyle Street  
Sylmar, CA 91342

RECORDED/FILED IN OFFICIAL RECORDS  
RECORDER'S OFFICE  
LOS ANGELES COUNTY  
CALIFORNIA  
APR 5 1994 AT 8 A.M.

FEE \$10 0  
2

TITLE ORDER NO. 9302249-6 ESCROW NO. 5543-8C SPACE ABOVE THIS LINE FOR RECORDER'S USE

INDIVIDUAL GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) <sup>(70)</sup> <sup>(44)</sup>  
DOCUMENTARY TRANSFER TAX - COUNTY \$ 181.50 CITY \$ 742.50  
[X] computed on full value of property conveyed, or  
[ ] computed on full value less value of liens and encumbrances remaining at  
time of sale.  
[ ] Unincorporated area [X] City of Los Angeles, AND

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged.

BURTON H. CORELL and MARILYN J. CORELL, husband and wife

hereby GRANT(s) to:

JULIA AZUCENA HERNANDEZ, a married woman, as her sole and separate property

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

parted of  
Lots 169 and 170 ~~170~~ in Tract 10585 as shown on a map thereof recorded in Book 164 pages 22 to 24 inclusive of Maps in the Office of the County Recorder of Los Angeles County, California.

SEE COMPLETE LEGAL DESCRIPTION ATTACHED HERETO AND MADE PART HEREOF AS EXHIBIT "A".  
A.P.# 2505-16-21

DATED December 21, 1993  
STATE OF CALIFORNIA  
COUNTY OF Los Angeles

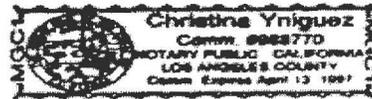
*Burton H. Corell*  
Burton H. Corell

On *January 3, 1994*  
before me, a Notary Public in and for said State, personally appeared

*Marilyn Corell*  
Marilyn Corell

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

FOR NOTARY SEAL OR STAMP:



Signature *Christina Yniguez*

FRAND NOTIFICATION SENT BY

# EXHIBIT B

ASSIGNED INSPECTOR: **JOHN HAMILTON**  
JOB ADDRESS: **14527 WEST LYLE STREET, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **2505-016-021**

Date: **January 15, 2015**

Last Full Title: **08/07/2014**

Last Update to Title:

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## LIST OF OWNERS AND INTERESTED PARTIES

- 1). JULIA AZUCENA HERNANDEZ  
14527 LYLE STREET  
SYLMAR, CA. 91342-4040  
CAPACITY: OWNER
- 2). STM MORTGAGE COMPANY  
23945 CALABASAS ROAD, SUITE 116  
CALABASAS, CA. 91302  
CAPACITY: INTERESTED PARTIES
- 3). STM MORTGAGE COMPANY  
1250 MOCKINGBIRD LANE, SUITE 600  
DALLAS, TX. 75247  
CAPACITY: INTERESTED PARTIES
- 4). NORTHWEST MORTGAGE INC.  
ITS SUCCESSORS AND/OR ASSIGNS  
800 MARQUETTE AVENUE  
SOUTH MINNEAPOLIS, MN. 55402  
CAPACITY: INTERESTED PARTIES
- 5). NORWEST BANKING MINNESOTA  
6<sup>TH</sup> AND MARQUETTE  
MINNEAPOLIS, MN 55479-0083  
CAPACITY: INTERESTED PARTIES
- 6). CHEVY CHASE BANK, FSB.  
8401 CONNECTICUT AVENUE  
CHEVY CHASE, ME, 20815  
CAPACITY: INTERESTED PARTIES
- 7). LAW OFFICE OF STEVEN J. MELMET, INC.  
2912 SOUTH DAIMLER STREET  
SANTA ANA, CA. 92705  
CAPACITY: INTERESTED PARTIES
- 8). FIRST AMERICAN TITLE INSURANCE COMPANY  
3 FIRST AMERICAN WAY  
SANTA ANA, CA. 92707  
CAPACITY: INTERESTED PARTIES

# Property Detail Report

For Property Located At :  
**14527 LYLE ST, SYLMAR, CA 91342-4040**



## Owner Information

Owner Name: **HERNANDEZ JULIA A**  
 Mailing Address: **14527 LYLE ST, SYLMAR CA 91342-4040 C020**  
 Vesting Codes: **MW//**

## Location Information

Legal Description:	<b>TRACT # 10585 LOT 169</b>	APN:	<b>2505-016-021</b>
County:	<b>LOS ANGELES, CA</b>	Alternate APN:	
Census Tract / Block:	<b>1070.10 / 1</b>	Subdivision:	<b>10585</b>
Township-Range-Sect:		Map Reference:	<b>2-D3 / 481-J4</b>
Legal Book/Page:	<b>164-22</b>	Tract #:	<b>10585</b>
Legal Lot:	<b>169</b>	School District:	<b>LOS ANGELES</b>
Legal Block:		School District Name:	
Market Area:	<b>SYL</b>	Munic/Township:	
Neighbor Code:			

## Owner Transfer Information

Recording/Sale Date:	<b>/</b>	Deed Type:	
Sale Price:		1st Mtg Document #:	
Document #:			

## Last Market Sale Information

Recording/Sale Date:	<b>04/05/1994 /</b>	1st Mtg Amount/Type:	<b>\$115,000 / CONV</b>
Sale Price:	<b>\$165,000</b>	1st Mtg Int. Rate/Type:	<b>/ ADJ</b>
Sale Type:	<b>FULL</b>	1st Mtg Document #:	<b>/</b>
Document #:	<b>664748</b>	2nd Mtg Amount/Type:	<b>/</b>
Deed Type:	<b>GRANT DEED</b>	2nd Mtg Int. Rate/Type:	<b>/</b>
Transfer Document #:		Price Per SqFt:	<b>\$124.34</b>
New Construction:		Multi/Split Sale:	<b>MULTIPLE</b>
Title Company:	<b>AMERICAN TITLE CO.</b>		
Lender:	<b>STM MTG CO</b>		
Seller Name:	<b>CORELL BURTON H &amp; MARILYN</b>		

## Prior Sale Information

Prior Rec/Sale Date:	<b>04/05/1994 /</b>	Prior Lender:	
Prior Sale Price:		Prior 1st Mtg Amt/Type:	<b>/</b>
Prior Doc Number:	<b>664747</b>	Prior 1st Mtg Rate/Type:	<b>/</b>
Prior Deed Type:	<b>QUIT CLAIM DEED</b>		

## Property Characteristics

Gross Area:		Parking Type:	<b>PARKING AVAIL</b>	Construction:	
Living Area:	<b>1,327</b>	Garage Area:		Heat Type:	<b>HEATED</b>
Tot Adj Area:		Garage Capacity:	<b>3</b>	Exterior wall:	<b>STUCCO</b>
Above Grade:		Parking Spaces:	<b>3</b>	Porch Type:	
Total Rooms:	<b>6</b>	Basement Area:		Patio Type:	
Bedrooms:	<b>4</b>	Finish Bsmnt Area:		Pool:	
Bath(F/H):	<b>2 /</b>	Basement Type:		Air Cond:	<b>CENTRAL</b>
Year Built / Eff:	<b>1950 / 1957</b>	Roof Type:		Style:	<b>CONVENTIONAL</b>
Fireplace:	<b>/</b>	Foundation:	<b>RAISED</b>	Quality:	<b>AVERAGE</b>
# of Stories:	<b>1.00</b>	Roof Material:	<b>COMPOSITION</b>	Condition:	<b>AVERAGE</b>
Other Improvements:	<b>FENCE</b>		<b>SHINGLE</b>		

## Site Information

Zoning:	<b>LAR1</b>	Acres:	<b>0.18</b>	County Use:	<b>SINGLE FAMILY RESID (0108)</b>
Lot Area:	<b>7,782</b>	Lot Width/Depth:	<b>50 x 156</b>	State Use:	
Land Use:	<b>SFR</b>	Res/Comm Units:	<b>/</b>	Water Type:	
Site Influence:				Sewer Type:	<b>TYPE UNKNOWN</b>

## Tax Information

Total Value:	<b>\$292,297</b>	Assessed Year:	<b>2014</b>	Property Tax:	<b>\$3,694.24</b>
Land Value:	<b>\$73,479</b>	Improved %:	<b>75%</b>	Tax Area:	<b>16</b>
Improvement Value:	<b>\$218,818</b>	Tax Year:	<b>2014</b>	Tax Exemption:	<b>HOMEOWNER</b>
Total Taxable Value:	<b>\$285,297</b>				

# Comparable Sales Report

For Property Located At



**14527 LYLE ST, SYLMAR, CA 91342-4040**

**13 Comparable(s) Selected.**

Report Date: 01/08/2015

**Summary Statistics:**

	Subject	Low	High	Average
Sale Price	\$165,000	\$260,000	\$510,000	\$360,385
Bldg/Living Area	1,327	1,129	1,378	1,228
Price/Sqft	\$124.34	\$223.94	\$409.31	\$293.22
Year Built	1950	1951	1963	1957
Lot Area	7,782	5,716	15,515	6,962
Bedrooms	4	3	5	3
Bathrooms/Restrooms	2	1	2	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$292,297	\$56,747	\$436,817	\$222,120
Distance From Subject	0.00	0.12	0.49	0.36

\*= user supplied for search only

Comp #:1 Distance From Subject:0.12 (miles)  
 Address: **12975 GLENOAKS BLVD, SYLMAR, CA 91342-4026**  
 Owner Name: **P & J REAL ESTATE INVESTMENT**  
 Seller Name: **ARRCOLA HERNAN R**  
 APN: **2505-017-049**      Map Reference: **2-D3 / 482-A4**      Living Area: **1,246**  
 County: **LOS ANGELES, CA**      Census Tract: **1070.10**      Total Rooms: **3**  
 Subdivision: **29250**      Zoning: **LAR1**      Bedrooms: **3**  
 Rec Date: **07/02/2014**      Prior Rec Date: **08/19/2009**      Bath(F/H): **2 /**  
 Sale Date: **06/10/2014**      Prior Sale Date: **07/22/2009**      Yr Built/Eff: **1955 / 1955**  
 Sale Price: **\$510,000**      Prior Sale Price: **\$365,000**      Air Cond:   
 Sale Type: **FULL**      Prior Sale Type: **FULL**      Style:   
 Document #: **686704**      Acres: **0.36**      Fireplace: **/**  
 1st Mtg Amt: **\$200,000**      Lot Area: **15,515**      Pool: **POOL**  
 Total Value: **\$436,817**      # of Stories:       Roof Mat:   
 Land Use: **SFR**      Park Area/Cap#: **/**      Parking:

Comp #:2 Distance From Subject:0.28 (miles)  
 Address: **13114 DE GARMO AVE, SYLMAR, CA 91342-3907**  
 Owner Name: **GUERRERO RODOLFO & BARBARA**  
 Seller Name: **JJ REAL BUILDERS INC**  
 APN: **2505-028-030**      Map Reference: **2-D3 / 481-J4**      Living Area: **1,239**  
 County: **LOS ANGELES, CA**      Census Tract: **1065.20**      Total Rooms: **5**  
 Subdivision: **21058**      Zoning: **LAR1**      Bedrooms: **3**  
 Rec Date: **11/26/2014**      Prior Rec Date: **07/11/2014**      Bath(F/H): **2 /**  
 Sale Date: **11/04/2014**      Prior Sale Date: **06/19/2014**      Yr Built/Eff: **1958 / 1959**  
 Sale Price: **\$375,000**      Prior Sale Price: **\$308,000**      Air Cond: **EVAP COOLER**  
 Sale Type: **FULL**      Prior Sale Type: **FULL**      Style: **CONTEMPORARY**  
 Document #: **1280253**      Acres: **0.14**      Fireplace: **Y / 1**  
 1st Mtg Amt: **\$281,250**      Lot Area: **6,000**      Pool:   
 Total Value: **\$317,716**      # of Stories: **1.00**      Roof Mat: **WOOD SHAKE**  
 Land Use: **SFR**      Park Area/Cap#: **/ 2**      Parking: **PARKING AVAIL**

Comp #:3 Distance From Subject:0.28 (miles)  
 Address: **12814 DE GARMO AVE, SYLMAR, CA 91342-4019**  
 Owner Name: **ALEMAN MARIA**  
 Seller Name: **WIGGINS DARLENE**  
 APN: **2508-020-026**      Map Reference: **2-D4 / 482-A4**      Living Area: **1,340**  
 County: **LOS ANGELES, CA**      Census Tract: **1070.10**      Total Rooms: **8**  
 Subdivision: **19118**      Zoning: **LAR1**      Bedrooms: **5**  
 Rec Date: **04/11/2014**      Prior Rec Date: **08/21/2008**      Bath(F/H): **2 /**  
 Sale Date: **03/07/2014**      Prior Sale Date: **07/03/2008**      Yr Built/Eff: **1954 / 1955**  
 Sale Price: **\$335,000**      Prior Sale Price: **\$290,000**      Air Cond:   
 Sale Type: **FULL**      Prior Sale Type: **FULL**      Style: **CONVENTIONAL**  
 Document #: **372112**      Acres: **0.17**      Fireplace: **/**  
 1st Mtg Amt: **\$268,000**      Lot Area: **7,263**      Pool:

Total Value:	<b>\$304,640</b>	# of Stories:	<b>1.00</b>	Roof Mat:	<b>GRAVEL &amp; ROCK</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/ 1</b>	Parking:	<b>ATTACHED GARAGE</b>

Comp #:	<b>4</b>				Distance From Subject:	<b>0.28 (miles)</b>
Address:	<b>13013 HERRICK AVE, SYLMAR, CA 91342-3941</b>					
Owner Name:	<b>NATIONAL PROPERTY ENT INC</b>					
Seller Name:	<b>MOORE TRUST</b>					
APN:	<b>2506-023-003</b>	Map Reference:	<b>2-D3 / 481-J4</b>	Living Area:	<b>1,160</b>	
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1065.20</b>	Total Rooms:	<b>5</b>	
Subdivision:	<b>10035</b>	Zoning:	<b>LAR1</b>	Bedrooms:	<b>3</b>	
Rec Date:	<b>09/18/2014</b>	Prior Rec Date:		Bath(F/H):	<b>2 /</b>	
Sale Date:	<b>08/15/2014</b>	Prior Sale Date:		Yr Built/Eff:	<b>1952 / 1953</b>	
Sale Price:	<b>\$270,000</b>	Prior Sale Price:		Air Cond:		
Sale Type:	<b>FULL</b>	Prior Sale Type:		Style:	<b>CONVENTIONAL</b>	
Document #:	<b>988431</b>	Acres:	<b>0.15</b>	Fireplace:	<b>Y / 1</b>	
1st Mtg Amt:	<b>\$242,000</b>	Lot Area:	<b>6,746</b>	Pool:		
Total Value:	<b>\$58,275</b>	# of Stories:	<b>1.00</b>	Roof Mat:	<b>COMPOSITION SHINGLE</b>	
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/ 1</b>	Parking:	<b>PARKING AVAIL</b>	

Comp #:	<b>5</b>				Distance From Subject:	<b>0.34 (miles)</b>
Address:	<b>14749 TYLER ST, SYLMAR, CA 91342-3904</b>					
Owner Name:	<b>SOTO JORGE A &amp; ROSANA A/CALDERON SANDRA M</b>					
Seller Name:	<b>DE LOS SANTOS ROSANA R &amp; ROGELIO</b>					
APN:	<b>2505-004-023</b>	Map Reference:	<b>2-D3 / 481-J4</b>	Living Area:	<b>1,252</b>	
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1065.20</b>	Total Rooms:	<b>6</b>	
Subdivision:	<b>26277</b>	Zoning:	<b>LAR1</b>	Bedrooms:	<b>4</b>	
Rec Date:	<b>10/17/2014</b>	Prior Rec Date:	<b>11/01/2011</b>	Bath(F/H):	<b>2 /</b>	
Sale Date:	<b>07/02/2014</b>	Prior Sale Date:	<b>10/11/2011</b>	Yr Built/Eff:	<b>1963 / 1963</b>	
Sale Price:	<b>\$390,000</b>	Prior Sale Price:	<b>\$270,000</b>	Air Cond:	<b>EVAP COOLER</b>	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Style:	<b>CONVENTIONAL</b>	
Document #:	<b>1099161</b>	Acres:	<b>0.14</b>	Fireplace:	<b>Y / 1</b>	
1st Mtg Amt:	<b>\$382,936</b>	Lot Area:	<b>6,054</b>	Pool:		
Total Value:	<b>\$276,649</b>	# of Stories:	<b>1.00</b>	Roof Mat:	<b>COMPOSITION SHINGLE</b>	
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/ 2</b>	Parking:	<b>PARKING AVAIL</b>	

Comp #:	<b>6</b>				Distance From Subject:	<b>0.35 (miles)</b>
Address:	<b>13163 DE HAVEN AVE, SYLMAR, CA 91342-3901</b>					
Owner Name:	<b>MACPHERSON ARLENE</b>					
Seller Name:	<b>SALAZAR RAFAEL &amp; MATILDE</b>					
APN:	<b>2505-004-025</b>	Map Reference:	<b>2-D3 / 481-J4</b>	Living Area:	<b>1,129</b>	
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1065.20</b>	Total Rooms:	<b>5</b>	
Subdivision:	<b>26277</b>	Zoning:	<b>LAR1</b>	Bedrooms:	<b>3</b>	
Rec Date:	<b>07/01/2014</b>	Prior Rec Date:	<b>07/12/2013</b>	Bath(F/H):	<b>2 /</b>	
Sale Date:	<b>05/28/2014</b>	Prior Sale Date:	<b>05/07/2013</b>	Yr Built/Eff:	<b>1963 / 1963</b>	
Sale Price:	<b>\$365,000</b>	Prior Sale Price:	<b>\$350,000</b>	Air Cond:	<b>CENTRAL</b>	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Style:	<b>CONVENTIONAL</b>	
Document #:	<b>676148</b>	Acres:	<b>0.13</b>	Fireplace:	<b>Y / 1</b>	
1st Mtg Amt:	<b>\$358,387</b>	Lot Area:	<b>5,716</b>	Pool:		
Total Value:	<b>\$350,000</b>	# of Stories:	<b>1.00</b>	Roof Mat:	<b>COMPOSITION SHINGLE</b>	
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/ 2</b>	Parking:	<b>PARKING AVAIL</b>	

Comp #:	<b>7</b>				Distance From Subject:	<b>0.36 (miles)</b>
Address:	<b>12695 WOODCOCK AVE, SYLMAR, CA 91342-4658</b>					
Owner Name:	<b>ALADZHANYAN PARANDZEM/ALADZHANYAN ASMIK</b>					
Seller Name:	<b>GAXIOLA G &amp; M L TRUST</b>					
APN:	<b>2507-002-004</b>	Map Reference:	<b>2-D4 / 481-J5</b>	Living Area:	<b>1,197</b>	
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1070.10</b>	Total Rooms:	<b>5</b>	
Subdivision:	<b>14923</b>	Zoning:	<b>LAR1</b>	Bedrooms:	<b>3</b>	
Rec Date:	<b>10/20/2014</b>	Prior Rec Date:		Bath(F/H):	<b>1 /</b>	
Sale Date:	<b>10/13/2014</b>	Prior Sale Date:		Yr Built/Eff:	<b>1951 / 1951</b>	
Sale Price:	<b>\$353,000</b>	Prior Sale Price:		Air Cond:		
Sale Type:	<b>FULL</b>	Prior Sale Type:		Style:	<b>CONVENTIONAL</b>	
Document #:	<b>1102202</b>	Acres:	<b>0.15</b>	Fireplace:	<b>Y / 1</b>	
1st Mtg Amt:	<b>\$282,000</b>	Lot Area:	<b>6,364</b>	Pool:		
Total Value:	<b>\$56,747</b>	# of Stories:	<b>1.00</b>	Roof Mat:	<b>COMPOSITION SHINGLE</b>	
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/ 2</b>	Parking:	<b>PARKING AVAIL</b>	

Comp #:	<b>8</b>				Distance From Subject:	<b>0.38 (miles)</b>
Address:	<b>13166 DE GARMO AVE, SYLMAR, CA 91342-3909</b>					
Owner Name:	<b>ARTECHE JUAN L &amp; OLGA E/PLASCENCIA JOSE A</b>					
Seller Name:	<b>CAMERON CONSUELO F</b>					
APN:	<b>2505-004-019</b>	Map Reference:	<b>2-D3 / 481-J4</b>	Living Area:	<b>1,304</b>	
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1065.20</b>	Total Rooms:	<b>5</b>	
Subdivision:	<b>26277</b>	Zoning:	<b>LAR1</b>	Bedrooms:	<b>3</b>	
Rec Date:	<b>07/18/2014</b>	Prior Rec Date:		Bath(F/H):	<b>2 /</b>	
Sale Date:	<b>06/25/2014</b>	Prior Sale Date:		Yr Built/Eff:	<b>1963 / 1969</b>	

Sale Price:	<b>\$389,000</b>	Prior Sale Price:		Air Cond:	<b>EVAP COOLER</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:		Style:	<b>CONVENTIONAL</b>
Document #:	<b>741611</b>	Acres:	<b>0.14</b>	Fireplace:	<b>Y / 1</b>
1st Mtg Amt:	<b>\$381,954</b>	Lot Area:	<b>6,210</b>	Pool:	
Total Value:	<b>\$141,540</b>	# of Stories:	<b>1.00</b>	Roof Mat:	<b>COMPOSITION SHINGLE</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/ 2</b>	Parking:	<b>PARKING AVAIL</b>

Comp #:9 Distance From Subject:0.4 (miles)

Address:	<b>14760 RYAN ST, SYLMAR, CA 91342-3954</b>	Map Reference:	<b>2-D3 / 481-J4</b>	Living Area:	<b>1,181</b>
Owner Name:	<b>ESQUIVEL JACQUELINE/ESQUIVEL SIGIFREDO</b>	Census Tract:	<b>1065.20</b>	Total Rooms:	<b>5</b>
Seller Name:	<b>HSBC BANK USA 2007-A2</b>	Zoning:	<b>LAR1</b>	Bedrooms:	<b>3</b>
APN:	<b>2505-004-012</b>	Prior Rec Date:	<b>09/12/2003</b>	Bath(F/H):	<b>2 /</b>
County:	<b>LOS ANGELES, CA</b>	Prior Sale Date:	<b>08/06/2003</b>	Yr Built/Eff:	<b>1963 / 1963</b>
Subdivision:	<b>26277</b>	Prior Sale Price:	<b>\$258,000</b>	Air Cond:	
Rec Date:	<b>09/16/2014</b>	Prior Sale Type:	<b>UNKNOWN</b>	Style:	<b>CONVENTIONAL</b>
Sale Date:	<b>05/29/2014</b>	Acres:	<b>0.14</b>	Fireplace:	<b>Y / 1</b>
Sale Price:	<b>\$355,000</b>	Lot Area:	<b>6,242</b>	Pool:	
Sale Type:	<b>FULL</b>	# of Stories:	<b>1.00</b>	Roof Mat:	<b>COMPOSITION SHINGLE</b>
Document #:	<b>977621</b>	Park Area/Cap#:	<b>/ 2</b>	Parking:	<b>PARKING AVAIL</b>
1st Mtg Amt:	<b>\$332,500</b>				
Total Value:	<b>\$310,402</b>				
Land Use:	<b>SFR</b>				

Comp #:10 Distance From Subject:0.43 (miles)

Address:	<b>14336 RAVEN ST, SYLMAR, CA 91342-4743</b>	Map Reference:	<b>2-E4 / 482-A5</b>	Living Area:	<b>1,212</b>
Owner Name:	<b>PADILLA NORMA</b>	Census Tract:	<b>1070.10</b>	Total Rooms:	<b>5</b>
Seller Name:	<b>VARGAS SERINA</b>	Zoning:	<b>LAR1</b>	Bedrooms:	<b>3</b>
APN:	<b>2508-022-025</b>	Prior Rec Date:	<b>07/06/2001</b>	Bath(F/H):	<b>2 /</b>
County:	<b>LOS ANGELES, CA</b>	Prior Sale Date:	<b>06/12/2001</b>	Yr Built/Eff:	<b>1957 / 1957</b>
Subdivision:	<b>22489</b>	Prior Sale Price:	<b>\$191,000</b>	Air Cond:	<b>EVAP COOLER</b>
Rec Date:	<b>05/13/2014</b>	Prior Sale Type:	<b>FULL</b>	Style:	<b>CONVENTIONAL</b>
Sale Date:	<b>05/06/2014</b>	Acres:	<b>0.14</b>	Fireplace:	<b>Y / 1</b>
Sale Price:	<b>\$350,000</b>	Lot Area:	<b>6,056</b>	Pool:	
Sale Type:	<b>FULL</b>	# of Stories:	<b>1.00</b>	Roof Mat:	<b>WOOD SHAKE</b>
Document #:	<b>490697</b>	Park Area/Cap#:	<b>/ 2</b>	Parking:	<b>ATTACHED GARAGE</b>
1st Mtg Amt:	<b>\$343,660</b>				
Total Value:	<b>\$230,165</b>				
Land Use:	<b>SFR</b>				

Comp #:11 Distance From Subject:0.46 (miles)

Address:	<b>14901 OSWALD ST, SYLMAR, CA 91342-3840</b>	Map Reference:	<b>2-D4 / 481-J4</b>	Living Area:	<b>1,166</b>
Owner Name:	<b>BARBA JAIME L</b>	Census Tract:	<b>1065.20</b>	Total Rooms:	<b>6</b>
Seller Name:	<b>SANTA CRUZ GRACIELA</b>	Zoning:	<b>LAR1</b>	Bedrooms:	<b>4</b>
APN:	<b>2506-005-012</b>	Prior Rec Date:	<b>07/16/1998</b>	Bath(F/H):	<b>2 /</b>
County:	<b>LOS ANGELES, CA</b>	Prior Sale Date:	<b>11/20/1997</b>	Yr Built/Eff:	<b>1954 / 1954</b>
Subdivision:	<b>18320</b>	Prior Sale Price:	<b>\$90,000</b>	Air Cond:	
Rec Date:	<b>08/22/2014</b>	Prior Sale Type:	<b>FULL</b>	Style:	<b>CONVENTIONAL</b>
Sale Date:	<b>06/30/2014</b>	Acres:	<b>0.14</b>	Fireplace:	<b>/</b>
Sale Price:	<b>\$333,000</b>	Lot Area:	<b>6,278</b>	Pool:	
Sale Type:	<b>FULL</b>	# of Stories:	<b>1.00</b>	Roof Mat:	<b>GRAVEL &amp; ROCK</b>
Document #:	<b>887061</b>	Park Area/Cap#:	<b>/ 2</b>	Parking:	<b>ATTACHED GARAGE</b>
1st Mtg Amt:	<b>\$326,968</b>				
Total Value:	<b>\$147,055</b>				
Land Use:	<b>SFR</b>				

Comp #:12 Distance From Subject:0.48 (miles)

Address:	<b>13042 NORRIS AVE, SYLMAR, CA 91342-3811</b>	Map Reference:	<b>2-D3 / 481-H4</b>	Living Area:	<b>1,161</b>
Owner Name:	<b>ALHOSRY GEORGE</b>	Census Tract:	<b>1065.20</b>	Total Rooms:	<b>5</b>
Seller Name:	<b>DAVIS LLOYD</b>	Zoning:	<b>LAR1</b>	Bedrooms:	<b>3</b>
APN:	<b>2506-017-020</b>	Prior Rec Date:	<b>05/10/1967</b>	Bath(F/H):	<b>2 /</b>
County:	<b>LOS ANGELES, CA</b>	Prior Sale Date:		Yr Built/Eff:	<b>1955 / 1955</b>
Subdivision:	<b>17996</b>	Prior Sale Price:	<b>\$18,500</b>	Air Cond:	
Rec Date:	<b>09/15/2014</b>	Prior Sale Type:	<b>FULL</b>	Style:	<b>CONVENTIONAL</b>
Sale Date:	<b>04/16/2014</b>	Acres:	<b>0.14</b>	Fireplace:	<b>/</b>
Sale Price:	<b>\$260,000</b>	Lot Area:	<b>6,000</b>	Pool:	
Sale Type:	<b>FULL</b>	# of Stories:	<b>1.00</b>	Roof Mat:	<b>GRAVEL &amp; ROCK</b>
Document #:	<b>971758</b>	Park Area/Cap#:	<b>/ 2</b>	Parking:	<b>PARKING AVAIL</b>
1st Mtg Amt:	<b>\$195,000</b>				
Total Value:	<b>\$57,557</b>				
Land Use:	<b>SFR</b>				

Comp #:13 Distance From Subject:0.49 (miles)

Address:	<b>14915 OSWALD ST, SYLMAR, CA 91342-3840</b>	Map Reference:	<b>2-D4 / 481-H5</b>	Living Area:	<b>1,378</b>
Owner Name:	<b>ECHEVERRIA JOSUE A &amp; CLAUDIA V</b>	Census Tract:	<b>1065.20</b>	Total Rooms:	<b>7</b>
Seller Name:	<b>LEOS BRITTANY</b>				
APN:	<b>2506-005-010</b>				
County:	<b>LOS ANGELES, CA</b>				

Subdivision:	<b>18320</b>	Zoning:	<b>LAR1</b>	Bedrooms:	<b>4</b>
Rec Date:	<b>07/01/2014</b>	Prior Rec Date:	<b>10/18/2013</b>	Bath(F/H):	<b>2 /</b>
Sale Date:	<b>06/09/2014</b>	Prior Sale Date:	<b>10/08/2013</b>	Yr Built/Eff:	<b>1954 / 1955</b>
Sale Price:	<b>\$400,000</b>	Prior Sale Price:	<b>\$200,000</b>	Air Cond:	<b>EVAP COOLER</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Style:	<b>CONVENTIONAL</b>
Document #:	<b>676860</b>	Acres:	<b>0.14</b>	Fireplace:	<b>Y / 1</b>
1st Mtg Amt:	<b>\$399,900</b>	Lot Area:	<b>6,060</b>	Pool:	
Total Value:	<b>\$200,000</b>	# of Stories:	<b>1.00</b>	Roof Mat:	<b>GRAVEL &amp; ROCK</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/ 2</b>	Parking:	<b>PARKING AVAIL</b>

# EXHIBIT D

ASSIGNED INSPECTOR: JOHN HAMILTON  
JOB ADDRESS: 14527 WEST LYLE STREET, LOS ANGELES, CA  
ASSESSORS PARCEL NO. (APN): 2505-016-021

Date: January 15, 2015

CASE#: 203759  
ORDER NO: A-1520664

EFFECTIVE DATE OF ORDER TO COMPLY: July 23, 2007  
COMPLIANCE EXPECTED DATE: August 22, 2007  
DATE COMPLIANCE OBTAINED: No Compliance to Date

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

### VIOLATIONS:

SEE ATTACHED ORDER # A-1520664

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

MARSHA L. BROWN  
PRESIDENT

PEDRO BIRBA  
VICE-PRESIDENT

VAN AMBATIELOS  
HELENA JUBANY  
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

ANDREW A. ADELMAN, P.E.  
GENERAL MANAGER

RAYMOND CHAN  
EXECUTIVE OFFICER

SUBSTANDARD ORDER

HERNANDEZ, JULIA A  
14527 LYLE ST  
SYLMAR, CA 91342

CASE #: 203759  
ORDER #: A-1520664  
EFFECTIVE DATE: July 23, 2007  
COMPLIANCE DATE: August 22, 2007

On 7-20-07 the  
undersigned mailed this notice by  
regular mail, postage prepaid, to  
the addressee as shown on the last  
equalized assessment roll.  
*KM*

OWNER OF  
SITE ADDRESS: 14527 W LYLE ST  
ASSESSORS PARCEL NO.: 2505-016-021  
ZONE: R1; One-Family Zone

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 garage has been converted to a dwelling without the required permits and approvals.

You are therefore ordered to: 1) Discontinue the use of the garage 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), 91.8105, 91.103.1 of the L.A.M.C.

2. Building(s) or portion(s) of building occupied for living, sleeping, cooking or dining purposes which were not designed or intended to be used for such occupancies.

You are therefore ordered to: 1) Discontinue the use of all building(s) or portion(s) thereof which are occupied for living, sleeping, cooking or dining purposes and which were not designed or intended to be used for such occupancies.  
2) Demolish and remove all construction work performed without the required permit(s).  
3) Restore the building(s) or portion(s) thereof to its originally approved condition.

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

3. The approximate 25'x25' carport has been 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 make the structure(s) comply with all requirements of the L.A.M.C.



CODE ENFORCEMENT BUREAU  
1-888-LA4-BUILD (1-888-524-2845)  
www.ladbs.org

101115200757105

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, 12.21A.1.(a) of the L.A.M.C.

Comments: Reopen expired permit and call for inspections and obtain a certificate of occupancy.

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

**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.

**NON-COMPLIANCE FEE WARNING:**

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 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 NOTICE, MAY RESULT IN A LATE CHARGE OF TWO (2) TIMES THE NON-COMPLIANCE FEE PLUS A 50 PERCENT COLLECTION FEE.

**NOTIFICATION OF THE HOUSING DEPARTMENT:**

The Department of Building and Safety is required by law to refer to the Housing Department any building containing an untenable residential unit. Failure to correct the deficiencies noted on this order will subject this property and units to inclusion in the City of Los Angeles Rent Reduction Program and Rent Escrow Account Program. Section 152.03 and 151.06.5 L.A.M.C.

If you have any questions or require any additional information please feel free to contact me at (818)374-9856. Office hours are 7:00 a.m. to 5:00 p.m. Monday through Friday.

Inspector:



JOHN HAMILTON  
14410 SYLVAN STREET SUITE 105  
VAN NUYS, CA 91401  
(818)374-9856

Date: July 17, 2007

  
REVIEWED BY

# EXHIBIT D

ASSIGNED INSPECTOR: **JOHN HAMILTON**  
JOB ADDRESS: **14527 WEST LYLE STREET, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **2505-016-021**

Date: **January 15, 2015**

CASE#: **203759**  
ORDER NO: **A-1769183**

EFFECTIVE DATE OF ORDER TO COMPLY: **April 24, 2008**  
COMPLIANCE EXPECTED DATE: **May 24, 2008**  
DATE COMPLIANCE OBTAINED: **No Compliance to Date**

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

### **VIOLATIONS:**

SEE ATTACHED ORDER # A-1769183

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

MARSHA L. BROWN  
PRESIDENT

PEDRO BIRBA  
VICE-PRESIDENT

VAN AMBATIELOS  
HELENA JUBANY  
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

ANDREW A. ADELMAN, P.E.  
GENERAL MANAGER

RAYMOND CHAN  
EXECUTIVE OFFICER

SUBSTANDARD ORDER

On 4/24/08 the  
Date

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

CASE #: 203759  
ORDER #: A-1769183  
EFFECTIVE DATE: April 24, 2008  
COMPLIANCE DATE: May 24, 2008

HERNANDEZ, JULIA A  
14527 LYLE ST  
SYLMAR, CA 91342

Signature

OWNER OF  
SITE ADDRESS: 14527 W LYLE ST  
ASSESSORS PARCEL NO.: 2505-016-021  
ZONE: R1; One-Family Zone

1010016200877040

This order is a supplement to any and all preceding orders issued by the Department of Building and Safety relative to the case number noted above. You are hereby required to comply with the terms of this and all preceding orders.

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. Failure to comply with a valid department order.

You are therefore ordered to: Comply with Department Order #1520664 with an effective date of 7/23/07.  
Code Section(s) in Violation: 91.103.3, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

2. The garage has been converted to a dwelling without the required permits and approvals.

You are therefore ordered to: 1) Discontinue the use of the garage 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), 91.8105, 91.103.1 of the L.A.M.C.

3. Building(s) or portion(s) of building occupied for living, sleeping, cooking or dining purposes which were not designed or intended to be used for such occupancies.

You are therefore ordered to: 1) Discontinue the use of all building(s) or portion(s) thereof which are occupied for living, sleeping, cooking or dining purposes and which were not designed or intended to be used for such occupancies.  
2) Demolish and remove all construction work performed without the required permit(s).  
3) Restore the building(s) or portion(s) thereof to its originally approved condition.

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



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

**4. The approximate 25'x25' carport has been 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 make the structure(s) comply with all requirements of the L.A.M.C.

Code Section(s) in Violation: 91.8105, 91.106.1.1, 91.106.1.2, 91.108.4, 91.106.3.2, 91.103.1, 93.0104, 94.103.1.1, 95.112.1, 12.21A.1.(a) of the L.A.M.C.

Comments: Reopen expired permit and call for inspections and obtain a certificate of occupancy.

**5. The enclosing of a permitted carport is being 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 make the structure(s) comply with all requirements of the L.A.M.C.

Code Section(s) in Violation: 91.8105, 91.106.1.1, 91.106.1.2, 91.108.4, 91.106.3.2, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

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

**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.

**NON-COMPLIANCE FEE WARNING:**

A proposed noncompliance fee in the amount of \$100.00 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 NOTICE, MAY RESULT IN A LATE CHARGE OF TWO (2) TIMES THE NON-COMPLIANCE FEE PLUS A 50 PERCENT COLLECTION FEE.

**NOTIFICATION OF THE HOUSING DEPARTMENT:**

The Department of Building and Safety is required by law to refer to the Housing Department any building containing an untenable residential unit. Failure to correct the deficiencies noted on this order will subject this property and units to inclusion in the City of Los Angeles Rent Reduction Program and Rent Escrow Account Program. Section 152.03 and 151.06.5 L.A.M.C.

If you have any questions or require any additional information please feel free to contact me at (818)374-9856.  
Office hours are 7:00 a.m. to 5:00 p.m. Monday through Friday.

Inspector: *John Hamilton*

Date: April 18, 2008

JOHN HAMILTON  
14410 SYLVAN STREET SUITE 105  
VAN NUYS, CA 91401  
(818)374-9856

*ASR*  
REVIEWED BY

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