

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

February 9, 2015

Council District: # 6

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

JOB ADDRESS: **14760 WEST GLEDHILL STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2650-030-014**

On April 14, 2013, 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: **14760 West Gledhill 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 March 15, 2013 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	550.00
Late Charge/Collection fee (250%)	2,215.00
Code Violation Investigation fee	336.00
System Development Surcharge	20.16
System Development Surcharge late fee	50.40
Accumulated Interest (1%/month)	265.73
Title Report fee	42.00
Grand Total	\$ 3,479.29

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 **\$3,479.29** 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 **\$3,479.29** 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

Lien confirmed by
City Council on:

ATTEST: HOLLY WOLCOTT, CITY CLERK

BY: _____
DEPUTY



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

Property Title Report

Work Order No. T10715
Dated as of: 08/13/2014

Prepared for: City of Los Angeles

SCHEDULE A **(Reported Property Information)**

APN #: 2650-030-014

Property Address: 14760 W GLEDHILL ST ✓ **City: Los Angeles** **County: Los Angeles**

VESTING INFORMATION

Type of Instrument GRANT DEED

Grantor: AIDA HIGH, A MARRIED WOMAN, AS HER SOLE AND SEPARATE PROPERTY

Grantee: HECTOR A. RODRIGUEZ, A SINGLE MAN

Instrument: 04/2076899

Book/Page: N/A

Dated: 07/14/2004

Recorded: 08/12/2004

MAILING ADDRESS: HECTOR A. RODRIGUEZ
14760 GLEDHILL STREET PANORAMA CITY, CA 91402

SCHEDULE B

LEGAL DESCRIPTION

LOT 137 OF TRACT NO. 20337 AS PER MAP RECORDED IN BOOK 541, PAGES 3 TO 13 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, CALIFORNIA.

MORTGAGES/LIENS

Type of Instrument DEED OF TRUST

Trustor/Mortgagor: HECTOR A. RODRIGUEZ A. SINGLE MAN

Lender/Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR INDYMAC BANK, F.S.B., A FEDERALLY CHARTERED SAVINGS BANK

Trustee: OLD REPUBLIC NATIONAL TITLE INSURANCE CO.

Instrument: 06/2424336

Book/Page: N/A

Amount: \$427,500.00

Open Ended: NO

Dated: 10/24/2006

Recorded: 11/01/2006

Maturity Date: 11/01/2036

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. T10715

SCHEDULE B (Continued)

MAILING ADDRESS: INDYMAC BANK, F.S.B., MANAGEMENT, BLDG B, 901 E 104TH ST, KANSAS CITY, MO 64131

MAILING ADDRESS: INDYMAC BANK, F.S.B., A FEDERALLY CHARTERED SAVINGS BANK, 155 NORTH LAKE AVENUE, PASADENA, CA 91101

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

SAID DEED OF TRUST IS SUBJECT TO A ASSIGNMENT OF DEED OF TRUST FROM IS MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR INDYMAC BANK, F.S.B. (ASSIGNOR) TO INDYMAC FEDERAL BANK, FSB (ASSIGNEE) DATED 04/16/2009, RECORDED 04/27/2009 AS INSTRUMENT NO. 20090609159

MAILING ADDRESS: NDEX WEST, L.L.C. 15000 SURVEYOR BOULEVARD, SUITE 500 ADDISON, TEXAS 75001-9013

SAID DEED OF TRUST IS FURTHER SUBJECT TO A SUBSTITUTION OF TRUSTEE DATED 04/20/2009, RECORDED 04/30/2009 AS INSTRUMENT NO. 20090631697

MAILING ADDRESS: NDEX WEST, L.L.C. 15000 SURVEYOR BOULEVARD, SUITE 500 ADDISON, TEXAS 75001-9013

SAID DEED OF TRUST IS SUBJECT TO A ASSIGNMENT OF DEED OF TRUST FROM INDYMAC FEDERAL BANK, FSB (ASSIGNOR) TO DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE OF THE INDYMAC INDX MORTGAGE TRUST 2007-FLXI MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-FLXI UNDER THE POOLING AND SERVICING AGREEMENT DATED JANUARY 1, 2007 (ASSIGNEE), DATED 06/01/2009, RECORDED 06/19/2009 AS INSTRUMENT NO. 20090925661

MAILING ADDRESS: NDEX WEST, L.L.C. 15000 SURVEYOR BOULEVARD, SUITE 500 ADDISON, TEXAS 75001-9013

SAID DEED OF TRUST IS FURTHER SUBJECT TO A NOTICE OF TRUSTEE'S SALE, DATED 12/10/2010, RECORDED 12/06/2010 AS INSTRUMENT NO. 20101788091.

MAILING ADDRESS: NDEX WEST, L.L.C. 15000 SURVEYOR BOULEVARD, SUITE 500 ADDISON, TEXAS 75001-9013

MAILING ADDRESS: PRIORITY POSTING & PUBLISHING, INC. 2 17501 IRVINE BLVD., SUITE ONE TUSTIN, CA 92780

SAID DEED OF TRUST IS FURTHER SUBJECT TO A HOME AFFORDABLE

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. T10715

SCHEDULE B (Continued)

MODIFICATION AGREEMENT DATED 09/21/2011, RECORDED 03/12/2012 AS
INSTRUMENT NO. 20120383497.

MAILING ADDRESS: INDECOMM GLOVAL SERVICES 2925 COUNTRY DRIVE ST.
PAUL, MN 55117

Type of Instrument DEED OF TRUST

Trustor/Mortgagor: HECTOR A. RODRIGUEZ, A SINGLE MAN

Lender/Beneficiary: AMERICAN GENERAL FINANCIAL SERVICES, INC.

Trustee: AG DOCUMENTATION SERVICES INC.

Instrument: 20070087734

Book/Page: N/A

Amount: \$32442.00

Open Ended: NO

Dated: 01/11/2007

Recorded: 01/17/2007

Maturity Date: 01/11/2037

MAILING ADDRESS: AMERICAN GENERAL FINANCIAL SERVICES, INC. 1129 SAN
FERNANDO RD SAN FERNANDO, CA 91340-3241

Type of Instrument MISCELLANEOUS

NOTICE OF PENDING LIEN DATED 07/31/2013, RECORDED 08/12/2013 AS
INSTRUMENT NO. 20131180550

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

ADDITIONAL MAILING ADDRESS: RODRIGUEZ HECTOR A 14760 GLEDHILL ST
PANORAMA CITY CA, 91402

8/12/04

FIRST SOUTHWESTERN TITLE
COMPANY OF CALIFORNIA

2

04 2076899

RECORDING REQUESTED BY:
First Southwestern Title Company

AND WHEN RECORDED MAIL TO:

Hector Rodriguez
14760 Gledhill Street
Panorama City, CA 91402

THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.: 56308

Escrow No.: 091163-MK

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$438.90 CITY TRANSFER TAX \$1,795.50

[X] 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 [X] City of Los Angeles AND

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Aida High, a Married Woman, as her sole and separate property

hereby GRANT(s) to:

Hector A. Rodriguez, a single man

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

Lot 137 of Tract No. 20337 as per Map recorded in Book 541, Pages 3 to 13 inclusive of Maps, in the Office of the County Recorder of Los Angeles County, California

Also Known as: 14760 Gledhill Street, Panorama City, CA 91402 SEE ATTACHED EXHIBIT A

AP#: 2650-030-014

DATED July 14, 2004

STATE OF CALIFORNIA

COUNTY OF Los Angeles

On July 16, 2004

Before me, Brian E. Marston

A Notary Public in and for said State, personally appeared

Aida High

Aida High

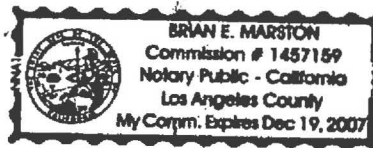
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the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

WITNESS my hand and official seal.

Signature

(This area for official notarial seal)

MAIL TAX STATEMENTS TO PARTY SHOWN BELOW; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE:



56308

ONT
Recording Requested By:
INDYMAC BANK, F.S.B.,
MANAGEMENT
[Company Name]

And When Recorded Mail To:
INDYMAC BANK, F.S.B.,
MANAGEMENT
[Company Name]

06 2424336

[Name of Natural Person]
HLDG B, 901 E 104TH ST,
[Street Address]
KANSAS CITY, MO 64131
[City, State Zip Code]

2625003462-56 [Space Above This Line For Recording Data]

DEED OF TRUST

MIN: 100055401246884300

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 October 24, 2006 together with all Riders to this document.

(B) "Borrower" is HECTOR A RODRIGUEZ A SINGLE MAN

Borrower is the trustor under this Security Instrument.

(C) "Lender" is INDYMAC BANK, F.S.B., A FEDERALLY CHARTERED SAVINGS BANK

Lender is a Federal Savings Bank organized and existing under the laws of United States of America Lender's address is 155 NORTH LAKE AVENUE, PASADENA, CA 91101

(D) "Trustee" is OLD REPUBLIC NATIONAL TITLE INSURANCE CO.

(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.

Loan No: 124688430

California Deed of Trust-Single Family-Fannie Mae/Freddie Mac UNIFORM INSTRUMENT

—THE COMPLIANCE SOURCE, INC.—
www.compliance-source.com

Page 1 of 13

MERS Modified Form 3005 01/01

14391CA 008/00
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EXHIBIT B

ASSIGNED INSPECTOR: **RUSSELL SCHOONOVER**

Date: **February 9, 2015**

JOB ADDRESS: **14760 WEST GLEDHILL STREET, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2650-030-014**

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

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1). HECTOR A. RODRIGUEZ
14760 GLEDHILL STREET
PANORAMA CITY, CA. 91402-1213
CAPACITY: OWNER
- 2). INDYMAC BANK, F.S.B.
MANAGEMENT, BLDG B
901 EAST 104TH STREET
KANSAS CITY, MO. 64131
CAPACITY: INTERESTED PARTIES
- 3). INDYMAC BANK, F.S.B.
A FEDERALLY CHARTERED SAVINGS BANK
155 NORTH LAKE AVENUE
PASADENA, CA. 91101
CAPACITY: INTERESTED PARTIES
- 4). MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.
P.O. BOX 2026
FLINT, MI. 48501-2026
CAPACITY: INTERESTED PARTIES
- 5). NDEX WEST, LLC
15000 SURVEYOR BLVD., SUITE 500
ADDISON, TX. 75001-9013
CAPACITY: INTERESTED PARTIES
- 6). PRIORITY POSTING AND PUBLISHING, INC. 2
17501 IRVINE BLVD., SUITE ONE
TUSTIN, CA. 92780
CAPACITY: INTERESTED PARTIES
- 7). INDECOMM GLOBAL SERVICES
2925 COUNTRY DRIVE
ST. PAUL, MN. 55117
CAPACITY: INTERESTED PARTIES
- 8). AMERICAN GENERAL FINANCIAL SERVICES, INC.
1129 SAN FERNANDO ROAD
SAN FERNANDO, CA. 91340-3241
CAPACITY: INTERESTED PARTIES

Property Detail Report

For Property Located At :

14760 GLEDHILL ST, PANORAMA CITY, CA 91402-1213

CoreLogic

RealQuest Professional

Owner Information

Owner Name: RODRIGUEZ HECTOR A
 Mailing Address: 14760 GLEDHILL ST, PANORAMA CITY CA 91402-1213 C010
 Vesting Codes: SM //

Location Information

Legal Description:	TRACT # 20337 LOT 137	APN:	2650-030-014
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	1193.20 / 1	Subdivision:	20337
Township-Range-Sect:		Map Reference:	8-D5 / 501-J6
Legal Book/Page:	541-3	Tract #:	20337
Legal Lot:	137	School District:	LOS ANGELES
Legal Block:		School District Name:	
Market Area:	PC	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

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

Last Market Sale Information

Recording/Sale Date:	08/12/2004 / 07/14/2004	1st Mtg Amount/Type:	\$319,200 / CONV
Sale Price:	\$399,000	1st Mtg Int. Rate/Type:	6.50 / ADJ
Sale Type:	FULL	1st Mtg Document #:	2076900
Document #:	2076899	2nd Mtg Amount/Type:	\$79,800 / CONV
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/ FIXED
Transfer Document #:		Price Per SqFt:	\$251.26
New Construction:		Multi/Split Sale:	

Title Company: FIRST SOUTHWESTERN TITLE
 COMPA
 Lender: ENCORE CREDIT CORP
 Seller Name: HIGH AIDA

Prior Sale Information

Prior Rec/Sale Date:	07/27/1987 / 06/1987	Prior Lender:	INDIANA WSTRN MTG
Prior Sale Price:	\$135,000	Prior 1st Mtg Amt/Type:	\$130,037 / VA
Prior Doc Number:	1188204	Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	GRANT DEED		

Property Characteristics

Gross Area:		Parking Type:	PARKING AVAIL	Construction:	
Living Area:	1,588	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:	
Bedrooms:	3	Finish Bsmnt Area:		Pool:	
Bath(F/H):	2 /	Basement Type:		Air Cond:	EVAP COOLER
Year Built / Eff:	1955 / 1958	Roof Type:		Style:	CONVENTIONAL
Fireplace:	Y / 1	Foundation:	RAISED	Quality:	
# of Stories:	1.00	Roof Material:	COMPOSITION	Condition:	
			SHINGLE		

Other Improvements: FENCE;ADDITION

Site Information

Zoning:	LARS	Acres:	0.27	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	11,948	Lot Width/Depth:	103 x 115	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	
Site Influence:	CORNER			Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$413,000	Assessed Year:	2014	Property Tax:	\$5,364.93
Land Value:	\$318,000	Improved %:	23%	Tax Area:	13
Improvement Value:	\$95,000	Tax Year:	2014	Tax Exemption:	
Total Taxable Value:	\$413,000				

Comparable Summary

For Property Located At



CoreLogic

RealQuest Professional

14760 GLEDHILL ST, PANORAMA CITY, CA 91402-1213**8 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: 8**

	Subject Property	Low	High	Average
Sale Price	\$399,000	\$350,000	\$460,000	\$406,250
Bldg/Living Area	1,588	1,351	1,817	1,624
Price/Sqft	\$251.26	\$192.63	\$340.49	\$254.03
Year Built	1955	1947	1987	1959
Lot Area	11,948	3,293	17,449	8,523
Bedrooms	3	2	4	3
Bathrooms/Restrooms	2	2	3	2
Stories	1.00	1.00	2.00	1.14
Total Value	\$413,000	\$82,553	\$433,000	\$257,440
Distance From Subject	0.00	0.14	0.36	0.25

* = user supplied for search only

<input checked="" type="checkbox"/>	# F	Address	Sale Price	Yr Blt	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
Subject Property										
		14760 GLEDHILL ST	\$399,000	1955	3	2	08/12/2004	1,588	11,948	0.0
Comparables										
<input checked="" type="checkbox"/>	1	14665 GLEDHILL ST	\$350,000	1947	3	2	10/22/2014	1,817	17,449	0.14
<input checked="" type="checkbox"/>	2	14728 TUPPER ST	\$365,000	1987	3	3	05/28/2014	1,793	3,293	0.17
<input checked="" type="checkbox"/>	3	14681 NOVICE ST	\$420,000	1956	3	2	12/19/2014	1,484	8,129	0.2
<input checked="" type="checkbox"/>	4	9534 SALOMA AVE	\$445,000	1958	4	2	07/28/2014	1,588	7,539	0.22
<input checked="" type="checkbox"/>	5	14852 STASSEN ST	\$440,000	1959	3	2	12/24/2014	1,708	7,480	0.26
<input checked="" type="checkbox"/>	6	14815 GOTHAM ST	\$460,000	1956	2	2	12/04/2014	1,351	7,995	0.33
<input checked="" type="checkbox"/>	7	14806 CALAHAN ST	\$395,000	1955	3	2	11/05/2014	1,591	6,876	0.35
<input checked="" type="checkbox"/>	8	9640 LEMONA AVE	\$375,000	1955	3	2	11/03/2014	1,656	9,421	0.36

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

14760 GLEDHILL ST, PANORAMA CITY, CA 91402-1213**8 Comparable(s) Selected.**

Report Date: 02/03/2015

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$399,000	\$350,000	\$460,000	\$406,250
Bldg/Living Area	1,588	1,351	1,817	1,624
Price/Sqft	\$251.26	\$192.63	\$340.49	\$254.03
Year Built	1955	1947	1987	1959
Lot Area	11,948	3,293	17,449	8,523
Bedrooms	3	2	4	3
Bathrooms/Restrooms	2	2	3	2
Stories	1.00	1.00	2.00	1.14
Total Value	\$413,000	\$82,553	\$433,000	\$257,440
Distance From Subject	0.00	0.14	0.36	0.25

*= user supplied for search only

Comp #1 Distance From Subject:0.14 (miles)
 Address: 14665 GLEDHILL ST, PANORAMA CITY, CA 91402-1210
 Owner Name: GOMEZ ALBERT
 Seller Name: JOHNSON R & D LIVING TRUST
 APN: 2650-026-015 Map Reference: 8-D5 / 501-J6 Living Area: 1,817
 County: LOS ANGELES, CA Census Tract: 1193.20 Total Rooms: 5
 Subdivision: 14 Zoning: LARA Bedrooms: 3
 Rec Date: 10/22/2014 Prior Rec Date: Bath(F/H): 2 /
 Sale Date: 04/24/2014 Prior Sale Date: Yr Built/Eff: 1947 / 1961
 Sale Price: \$350,000 Prior Sale Price: Air Cond: CENTRAL
 Sale Type: FULL Prior Sale Type: Style: CONVENTIONAL
 Document #: 1115548 Acres: 0.40 Fireplace: /
 1st Mtg Amt: \$280,000 Lot Area: 17,449 Pool:
 Total Value: \$129,234 # of Stories: 1.00 Roof Mat: COMPOSITION
 Land Use: SFR Park Area/Cap#: / 2 Parking: SHINGLE
 PARKING AVAIL

Comp #2 Distance From Subject:0.17 (miles)
 Address: 14728 TUPPER ST, PANORAMA CITY, CA 91402-1245
 Owner Name: GONZALEZ NORMA
 Seller Name: TO LONG T & KIM P T
 APN: 2651-007-032 Map Reference: 8-D5 / 501-J6 Living Area: 1,793
 County: LOS ANGELES, CA Census Tract: 1193.20 Total Rooms: 5
 Subdivision: 25348 Zoning: LARZ3 Bedrooms: 3
 Rec Date: 05/28/2014 Prior Rec Date: 05/23/1997 Bath(F/H): 3 /
 Sale Date: 04/30/2014 Prior Sale Date: Yr Built/Eff: 1987 / 1987
 Sale Price: \$365,000 Prior Sale Price: \$126,000 Air Cond: CENTRAL
 Sale Type: UNKNOWN Prior Sale Type: FULL Style:
 Document #: 549615 Acres: 0.08 Fireplace: /
 1st Mtg Amt: \$270,000 Lot Area: 3,293 Pool:
 Total Value: \$167,393 # of Stories: Roof Mat:
 Land Use: SFR Park Area/Cap#: / Parking:

Comp #3 Distance From Subject:0.2 (miles)
 Address: 14681 NOVICE ST, PANORAMA CITY, CA 91402-1014
 Owner Name: SUPANYACHOTSKUL SOMKIAT & GUNR/NANTANAPRAMOTH SLINDA
 Seller Name: GRIGORYAN KAREN
 APN: 2650-024-015 Map Reference: 8-D4 / 501-J6 Living Area: 1,484
 County: LOS ANGELES, CA Census Tract: 1193.10 Total Rooms: 6
 Subdivision: 21982 Zoning: LARS Bedrooms: 3
 Rec Date: 12/19/2014 Prior Rec Date: 04/01/2014 Bath(F/H): 2 /
 Sale Date: 10/13/2014 Prior Sale Date: 02/21/2014 Yr Built/Eff: 1956 / 1956
 Sale Price: \$420,000 Prior Sale Price: \$406,000 Air Cond: EVAP COOLER
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 1381679 Acres: 0.19 Fireplace: Y / 1
 1st Mtg Amt: \$378,000 Lot Area: 8,129 Pool: POOL
 Total Value: \$216,754 # of Stories: 1.00 Roof Mat: WOOD SHAKE
 Land Use: SFR Park Area/Cap#: / 2 Parking: PARKING AVAIL

Comp #4 Distance From Subject:0.22 (miles)
 Address: 9534 SALOMA AVE, NORTH HILLS, CA 91343-3439
 Owner Name: KATKLYAN SHNORIK
 Seller Name: RAYMUNDO NORA M
 APN: 2650-003-017 Map Reference: 8-D4 / 501-J6 Living Area: 1,588
 County: LOS ANGELES, CA Census Tract: 1171.02 Total Rooms: 7
 Subdivision: 22397 Zoning: LARS Bedrooms: 4
 Rec Date: 07/28/2014 Prior Rec Date: 09/08/2008 Bath(F/H): 2 /
 Sale Date: 07/23/2014 Prior Sale Date: 07/23/2008 Yr Built/Eff: 1958 / 1958
 Sale Price: \$445,000 Prior Sale Price: \$377,000 Air Cond: EVAP COOLER
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 774699 Acres: 0.17 Fireplace: Y / 1
 1st Mtg Amt: \$396,032 Lot Area: 7,539 Pool: POOL
 Total Value: # of Stories: 1.00 Roof Mat: WOOD SHAKE
 Land Use: SFR Park Area/Cap#: / 2 Parking: ATTACHED
 GARAGE

Comp #5 Distance From Subject:0.26 (miles)
 Address: 14852 STASSEN ST, SEPULVEDA, CA 91343-2438
 Owner Name: CASTANEDA PEDRO II
 Seller Name: ESPINOSA J B LIVING TRUST
 APN: 2650-004-009 Map Reference: 8-D4 / 501-J6 Living Area: 1,708
 County: LOS ANGELES, CA Census Tract: 1171.02 Total Rooms: 6
 Subdivision: 18840 Zoning: LARS Bedrooms: 3
 Rec Date: 12/24/2014 Prior Rec Date: Bath(F/H): 2 /
 Sale Date: 11/19/2014 Prior Sale Date: Yr Built/Eff: 1959 / 1959
 Sale Price: \$440,000 Prior Sale Price: Air Cond: EVAP COOLER
 Sale Type: FULL Prior Sale Type: Style: CONVENTIONAL
 Document #: 1402723 Acres: 0.17 Fireplace: Y / 1
 1st Mtg Amt: \$432,030 Lot Area: 7,480 Pool:
 Total Value: \$82,553 # of Stories: 1.00 Roof Mat: WOOD SHAKE
 Land Use: SFR Park Area/Cap#: 1 / 2 Parking: PARKING AVAIL

Comp #6 Distance From Subject:0.33 (miles)
 Address: 14815 GOTHAM ST, NORTH HILLS, CA 91343-2407
 Owner Name: WHITE MATTHEW J
 Seller Name: PADILLA CRISTOBAL JR
 APN: 2650-011-006 Map Reference: 8-D4 / 501-J5 Living Area: 1,351
 County: LOS ANGELES, CA Census Tract: 1171.02 Total Rooms: 5
 Subdivision: 20285 Zoning: LARS Bedrooms: 2
 Rec Date: 12/04/2014 Prior Rec Date: 06/15/2012 Bath(F/H): 2 /
 Sale Date: 11/04/2014 Prior Sale Date: 05/04/2012 Yr Built/Eff: 1956 / 1956
 Sale Price: \$460,000 Prior Sale Price: \$349,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 1309412 Acres: 0.18 Fireplace: Y / 1
 1st Mtg Amt: \$460,000 Lot Area: 7,995 Pool: POOL
 Total Value: \$357,595 # of Stories: 1.00 Roof Mat: COMPOSITION
 Land Use: SFR Park Area/Cap#: 1 / 2 Parking: SHINGLE
 ATTACHED GARAGE

Comp #7 Distance From Subject:0.35 (miles)
 Address: 14806 CALAHAN ST, PANORAMA CITY, CA 91402-1206
 Owner Name: HERRERA MAURICIO & AIDA
 Seller Name: SANCHEZ RAUL O & BIANCA I
 APN: 2651-005-009 Map Reference: 8-D5 / 501-J7 Living Area: 1,591
 County: LOS ANGELES, CA Census Tract: 1193.20 Total Rooms: 6
 Subdivision: 20337 Zoning: LARS Bedrooms: 3
 Rec Date: 11/05/2014 Prior Rec Date: 03/10/2011 Bath(F/H): 2 /
 Sale Date: 09/22/2014 Prior Sale Date: 01/31/2011 Yr Built/Eff: 1955 / 1957
 Sale Price: \$395,000 Prior Sale Price: \$265,000 Air Cond: EVAP COOLER
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 1176145 Acres: 0.16 Fireplace: Y / 1
 1st Mtg Amt: \$355,500 Lot Area: 6,876 Pool:
 Total Value: \$276,956 # of Stories: 2.00 Roof Mat: COMPOSITION
 Land Use: SFR Park Area/Cap#: 1 / 2 Parking: SHINGLE
 PARKING AVAIL

Comp #8 Distance From Subject:0.36 (miles)
 Address: 9640 LEMONA AVE, NORTH HILLS, CA 91343-2420
 Owner Name: PETROSIAN ARMEN
 Seller Name: GUILLERMO R
 APN: 2650-005-023 Map Reference: 8-D4 / 501-H5 Living Area: 1,656
 County: LOS ANGELES, CA Census Tract: 1171.02 Total Rooms: 5
 Subdivision: 20337 Zoning: LARS Bedrooms: 3
 Rec Date: 11/03/2014 Prior Rec Date: 01/16/2007 Bath(F/H): 2 /
 Sale Date: 10/20/2014 Prior Sale Date: 12/05/2006 Yr Built/Eff: 1955 / 1968
 Sale Price: \$375,000 Prior Sale Price: \$535,000 Air Cond: WALL
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 1163608 Acres: 0.22 Fireplace: /
 1st Mtg Amt: \$262,000 Lot Area: 9,421 Pool:
 Total Value: \$433,000 # of Stories: 1.00 Roof Mat: COMPOSITION
 Land Use: SFR Park Area/Cap#: 1 / 2 Parking: SHINGLE
 ATTACHED GARAGE

EXHIBIT D

ASSIGNED INSPECTOR: **RUSSELL SCHOONOVER**

Date: **February 9, 2015**

JOB ADDRESS: **14760 WEST GLEDHILL STREET, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2650-030-014**

CASE#: **493887**

ORDER NO: **A-3217216**

EFFECTIVE DATE OF ORDER TO COMPLY: **March 15, 2013**

COMPLIANCE EXPECTED DATE: **April 14, 2013**

DATE COMPLIANCE OBTAINED: **August 15, 2013**

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LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3217216

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

HELENA JUBANY
PRESIDENT

VAN AMBATILOS
VICE-PRESIDENT

E. FELICIA BRANNON
VICTOR H. CUEVAS
SEPAND SAMZADEH

CITY OF LOS ANGELES
CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

DEPARTMENT OF
BUILDING AND SAFETY
20 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

RODRIGUEZ, HECTOR A
14760 GLEDHILL ST
PANORAMA CITY, CA 91402

On MAR 12 2013 the
undersigned mailed this notice by
regular mail, postage prepaid, to
the addressee as shown on the last
equalized assessment roll.

CASE #: 493887
ORDER #: A-3217216
EFFECTIVE DATE: March 15, 2013
COMPLIANCE DATE: April 14, 2013

OWNER OF
SITE ADDRESS: 14760 W GLEDHILL ST
ASSESSORS PARCEL NO.: 2650-030-014
ZONE: RS; Suburban Zone

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

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

NOTE: FAILURE TO PAY THE C.V.I.F. WITHIN 30 DAYS OF THE INVOICE DATE OF THE BILL NOTED ABOVE WILL RESULT IN A LATE CHARGE OF TWO (2) TIMES THE C.V.I.F. PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$1,176.00. Any person who fails to pay the fee, late charge and collection fee, shall also pay interest. Interest shall be calculated at the rate of one percent per month.

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

VIOLATION(S):

1. The approximate 20 x 12 construction in progress of a detached building in the side yard was/is constructed without the required permits and approvals.

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

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

Location: Side yard.

2. Storage of commercial vehicle(s) in the R- zone.

You are therefore ordered to: Discontinue the storage of the commercial vehicle(s) which have a registered net weight in excess of 5,600 lbs.

Code Section(s) in Violation: 12.21A.1.(a) and 12.03 of the L.A.M.C.



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

INSPECTOR COPY

Location: Driveway.

NON-COMPLIANCE FEE WARNING:

YOU ARE IN VIOLATION OF THE L.A.M.C. IT IS YOUR RESPONSIBILITY TO CORRECT THE VIOLATION(S), AND CONTACT THE INSPECTOR LISTED BELOW TO ARRANGE FOR A COMPLIANCE INSPECTION BEFORE THE NON-COMPLIANCE FEE IS IMPOSED. Failure to correct the violations and arrange for the compliance inspection within 15 day from the Compliance Date, will result in imposition of the fee noted below.

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

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: March 11, 2013

JAMES ABREU
14410 SYLVAN STREET SUITE 105
VAN NUYS, CA 91401
(818)374-9862
James.Abreu@lacity.org

[Signature]
REVIEWED BY