

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

VAN AMBATIELOS  
PRESIDENT

E. FELICIA BRANNON  
VICE PRESIDENT

JOSELYN GEAGA-ROSENTHAL  
GEORGE HOVAGUIMIAN  
JAVIER NUNEZ

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: # 7

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

JOB ADDRESS: **15153 WEST MONTE STREET, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **2502-026-005**

On December 4, 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: **15153 West Monte 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	550.00
Late Charge/Collection fee (250%)	825.00
Accumulated Interest (1%/month)	115.69
Title Report fee	42.00
<b>Grand Total</b>	<b>\$ 1,532.69</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 **\$1,532.69** recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "City Council") designate the time and place protest can be heard concerning this matter, as set forth in Sections 7.35.3 and 7.35.5 of the Los Angeles Administrative Code.

It is further requested that the City Council instruct the Department to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$1,532.69** 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. T10677  
Dated as of: 08/13/2014

Prepared for: City of Los Angeles

**SCHEDULE A**  
(Reported Property Information)

APN #: 2502-026-005

Property Address: 15153 W MONTE ST ✓ City: Los Angeles County: Los Angeles

**VESTING INFORMATION**

Type of Instrument INTERSPOUSAL TRANSFER GRANT DEED

Grantor: MARIA JIMENEZ, AN UNMARRIED WOMAN

Grantee: GIOVANNY A ROSSINI, AN UNMARRIED MAN

Instrument: 20121977147

Book/Page: N/A

Dated: 12/11/2012

Recorded: 12/20/2012

MAILING ADDRESS: GIOVANNY ROSSINI, OWNER  
15153 MONTE ST, SYLMAR, CA 91342-1348

Type of Instrument GRANT DEED

Grantor: MARIA JIMENEZ, A MARRIED WOMAN (WHO ACQUIRED TITLE AS MARIA MERCEDES JIMENEZ, A SINGLE WOMAN)

Grantee: GIOVANNY A. ROSSINI AND MARIA JIMENEZ, HUSBAND AND WIFE AS JOINT TENANTS

Instrument: 05/0976876

Book/Page: N/A

Dated: 03/02/2005

Recorded: 04/27/2005

MAILING ADDRESS: GIOVANNY A. ROSSINI AND MARIA JIMENEZ, 15153 MONTE STREET, SYLMAR, CA 91342-1348

Type of Instrument GRANT DEED

Grantor: MICHELLE BOTBYL

Grantee: MARIA MERCEDES JIMENEZ, A SINGLE WOMAN

Instrument: 97/1104060

Book/Page: N/A

Dated: 04/28/1997

Recorded: 07/22/1997

MAILING ADDRESS: MARIA MERCEDES JIMENEZ, 15153 MONTE STREET, SYLMAR, CALIFORNIA, 91342



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

**Property Title Report**

Work Order No. T10677  
 Dated as of: 08/13/2014

Prepared for: City of Los Angeles

**SCHEDULE A**  
 (Reported Property Information)

APN #: 2502-026-005

Property Address: 15153 W MONTE ST ✓ City: Los Angeles County: Los Angeles

**VESTING INFORMATION**

Type of Instrument INTERSPOUSAL TRANSFER GRANT DEED

Grantor: MARIA JIMENEZ, AN UNMARRIED WOMAN

Grantee: GIOVANNY A ROSSINI, AN UNMARRIED MAN

Instrument: 20121977147

Book/Page: N/A

Dated: 12/11/2012

Recorded: 12/20/2012

MAILING ADDRESS: GIOVANNY ROSSINI, OWNER  
 15153 MONTE ST, SYLMAR, CA 91342-1348

Type of Instrument GRANT DEED

Grantor: MARIA JIMENEZ, A MARRIED WOMAN (WHO AQUIRED TITLE AS MARIA MERCEDES JIMINEZ, A SINGLE WOMAN)

Grantee: GIOVANNY A. ROSSINI AND MARIA JIMENEZ, HUSBAND AND WIFE AS JOINT TENANTS

Instrument: 05/0976876

Book/Page: N/A

Dated: 03/02/2005

Recorded: 04/27/2005

MAILING ADDRESS: GIOVANNY A. ROSSINI AND MARIA JIMENEZ, 15153 MONTE STREET, SYLMAR, CA 91342-1348

Type of Instrument GRANT DEED

Grantor: MICHELLE BOTBY L

Grantee: MARIA MERCEDES JIMENEZ, A SINGLE WOMAN

Instrument: 97/1104060

Book/Page: N/A

Dated: 04/28/1997

Recorded: 07/22/1997

MAILING ADDRESS: MARIA MERCEDES JIMENEZ, 15153 MONTE STREET, SYLMAR, CALIFORNIA, 91342

**SCHEDULE B (Continued)**

**SCHEDULE B**

**LEGAL DESCRIPTION**

LOT 15 OF TRACT NO. 26372, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 703, PAGES 46 TO 49 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY WITH THE APPURTENANCES THERETO.

**MORTGAGES/LIENS**

**Type of Instrument** DEED OF TRUST

**Trustor/Mortgagor:** GIOVANNY A ROSSINI, AND MARIA JIMENEZ, HUSBAND AND WIFE AS JOINT TENANTS

**Lender/Beneficiary:** MERS AS NOMINEE FOR COUNTYWIDE HOME LOANS, INC.

**Trustee:** CTC REAL ESTATE SERVICES

**Instrument:** 06/2877976

**Book/Page:** N/A

**Amount:** \$402,500.00

**Open Ended:** NO

**Dated:** 11/09/2006

**Recorded:** 12/28/2006

**Maturity Date:** 12/01/2036

**MAILING ADDRESS:** FIRST AMERICAN TITLE INSURANCE COMPANY LENDERS  
ADVANTAGE, 1100 SUPERIOR AVENUE, SUITE 200, CLEVELAND, OHIO 44114 ATTN  
NATIONAL RECORDINGS

**MAILING ADDRESS:** GIOVANNY A ROSSINI, AND MARIA JIMENEZ, HUSBAND AND  
WIFE AS JOINT TENANTS, 15153 MONTE ST, SYLMAR, CA 91342-1348

**MAILING ADDRESS:** COUNTYWIDE HOME LOANS, INC. 4500 PARK GRANADA MSN  
#SVB-314, CALABASAS, CA 91302-1613

**MAILING ADDRESS:** CTC REAL ESTATE SERVICES, 400 COUNTRYWIDE WAY, SIMI  
VALLEY, CA 93065

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

**Type of Instrument** MISCELLANEOUS

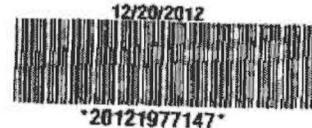
NOTICE OF PENDING LIEN, DATED 06/26/2014, RECORDED 07/14/2014 AS  
INSTRUMENT NO. 20140724907

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

**MAILING ADDRESS:** ROSSINI GIOVANNY A. 15153 MONTE ST, SYLMAR CA, 91342

RECORDING REQUESTED BY:  
GIOVANNY ROSSINI

AND WHEN RECORDED MAIL TO  
GIOVANNY ROSSINI  
15153 MONTE ST  
SYLMAR CA 91342-1348



SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

APN 2502-026-005

Order No :

Escrow No.:

**INTERSPOUSAL TRANSFER GRANT DEED**  
(Excluded from reappraisal under California Constitution Article 13A § 1 et seq.)

"This conveyance is in dissolution of marriage  
by one spouse to the other, R & T 11927."

DOCUMENTARY TRANSFER TAX \$ <sup>NO CONSIDERATION</sup> 0 Interfamily transfer

MARIA JIMENEZ  
Signature of Declaring Grantor or Grantee

- Computed on the consideration or value of property conveyed;
- Computed on the consideration or value less liens or encumbrances remaining at time of sale; OR
- Exempt from imposition of the Documentary Transfer Tax pursuant to Revenue and Taxation Code § 11927(a), on transferring community, quasi-community, or quasi-marital property assets between spouses, pursuant to a judgment, an order, or a written agreement between spouses in contemplation of any such judgment or order.
- This is an interspousal transfer and not a change in ownership under § 63 of the Revenue and Taxation Code and Grantor(s) has(have) checked the applicable exclusion from reappraisal
- A transfer to a trustee for the beneficial use of a spouse, or the surviving spouse of a deceased transferor, or by a trustee of such a trust to the spouse of the trustor;
- A transfer to a spouse or former spouse in connection with a property settlement agreement or decree of dissolution of a marriage or legal separation;
- A creation, transfer, or termination, solely between spouses, of any co-owner's interest;
- The distribution of a legal entity's property to a spouse or former spouse in exchange for the interest of such spouse in the legal entity in connection with a property settlement agreement or a decree of dissolution of a marriage or legal separation;
- Other \_\_\_\_\_
- Check when creating separate property interest in grantee spouse: It is the express intent of the grantor, being the spouse of the grantee, to convey all right, title and interest of the grantor, community or otherwise, in and to the herein described property to the grantee as his/her sole and separate property.

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

MARIA JIMENEZ, AN UNMARRIED WOMAN

hereby GRANT(S) to

GIOVANNY A ROSSINI, AN UNMARRIED MAN

the real property in the City of SYLMAR, County of LOS ANGELES, State of California, described as:

TRACT NO. 26372 LOT 15 APN: 2502-026-005 AKA: 15153 MONTE ST SYLMAR CA 91342

Mail Tax Statements to Return Address Above

COMPLETE LEGAL DESCRIPTION ATTACHED AS EXHIBIT (A)

3

Maria Jimenez  
MARIA JIMENEZ

Dated DECEMBER 11, 2012

STATE OF CALIFORNIA  
COUNTY OF ORANGE

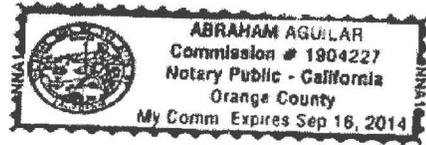
On DECEMBER 11, 2012 before me, ABRAHAM AGUILAR, A NOTARY PUBLIC  
personally appeared MARIA JIMENEZ

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 the PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

(Signature) (Notary seal)



Mail tax statements to: GIOVANNY A ROSSINI  
15153 MONTE ST  
SYLMAR CA 91342

4/27/05

05 0976876

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO:  
Giovanny A. Rossiny  
Maria Jimenez  
15153 Monte Street  
Sylmar, CA 91342

Space Above This Line for Recorder's Use Only

A.P.N.: 2502-026-005

Order No.: 2807016651-3

Escrow No.: 22735-D

GRANT DEED

THE UNDERSIGNED GRANTOR(s) DECLARE(s) THAT DOCUMENTARY TRANSFER TAX IS COUNTY \$ 0  
[ ] 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 Sylmar, and

This is a bonafide gift and the grantor received nothing in return, R & T 11911.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
Maria Jimenez, a married woman (who aquired title as Maria Mercedes Jimenez, a single woman)

hereby GRANT(s) to Giovanny A. Rossini and Maria Jimenez, husband and wife as joint tenants

the following described property in the City of Sylmar, County of Los Angeles State of California;  
Lot 15 of Tract No. 26372 as per map recorded in Book 703 Pages 46 through 49, in the Office of the County Recorder of said County.

Borrower(s) Signature(s):

Maria Mercedes Jimenez  
Maria Jimenez  
AKA Maria Mercedes Jimenez

Document Date: March 2, 2005

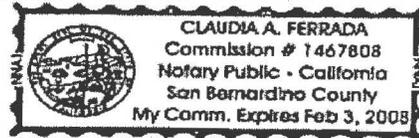
STATE OF CALIFORNIA )  
COUNTY OF Los Angeles )

On April 4, 2005 before me, CLAUDIA A. FERRADA  
personally appeared MARIA JIMENEZ

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 Claudia A. Ferrada



This area for official notarial seal

Mail Tax Statements to: Giovanny A. Rossiny and Maria Jimenez - 15153 Monte Street, Sylmar, CA 91342

# EXHIBIT B

ASSIGNED INSPECTOR: JOHN HAMILTON  
JOB ADDRESS: 15153 WEST MONTE STREET, LOS ANGELES, CA  
ASSESSORS PARCEL NO. (APN): 2502-026-005

Date: February 9, 2015

Last Full Title: 08/13/2014

Last Update to Title:

.....

## LIST OF OWNERS AND INTERESTED PARTIES

- 1). GIOVANNY A. ROSSINI  
15153 MONTE STREET  
SYLMAR, CA. 91342-1348  
CAPACITY: OWNER
  
- 2). MARIA MERCEDES JIMENEZ  
15153 MONTE STREET  
SYLMAR, CA. 91342-1348  
CAPACITY: OWNER
  
- 3). GIOVANNI A. ROSSINY AND MARIA JIMENEZ  
15153 MONTE STREET  
SYLMAR, CA. 91342-1348  
CAPACITY: OWNERS
  
- 4). FIRST AMERICAN TITLE INSURANCE COMPANY LENDERS ADVANTAGE  
ATTN: NATIONAL RECORDINGS  
1100 SUPERIOR AVENUE, SUITE 200  
CLEVELAND, OH. 44114  
CAPACITY: INTERESTED PARTIES
  
- 5). COUNTYWIDE HOME LOANS, INC.  
4500 PARK GRANADA, MSN #SVB-314  
CALABASAS, CA. 91302-1613  
CAPACITY: INTERESTED PARTIES
  
- 6). CTC REAL ESTATE SERVICES,  
400 COUNTRYWIDE WAY  
SIMI VALLEY, CA. 93065  
CAPACITY: INTERESTED PARTIES
  
- 7). MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.  
P.O. BOX 2026  
FLINT, MI. 48501-2026  
CAPACITY: INTERESTED PARTIES

## Property Detail Report

For Property Located At :  
**15153 MONTE ST, SYLMAR, CA 91342-1348**



### Owner Information

Owner Name: **ROSSINI GIOVANNY A**  
 Mailing Address: **15153 MONTE ST, SYLMAR CA 91342-1348 C027**  
 Vesting Codes: **HW / / JT**

### Location Information

Legal Description:	<b>TRACT NO 26372 LOT 15</b>	APN:	<b>2502-026-005</b>
County:	<b>LOS ANGELES, CA</b>	Alternate APN:	
Census Tract / Block:	<b>1064.06 / 1</b>	Subdivision:	<b>26372</b>
Township-Range-Sect:		Map Reference:	<b>2-C1 / 481-H2</b>
Legal Book/Page:	<b>703-46</b>	Tract #:	<b>26372</b>
Legal Lot:	<b>15</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>12/20/2012 / 12/11/2012</b>	Deed Type:	<b>INTERSPOUSAL DEED TRANSFER</b>
Sale Price:		1st Mtg Document #:	
Document #:	<b>1977147</b>		

### Last Market Sale Information

Recording/Sale Date:	<b>07/22/1997 /</b>	1st Mtg Amount/Type:	<b>\$146,300 / CONV</b>
Sale Price:	<b>\$154,000</b>	1st Mtg Int. Rate/Type:	<b>/ FIXED</b>
Sale Type:	<b>FULL</b>	1st Mtg Document #:	
Document #:	<b>1104060</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>\$113.07</b>
New Construction:		Multi/Split Sale:	
Title Company:	<b>OLD REPUBLIC TITLE</b>		
Lender:	<b>AMERICAS WHOLESale LENDER</b>		
Seller Name:	<b>BOTBYL MICHELLE</b>		

### Prior Sale Information

Prior Rec/Sale Date:	<b>10/14/1992 /</b>	Prior Lender:	<b>CALIFORNIA FED'L BK</b>
Prior Sale Price:	<b>\$189,000</b>	Prior 1st Mtg Amt/Type:	<b>\$151,200 / CONV</b>
Prior Doc Number:	<b>1902220</b>	Prior 1st Mtg Rate/Type:	<b>/ ADJ</b>
Prior Deed Type:	<b>GRANT DEED</b>		

### Property Characteristics

Gross Area:		Parking Type:	<b>ATTACHED GARAGE</b>	Construction:	
Living Area:	<b>1,362</b>	Garage Area:		Heat Type:	<b>CENTRAL</b>
Tot Adj Area:		Garage Capacity:	<b>2</b>	Exterior wall:	
Above Grade:		Parking Spaces:	<b>2</b>	Porch Type:	
Total Rooms:	<b>4</b>	Basement Area:		Patio Type:	<b>COVERED PATIO</b>
Bedrooms:	<b>3</b>	Finish Bsmnt Area:		Pool:	<b>POOL</b>
Bath(F/H):	<b>2 /</b>	Basement Type:		Air Cond:	<b>WALL</b>
Year Built / Eff:	<b>1953 / 1953</b>	Roof Type:		Style:	<b>CONVENTIONAL</b>
Fireplace:	<b>Y / 1</b>	Foundation:	<b>SLAB</b>	Quality:	<b>GOOD</b>
# of Stories:	<b>1.00</b>	Roof Material:	<b>ROLL COMPOSITION</b>	Condition:	<b>AVERAGE</b>
Other Improvements:	<b>FENCE;FENCED YARD</b>				

### Site Information

Zoning:	<b>LARE11</b>	Acres:	<b>0.38</b>	County Use:	<b>SINGLE FAMILY RESID (0101)</b>
Lot Area:	<b>16,507</b>	Lot Width/Depth:	<b>120 x 137</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>\$208,824</b>	Assessed Year:	<b>2014</b>	Property Tax:	<b>\$2,901.85</b>
Land Value:	<b>\$78,013</b>	Improved %:	<b>63%</b>	Tax Area:	<b>16</b>
Improvement Value:	<b>\$130,811</b>	Tax Year:	<b>2014</b>	Tax Exemption:	
Total Taxable Value:	<b>\$208,824</b>				

## Comparable Summary

For Property Located At



CoreLogic

RealQuest Professional

**15153 MONTE ST, SYLMAR, CA 91342-1348**

**4 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: 4

	Subject Property	Low	High	Average
Sale Price	\$154,000	\$340,000	\$425,000	\$376,250
Bldg/Living Area	1,362	1,196	1,435	1,266
Price/Sqft	\$113.07	\$236.93	\$344.69	\$299.71
Year Built	1953	1946	1965	1955
Lot Area	16,507	6,025	8,520	6,844
Bedrooms	3	3	4	3
Bathrooms/Restrooms	2	1	2	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$208,824	\$245,911	\$339,000	\$289,198
Distance From Subject	0.00	0.28	0.48	0.34

\*= user supplied for search only

<input checked="" type="checkbox"/>	# F	Address	Sale Price	Yr Blt	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
<b>Subject Property</b>										
		15153 MONTE ST	\$154,000	1953	3	2	07/22/1997	1,362	16,507	0.0
<b>Comparables</b>										
<input checked="" type="checkbox"/>	1	14962 LA MESA ST	\$340,000	1965	3	2	10/17/2014	1,435	6,025	0.28
<input checked="" type="checkbox"/>	2	13575 DE GARMO AVE	\$365,000	1946	3	1	06/30/2014	1,202	8,520	0.29
<input checked="" type="checkbox"/>	3	13775 SPROULE AVE	\$375,000	1956	3	2	10/01/2014	1,196	6,402	0.32
<input checked="" type="checkbox"/>	4	14813 COBALT ST	\$425,000	1954	4	2	07/02/2014	1,233	6,427	0.48

**Comparable Sales Report**

For Property Located At



CoreLogic

RealQuest Professional

**15153 MONTE ST, SYLMAR, CA 91342-1348****4 Comparable(s) Selected.**

Report Date: 02/03/2015

**Summary Statistics:**

	<b>Subject</b>	<b>Low</b>	<b>High</b>	<b>Average</b>
Sale Price	\$154,000	\$340,000	\$425,000	\$376,250
Bldg/Living Area	1,362	1,196	1,435	1,266
Price/Sqft	\$113.07	\$236.93	\$344.69	\$299.71
Year Built	1953	1946	1965	1955
Lot Area	16,507	6,025	8,520	6,844
Bedrooms	3	3	4	3
Bathrooms/Restrooms	2	1	2	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$208,824	\$245,911	\$339,000	\$289,198
Distance From Subject	0.00	0.28	0.48	0.34

\* = user supplied for search only

Comp #:1 Distance From Subject:0.28 (miles)  
 Address: 14962 LA MESA ST, SYLMAR, CA 91342-2015  
 Owner Name: INTERSECTION PROPERTIES LLC  
 Seller Name: GUERRERO JAVIER  
 APN: 2502-012-031 Map Reference: 2-D2 / 481-H2 Living Area: 1,435  
 County: LOS ANGELES, CA Census Tract: 1064.06 Total Rooms: 7  
 Subdivision: 28821 Zoning: LAR1 Bedrooms: 3  
 Rec Date: 10/17/2014 Prior Rec Date: 02/08/2002 Bath(F/H): 2 /  
 Sale Date: 08/21/2014 Prior Sale Date: 01/02/2002 Yr Built/Eff: 1965 / 1965  
 Sale Price: \$340,000 Prior Sale Price: \$230,000 Air Cond: EVAP COOLER  
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL  
 Document #: 1098699 Acres: 0.14 Fireplace: Y / 1  
 1st Mtg Amt: Lot Area: 6,025 Pool: POOL  
 Total Value: \$277,047 # of Stories: 1.00 Roof Mat: GRAVEL & ROCK  
 Land Use: SFR Park Area/Cap#: / 2 Parking: PARKING AVAIL

Comp #:2 Distance From Subject:0.29 (miles)  
 Address: 13575 DE GARMO AVE, SYLMAR, CA 91342-1215  
 Owner Name: ROBLES AILIME G & MARIN T  
 Seller Name: PEARSON KRISTI A  
 APN: 2501-018-001 Map Reference: 2-C2 / 481-G2 Living Area: 1,202  
 County: LOS ANGELES, CA Census Tract: 1065.10 Total Rooms: 6  
 Subdivision: 8972 Zoning: LARA Bedrooms: 3  
 Rec Date: 06/30/2014 Prior Rec Date: 06/29/2010 Bath(F/H): 1 /  
 Sale Date: 05/27/2014 Prior Sale Date: 05/26/2010 Yr Built/Eff: 1946 / 1946  
 Sale Price: \$365,000 Prior Sale Price: \$280,000 Air Cond:  
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL  
 Document #: 671622 Acres: 0.20 Fireplace: /  
 1st Mtg Amt: \$358,388 Lot Area: 8,520 Pool:  
 Total Value: \$294,833 # of Stories: 1.00 Roof Mat: ROLL  
 Land Use: SFR Park Area/Cap#: / 2 Parking: COMPOSITION  
 PARKING AVAIL

Comp #:3 Distance From Subject:0.32 (miles)  
 Address: 13775 SPROULE AVE, SYLMAR, CA 91342-2023  
 Owner Name: SANDOVAL SERGIO  
 Seller Name: PATINO MARIA C  
 APN: 2502-016-018 Map Reference: 2-D1 / 481-H2 Living Area: 1,196  
 County: LOS ANGELES, CA Census Tract: 1064.06 Total Rooms: 6  
 Subdivision: 20900 Zoning: LAR1 Bedrooms: 3  
 Rec Date: 10/01/2014 Prior Rec Date: 04/22/2004 Bath(F/H): 2 /  
 Sale Date: 09/24/2014 Prior Sale Date: 02/20/2004 Yr Built/Eff: 1956 / 1956  
 Sale Price: \$375,000 Prior Sale Price: \$350,000 Air Cond: EVAP COOLER  
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL  
 Document #: 1041450 Acres: 0.15 Fireplace: Y / 1  
 1st Mtg Amt: \$368,207 Lot Area: 6,402 Pool:  
 Total Value: \$339,000 # of Stories: 1.00 Roof Mat: GRAVEL & ROCK  
 Land Use: SFR Park Area/Cap#: / 2 Parking: PARKING AVAIL

Comp #:4 Distance From Subject:0.48 (miles)  
 Address: 14813 COBALT ST, SYLMAR, CA 91342-2011  
 Owner Name: PLASCENCIA JESSICA  
 Seller Name: EXCLUSIVE INVESTMENTS LLC  
 APN: 2502-013-003 Map Reference: 2-D2 / 481-J2 Living Area: 1,233  
 County: LOS ANGELES, CA Census Tract: 1064.06 Total Rooms: 6  
 Subdivision: 19296 Zoning: LAR1 Bedrooms: 4  
 Rec Date: 07/02/2014 Prior Rec Date: 01/27/2014 Bath(F/H): 2 /  
 Sale Date: 05/12/2014 Prior Sale Date: 01/13/2014 Yr Built/Eff: 1954 / 1954  
 Sale Price: \$425,000 Prior Sale Price: \$270,000 Air Cond: EVAP COOLER  
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL  
 Document #: 683979 Acres: 0.15 Fireplace: Y / 1  
 1st Mtg Amt: Lot Area: 6,427 Pool:  
 Total Value: \$245,911 # of Stories: 1.00 Roof Mat: GRAVEL & ROCK  
 Land Use: SFR Park Area/Cap#: / 2 Parking: PARKING AVAIL

# EXHIBIT D

ASSIGNED INSPECTOR: **JOHN HAMILTON**  
JOB ADDRESS: **15153 WEST MONTE STREET, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **2502-026-005**

Date: **February 9, 2015**

CASE#: **519295**  
ORDER NO: **A-3363264**

EFFECTIVE DATE OF ORDER TO COMPLY: **November 4, 2013**  
COMPLIANCE EXPECTED DATE: **December 4, 2013**  
DATE COMPLIANCE OBTAINED: **No Compliance to Date**

---

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

### VIOLATIONS:

SEE ATTACHED ORDER # A-3363264



**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 98.041 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)374-9856. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

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



Date: October 24, 2013

JOHN HAMILTON  
14410 SYLVAN STREET SUITE 105  
VAN NUYS, CA 91401  
(818)374-9856  
John.Hamilton@lacity.org

  
REVIEWED BY