

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: **14436 WEST KINGSBURY STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2617-010-017**

On April 6, 2011, 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: **14436 West Kingsbury 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 April 6, 2011, 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
Accumulated Interest (1%/month)	169.57
Title Report fee	42.00
Grand Total	\$ 567.73

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 **\$567.73** 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 **\$567.73** 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
Steve Ongele
Chief, Resource Management Bureau

Lien confirmed by
City Council on:

ATTEST: HOLLY L. WOLCOTT, CITY CLERK

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. T10654
Dated as of: 08/13/2014

Prepared for: City of Los Angeles

SCHEDULE A (Reported Property Information)

APN #: 2617-010-017

Property Address: 14436 W KINGSBURY ST ✓ City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Instrument QUITCLAIM DEED

Grantor: ROSARIO OLIVAS PRIETO, A SINGLE MAN AND MARGARITA AGUIAR, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY

Grantee: JOSE ANTONIO AGUIAR AND MARGARITA AGUIAR, HUSBAND AND WIFE AS JOINT TENANTS

Instrument: 98 2119429

Book/Page: N/A

Dated: 11/05/1998

Recorded: 11/19/1998

MAILING ADDRESS: MR. AND MRS. JOSE AGUIAR
14436 KINGSBURY STREET MISSION HILLS, CA 91345

SCHEDULE B

LEGAL DESCRIPTION

LOT 49 OF TRACT 20145, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 552, PAGE(S) 26-29, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

MORTGAGES/LIENS

Type of Instrument DEED OF TRUST

Trustor/Mortgagor: JOSE ANTONIO AGUIAR AND MARGARTIA AGUIAR, HUSBAND AND WIFE AS JOINT TENANTS

Lender/Beneficiary: MERS AS NOMINEE FOR CITIBANK, N.A.

Trustee: VERDUGO TRUSTEE SERVICE CORPORATION

Instrument: 20120870264

Book/Page: N/A

Amount: \$339,596

Open Ended: NO

Dated: 05/25/2012

Recorded: 06/12/2012

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

Work Order No. T10654

SCHEDULE B (Continued)

Maturity Date: 06/01/2042

MAILING ADDRESS: CHICAGO TITLE SERVICELINK DIVISION
4000 INDUSTRIAL BLVD ALIQUIPPA, PA 15001

ADDITIONAL MAILING ADDRESS: CITIBANK, N.A. 1000 TECHNOLOGY DRIVE MS
945 O' FALLON, MO 63368-2240

MAILING ADDRESS: JOSE ANTONIO AGUIAR AND MARGARTIA AGUIAR, ^{OWNER}
HUSBAND AND WIFE AS JOINT TENANTS 9939 MISSION HILLS ESTATES CT,
MISSION HILLS, CA 91345-3169

MAILING ADDRESS: CITIBANK, N.A. 1000 TECHNOLOTY DRIVE O'FALLON, MO
63368-2240

MAILING ADDRESS: "MERS" MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC. P.O. BOX 2026, FLINT, MI 48501-2026

98 2119429

TITLE COMPANY
RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO:
Mr. and Mrs. Jose Aguiar
14436 Kingsbury Street
Mission Hills, CA 91345

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
NOV 19 1998 AT 8 A.M.

A.P.N.: 2617-010-017 Order No.: 1818995-06 Space Above This Line for Recorder's Use Only Escrow No.: 5720-C

QUITCLAIM DEED

FEE \$10 U
2

THE UNDERSIGNED GRANTOR(S) DECLARE(S) DOCUMENTARY TRANSFER TAX \$NONE *Gift*
[] computed on full value of property conveyed, or
[] computed on full value less value of liens or encumbrances remaining at time of sale,
[] unincorporated area: [] City of Los Angeles, and

FOR A VALUABLE CONSIDERATION, Receipt of which is hereby acknowledged,
Rosario Olivas Prieto, a single man and Margarita Aguiar, a married woman as her sole and separate property

hereby remise, release and forever quitclaim to
Jose Antonio Aguiar and Margarita Aguiar, husband and wife as Joint Tenants.

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

Lot 49 of Tract 20145, in the City of Los Angeles, County of Los Angeles, State of California as per map recorded in Book 552, Page(s) 26-29, of Maps in the Office of the County Recorder of said County.

Rosario Olivas Prieto *Margarita Aguiar*
Rosario Olivas Prieto Margarita Aguiar

Document Date: November 5, 1998

STATE OF CALIFORNIA,)
COUNTY OF Los Angeles)
On Nov 9 1998 before me, ERICK CORNEJO (Notary Public)
personally appeared Rosario O Prieto & Margarita Aguiar
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 he/she/their signature(s) on the instrument is/are the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument
WITNESS my hand and official seal

Signature *[Handwritten Signature]*

ERICK CORNEJO
COMB # 104751
Notary Public - California
LOS ANGELES COUNTY
My Comm. Expires JAN 19, 1999

Mail Tax Statement to SAME AS ABOVE or Address Noted Below

Recording Requested By:
Citibank, N.A.

Recording Requested By & Return To:
Chicago Title ServiceLink Division
4000 Industrial Blvd 17112619
Aliquippa, PA 15001 18283615

Prepared By:
Citibank, N.A.
1000 Technology Drive
MS 945
O' Fallon, MO 63368-2240

[Space Above This Line For Recording Data]

DEED OF TRUST

MIN 100011511230200223

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

(A) "Security Instrument" means this document, which is dated May 25, 2012 together with all Riders to this document.

(B) "Borrower" is JOSE ANTONIO AGUIAR AND MARGARITA AGUIAR, HUSBAND AND WIFE AS JOINT TENANTS

Borrower's address is 9939 MISSION HILLS ESTATES CT, MISSION HILLS, CA 91345-3169

Borrower is the trustor under this Security Instrument.

(C) "Lender" is Citibank, N.A.

Lender is a Corporation organized and existing under the laws of the United States

001123020022

CALIFORNIA-Single Family-Fannie Mae/Freddie Mac UNIFORM INSTRUMENT WITH MERS

Form 3005 1/01

Wolters Kluwer Financial Services

VMP®-SA(CA) (0711)

Page 1 of 15

Initials: *AAA*

AAA



Citibank 3.2.58.17 V4

Lender's address is 1000 Technology Drive O'Fallon , MO 63368-2240

(D) "Trustee" is Verdugo Trustee Service Corporation

(E) "MERS" is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as a nominee for Lender and Lender's successors and assigns. MERS is the beneficiary under this Security Instrument. MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS.

(F) "Note" means the promissory note signed by Borrower and dated May 25, 2012

The Note states that Borrower owes Lender Three Hundred Thirty Nine Thousand Five Hundred Ninety Six Dollars (U.S. \$339,596.00) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than 06/01/2042

(G) "Property" means the property that is described below under the heading "Transfer of Rights in the Property."

(H) "Loan" means the debt evidenced by the Note, plus interest, any prepayment charges and late charges due under the Note, and all sums due under this Security Instrument, plus interest.

(I) "Riders" means all Riders to this Security Instrument that are executed by Borrower. The following Riders are to be executed by Borrower [check box as applicable]:

- Adjustable Rate Rider
- Balloon Rider
- VA Rider
- Condominium Rider
- Planned Unit Development Rider
- Biweekly Payment Rider
- Second Home Rider
- 1-4 Family Rider
- Other(s) [specify] Schedule "A"

(J) "Applicable Law" means all controlling applicable federal, state and local statutes, regulations, ordinances and administrative rules and orders (that have the effect of law) as well as all applicable final, non-appealable judicial opinions.

(K) "Community Association Dues, Fees, and Assessments" means all dues, fees, assessments and other charges that are imposed on Borrower or the Property by a condominium association, homeowners association or similar organization.

(L) "Electronic Funds Transfer" means any transfer of funds, other than a transaction originated by check, draft, or similar paper instrument, which is initiated through an electronic terminal, telephonic instrument, computer, or magnetic tape so as to order, instruct, or authorize a financial institution to debit or credit an account. Such term includes, but is not limited to, point-of-sale transfers, automated teller machine transactions, transfers initiated by telephone, wire transfers, and automated clearinghouse transfers.

(M) "Escrow Items" means those items that are described in Section 3.

(N) "Miscellaneous Proceeds" means any compensation, settlement, award of damages, or proceeds paid by any third party (other than insurance proceeds paid under the coverages described in Section 5) for: (i) damage to, or destruction of, the Property; (ii) condemnation or other taking of all or any part of the Property; (iii) conveyance in lieu of condemnation; or (iv) misrepresentations of, or omissions as to, the value and/or condition of the Property.

(O) "Mortgage Insurance" means insurance protecting Lender against the nonpayment of, or default on, the Loan.

(P) "Periodic Payment" means the regularly scheduled amount due for (i) principal and interest under the Note, plus (ii) any amounts under Section 3 of this Security Instrument.

001123020022

CALIFORNIA- Single Family-Fannie Mae/Freddie Mac UNIFORM INSTRUMENT WITH MERS
VMP®-8A(CA) (07-11)

Page 2 of 15

Initials: *MA*

J.A.A

Form 3005 1/01

Citibank 3.2.58.17 V4

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of Los Angeles

On May 25, 2012 before me, Dina Nagi Nashed, Notary Public
(Here insert name and title of the officer)

personally appeared Jose Antonio Aguiar and Margarita Aguiar

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.

Dina Nagi Nashed
Signature of Notary Public

(Notary Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date _____

(Additional information)

CAPACITY CLAIMED BY THE SIGNER

- Individual (s)
- Corporate Officer

(Title)

- Partner(s)
- Attorney-in-Fact
- Trustee(s)
- Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he~~/she/~~they~~, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - Indicate title or type of attached document, number of pages and date.
 - Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document

EXHIBIT B

ASSIGNED INSPECTOR: **JOHN HAMILTON**

Date: **January 15, 2015**

JOB ADDRESS: **14436 WEST KINGSBURY STREET, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2617-010-017**

Last Full Title: **08/13/2014**

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1). JOSE A. AND MARGARITA AGUIAR
14436 KINGSBURY STREET
MISSION HILLS, CA. 91345-2309
CAPACITY: OWNERS

- 2). JOSE A. AND MARGARITA AGUIAR
9939 MISSION HILLS ESTATES COURT
MISSION HILLS, CA. 91345-3169
CAPACITY: OWNERS

- 3). CHICAGO TITLE SERVICELINK DIVISION
4000 INDUSTRIAL BLVD.
ALIQUIPPA, PA. 15001
CAPACITY: INTERESTED PARTIES

- 4). CITIBANK, NA
1000 TECHNOLOGY DRIVE, MS 945
O'FALLON, MO. 63368-2240
CAPACITY: INTERESTED PARTIES

- 5). MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.
P.O. BOX 2026
FLINT, MI. 48501-2026
CAPACITY: INTERESTED PARTIES

Property Detail Report

For Property Located At :
14436 KINGSBURY ST, MISSION HILLS, CA 91345-2309

**Owner Information**

Owner Name: **AGUIAR JOSE A & MARGARITA**
 Mailing Address: **9939 MISSION HILLS ESTATES CT, MISSION HILLS CA 91345-3169 C056**
 Vesting Codes: **HW //**

Location Information

Legal Description:	TRACT # 20145 LOT 49	APN:	2617-010-017
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	1096.01 / 3	Subdivision:	20145
Township-Range-Sect:		Map Reference:	8-E2 / 502-A3
Legal Book/Page:	552-26	Tract #:	20145
Legal Lot:	49	School District:	LOS ANGELES
Legal Block:		School District Name:	
Market Area:	MHS	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	11/19/1998 / 11/05/1998	Deed Type:	QUIT CLAIM DEED
Sale Price:		1st Mtg Document #:	2119430
Document #:	2119429		

Last Market Sale Information

Recording/Sale Date:	08/14/1992 / 06/1992	1st Mtg Amount/Type:	\$163,800 / CONV
Sale Price:	\$182,000	1st Mtg Int. Rate/Type:	/ FIXED
Sale Type:	FULL	1st Mtg Document #:	/
Document #:	1520651	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$123.22
New Construction:		Multi/Split Sale:	
Title Company:			
Lender:	DIRECTORS MTG CO		
Seller Name:	COHEN STEVEN		

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:	1,477	Garage Area:		Heat Type:	CENTRAL
Tot Adj Area:		Garage Capacity:	2	Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:	6	Basement Area:		Patio Type:	PATIO
Bedrooms:	3	Finish Bsmnt Area:		Pool:	
Bath(F/H):	2 /	Basement Type:		Air Cond:	EVAP COOLER
Year Built / Eff:	1955 / 1956	Roof Type:		Style:	CONVENTIONAL
Fireplace:	Y / 1	Foundation:	RAISED	Quality:	AVERAGE
# of Stories:	1.00	Roof Material:	COMPOSITION	Condition:	AVERAGE
			SHINGLE		
Other Improvements:	FENCE;ADDITION				

Site Information

Zoning:	LARS	Acres:	0.18	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	7,674	Lot Width/Depth:	62 x 121	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$223,312	Assessed Year:	2014	Property Tax:	\$2,871.39
Land Value:	\$108,006	Improved %:	52%	Tax Area:	16
Improvement Value:	\$115,306	Tax Year:	2014	Tax Exemption:	HOMEOWNER
Total Taxable Value:	\$216,312				

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

14436 KINGSBURY ST, MISSION HILLS, CA 91345-2309

13 Comparable(s) Selected.

Report Date: 01/08/2015

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$182,000	\$350,000	\$429,000	\$401,885
Bldg/Living Area	1,477	1,264	1,488	1,327
Price/Sqft	\$123.22	\$271.43	\$336.23	\$303.57
Year Built	1955	1954	1979	1957
Lot Area	7,674	6,009	11,583	8,402
Bedrooms	3	3	4	3
Bathrooms/Restrooms	2	2	3	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$223,312	\$60,356	\$369,000	\$252,350
Distance From Subject	0.00	0.03	0.41	0.24

*= user supplied for search only

Comp #: 1		Distance From Subject: 0.03 (miles)	
Address: 14411 KINGSBURY ST, MISSION HILLS, CA 91345-2338			
Owner Name: CRUZ FERNANDO			
Seller Name: TAYLOR DERICK L			
APN: 2617-008-033	Map Reference: 8-D2 / 502-A3	Living Area: 1,488	
County: LOS ANGELES, CA	Census Tract: 1096.01	Total Rooms: 6	
Subdivision:	Zoning: LARS	Bedrooms: 3	
Rec Date: 09/23/2014	Prior Rec Date: 04/20/2007	Bath(F/H): 3 /	
Sale Date: 08/18/2014	Prior Sale Date: 03/07/2007	Yr Built/Eff: 1979 / 1986	
Sale Price: \$410,000	Prior Sale Price: \$515,000	Air Cond: CENTRAL	
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL	
Document #: 1005189	Acres: 0.23	Fireplace: Y / 1	
1st Mtg Amt: \$402,573	Lot Area: 9,862	Pool: POOL	
Total Value: \$369,000	# of Stories: 1.00	Roof Mat: COMPOSITION SHINGLE	
Land Use: SFR	Park Area/Cap#: / 2	Parking: PARKING AVAIL	

Comp #: 2		Distance From Subject: 0.1 (miles)	
Address: 14326 GERMAIN ST, MISSION HILLS, CA 91345-2303			
Owner Name: ORELLANA JOSIMAR J & VALERIA R			
Seller Name: ALOYAN ARUTYUN			
APN: 2617-011-013	Map Reference: 8-E2 / 502-A3	Living Area: 1,358	
County: LOS ANGELES, CA	Census Tract: 1096.01	Total Rooms: 6	
Subdivision: 20145	Zoning: LARS	Bedrooms: 3	
Rec Date: 04/11/2014	Prior Rec Date: 06/12/2009	Bath(F/H): 2 /	
Sale Date: 04/07/2014	Prior Sale Date: 05/26/2009	Yr Built/Eff: 1955 / 1955	
Sale Price: \$418,000	Prior Sale Price: \$300,000	Air Cond: EVAP COOLER	
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL	
Document #: 368403	Acres: 0.26	Fireplace: /	
1st Mtg Amt: \$410,428	Lot Area: 11,538	Pool: POOL	
Total Value: \$319,232	# of Stories: 1.00	Roof Mat: COMPOSITION SHINGLE	
Land Use: SFR	Park Area/Cap#: / 2	Parking: ATTACHED GARAGE	

Comp #: 3		Distance From Subject: 0.11 (miles)	
Address: 10607 LEV AVE, MISSION HILLS, CA 91345-2312			
Owner Name: DEL CID RANDY & JESSICA P			
Seller Name: RANCHO HORIZON LLC			
APN: 2617-009-022	Map Reference: 8-D2 / 502-A3	Living Area: 1,358	
County: LOS ANGELES, CA	Census Tract: 1096.01	Total Rooms: 6	
Subdivision: 20145	Zoning: LARS	Bedrooms: 3	
Rec Date: 09/26/2014	Prior Rec Date: 07/08/2008	Bath(F/H): 2 /	
Sale Date: 08/29/2014	Prior Sale Date: 05/27/2008	Yr Built/Eff: 1955 / 1955	
Sale Price: \$429,000	Prior Sale Price: \$335,000	Air Cond:	

Sale Type:	FULL	Prior Sale Type:	UNKNOWN	Style:	CONVENTIONAL
Document #:	1023948	Acres:	0.16	Fireplace:	/
1st Mtg Amt:	\$438,223	Lot Area:	7,125	Pool:	
Total Value:	\$351,910	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:	4				Distance From Subject:	0.19 (miles)
Address:	10569 ARLETA AVE, MISSION HILLS, CA 91345-2336					
Owner Name:	CHAIRES DANIEL/GUTIERREZ MELINA					
Seller Name:	KHADER KAYS					
APN:	2648-018-021	Map Reference:	8-D2 / 502-A3	Living Area:	1,275	
County:	LOS ANGELES, CA	Census Tract:	1096.01	Total Rooms:	5	
Subdivision:	15725	Zoning:	LARS	Bedrooms:	3	
Rec Date:	09/10/2014	Prior Rec Date:	02/10/2014	Bath(F/H):	2 /	
Sale Date:	09/08/2014	Prior Sale Date:	01/15/2014	Yr Built/Eff:	1955 / 1955	
Sale Price:	\$416,000	Prior Sale Price:	\$299,000	Air Cond:	EVAP COOLER	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL	
Document #:	948994	Acres:	0.17	Fireplace:	/	
1st Mtg Amt:	\$391,483	Lot Area:	7,199	Pool:		
Total Value:	\$279,000	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE	
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL	

Comp #:	5				Distance From Subject:	0.2 (miles)
Address:	14227 MINNEHAHA ST, MISSION HILLS, CA 91345-2315					
Owner Name:	MERIDA JOSUE A					
Seller Name:	CONTRERAS-GAINES STEPHANIE M					
APN:	2617-012-018	Map Reference:	8-E2 / 502-A3	Living Area:	1,358	
County:	LOS ANGELES, CA	Census Tract:	1096.01	Total Rooms:	6	
Subdivision:	20145	Zoning:	LARS	Bedrooms:	3	
Rec Date:	05/23/2014	Prior Rec Date:	12/31/2001	Bath(F/H):	2 /	
Sale Date:	04/21/2014	Prior Sale Date:	12/05/2001	Yr Built/Eff:	1955 / 1955	
Sale Price:	\$385,500	Prior Sale Price:	\$229,000	Air Cond:	EVAP COOLER	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL	
Document #:	535912	Acres:	0.17	Fireplace:	/	
1st Mtg Amt:	\$371,387	Lot Area:	7,491	Pool:		
Total Value:	\$275,961	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE	
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	ATTACHED GARAGE	

Comp #:	6				Distance From Subject:	0.21 (miles)
Address:	14267 MINNEHAHA ST, MISSION HILLS, CA 91345-2315					
Owner Name:	GABISON DANIELLE					
Seller Name:	MOA REAL ESTATE INC					
APN:	2617-012-026	Map Reference:	8-E2 / 502-A3	Living Area:	1,358	
County:	LOS ANGELES, CA	Census Tract:	1096.01	Total Rooms:	6	
Subdivision:	20145	Zoning:	LARS	Bedrooms:	3	
Rec Date:	06/23/2014	Prior Rec Date:	05/16/2014	Bath(F/H):	2 /	
Sale Date:	06/03/2014	Prior Sale Date:	04/26/2014	Yr Built/Eff:	1955 / 1955	
Sale Price:	\$380,000	Prior Sale Price:	\$332,000	Air Cond:		
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL	
Document #:	646774	Acres:	0.17	Fireplace:	Y / 1	
1st Mtg Amt:	\$183,150	Lot Area:	7,499	Pool:	POOL	
Total Value:	\$72,504	# of Stories:	1.00	Roof Mat:	WOOD SHAKE	
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL	

Comp #:	7				Distance From Subject:	0.24 (miles)
Address:	14434 SAN JOSE ST, MISSION HILLS, CA 91345-2230					
Owner Name:	SORIANO LAWRENCE V & YESENIA					
Seller Name:	14434 SAN JOSE LLC					
APN:	2648-021-007	Map Reference:	8-D2 / 502-A3	Living Area:	1,264	
County:	LOS ANGELES, CA	Census Tract:	1096.01	Total Rooms:	6	
Subdivision:	15725	Zoning:	LARS	Bedrooms:	3	
Rec Date:	05/02/2014	Prior Rec Date:	12/18/2013	Bath(F/H):	2 /	
Sale Date:	04/25/2014	Prior Sale Date:	11/22/2013	Yr Built/Eff:	1955 / 1955	
Sale Price:	\$425,000	Prior Sale Price:	\$311,000	Air Cond:	EVAP COOLER	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL	
Document #:	457904	Acres:	0.17	Fireplace:	/	
1st Mtg Amt:	\$417,302	Lot Area:	7,502	Pool:		
Total Value:	\$311,000	# of Stories:	1.00	Roof Mat:	GRAVEL & ROCK	
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL	

Comp #:	8				Distance From Subject:	0.27 (miles)
Address:	14540 SAN JOSE ST, MISSION HILLS, CA 91345-2232					
Owner Name:	OSORIO JESSICA V/OSORIO ROCIO D					
Seller Name:	FLORES JULIE					
APN:	2648-021-015	Map Reference:	8-D2 / 502-A3	Living Area:	1,264	
County:	LOS ANGELES, CA	Census Tract:	1096.01	Total Rooms:	6	
Subdivision:	15725	Zoning:	LARS	Bedrooms:	3	
Rec Date:	04/14/2014	Prior Rec Date:	08/14/1997	Bath(F/H):	2 /	

Sale Date:	04/06/2014	Prior Sale Date:		Yr Built/Eff:	1955 / 1955
Sale Price:	\$425,000	Prior Sale Price:	\$143,000	Air Cond:	EVAP COOLER
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	375490	Acres:	0.27	Fireplace:	/
1st Mtg Amt:	\$409,206	Lot Area:	11,583	Pool:	POOL
Total Value:	\$186,250	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	ATTACHED GARAGE

Comp #:9				Distance From Subject:0.28 (miles)	
Address:	10838 ARLETA AVE, MISSION HILLS, CA 91345-1803				
Owner Name:	GRAJEDA FRANCISCO/RIOS LORENA				
Seller Name:	WHEELER CLIFTON TRUST				
APN:	2615-026-016	Map Reference:	8-D2 / 501-J2	Living Area:	1,400
County:	LOS ANGELES, CA	Census Tract:	1094.00	Total Rooms:	5
Subdivision:	21132	Zoning:	LARS	Bedrooms:	3
Rec Date:	11/19/2014	Prior Rec Date:		Bath(F/H):	2 /
Sale Date:	10/16/2014	Prior Sale Date:		Yr Built/Eff:	1959 / 1959
Sale Price:	\$380,000	Prior Sale Price:		Air Cond:	
Sale Type:	FULL	Prior Sale Type:		Style:	CONVENTIONAL
Document #:	1241165	Acres:	0.18	Fireplace:	Y / 1
1st Mtg Amt:	\$342,000	Lot Area:	7,950	Pool:	
Total Value:	\$60,356	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:10				Distance From Subject:0.32 (miles)	
Address:	10529 WINNEBAGO AVE, MISSION HILLS, CA 91345-2242				
Owner Name:	CARDENAS MAYRA R P				
Seller Name:	SIRICHET SOMSAK				
APN:	2648-019-031	Map Reference:	8-D2 / 501-J3	Living Area:	1,264
County:	LOS ANGELES, CA	Census Tract:	1096.01	Total Rooms:	6
Subdivision:	15725	Zoning:	LARS	Bedrooms:	3
Rec Date:	07/01/2014	Prior Rec Date:	12/23/2009	Bath(F/H):	2 /
Sale Date:	06/05/2014	Prior Sale Date:	11/20/2009	Yr Built/Eff:	1955 / 1955
Sale Price:	\$406,000	Prior Sale Price:	\$312,000	Air Cond:	EVAP COOLER
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	680267	Acres:	0.22	Fireplace:	/
1st Mtg Amt:	\$365,400	Lot Area:	9,746	Pool:	
Total Value:	\$328,530	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:11				Distance From Subject:0.34 (miles)	
Address:	14718 KINGSBURY ST, MISSION HILLS, CA 91345-2224				
Owner Name:	LOERA TOM				
Seller Name:	DU VALL J E LIVING TRUST				
APN:	2648-016-012	Map Reference:	8-D2 / 501-J3	Living Area:	1,264
County:	LOS ANGELES, CA	Census Tract:	1096.01	Total Rooms:	5
Subdivision:	18857	Zoning:	LARS	Bedrooms:	3
Rec Date:	08/29/2014	Prior Rec Date:		Bath(F/H):	2 /
Sale Date:	08/01/2014	Prior Sale Date:		Yr Built/Eff:	1954 / 1954
Sale Price:	\$350,000	Prior Sale Price:		Air Cond:	EVAP COOLER
Sale Type:	FULL	Prior Sale Type:		Style:	CONVENTIONAL
Document #:	914212	Acres:	0.19	Fireplace:	/
1st Mtg Amt:		Lot Area:	8,101	Pool:	
Total Value:	\$68,323	# of Stories:	1.00	Roof Mat:	GRAVEL & ROCK
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:12				Distance From Subject:0.4 (miles)	
Address:	14235 DAVENTRY ST, ARLETA, CA 91331-4422				
Owner Name:	CANTER ALAN/MACIAS LORENA				
Seller Name:	RADICAL ENTS INC				
APN:	2617-015-022	Map Reference:	8-E3 / 502-A3	Living Area:	1,264
County:	LOS ANGELES, CA	Census Tract:	1192.02	Total Rooms:	6
Subdivision:	19374	Zoning:	LAR1	Bedrooms:	3
Rec Date:	11/21/2014	Prior Rec Date:	06/17/2014	Bath(F/H):	2 /
Sale Date:	11/14/2014	Prior Sale Date:	06/05/2014	Yr Built/Eff:	1956 / 1956
Sale Price:	\$385,000	Prior Sale Price:	\$305,000	Air Cond:	EVAP COOLER
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	1255211	Acres:	0.14	Fireplace:	Y / 1
1st Mtg Amt:	\$365,750	Lot Area:	6,009	Pool:	
Total Value:	\$366,900	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:13				Distance From Subject:0.41 (miles)
Address:	14509 JAGUAR ST, MISSION HILLS, CA 91345-1731			
Owner Name:	CIFUENTES FRANCISCO D J			
Seller Name:	GARCIA JUAN R & CLAUDIA M			

APN:	2615-017-010	Map Reference:	8-D1 / 502-A2	Living Area:	1,336
County:	LOS ANGELES, CA	Census Tract:	1094.00	Total Rooms:	6
Subdivision:	15363	Zoning:	LARS	Bedrooms:	4
Rec Date:	09/16/2014	Prior Rec Date:	09/17/2010	Bath(F/H):	2 /
Sale Date:	09/08/2014	Prior Sale Date:	07/12/2010	Yr Built/Eff:	1955 / 1955
Sale Price:	\$415,000	Prior Sale Price:	\$279,000	Air Cond:	EVAP COOLER
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	977197	Acres:	0.17	Fireplace:	Y / 1
1st Mtg Amt:	\$407,483	Lot Area:	7,619	Pool:	
Total Value:	\$291,587	# of Stories:	1.00	Roof Mat:	GRAVEL & ROCK
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

EXHIBIT D

ASSIGNED INSPECTOR: **JOHN HAMILTON**

Date: **January 15, 2015**

JOB ADDRESS: **14436 WEST KINGSBURY STREET, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2617-010-017**

CASE#: **411576**

ORDER NO: **A-2740432**

EFFECTIVE DATE OF ORDER TO COMPLY: **April 6, 2011**

COMPLIANCE EXPECTED DATE: **May 6, 2011**

DATE COMPLIANCE OBTAINED: **January 9, 2012**

LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-2740432

20110404092

BOARD OF BUILDING AND SAFETY COMMISSIONERS

MARSHA L. BROWN PRESIDENT
VAN AMBATELOS VICE-PRESIDENT
VICTOR H. CUEVAS 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

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

ORDER TO COMPLY AND NOTICE OF FEE

AGUIAR, JOSE A AND MARGARITA
14436 KINGSBURY ST
MISSION HILLS, CA 91345

APR 04 2011

CASE #: 411576
ORDER #: A-2740432
EFFECTIVE DATE: April 06, 2011
COMPLIANCE DATE: May 06, 2011

On [Signature] 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: 14436 W KINGSBURY ST
ASSESSORS PARCEL NO.: 2617-010-017
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, YOU ARE ORDERED TO PAY THE CODE VIOLATION INSPECTION FEE (C.V.I.F) OF \$ 336.00 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:

VIOLATION(S):

- 1. Parking in the required front yard in a residential zone.

You are therefore ordered to 1) Discontinue the parking of vehicles in the required front yard of the RS zone.

Code Section(s) in Violation: 12.21A.1(a), 12.21A.6(a) and 12.21C.1(g) of the L.A.M.C.

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.



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

www.ladbs.org

INSPECTOR COPY

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)374-9856.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: *John Hamilton*

Date: April 04, 2011

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

G. D.
REVIEWED BY