

CITY OF LOS ANGELES  
CALIFORNIA

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

DEPARTMENT OF  
BUILDING AND SAFETY  
201 NORTH FIGUEROA STREET  
LOS ANGELES, CA 90012

VAN AMBATIELOS  
PRESIDENT

JAVIER NUNEZ  
VICE PRESIDENT

JOSELYN GEAGA-ROSENTHAL  
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ERIC GARCETTI  
MAYOR

OSAMA YOUNAN, P.E.  
GENERAL MANAGER  
SUPERINTENDENT OF BUILDING

April 21, 2020

Council District: # 7

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

JOB ADDRESS: **8823 WEST RIDERWOOD DRIVE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2547-003-015**

Re: Invoice # 738575-1, # 758262-8

Pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code, the Los Angeles Department of Building and Safety (LADBS) investigated and identified code violations at: **8823 West Riderwood Drive, Los Angeles, CA**, ("Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

Following LADBS 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 24, 2017 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 LADBS are as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance Code Enforcement fee	660.00
Late Charge/Collection fee (250%)	2,490.00
Code Violation Investigation fee	336.00
System Development Surcharge	20.16
System Development Surcharge late fee	50.40
Accumulated Interest (1%/month)	349.58
Title Report fee	38.00
<b>Grand Total</b>	<b>\$ 3,944.14</b>

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed that a lien for a total sum of **\$3,944.14** be recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the 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 Council instruct LADBS to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$3,944.14** 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**

Ana Mae Yutan  
Chief, LADBS 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

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***Property Title Report***

**Work Order No. T16457**  
Dated as of: 01/14/2020

**Prepared for: City of Los Angeles**

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**SCHEDULE A**  
(Reported Property Information)

**APN #: 2547-003-015**

**Property Address: 8823 W RIDERWOOD DR      City: Los Angeles      County: Los Angeles**

**VESTING INFORMATION**

**Type of Document: QUITCLAIM DEED**

**Grantee : STEPHANIE L MINES; THE STEPHANIE L MINES LIVING TRUST**

**Grantor : LORRE VASQUEZ**

**Deed Date : 07/27/2006**

**Recorded : 07/28/2006**

**Instr No. : 06-1680215**

**MAILING ADDRESS: STEPHANIE L MINES; THE STEPHANIE L MINES LIVING TRUST  
PO BOX 4498 SUNLAND CA 91041**

**SCHEDULE B**

**LEGAL DESCRIPTION**

**Lot: 83 Tract No: 22208 Abbreviated Description: LOT:83 TR#:22208 TRACT NO 22208 LOT 83**

**MORTGAGES/LIENS**

*We find no Open Mortgages/Deeds of Trust of Record.*

This page is part of your document - DO NOT DISCARD

06 1680215

RECORDED/FILED IN OFFICIAL RECORDS  
RECORDER'S OFFICE  
LOS ANGELES COUNTY  
CALIFORNIA

07/28/06 AT 04:21PM

TITLE(S) : DEED



FEE

Code 01 - 10.00  
Code 18 - 04.00

Code D003 - 001

D.T.T.  
Code 0 - 00.00

CODE

20

CODE

19

CODE

9 Grand Total = \$14.00

Page Count = 2

Assessor's Identification Number (AIN)

To be completed by Examiner OR Title Company in black ink.

Number of AIN's Shown

2 5 4 7 - 0 0 3 - 0 1 5

0 0 1

THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY

06 1680215

AND WHEN RECORDED MAIL TO  
STEPHANIE MINES  
P.O. Box 4498  
SUNLAND, CA 91041

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Assessor's Parcel No. 2547-003-015

**QUITCLAIM DEED**

The undersigned Grantor(s) declare(s): *THIS CONVEYANCE TRANSFERS AN INTEREST*  
Documentary transfer tax is ul *NONE* *INTD OR OT OF A LIVING TRUST R + T*

- (X) computed on full value of the interest of property conveyed, or
- ( ) computed on the full value less the value of liens or encumbrances remaining thereon at the time of sale.
- (X) City of: SUNLAND, and

11930

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

LORRE VASQUEZ, AN UNMARRIED WOMAN

hereby **REMISE, RELEASE AND QUITCLAIM TO:**

STEPHANIE L. MINES AS TRUSTEE UNDER THE STEPHANIE L. MINES LIVING TRUST

all that real property situated in the City of SUNLAND,  
County of LOS ANGELES, State of California, described as:

LOT 83 OF TRACT NO 22208, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 73 PAGES 92 TO 97 INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

Dated: JULY 27, 2006

STATE OF CALIFORNIA,

COUNTY OF Los Angeles ) SS

On 7-27-06 before me

Sibpun Ampornpet  
a Notary Public/in and for said state,  
personally appeared Lorre Vasquez

*Lorre Vasquez*  
\_\_\_\_\_  
LORRE VASQUEZ

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 *Lorre Vasquez*  
Title Order No. 23676

(This area for official notarial seal)  
Escrow or Loan No. 23676-CP

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

This page is part of your document - DO NOT DISCARD



**20091604278**



Pages:  
0003

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

10/23/09 AT 08:00AM

FEEs:	15.00
TAXES:	0.00
OTHER:	0.00
PAID:	15.00



LEADSHEET



200910230250003

00001392508



002370022

SEQ:  
08

DAR - Title Company (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

T79

Recording Requested By:  
Ron Meharg, 888-362-9638  
When Recorded Return To:  
DOCX  
1111 Aderman Dr.  
Suite 350  
Alpharetta, GA 30005  
| AHCIT | 647 | 108059610



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CRef#: 10/27/2009-Preff#: A058-POF  
Date: 10/15/2009-Print Batch ID: 8392  
Property Address:  
8823 RIDERWOOD DRIVE  
LOS ANGELES, CA 91040

CAAsst-eR2 0 10/05/2009 2009(c) by DOCX LLC

This Space for Recorder's Use Only



**ASSIGNMENT OF DEED OF TRUST**

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, American Home Mortgage Servicing, Inc., as servicer for Deutsche Bank National Trust Company, as trustee, in trust for the registered holders of Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series ARSI 2006-M3, whose address is 1761 East St. Andrew Place Santa Ana, CA 92705-4934, does by these presents hereby grant, bargain, sell, assign, transfer, convey, set over and deliver unto Deutsche Bank National Trust Company, as Trustee in trust for the benefit of the Certificateholders for Ameriquest Mortgage Securities Trust 2006-M3, Asset-Backed Pass-Through Certificates, Series ARSI 2006-M3, whose address is 1761 East St. Andrew Place Santa Ana, CA 92705-4934, the following described deed of trust, securing the payment of a certain promissory note(s) for the sum listed below, together with all rights therein and thereto, all liens created or secured thereby, all obligations therein described, the money due and to become due thereon with interest, and all rights accrued or to accrue under such deed of trust.

Original Borrower(s): **LORRE VASQUEZ, AN UNMARRIED WOMAN**  
Original Beneficiary: **ARGENT MORTGAGE COMPANY, LLC**  
Date of Deed of Trust: **07/13/2006** Loan Amount: **\$535,500.00**  
Recording Date: **07/27/2006** Document #: **06 1665009**  
Misc. Comments: **ASSIGNMENT EFFECTIVE DATE 9/14/2009**

**LEGAL DESCRIPTION: THE LAND REFERRED TO IN THIS REPORT IS DESCRIBED AS FOLLOWS:**

**ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:  
LOT 83 OF TRACT NO. 22208, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 73 PAGES 92 TO 97 INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.**

and recorded in the official records of the County of Los Angeles, State of California affecting Real Property and more particularly described on said Deed of Trust referred to herein.

IN WITNESS WHEREOF, the undersigned has caused these presents to be executed on this date of 10/16/2009.

American Home Mortgage Servicing, Inc., as servicer for Deutsche Bank National Trust Company, as trustee, in trust for the registered holders of Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series ARSI 2006-M3

Linda Green  
Vice President & Asst Secretary

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State of GA  
County of **Fulton**

On this date of **10/16/2009**, before me, **Brittany Snow**, Notary Public, personally appeared **Linda Green**, 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.

*Brittany Snow*  
Notary Public



Brittany Snow  
NOTARY PUBLIC  
Fulton County  
State of Georgia  
My Commission Expires  
May 21, 2011

# EXHIBIT B

ASSIGNED INSPECTOR: **JAMES ABREU**

**Date: April 21, 2020**

JOB ADDRESS: **8823 WEST RIDERWOOD DRIVE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2547-003-015**

Last Full Title: **1/14/2020**

Last Update to Title:

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## LIST OF OWNERS AND INTERESTED PARTIES

- 1) STEPHANIE L MINES  
THE STEPHANIE L. MINES LIVING TRUST  
PO BOX 4498  
SUNLAND, CA 91041

CAPACITY: OWNER

# EXHIBIT C

## Property Detail Report

For Property Located At :

8823 RIDERWOOD DR, SUNLAND, CA 91040-2624



**Owner Information**

Owner Name: **MINES STEPHANIE L**  
 Mailing Address: **PO BOX 4498, SUNLAND CA 91041-4498 B012**  
 Vesting Codes: **// TR**

**Location Information**

Legal Description: **TRACT NO 22208 LOT 83**  
 County: **LOS ANGELES, CA** APN: **2547-003-015**  
 Census Tract / Block: **1032.00 / 2** Alternate APN:  
 Township-Range-Sect: **703-92** Subdivision: **22208**  
 Legal Book/Page: **83** Map Reference: **10-C2 /**  
 Legal Lot: **83** Tract #: **22208**  
 Legal Block: **659** School District: **LOS ANGELES**  
 Market Area: **659** School District Name: **LOS ANGELES**  
 Neighbor Code: **659** Munic/Township:

**Owner Transfer Information**

Recording/Sale Date: **07/28/2006 / 07/27/2006** Deed Type: **QUIT CLAIM DEED**  
 Sale Price: **1680215** 1st Mtg Document #:  
 Document #: **1680215**

**Last Market Sale Information**

Recording/Sale Date: **07/15/1993 /** 1st Mtg Amount/Type: **\$171,000 / CONV**  
 Sale Price: **\$190,000** 1st Mtg Int. Rate/Type: **/ FIXED**  
 Sale Type: **FULL** 1st Mtg Document #:  
 Document #: **1361523** 2nd Mtg Amount/Type: **/**  
 Deed Type: **GRANT DEED** 2nd Mtg Int. Rate/Type: **/**  
 Transfer Document #: **GRANT DEED** Price Per SqFt: **\$131.49**  
 New Construction: **GRANT DEED** Multi/Split Sale:

Title Company: **FIDELITY NAT'L TITLE INS CO/NY**  
 Lender: **INSTITUTIONAL CREDIT/CA**  
 Seller Name: **DAVIS DALMAR W**

**Prior Sale Information**

Prior Rec/Sale Date: **03/30/1984 /** Prior Lender:  
 Prior Sale Price: **\$133,000** Prior 1st Mtg Amt/Type: **\$118,000 / PRIVATE PARTY**  
 Prior Doc Number: **390211** Prior 1st Mtg Rate/Type: **/**  
 Prior Deed Type: **DEED (REG)**

**Property Characteristics**

Gross Area:		Parking Type:	<b>ATTACHED GARAGE</b>	Construction:	
Living Area:	<b>1,445</b>	Garage Area:		Heat Type:	<b>CENTRAL</b>
Tot Adj Area:		Garage Capacity:		Exterior wall:	<b>STUCCO</b>
Above Grade:		Parking Spaces:	<b>2</b>	Porch Type:	
Total Rooms:	<b>6</b>	Basement Area:		Patio Type:	
Bedrooms:	<b>3</b>	Finish Bsmnt Area:		Pool:	<b>POOL</b>
Bath(F/H):	<b>2 /</b>	Basement Type:		Air Cond:	<b>CENTRAL</b>
Year Built / Eff:	<b>1964 / 1964</b>	Roof Type:		Style:	<b>CONVENTIONAL</b>
Fireplace:	<b>Y / 1</b>	Foundation:	<b>SLAB</b>	Quality:	<b>AVERAGE</b>
# of Stories:	<b>1</b>	Roof Material:	<b>COMPOSITION SHINGLE</b>	Condition:	<b>GOOD</b>

Other Improvements: **FENCE;SHED**  
**Building Permit**

**Site Information**

Zoning: **LARS** Acres: **0.35** County Use: **SINGLE FAMILY RESID (0101)**  
 Lot Area: **15,113** Lot Width/Depth: **61 x 248** State Use:  
 Land Use: **SFR** Res/Comm Units: **1 /** Water Type:  
 Site Influence: Sewer Type: **TYPE UNKNOWN**

**Tax Information**

Total Value: **\$289,476** Assessed Year: **2019** Property Tax: **\$3,615.42**  
 Land Value: **\$231,587** Improved %: **20%** Tax Area: **13**  
 Improvement Value: **\$57,889** Tax Year: **2018** Tax Exemption: **HOMEOWNER**  
 Total Taxable Value: **\$282,476**

# Comparable Sales Report

For Property Located At



RealQuest

**8823 RIDERWOOD DR, SUNLAND, CA 91040-2624**

11 Comparable(s) Selected.

Report Date: 01/27/2020

## Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$190,000	\$500,000	\$775,000	\$653,682
Bldg/Living Area	1,445	1,276	1,658	1,458
Price/Sqft	\$131.49	\$371.23	\$559.88	\$450.68
Year Built	1964	1944	1983	1960
Lot Area	15,113	4,479	18,295	7,572
Bedrooms	3	2	3	3
Bathrooms/Restrooms	2	2	3	2
Stories	1.00	1.00	2.00	1.09
Total Value	\$289,476	\$56,204	\$613,835	\$422,507
Distance From Subject	0.00	0.20	0.46	0.32

\* = user supplied for search only

Comp #:1

Distance From Subject:0.20 (miles)

Address: **8622 WENTWORTH ST, SUNLAND, CA 91040-2331**Owner Name: **MIRANIAN AYLIN**Seller Name: **BELLUSCI FAMILY TRUST**APN: **2555-002-003**Map Reference: **10-D2 /**Living Area: **1,312**County: **LOS ANGELES, CA**Census Tract: **1032.00**Total Rooms: **5**Subdivision: **6545**Zoning: **LAR1**Bedrooms: **2**Rec Date: **10/01/2019**Prior Rec Date: **08/01/1989**Bath(F/H): **2 /**Sale Date: **09/09/2019**Prior Sale Date: **05/1989**Yr Built/Eff: **1958 / 1960**Sale Price: **\$545,000**Prior Sale Price: **\$336,000**Air Cond: **EVAP COOLER**Sale Type: **FULL**Prior Sale Type: **FULL**Style: **UNKNOWN**Document #: **1032125**Acres: **0.10**Fireplace: **Y / 1**

1st Mtg Amt:

Lot Area: **4,479**

Pool:

Total Value: **\$56,204**# of Stories: **1**Roof Mat: **COMPOSITION**Land Use: **SFR**Park Area/Cap#: **/**Parking: **SHINGLE  
PARKING AVAIL**

Comp #:2

Distance From Subject:0.21 (miles)

Address: **8702 HILLROSE ST, SUNLAND, CA 91040-2707**Owner Name: **DE LA TORRE JILLIAN M**Seller Name: **AZIZIAN VAHE T**APN: **2555-031-036**Map Reference: **10-D2 /**Living Area: **1,653**County: **LOS ANGELES, CA**Census Tract: **1032.00**Total Rooms: **7**Subdivision: **MONTEVISTA**Zoning: **LAR1**Bedrooms: **2**Rec Date: **08/28/2019**Prior Rec Date: **04/29/2014**Bath(F/H): **2 /**Sale Date: **08/02/2019**Prior Sale Date: **03/13/2014**Yr Built/Eff: **1944 / 1944**

Sale Price:	<b>\$720,000</b>	Prior Sale Price:	<b>\$465,000</b>	Air Cond:	<b>EVAP COOLER</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Style:	<b>CONVENTIONAL</b>
Document #:	<b>870951</b>	Acres:	<b>0.42</b>	Fireplace:	<b>Y / 1</b>
1st Mtg Amt:		Lot Area:	<b>18,295</b>	Pool:	
Total Value:	<b>\$538,826</b>	# of Stories:	<b>1</b>	Roof Mat:	<b>COMPOSITION SHINGLE</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>	Parking:	<b>PARKING AVAIL</b>

Comp #:	<b>3</b>	Distance From Subject:	<b>0.24 (miles)</b>
Address:	<b>10629 TURNBOW DR, SUNLAND, CA 91040-2637</b>		
Owner Name:	<b>ZAGHIAN TEODIK</b>		
Seller Name:	<b>REYES ARMANDO &amp; NANCY</b>		
APN:	<b>2547-010-016</b>	Map Reference:	<b>10-C2 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1032.00</b>
Subdivision:	<b>8837</b>	Zoning:	<b>LAR1</b>
Rec Date:	<b>12/12/2019</b>	Prior Rec Date:	<b>04/25/2017</b>
Sale Date:	<b>11/18/2019</b>	Prior Sale Date:	<b>03/17/2017</b>
Sale Price:	<b>\$680,000</b>	Prior Sale Price:	<b>\$590,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>1386757</b>	Acres:	<b>0.17</b>
1st Mtg Amt:	<b>\$646,000</b>	Lot Area:	<b>7,613</b>
Total Value:	<b>\$613,835</b>	# of Stories:	<b>1</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>
		Living Area:	<b>1,624</b>
		Total Rooms:	<b>6</b>
		Bedrooms:	<b>3</b>
		Bath(F/H):	<b>2 /</b>
		Yr Built/Eff:	<b>1982 / 1982</b>
		Air Cond:	
		Style:	<b>CONVENTIONAL</b>
		Fireplace:	<b>Y / 1</b>
		Pool:	
		Roof Mat:	<b>WOOD SHAKE</b>
		Parking:	<b>PARKING AVAIL</b>

Comp #:	<b>4</b>	Distance From Subject:	<b>0.26 (miles)</b>
Address:	<b>8615 LE BERTHON ST, SUNLAND, CA 91040-2321</b>		
Owner Name:	<b>BERRY KENNETH A/BERRY SHANNON R M</b>		
Seller Name:	<b>BERRY FAMILY TRUST</b>		
APN:	<b>2551-043-025</b>	Map Reference:	<b>10-D2 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1032.00</b>
Subdivision:	<b>22023</b>	Zoning:	<b>LAR1</b>
Rec Date:	<b>10/10/2019</b>	Prior Rec Date:	<b>12/02/2009</b>
Sale Date:	<b>09/06/2019</b>	Prior Sale Date:	<b>11/12/2009</b>
Sale Price:	<b>\$500,000</b>	Prior Sale Price:	<b>\$355,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>1075283</b>	Acres:	<b>0.21</b>
1st Mtg Amt:	<b>\$400,000</b>	Lot Area:	<b>9,030</b>
Total Value:	<b>\$410,781</b>	# of Stories:	<b>1</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>
		Living Area:	<b>1,276</b>
		Total Rooms:	<b>5</b>
		Bedrooms:	<b>3</b>
		Bath(F/H):	<b>2 /</b>
		Yr Built/Eff:	<b>1956 / 1956</b>
		Air Cond:	<b>EVAP COOLER</b>
		Style:	<b>CONVENTIONAL</b>
		Fireplace:	<b>Y / 1</b>
		Pool:	
		Roof Mat:	<b>GRAVEL &amp; ROCK</b>
		Parking:	<b>PARKING AVAIL</b>

Comp #:	<b>5</b>	Distance From Subject:	<b>0.28 (miles)</b>
Address:	<b>10700 SHERMAN GROVE AVE, SUNLAND, CA 91040-2326</b>		
Owner Name:	<b>HAFTVANI ARAMEH M/HAFTVANI ANASHEH M</b>		
Seller Name:	<b>MERCHANT-HAYDEN LIVING TRUST</b>		
APN:	<b>2555-006-017</b>	Map Reference:	<b>10-D2 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1032.00</b>
Subdivision:	<b>23706</b>	Zoning:	<b>LAR1</b>
Rec Date:	<b>08/05/2019</b>	Prior Rec Date:	<b>07/24/2015</b>
Sale Date:	<b>06/27/2019</b>	Prior Sale Date:	<b>06/24/2015</b>
Sale Price:	<b>\$680,000</b>	Prior Sale Price:	<b>\$481,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>773894</b>	Acres:	<b>0.16</b>
1st Mtg Amt:	<b>\$646,000</b>	Lot Area:	<b>6,954</b>
Total Value:	<b>\$510,440</b>	# of Stories:	<b>1</b>
		Living Area:	<b>1,465</b>
		Total Rooms:	<b>6</b>
		Bedrooms:	<b>3</b>
		Bath(F/H):	<b>3 /</b>
		Yr Built/Eff:	<b>1957 / 1957</b>
		Air Cond:	<b>EVAP COOLER</b>
		Style:	<b>CONVENTIONAL</b>
		Fireplace:	<b>Y / 1</b>
		Pool:	
		Roof Mat:	<b>COMPOSITION SHINGLE</b>

Land Use: **SFR** Park Area/Cap#: **/** Parking: **PARKING AVAIL**

Comp #: **6** Distance From Subject: **0.29 (miles)**  
 Address: **10715 RUSSETT AVE, SUNLAND, CA 91040-2306**  
 Owner Name: **ESKANDARI EMIN**  
 Seller Name: **KIM TAE H**  
 APN: **2555-006-026** Map Reference: **10-D2 /** Living Area: **1,389**  
 County: **LOS ANGELES, CA** Census Tract: **1032.00** Total Rooms: **5**  
 Subdivision: **23706** Zoning: **LAR1** Bedrooms: **3**  
 Rec Date: **09/13/2019** Prior Rec Date: **11/25/2014** Bath(F/H): **2 /**  
 Sale Date: **09/11/2019** Prior Sale Date: **10/20/2014** Yr Built/Eff: **1957 / 1957**  
 Sale Price: **\$630,000** Prior Sale Price: **\$475,000** Air Cond:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **UNKNOWN**  
 Document #: **947096** Acres: **0.14** Fireplace: **Y / 1**  
 1st Mtg Amt: **\$608,973** Lot Area: **6,120** Pool: **POOL**  
 Total Value: **\$511,757** # of Stories: **1** Roof Mat: **COMPOSITION SHINGLE**  
 Land Use: **SFR** Park Area/Cap#: **/** Parking: **PARKING AVAIL**

Comp #: **7** Distance From Subject: **0.34 (miles)**  
 Address: **10701 FLORALITA AVE, SUNLAND, CA 91040-2350**  
 Owner Name: **KARAPETIAN VANUHI**  
 Seller Name: **YOURE HOME PROPERTIES LLC**  
 APN: **2555-036-023** Map Reference: **10-D2 /** Living Area: **1,389**  
 County: **LOS ANGELES, CA** Census Tract: **1032.00** Total Rooms: **5**  
 Subdivision: **23706** Zoning: **LAR1** Bedrooms: **3**  
 Rec Date: **05/17/2019** Prior Rec Date: **08/15/2018** Bath(F/H): **2 /**  
 Sale Date: **04/24/2019** Prior Sale Date: **07/24/2018** Yr Built/Eff: **1957 / 1958**  
 Sale Price: **\$775,000** Prior Sale Price: **\$496,500** Air Cond: **CENTRAL**  
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **UNKNOWN**  
 Document #: **452792** Acres: **0.14** Fireplace: **Y / 1**  
 1st Mtg Amt: **\$726,525** Lot Area: **6,293** Pool:  
 Total Value: **\$496,200** # of Stories: **1** Roof Mat: **COMPOSITION SHINGLE**  
 Land Use: **SFR** Park Area/Cap#: **/** Parking: **PARKING AVAIL**

Comp #: **8** Distance From Subject: **0.36 (miles)**  
 Address: **10847 WESCOTT AVE, SUNLAND, CA 91040-2337**  
 Owner Name: **ABEDI SARMEN/HATAMIAN ANI**  
 Seller Name: **ROMIK MNATSAKANYAN**  
 APN: **2555-039-005** Map Reference: **10-D2 /** Living Area: **1,407**  
 County: **LOS ANGELES, CA** Census Tract: **1032.00** Total Rooms: **6**  
 Subdivision: **21064** Zoning: **LAR1** Bedrooms: **2**  
 Rec Date: **10/18/2019** Prior Rec Date: **05/08/2001** Bath(F/H): **2 /**  
 Sale Date: **10/10/2019** Prior Sale Date: **03/22/2001** Yr Built/Eff: **1957 / 1957**  
 Sale Price: **\$660,000** Prior Sale Price: **\$219,000** Air Cond:  
 Sale Type: **FULL** Prior Sale Type: Style: **CONVENTIONAL**  
 Document #: **1116913** Acres: **0.14** Fireplace: **Y / 1**  
 1st Mtg Amt: **\$627,000** Lot Area: **5,969** Pool:  
 Total Value: **\$349,049** # of Stories: **1** Roof Mat: **GRAVEL & ROCK**  
 Land Use: **SFR** Park Area/Cap#: **/** Parking: **PARKING AVAIL**

Comp #: **9** Distance From Subject: **0.41 (miles)**

Address: **10975 RUSSETT AVE, SUNLAND, CA 91040-2362**

Owner Name: **KHACHATORIAN ARABO M**

Seller Name: **RAKE P & T FAMILY TRUST**

APN: **2551-020-025** Map Reference: **10-D2 /** Living Area: **1,583**

County: **LOS ANGELES, CA** Census Tract: **1032.00** Total Rooms: **6**

Subdivision: **39938** Zoning: **LAR1** Bedrooms: **3**

Rec Date: **11/08/2019** Prior Rec Date: **12/02/2003** Bath(F/H): **3 /**

Sale Date: **09/26/2019** Prior Sale Date: **10/20/2003** Yr Built/Eff: **1983 / 1983**

Sale Price: **\$665,000** Prior Sale Price: **\$399,000** Air Cond: **CENTRAL**

Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**

Document #: **1214683** Acres: **0.15** Fireplace: **/**

1st Mtg Amt: **\$532,000** Lot Area: **6,536** Pool: **/**

Total Value: **\$508,536** # of Stories: **2** Roof Mat: **COMPOSITION SHINGLE**

Land Use: **SFR** Park Area/Cap#: **/** Parking: **ATTACHED GARAGE**

Comp #: **10** Distance From Subject: **0.45 (miles)**

Address: **10943 QUILL AVE, SUNLAND, CA 91040-2322**

Owner Name: **AGHAYANTS MARTIK**

Seller Name: **RABIZVANESIAN RAMOUN**

APN: **2551-033-014** Map Reference: **10-D2 /** Living Area: **1,286**

County: **LOS ANGELES, CA** Census Tract: **1032.00** Total Rooms: **5**

Subdivision: **11681** Zoning: **LAR1** Bedrooms: **3**

Rec Date: **11/14/2019** Prior Rec Date: **10/28/2016** Bath(F/H): **2 /**

Sale Date: **11/07/2019** Prior Sale Date: **10/07/2016** Yr Built/Eff: **1956 / 1956**

Sale Price: **\$720,000** Prior Sale Price: **\$565,000** Air Cond: **EVAP COOLER**

Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**

Document #: **1237643** Acres: **0.14** Fireplace: **Y / 1**

1st Mtg Amt: **\$576,000** Lot Area: **6,001** Pool: **/**

Total Value: **\$587,825** # of Stories: **1** Roof Mat: **COMPOSITION SHINGLE**

Land Use: **SFR** Park Area/Cap#: **/** Parking: **PARKING AVAIL**

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

Address: **10955 QUILL AVE, SUNLAND, CA 91040-2322**

Owner Name: **SCHULZ WILLIAM/SCHULZ LINDA**

Seller Name: **FLANDERS VIRGINIA M**

APN: **2551-033-012** Map Reference: **10-D2 /** Living Area: **1,658**

County: **LOS ANGELES, CA** Census Tract: **1032.00** Total Rooms: **6**

Subdivision: **11681** Zoning: **LAR1** Bedrooms: **3**

Rec Date: **06/21/2019** Prior Rec Date: **/** Bath(F/H): **2 /**

Sale Date: **06/11/2019** Prior Sale Date: **/** Yr Built/Eff: **1955 / 1956**

Sale Price: **\$615,500** Prior Sale Price: **/** Air Cond: **CENTRAL**

Sale Type: **FULL** Prior Sale Type: **/** Style: **CONVENTIONAL**

Document #: **595887** Acres: **0.14** Fireplace: **/**

1st Mtg Amt: **\$484,000** Lot Area: **6,000** Pool: **/**

Total Value: **\$64,126** # of Stories: **1** Roof Mat: **COMPOSITION SHINGLE**

Land Use: **SFR** Park Area/Cap#: **/** Parking: **PARKING AVAIL**

# EXHIBIT D

ASSIGNED INSPECTOR: JAMES ABREU

Date: April 21, 2020

JOB ADDRESS: 8823 WEST RIDERWOOD DRIVE, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 2547-003-015

CASE NO: 788883

ORDER NO: A-4535081

EFFECTIVE DATE OF ORDER TO COMPLY: October 24, 2017

COMPLIANCE EXPECTED DATE: October 27, 2017

DATE COMPLIANCE OBTAINED: May 4, 2019

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

### VIOLATIONS:

SEE ATTACHED ORDER # A-4535081

1051030201744494

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

VAN AMBATELOS  
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

FRANK M. BUSH  
GENERAL MANAGER

OSAMA YOUNAN, P.E.  
EXECUTIVE OFFICER

ORDER TO COMPLY AND NOTICE OF FEE

MINES,STEPHANIE L TR STEPHANIE L MINES TRUST  
0 PO BOX 4498  
SUNLAND, CA 91041

The undersigned mailed this notice  
by regular mail, postage prepaid,  
to the addressee on this day.

OCT 19 2017

To the address as shown on the  
last equalized assessment roll.  
Initialed by *[Signature]*

CASE #: 788883  
ORDER #: A-4535081  
EFFECTIVE DATE: October 24, 2017  
COMPLIANCE DATE: October 27, 2017

OWNER OF

SITE ADDRESS: 8823 W RIDERWOOD DR

ASSESSORS PARCEL NO.: 2547-003-015

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. The invoice/notice will be sent to the 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 recirculation and purification system of the swimming pool has not been operated and/or maintained so as to keep the water clean and of reasonable clarity.

You are therefore ordered to: Maintain or operate the recirculation and purification system so as to keep the pool water clean and of reasonable clarity.

Code Section(s) in Violation: 91.8118, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Comments: Maintain pool water clarity or drain pool.

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.



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

**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 days 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 **\$660.00** 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 \$2,310.00.**

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.

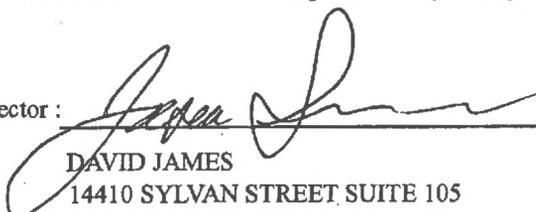
**APPEAL PROCEDURES:**

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 (818)374-9858.

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

Inspector :

  
DAVID JAMES  
14410 SYLVAN STREET SUITE 105  
VAN NUYS, CA 91401  
(818)374-9858

Dave.James@lacity.org

  
REVIEWED BY

Date: October 17, 2017

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