

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

January 15, 2015

Council District: # 6

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

JOB ADDRESS: **13577 WEST OSBORNE STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2621-021-008**

On November 22, 2012 pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code, the Department of Building and Safety (the "Department") investigated and identified code violations at: **13577 West Osborne 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 October 23, 2012 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)	674.90
Title Report fee	42.00
Grand Total	\$ 3,888.46

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 **\$3,888.46** 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 **\$3,888.46** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY


Steve Ongele
Chief, Resource Management Bureau

ATTEST: HOLLY WOLCOTT, CITY CLERK

Lien confirmed by
City Council on:

BY: _____
DEPUTY



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

Property Title Report

Work Order No. T10629
Dated as of: 07/26/2014

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)

APN #: 2621-021-008

Property Address: 13577 W OSBORNE ST City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Instrument QUITCLAIM DEED

Grantor: MAURICIO A. CEDILLOS, A MARRIED MAN

Grantee: CLAUDIA MORAN, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY

Instrument: 20130862126

Book/Page: N/A

Dated: 04/19/2013

Recorded: 06/10/2013

MAILING ADDRESS: CLAUDIA MORAN
13577 OSBORNE STREET ARLETA, CA 91331

SCHEDULE B

LEGAL DESCRIPTION

THE SOUTHEASTERLY 110 FEET OF THAT PORTION OF LOT 3, BLOCK 333 OF SINSABAUGH TRACT, LYING SOUTHWESTERLY OF THE SOUTHEASTERLY PROLONGATION OF THE SOUTHWESTERLY LINE OF LOT 2 OF SAID BLOCK AND TRACT, IN THE CITY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 66 PAGE 92 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY OF THE COUNTY RECORDER OF SAID COUNTY.

MORTGAGES/LIENS

Type of Instrument DEED OF TRUST

Trustor/Mortgagor: MAURICIO CEDILLOS AND CLAUDIA MORAN, HUSBAND AND WIFE AS JOINT TENANTS

Lender/Beneficiary: WASHINGTON MUTUAL BANK, FA

Trustee: CALIFORNIA RECONVEYANCE COMPANY, A CALIFORNIA CORP

Instrument: 20070867113

Book/Page: N/A

Amount: \$344,000.00

Open Ended: NO

Dated: 03/28/2007

Recorded: 04/11/2007

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. T10629

SCHEDULE B (Continued)

Maturity Date: 04/01/2022

MAILING ADDRESS: WASHINGTON MUTUAL BANK DOC OPS M/S FSCE 440
2210 ENTERPRISE DR FLORENCE, SC 29501

MAILING ADDRESS: MAURICIO CEDILLOS AND CLAUDIA MORAN, HUSBAND AND WIFE AS JOINT TENANTS,
13577 OSBOURNE STREET, ARLETA, CA 91331

MAILING ADDRESS: WASHINGTON MUTUAL BANK, FA
2273 N. GREEN VALLEY PARKWAY, SUITE 14, HENDERSON, NV 89014

SAID MORTGAGE IS SUBJECT TO A ASSIGNMENT OF DEED OF TRUST, FROM
FEDERAL DEPOSIT INSURANCE CORPORATION, AS RECEIVER OF WASHINGTON
MUTUAL BANK F/K/A WASHINGTON MUTUAL BANK, FA (ASSIGNOR) TO
JPMORGAN CHASE BANK (ASSIGNEE), DATED 11/05/2012, RECORDED 11/14/2012 AS
INSTRUMENT NO. 20121731832

MAILING ADDRESS: JPMORGAN CHASE BANK, NA C/O NTC 2100 ALT.
19 NORTH PALM HARBOR, FL 34683

MAILING ADDRESS: JPMORGAN CHASE BANK, NA
780 KANSAS LANE, SUITE A, MONROE, LA 71203

MAILING ADDRESS: FEDERAL DEPOSIT INSURANCE CORPORATION, AS RECEIVER
OF WASHINGTON MUTUAL BANK F/K/A WASHINGTON MUTUAL BANK, FA,
700 KANSAS LANE, MC 8000, MONROE, LA 71203

ADDITIONAL MAILING ADDRESS: JPMORGAN CHASE BANK, NATIONAL ASSOCIATION,
700 KANSAS LANE, MC 8000, MONROE, LA 71203

SAID MORTGAGE IS FURTHER SUBJECT TO A HOME AFFODABLE MODIFICATION
AGREEMENT DATED 05/09/2013, RECORDED 06/13/2013 AS INSTRUMENT NO.
20130885796.

MAILING ADDRESS: KATHY DELGADO,
700 KANSAS LANE MONROE, LA 71203

MAILING ADDRESS: JP MORGAN CHASE BANK, NA.A CHASE RECORDS CENTER
RE: COLLATERAL TRAILING DOCUMENT
PO BOX 8000 MORNROE, LA 71203

MAILING ADDRESS: JPMORGAN CHASE BANK N.A.
2210 ENTERPRISE DRIVE FLORENCE, SC 29501-1109

Type of Instrument DEED OF TRUST

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. T10629

SCHEDULE B (Continued)

Trustor/Mortgagor: ASTUL M. CEDILLOS
Lender/Beneficiary: BANK OF AMERICA, N A
Trustee: PRLAP, INC.

Instrument: 20080111836

Amount: \$100,000.00

Dated: 12/19/2007

Maturity Date: 12/19/2037

Book/Page: N/A

Open Ended: YES

Recorded: 12/19/2007

MAILING ADDRESS: UNITED GENERAL TITLE INS FISERV-
P.O. BOX 2590 CHICAGO, IL 60690

Type of Instrument MISCELLANEOUS

Comments: NOTICE OF PENDING LIEN, DATED 11/09/2007, RECORDED 11/30/2007 AS
INSTRUMENT NO. 20072636863

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

MAILING ADDRESS: MAURICIO A. CEDILLOS
13577 OSBORNE ST ARLETA CA 91331.

NOTICE OF PENDING LIEN, DATED 03/07/2013, RECORDED 04/08/2013 AS
INSTRUMENT NO. 20130516768

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

MAILING ADDRESS: MAURICIO CEDILLOS AND MORAN, CLAUDI
13577 OSBORNE ST ARLETA CA 91331.

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO

Name Claudia Moran
Street Address 13577 Osborne St
City, State Arleta
Zip 91331
Order No.

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)
City of Arleta
Conveyance Tax is \$ [0.00]
Parcel No. 2621-021-008

Documentary Transfer Tax is \$ 0.00
 computed on full value of interest or property conveyed, or,
 full value less value of liens or encumbrances remaining at the time of sale

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Mauricio A Cedillo, a married man
L.C. # 1105

do(es) hereby REMISE, RELEASE AND FOREVER QUITCLAIM to
Claudia Moran, a Married women as her sole and separate property

the following real property in the city of Arleta
county of , Los Angeles state of California

~~described as Legal Description Attached here to as exhibit "A" and made a part hereof~~ C.L.M.

also known as 13677 Osborne Street ,Arleta Ca 91331

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

Dated: April 19, 2013

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

S.S.

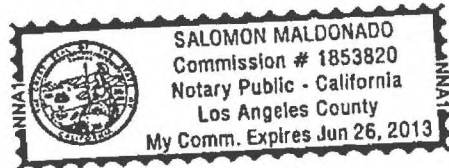
[Handwritten Signature]

On April 19, 2013 before me,
SALOMON MALDONADO

MAURICIO A Cedillo

a Notary Public in and for said County and State, personally appeared
Mauricio A Cedillo

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



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

WITNESS my hand and official seal.

Signature *[Handwritten Signature]*

(This area for official notorial seal)

MAIL TAX STATEMENTS TO PARTY SHOWN ON THE FOLLOWING LINE; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE

Name Street Address City & State
quitclai (rev. 07/17/98)

This page is part of your document - DO NOT DISCARD



20130862126



Pages:
0002

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

06/10/13 AT 11:31AM

FEES :	19.00
TAXES :	0.00
OTHER :	0.00
PAID :	19.00



LEADSHEET



201306100940009

00007842124



004924393

SEQ:
01

DAR - Counter (Upfront Scan)



THIS FORM IS NOT TO BE DUPLICATED

3/17/06

2

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL TO

Mr Mauricio Cedillos and Mrs Claudia Moran
13577 Osborne Street
Arleta, CA 91331

06 0574305

Title Order No 2259247-60 Escrow No 005422-AM

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)
DOCUMENTARY TRANSFER TAX is \$NONE
 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 Arleta AND

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

Mauricio A. Cedillos, Who Acquired Title As A Single Man

hereby GRANT(s) to

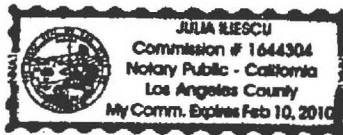
Mauricio Cedillos and Claudia Moran, Husband and Wife as Joint Tenants

the real property in the City of Arleta, County of Los Angeles, State of California, described as
LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT 'A' AND MADE A PART HEREOF.
Also Known as 13577 Osborne Street, Arleta, CA 91331
AP# 2621-021-008

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

DATED March 9, 2006
STATE OF CALIFORNIA
COUNTY OF Los Angeles
On MARCH 10 2006
Before me, JULIA ILESCU
A Notary Public in, and for said State, personally appeared
MAURICIO CEDILLOS &
CLAUDIA MORAN


Mauricio A. Cedillos



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

GATEWAY TITLE COMPANY

Recording Requested By:
WASHINGTON MUTUAL BANK

Return To:
WASHINGTON MUTUAL BANK
2210 ENTERPRISE DR
FLORENCE, SC 29501
DOC OPS M/S FSCE 440

Prepared By:
JEANETTE SCHULZE



2

[Space Above This Line For Recording Data]

ZCA1
W25

DEED OF TRUST

3013513035-868

74

800-100-1000

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 **MARCH 28, 2007**, together with all Riders to this document.
- (B) "Borrower" is **MAURICIO CEDILLOS AND CLAUDIA MORAN, HUSBAND AND WIFE AS JOINT TENANTS**

Borrower's address is **13577 OSBORNE STREET, ARLETA, CA 91331**. Borrower is the trustor under this Security Instrument.

(C) "Lender" is **WASHINGTON MUTUAL BANK, FA**

Lender is a **FEDERAL SAVINGS BANK** organized and existing under the laws of **THE UNITED STATES OF AMERICA**

CALIFORNIA - Single Family - Fannie Mae/Freddie Mac UNIFORM INSTRUMENT Form 3005 1/01

- BICAJ (0207)

Page 1 of 15

Initials **M-C CM**
VMP MORTGAGE FORMS - (B00)521-7291



1027264-151

EXHIBIT B

ASSIGNED INSPECTOR: **RUSSELL SCHOONOVER**
JOB ADDRESS: **13577 WEST OSBORNE STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2621-021-008**

Date: **January 15, 2015**

Last Full Title: **07/26/2014**

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1). CLAUDIA MORAN
13577 OSBORNE STREET
ARLETA, CA. 91331
CAPACITY: OWNER

- 2). WASHINGTON MUTUAL BANK, FA
2273 NORTH GREEN VALLEY PARKWAY, SUITE 14
HENDERSON, NV. 89014
CAPACITY: INTERESTED PARTIES

- 3). WASHINGTON MUTUAL BANK
DOC OPS M/S FSCE 440
2210 ENTERPRISE DRIVE
FLORENCE, SC. 29501
CAPACITY: INTERESTED PARTIES

- 4). JPMORGAN CHASE BANK, NA
C/O NTC
2100 ALT. 19 NORTH
PALM HARBOR, FL. 34683
CAPACITY: INTERESTED PARTIES

- 5). JPMORGAN CHASE BANK, NA
780 KANSAS LANE, SUITE A
MONROE, LA. 71203
CAPACITY: INTERESTED PARTIES

- 6). FEDERAL DEPOSIT INSURANCE CORPORATION
AS RECEIVER OF WASHINGTON MUTUAL BANK F/K/A
WASHINGTON MUTUAL BANK, FA.
700 KANSAS LANE, MC 8000
MONROE, LA. 71203
CAPACITY: INTERESTED PARTIES

- 7). JPMORGAN CHASE BANK, NA.
700 KANSAS LANE, MC 8000
MONROE, LA. 71203
CAPACITY: INTERESTED PARTIES

- 8). KATHY DELGADO
700 KANSAS LANE
MONROE, LA. 71203
CAPACITY: INTERESTED PARTIES

- 9). JP MORGAN CHASE BANK, NA.A
CHASE RECORDS CENTER
RE: COLLATERAL TRAILING DOCUMENT
P.O. BOX 8000
MONROE, LA. 71203
CAPACITY: INTERESTED PARTIES

- 10). JPMORGAN CHASE BANK, NA
2210 ENTERPRISE DRIVE
FLORENCE, SC. 29501-1109
CAPACITY: INTERESTED PARTIES

- 11). UNITED GENERAL TITLE INS FISERV-
P.O. BOX 2590
CHICAGO, IL. 60690
CAPACITY: INTERESTED PARTIES

Property Detail Report

For Property Located At :
13577 OSBORNE ST, ARLETA, CA 91331-5525

**Owner Information**

Owner Name: **MORAN CLAUDIA**
 Mailing Address: **13577 OSBORNE ST, ARLETA CA 91331-5525 C029**
 Vesting Codes: **//**

Location Information

Legal Description: **SINSABAUGH TRACT SE 110 FT OF SW 110 FT OF LOT 3**
 County: **LOS ANGELES, CA** APN: **2621-021-008**
 Census Tract / Block: **1194.00 / 3** Alternate APN:
 Township-Range-Sect: Subdivision: **SINSABAUGH TR**
 Legal Book/Page: **8-F5 / 502-C6**
 Map Reference:
 Legal Lot: **3** Tract #:
 Legal Block: **333** School District: **LOS ANGELES**
 Market Area: **ARL** School District Name:
 Neighbor Code: Munic/Township:

Owner Transfer Information

Recording/Sale Date: **06/10/2013 / 04/19/2013** Deed Type: **QUIT CLAIM DEED**
 Sale Price: 1st Mtg Document #:
 Document #: **862126**

Last Market Sale Information

Recording/Sale Date: **03/02/2004 / 01/13/2004** 1st Mtg Amount/Type: **\$267,300 / CONV**
 Sale Price: **\$297,000** 1st Mtg Int. Rate/Type: **7.30 / ADJ**
 Sale Type: 1st Mtg Document #: **489476**
 Document #: **489475** 2nd Mtg Amount/Type: **/**
 Deed Type: **GRANT DEED** 2nd Mtg Int. Rate/Type: **/**
 Transfer Document #: Price Per SqFt: **\$138.91**
 New Construction: Multi/Split Sale:
 Title Company: **STEWART TITLE**
 Lender: **NEW CENTURY MTG CORP**
 Seller Name: **AREVALO HAMLET A**

Prior Sale Information

Prior Rec/Sale Date: **01/07/2002 / 12/12/2001** Prior Lender: **INTERNATIONAL HM GAP CORP**
 Prior Sale Price: **\$179,000** Prior 1st Mtg Amt/Type: **\$143,200 / CONV**
 Prior Doc Number: **36106** Prior 1st Mtg Rate/Type: **/**
 Prior Deed Type: **INDIVIDUAL GRANT DEED**

Property Characteristics

Gross Area:		Parking Type:	PARKING AVAIL	Construction:	
Living Area:	2,138	Garage Area:		Heat Type:	CENTRAL
Tot Adj Area:		Garage Capacity:	2	Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:	4	Basement Area:		Patio Type:	
Bedrooms:	5	Finish Bsmnt Area:		Pool:	
Bath(F/H):	3 /	Basement Type:		Air Cond:	CENTRAL
Year Built / Eff:	1952 / 1994	Roof Type:		Style:	CONVENTIONAL
Fireplace:	/	Foundation:	RAISED	Quality:	
# of Stories:	1.00	Roof Material:	COMPOSITION	Condition:	
			SHINGLE		

Other Improvements: **FENCE**

Site Information

Zoning:	LARA	Acres:	0.28	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	12,104	Lot Width/Depth:	110 x 110	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	
Site Influence:	CORNER			Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$430,000	Assessed Year:	2014	Property Tax:	\$5,478.94
Land Value:	\$249,000	Improved %:	42%	Tax Area:	13
Improvement Value:	\$181,000	Tax Year:	2014	Tax Exemption:	
Total Taxable Value:	\$430,000				

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

13577 OSBORNE ST, ARLETA, CA 91331-5525

6 Comparable(s) Selected.

Report Date: 01/15/2015

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$297,000	\$350,000	\$427,500	\$384,917
Bldg/Living Area	2,138	1,819	2,000	1,896
Price/Sqft	\$138.91	\$185.38	\$213.75	\$202.88
Year Built	1952	1952	1956	1953
Lot Area	12,104	5,881	7,941	6,442
Bedrooms	5	3	4	4
Bathrooms/Restrooms	3	2	3	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$430,000	\$76,646	\$310,000	\$207,196
Distance From Subject	0.00	0.13	0.45	0.31

*= user supplied for search only

Comp #:1		Distance From Subject:0.13 (miles)	
Address: 13661 OSBORNE ST, ARLETA, CA 91331-5527			
Owner Name: TAPIA ALVARO/TAPIA ADELFO			
Seller Name: GINSBURG SELWYN & S TRUST			
APN: 2642-022-009	Map Reference: 8-F5 / 502-C6	Living Area: 1,928	
County: LOS ANGELES, CA	Census Tract: 1194.00	Total Rooms: 6	
Subdivision: 18088	Zoning: LAR1	Bedrooms: 3	
Rec Date: 10/29/2014	Prior Rec Date: 12/20/2013	Bath(F/H): 2 /	
Sale Date: 10/21/2014	Prior Sale Date: 12/06/2013	Yr Built/Eff: 1954 / 1957	
Sale Price: \$390,000	Prior Sale Price: \$230,000	Air Cond: EVAP COOLER	
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL	
Document #: 1140795	Acres: 0.15	Fireplace: Y / 1	
1st Mtg Amt: \$312,000	Lot Area: 6,599	Pool:	
Total Value: \$310,000	# of Stories: 1.00	Roof Mat: COMPOSITION SHINGLE	
Land Use: SFR	Park Area/Cap#: / 2	Parking: DETACHED GARAGE	

Comp #:2		Distance From Subject:0.29 (miles)	
Address: 13721 RAYEN ST, ARLETA, CA 91331-6143			
Owner Name: SWINFORD JAMES			
Seller Name: SWINFORD M M 2003 TRUST			
Seller Name:			
APN: 2640-001-026	Map Reference: 8-F5 / 502-B7	Living Area: 1,865	
County: LOS ANGELES, CA	Census Tract: 1198.00	Total Rooms: 8	
Subdivision: 17356	Zoning: LAR1	Bedrooms: 4	
Rec Date: 05/28/2014	Prior Rec Date:	Bath(F/H): 2 /	
Sale Date: 05/09/2014	Prior Sale Date:	Yr Built/Eff: 1952 / 1955	
Sale Price: \$390,000	Prior Sale Price:	Air Cond:	
Sale Type: FULL	Prior Sale Type:	Style: CONVENTIONAL	
Document #: 546701	Acres: 0.14	Fireplace: Y / 1	
1st Mtg Amt:	Lot Area: 5,881	Pool:	
Total Value: \$81,573	# of Stories: 1.00	Roof Mat: ROLL COMPOSITION	
Land Use: SFR	Park Area/Cap#: / 2	Parking: PARKING AVAIL	

Comp #:3		Distance From Subject:0.3 (miles)	
Address: 9111 ROSLYNDALE AVE, ARLETA, CA 91331-5632			
Owner Name: VELASQUEZ PEDRO R			
Seller Name: BLUE RIBBON PROPS			
APN: 2625-027-007	Map Reference: 8-F5 / 502-C7	Living Area: 2,000	
County: LOS ANGELES, CA	Census Tract: 1198.00	Total Rooms: 7	
Subdivision: 16392	Zoning: LAR1	Bedrooms: 4	

Rec Date:	09/12/2014	Prior Rec Date:	02/12/2014	Bath(F/H):	3 /
Sale Date:	09/10/2014	Prior Sale Date:	02/10/2014	Yr Built/Eff:	1952 / 1956
Sale Price:	\$427,500	Prior Sale Price:	\$287,000	Air Cond:	EVAP COOLER
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	967219	Acres:	0.14	Fireplace:	Y / 1
1st Mtg Amt:		Lot Area:	6,212	Pool:	
Total Value:	\$278,698	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	ATTACHED GARAGE

Comp #:4					Distance From Subject:0.33 (miles)
Address:	13576 MONTAGUE ST, ARLETA, CA 91331-5623				
Owner Name:	PUNTES EDWARD G				
Seller Name:	FREGOSO ARTURO D V				
APN:	2625-036-002	Map Reference:	8-F5 / 502-C7	Living Area:	1,819
County:	LOS ANGELES, CA	Census Tract:	1198.00	Total Rooms:	7
Subdivision:	20541	Zoning:	LAR1	Bedrooms:	3
Rec Date:	12/08/2014	Prior Rec Date:	10/21/2011	Bath(F/H):	2 /
Sale Date:	12/01/2014	Prior Sale Date:	07/22/2011	Yr Built/Eff:	1956 / 1958
Sale Price:	\$360,500	Prior Sale Price:	\$250,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	1323483	Acres:	0.14	Fireplace:	Y / 1
1st Mtg Amt:	\$348,468	Lot Area:	6,020	Pool:	POOL
Total Value:	\$256,156	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:5					Distance From Subject:0.35 (miles)
Address:	9168 MERCEDES AVE, ARLETA, CA 91331-5732				
Owner Name:	CARRERAS JOSE R B/BERRIOS GLORIA E				
Seller Name:	HARRIS B R LIVING TRUST				
APN:	2625-015-011	Map Reference:	8-F5 / 502-C7	Living Area:	1,877
County:	LOS ANGELES, CA	Census Tract:	1198.00	Total Rooms:	6
Subdivision:	20389	Zoning:	LAR1	Bedrooms:	4
Rec Date:	08/06/2014	Prior Rec Date:		Bath(F/H):	3 /
Sale Date:	06/30/2014	Prior Sale Date:		Yr Built/Eff:	1955 / 1957
Sale Price:	\$391,500	Prior Sale Price:		Air Cond:	EVAP COOLER
Sale Type:	FULL	Prior Sale Type:		Style:	CONVENTIONAL
Document #:	817345	Acres:	0.14	Fireplace:	Y / 1
1st Mtg Amt:	\$313,200	Lot Area:	5,999	Pool:	
Total Value:	\$76,646	# of Stories:	1.00	Roof Mat:	GRAVEL & ROCK
Land Use:	SFR	Park Area/Cap#:	/ 1	Parking:	PARKING AVAIL

Comp #:6					Distance From Subject:0.45 (miles)
Address:	9309 LEV AVE, ARLETA, CA 91331-4722				
Owner Name:	TRINH SUSAN L				
Seller Name:	ROTHENAY ERIC & MARIA E				
APN:	2625-005-037	Map Reference:	9-A5 / 502-D6	Living Area:	1,888
County:	LOS ANGELES, CA	Census Tract:	1190.02	Total Rooms:	4
Subdivision:	33502	Zoning:	LARS	Bedrooms:	4
Rec Date:	05/01/2014	Prior Rec Date:	05/03/1999	Bath(F/H):	2 /
Sale Date:	01/09/2014	Prior Sale Date:	04/15/1999	Yr Built/Eff:	1953 / 1973
Sale Price:	\$350,000	Prior Sale Price:	\$127,500	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	454045	Acres:	0.18	Fireplace:	Y / 1
1st Mtg Amt:	\$262,500	Lot Area:	7,941	Pool:	POOL
Total Value:	\$240,100	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	ATTACHED GARAGE

EXHIBIT D

ASSIGNED INSPECTOR: **RUSSELL SCHOONOVER**
JOB ADDRESS: **13577 WEST OSBORNE STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2621-021-008**

Date: **January 15, 2015**

CASE#: **481762**
ORDER NO: **A-3129656**

EFFECTIVE DATE OF ORDER TO COMPLY: **October 23, 2012**
COMPLIANCE EXPECTED DATE: **November 22, 2012**
DATE COMPLIANCE OBTAINED: **April 29, 2013**

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3129656

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.

5. Rubbish, garbage, trash and debris on the premises.

You are therefore ordered to: 1) Remove the rubbish, garbage, trash and debris from the premises.
2) Maintain the premises in a clean and sanitary condition.

Code Section(s) in Violation: 91.8104, 91.8104.2, 91.103.1, 12 21A.1.(a) of the L.A.M.C.

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.

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 .

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

Inspector: _____

Date: October 16, 2012

LARRY MONTGOMERY
14410 SYLVAN STREET SUITE 105
VAN NUYS, CA 91401

Larry.Montgomery@lacity.org



REVIEWED BY