

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

VAN AMBATIELOS  
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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

May 21, 2015

Council District: # 6

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

JOB ADDRESS: **8427 NORTH HAZELTINE AVENUE, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **2638-031-025**

On November 04, 2004, 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: **8427 North Hazeltine Avenue, 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.

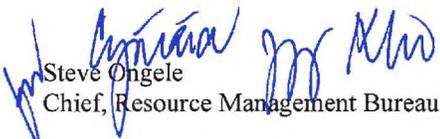
Following the Department's investigation an order or orders to comply were issued to the property owner and all interested parties. Pursuant to Section 98.0411(a) the order warned that "a proposed noncompliance fee may be imposed for failure to comply with the order within 15 days after the compliance 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	\$ 100.00
Late Charge/Collection fee (250%)	250.00
Accumulated Interest (1%/month)	386.90
Title Report fee	42.00
<b>Grand Total</b>	<b>\$ 778.90</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 **\$778.90** 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 **\$778.90** 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. T11171  
Dated as of: 03/12/2015

Prepared for: City of Los Angeles

**SCHEDULE A**  
(Reported Property Information)

APN #: 2638-031-025

Property Address: 842 / N HAZELTINE AVE ✓ City: Los Angeles County: Los Angeles

**VESTING INFORMATION**

Type of Document: GRANT DEED

Grantee : Rick Pardo Justiniano, a single man

Grantor : Rick Pardo Justiniano, who acquired title as Wilson Justiniano

Deed Date : 7/7/1993

Recorded : 7/13/1993

Instr No. : 93 1344568

Mailing Address: Rick Pardo Justiniano,  
8427 Hazeltine Avenue, Panorama City, CA 91402

**SCHEDULE B**

**LEGAL DESCRIPTION**

The following described property:

Lot 43 of Tract No. 14617 in the City of Los Angeles, County of Los Angeles State of California, as per map recorded in Book 333 Pages 24 and 25 of Maps, in the Office of the County Recorder of said County.

Assessor's Parcel No: 2638-031-025

**MORTGAGES/LIENS**

Type of Document: A deed of trust to secure an indebtedness in the amount shown below, and any other obligations secured thereby

Amount : \$5,772.39

Dated : 6/16/1982

Trustor : Anna Maria Galvan, as to an undivided 1/3 interest, Wilson Justiniano, as to an undivided 1/3 interest, Marco Justiniano, as to an undivided 1/3 interest

Trustee : Warner Financial Corporation, a California corporation

Beneficiary : Home Investments, LTD

Recorded : 6/25/1982

Instr No. : 82-640847

**SCHEDULE B (Continued)**

**Mailing Address:** Home Investments, LTD, 321 So. Beverly Drive, Beverly Hills, Calif.

**Mailing Address:** Warner Financial Corporation, a California corporation, Not Shown

**Type of Document:** A deed of trust to secure an indebtedness in the amount shown below, and any other obligations secured thereby

**Amount :** \$147,000.00

**Dated :** 1/2/2003

**Trustor :** Rick Pardo Justiniano

**Trustee :** Marin Conveyancing Corporation, a California Corporation

**Beneficiary :** MERS, Inc., as nominee for GreenPoint Mortgage Funding, Inc.

**Loan No. :** MIN 100013801074650569

**Recorded :** 1/10/2003

**Instr No. :** 03 0079429

**Maturity Date is:** 2/1/2033

**Mailing Address:** GreenPoint Mortgage Funding, Inc.,  
100 Wood Hollow Drive, Novato, California 94945.

**Mailing Address:** Mortgage Electronic Registration Systems, Inc., P.O. Box 2026, Flint, MI 48501-2026.

**Mailing Address:** Marin Conveyancing Corporation, a California Corporation, Not Shown

**Type of Document:** A deed of trust to secure an indebtedness in the amount shown below, and any other obligations secured thereby

**Amount :** \$208,100.00

**Dated :** 10/7/2005

**Trustor :** Rick Pardo Justiniano

**Trustee :** ReconTrust Company, N.A.

**Beneficiary :** MERS, Inc., as nominee for America's Wholesale Lender

**Loan No. :** MIN 1000157-0005789332-9

**Recorded :** 10/18/2005

**Instr No. :** 05 2502942

**Maturity Date is:** 11/1/2035

**Mailing Address:** ReconTrust Company, N.A.,  
225 West Hillcrest Dr., MSN To-02, Thousand Oaks 91360.

**Mailing Address:** America's Wholesale Lender, P.O. Box 10219, Van Nuys, CA 91410-0219.

**Mailing Address:** Mortgage Electronic Registration Systems, Inc., P.O. Box 2026, Flint, MI 48501-2026.

**Type of Document:** A deed of trust to secure an indebtedness in the amount shown below, and any other obligations secured thereby

**Amount :** \$135,000.00

**Dated :** 10/3/2006

**Trustor :** Rick Pardo Justiniano

**Trustee :** ReconTrust Company, NA

**Beneficiary :** MERS, Inc., as nominee for Countrywide Home Loans, Inc.

**Loan No. :** MIN 1001337-0001697086-8

**Recorded :** 11/16/2006

**Instr No. :** 06 2535947

**Mailing Address:** ReconTrust Company, NA,  
225 W Hillcrest Dr, MSN: To-02, Thousand Oaks, CA 91360.

**Mailing Address:** Countrywide Home Loans, Inc., 4500 Park Granada, Calabasas, CA 91302-1613.

**Mailing Address:** Mortgage Electronic Registration Systems, Inc., P.O. Box 2026, Flint, MI 48501-2026.

RECORDING REQUESTED BY  
CURRIAN TITLE COMPANY

93 1344568

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO:

RECORDED/FILED IN OFFICIAL RECORDS  
RECORDER'S OFFICE  
LOS ANGELES COUNTY  
CALIFORNIA  
1 MIN. 3 P.M. JUL 13 1993

Name [ Rick Pardo Justiniano ]  
Street Address [ 8427 Hazeltine Avenue ]  
City State Zip [ Panorama City, Ca. 91402 ]

Title Order No. 11329007 Record No. 11-2673

SPACE ABOVE THIS LINE FOR RECORDER'S USE

FEE  
\$5

**GRANT DEED**

"THIS CONVEYANCE CONFIRMS A CHANGE OF NAME, AND THE GRANTOR AND GRANTEE ARE THE SAME PARTY, R & T 11911."

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$ 0

- Computed on full value of property conveyed, or
- Computed on full value less value of liens or encumbrances remaining at time of sale, and

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

Rick Pardo Justiniano, who acquired title as Wilson Justiniano

hereby GRANT(S) to

**Rick Pardo Justiniano, a single man**

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

LOT 43 OF TRACT NO. 14617 IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 333 PAGES 24 AND 25 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

2638-3125

Dated July 7, 1993

*Rick Pardo Justiniano*  
Rick Pardo Justiniano, who acquired title as Wilson Justiniano

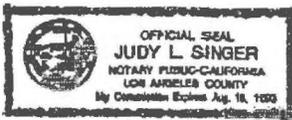
STATE OF CALIFORNIA }  
COUNTY OF Los Angeles }

On July 7, 1993 before me,

Judy L. Singer

personally appeared Rick Pardo Justiniano

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 *Judy L. Singer*

(This area for official notarial seal)

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

Name Street Address City & State

ORC  
Recording Requested By:  
GreenPoint Mortgage Funding, Inc.

03 0079429

Return To:  
GreenPoint Mortgage Funding, Inc.  
100 Wood Hollow Drive, Distribution  
Novato, California 94945

Prepared By:  
GreenPoint Mortgage Funding, Inc.  
21820 Burbank Boulevard, Suite 185  
Woodland Hills, California 91367

719539-56

[Space Above This Line For Recording Data]

## DEED OF TRUST

MIN100013801074650569

### 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 January 2, 2003 together with all Riders to this document.

(B) "Borrower" is  
Rick Pardo Justiniano, A Single Man

Borrower is the trustor under this Security Instrument.

(C) "Lender" is GreenPoint Mortgage Funding, Inc.

Lender is a corporation  
organized and existing under the laws of The State Of New York

BBAS-05

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

Form 3005 1/01

VMP -6A(CA) (0005)

Page 1 of 15

Initials: *R.P.*

VMP MORTGAGE FORMS - (800)521-7291

BBAS-05

100013801074650569

2638-31-25

10/18/05

CHICAGO TITLE CO.

1/

Recording Requested By:  
M. HOYT

05 2502942

After Recording Return To:  
COUNTRYWIDE HOME LOANS, INC.

MS SV-79 DOCUMENT PROCESSING  
P.O.Box 10423  
Van Nuys, CA 91410-0423

Prepared By:  
WIL FLORES

56047812-1431  
2638-031-028

[Space Above This Line For Recording Date]

56047812  
[Escrow/Closing #]

00011348276910005  
[Doc ID #]

DEED OF TRUST

MIN 1000157-0005789332-9

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 07, 2005, together with all Riders to this document.

(B) "Borrower" is  
RICK PARDO JUSTINIANO, A SINGLE MAN

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

Page 1 of 16

Initials: R.J.

VMP 6A(CA) (0207) CHL (09/02)(d) VMP MORTGAGE FORMS - (800)521-7291  
CONVVA

Form 3005 1/01



\* 2 3 9 9 1 \*



\* 1 1 3 4 8 2 7 6 9 0 0 0 0 1 0 0 8 A \*

# EXHIBIT B

ASSIGNED INSPECTOR: **WILLIE ROSS**

Date: **May 21, 2015**

JOB ADDRESS: **8427 NORTH HAZELTINE AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2638-031-025**

Last Full Title: **03/12/2015**

Last Update to Title:

.....

## LIST OF OWNERS AND INTERESTED PARTIES

- 1). RICK PARDO JUSTINIANO  
8427 HAZELTINE AVE.  
PANORAMA CITY, CA 91402                      CAPACITY: OWNER
  
- 2). HOME INVESTMENTS, LTD  
321 S. BEVERLY DR.  
BEVERLY HILLS, CA 90210                      CAPACITY: INTERESTED PARTIES
  
- 3). GREENPOINT MORTGAGE FUNDING, INC.  
100 WOOD HOLLOW DR  
NOVATO, CA 94945                      CAPACITY: INTERESTED PARTIES
  
- 4). AMERICA'S WHOLESALE LENDER  
P.O. BOX 10219  
VAN NUYS, CA 91410-0219                      CAPACITY: INTERESTED PARTIES
  
- 5). COUNTRYWIDE HOME LOANS, INC  
4500 PARK GRANADA  
CALABASAS, CA 91302-1613                      CAPACITY: INTERESTED PARTIES

## Property Detail Report

For Property Located At :  
**8427 HAZELTINE AVE, PANORAMA CITY, CA 91402-3728**



### Owner Information

Owner Name: JUSTINIANO RICK P  
 Mailing Address: 8427 HAZELTINE AVE, PANORAMA CITY CA 91402-3728 C026  
 Vesting Codes: SM //

### Location Information

Legal Description:	TRACT # 14617 LOT 43	APN:	2638-031-025
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	1199.00 / 3	Subdivision:	14617
Township-Range-Sect:		Map Reference:	15-E1 /
Legal Book/Page:	333-24	Tract #:	14617
Legal Lot:	43	School District:	LOS ANGELES
Legal Block:		School District Name:	
Market Area:	PC	Munic/Township:	
Neighbor Code:			

### Owner Transfer Information

Recording/Sale Date:	07/13/1993 /	Deed Type:	DEED (REG)
Sale Price:		1st Mtg Document #:	1344569
Document #:	1344568		

### Last Market Sale Information

Recording/Sale Date:	/	1st Mtg Amount/Type:	/
Sale Price:		1st Mtg Int. Rate/Type:	/
Sale Type:		1st Mtg Document #:	
Document #:		2nd Mtg Amount/Type:	/
Deed Type:		2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	
New Construction:		Multi/Split Sale:	

Title Company:  
 Lender:  
 Seller Name:

### Prior Sale Information

Prior Rec/Sale Date:	/	Prior Lender:	
Prior Sale Price:		Prior 1st Mtg Amt/Type:	/
Prior Doc Number:		Prior 1st Mtg Rate/Type:	/
Prior Deed Type:			

### Property Characteristics

Gross Area:		Parking Type:	PARKING AVAIL	Construction:	
Living Area:	1,238	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:	2	Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:	5	Basement Area:		Patio Type:	
Bedrooms:	3	Finish Bsmnt Area:		Pool:	
Bath(F/H):	2 /	Basement Type:		Air Cond:	CONVENTIONAL
Year Built / Eff:	1949 / 1952	Roof Type:		Style:	
Fireplace:	/	Foundation:	RAISED	Quality:	
# of Stories:	1.00	Roof Material:	GRAVEL & ROCK	Condition:	
Other Improvements:	FENCE				

### Site Information

Zoning:	LAR1	Acres:	0.12	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	5,345	Lot Width/Depth:	54 x 100	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

### Tax Information

Total Value:	\$207,525	Assessed Year:	2014	Property Tax:	\$2,640.21
Land Value:	\$94,220	Improved %:	55%	Tax Area:	13
Improvement Value:	\$113,305	Tax Year:	2014	Tax Exemption:	HOMEOWNER
Total Taxable Value:	\$200,525				

# Comparable Summary

For Property Located At



CoreLogic

RealQuest Professional

**8427 HAZELTINE AVE, PANORAMA CITY, CA 91402-3728**

**14 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: 14

	Subject Property	Low	High	Average
Sale Price	\$0	\$165,000	\$450,000	\$367,929
Bldg/Living Area	1,238	1,056	1,405	1,208
Price/Sqft	\$0.00	\$151.38	\$426.14	\$305.80
Year Built	1949	1948	1950	1949
Lot Area	5,345	5,296	6,699	5,970
Bedrooms	3	2	3	2
Bathrooms/Restrooms	2	1	2	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$207,525	\$59,953	\$352,200	\$215,524
Distance From Subject	0.00	0.15	0.44	0.31

\*= 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>											
			8427 HAZELTINE AVE		1949	3	2		1,238	5,345	0.0
<b>Comparables</b>											
<input checked="" type="checkbox"/>	1		8433 COLBATH AVE	\$355,000	1949	2	1	11/12/2014	1,148	6,163	0.15
<input checked="" type="checkbox"/>	2		8416 WAKEFIELD AVE	\$400,000	1949	2	1	09/26/2014	1,212	6,008	0.17
<input checked="" type="checkbox"/>	3		8340 WAKEFIELD AVE	\$415,000	1949	3	2	12/23/2014	1,193	5,299	0.19
<input checked="" type="checkbox"/>	4		8445 WAKEFIELD AVE	\$365,000	1949	3	2	09/09/2014	1,266	6,443	0.19
<input checked="" type="checkbox"/>	5		8515 RANCHITO AVE	\$430,000	1949	2	1	10/22/2014	1,110	5,997	0.2
<input checked="" type="checkbox"/>	6		8418 CANTALOUPE AVE	\$380,000	1949	2	2	05/01/2015	1,194	5,904	0.26
<input checked="" type="checkbox"/>	7		8708 HAZELTINE AVE	\$375,000	1949	2	1	04/02/2015	1,359	5,996	0.3
<input checked="" type="checkbox"/>	8		8258 REDBUSH LN	\$261,000	1950	2	1	03/19/2015	1,206	6,002	0.36
<input checked="" type="checkbox"/>	9		8632 TYRONE AVE	\$415,000	1948	3	2	08/18/2014	1,372	5,296	0.37
<input checked="" type="checkbox"/>	10		8787 COLBATH AVE	\$375,000	1950	2	1	04/22/2015	1,189	6,216	0.4
<input checked="" type="checkbox"/>	11		8204 LULLABY LN	\$365,000	1949	3	1	12/31/2014	1,114	5,786	0.4
<input checked="" type="checkbox"/>	12		8657 TYRONE AVE	\$450,000	1948	3	1	03/11/2015	1,056	6,699	0.41
<input checked="" type="checkbox"/>	13		8079 KATHERINE AVE	\$165,000	1949	3	1	09/11/2014	1,090	5,762	0.43
<input checked="" type="checkbox"/>	14		8808 RANCHITO AVE	\$400,000	1950	3	2	10/08/2014	1,405	6,006	0.44

# Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

**8427 HAZELTINE AVE, PANORAMA CITY, CA 91402-3728**

14 Comparable(s) Selected.

Report Date: 05/14/2015

**Summary Statistics:**

	<b>Subject</b>	<b>Low</b>	<b>High</b>	<b>Average</b>
Sale Price	\$0	\$165,000	\$450,000	\$367,929
Bldg/Living Area	1,238	1,056	1,405	1,208
Price/Sqft	\$0.00	\$151.38	\$426.14	\$305.80
Year Built	1949	1948	1950	1949
Lot Area	5,345	5,296	6,699	5,970
Bedrooms	3	2	3	2
Bathrooms/Restrooms	2	1	2	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$207,525	\$59,953	\$352,200	\$215,524
Distance From Subject	0.00	0.15	0.44	0.31

\*= user supplied for search only

Comp #:1 Distance From Subject:0.15 (miles)  
 Address: 8433 COLBATH AVE, PANORAMA CITY, CA 91402-3703  
 Owner Name: CARRON V L 2014 LIVING TRUST  
 Seller Name: FAUSTINO MAXWELL & EVELYN  
 APN: 2638-034-030 Map Reference: 8-E6 / Living Area: 1,148  
 County: LOS ANGELES, CA Census Tract: 1199.00 Total Rooms: 5  
 Subdivision: 15478 Zoning: LAR1 Bedrooms: 2  
 Rec Date: 11/12/2014 Prior Rec Date: 09/11/1979 Bath(F/H): 1 /  
 Sale Date: 11/04/2014 Prior Sale Date: Yr Built/Eff: 1949 / 1952  
 Sale Price: \$355,000 Prior Sale Price: \$58,000 Air Cond: CENTRAL  
 Sale Type: UNKNOWN Prior Sale Type: FULL Style: CONVENTIONAL  
 Document #: 1202312 Acres: 0.14 Fireplace: Y / 1  
 1st Mtg Amt: \$230,000 Lot Area: 6,163 Pool: POOL  
 Total Value: \$164,109 # of Stories: 1.00 Roof Mat: GRAVEL & ROCK  
 Land Use: SFR Park Area/Cap#: / 2 Parking: ATTACHED GARAGE

Comp #:2 Distance From Subject:0.17 (miles)  
 Address: 8416 WAKEFIELD AVE, PANORAMA CITY, CA 91402-3749  
 Owner Name: SARKISYAN SRBUI  
 Seller Name: ARAKELYAN GAYANE  
 APN: 2638-027-009 Map Reference: 15-E1 / Living Area: 1,212  
 County: LOS ANGELES, CA Census Tract: 1199.00 Total Rooms: 5  
 Subdivision: 15421 Zoning: LAR1 Bedrooms: 2  
 Rec Date: 09/26/2014 Prior Rec Date: 08/15/2014 Bath(F/H): 1 /  
 Sale Date: 09/23/2014 Prior Sale Date: 08/12/2014 Yr Built/Eff: 1949 / 1951  
 Sale Price: \$400,000 Prior Sale Price: \$331,000 Air Cond: EVAP COOLER  
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL  
 Document #: 1018827 Acres: 0.14 Fireplace: Y / 1  
 1st Mtg Amt: \$320,000 Lot Area: 6,008 Pool: POOL  
 Total Value: \$252,427 # of Stories: 1.00 Roof Mat: COMPOSITION SHINGLE  
 Land Use: SFR Park Area/Cap#: / 2 Parking: PARKING AVAIL

Comp #:3 Distance From Subject:0.19 (miles)  
 Address: 8340 WAKEFIELD AVE, PANORAMA CITY, CA 91402-3752  
 Owner Name: GEVORKYAN GEVORK/TARAKHCHYAN MARINE  
 Seller Name: GYOKCHIAN VARDAN  
 APN: 2638-027-002 Map Reference: 15-E1 / Living Area: 1,193  
 County: LOS ANGELES, CA Census Tract: 1199.00 Total Rooms: 5  
 Subdivision: 15421 Zoning: LAR1 Bedrooms: 3  
 Rec Date: 12/23/2014 Prior Rec Date: 12/21/2009 Bath(F/H): 2 /  
 Sale Date: 10/09/2014 Prior Sale Date: 10/29/2009 Yr Built/Eff: 1949 / 1951  
 Sale Price: \$415,000 Prior Sale Price: \$230,000 Air Cond: CENTRAL  
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL  
 Document #: 1397533 Acres: 0.12 Fireplace: Y / 1  
 1st Mtg Amt: \$373,500 Lot Area: 5,299 Pool: SPA  
 Total Value: \$242,185 # of Stories: 1.00 Roof Mat: GRAVEL & ROCK  
 Land Use: SFR Park Area/Cap#: / 2 Parking: DETACHED GARAGE

Comp #:4 Distance From Subject:0.19 (miles)  
 Address: 8445 WAKEFIELD AVE, PANORAMA CITY, CA 91402-3748  
 Owner Name: DIMOV JENNY K/MKRTCHYAN ANAHIT  
 Seller Name: LA RE 2008 LLC  
 APN: 2638-024-007 Map Reference: 15-E1 / Living Area: 1,266  
 County: LOS ANGELES, CA Census Tract: 1201.04 Total Rooms: 5  
 Subdivision: 15421 Zoning: LAR1 Bedrooms: 3  
 Rec Date: 09/09/2014 Prior Rec Date: 04/25/2014 Bath(F/H): 2 /  
 Sale Date: 08/08/2014 Prior Sale Date: 04/13/2014 Yr Built/Eff: 1949 / 1960  
 Sale Price: \$365,000 Prior Sale Price: \$270,000 Air Cond:  
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL  
 Document #: 945194 Acres: 0.15 Fireplace: /  
 1st Mtg Amt: \$273,750 Lot Area: 6,443 Pool:  
 Total Value: \$271,138 # of Stories: 1.00 Roof Mat: COMPOSITION SHINGLE  
 Land Use: SFR Park Area/Cap#: / 2 Parking: PARKING AVAIL

Comp #:**5** Distance From Subject:**0.2 (miles)**  
 Address: **8515 RANCHITO AVE, PANORAMA CITY, CA 91402-3803**  
 Owner Name: **CHAVEZ ROBERT/LOPEZ DULCE M O**  
 Seller Name: **SEPNA LLC**  
 APN: **2638-035-007** Map Reference: **15-E1 /** Living Area: **1,110**  
 County: **LOS ANGELES, CA** Census Tract: **1199.00** Total Rooms: **5**  
 Subdivision: **15479** Zoning: **LAR1** Bedrooms: **2**  
 Rec Date: **10/22/2014** Prior Rec Date: **03/27/2014** Bath(F/H): **1 /**  
 Sale Date: **09/16/2014** Prior Sale Date: **03/20/2014** Yr Built/Eff: **1949 / 1950**  
 Sale Price: **\$430,000** Prior Sale Price: **\$287,000** Air Cond:  
 Sale Type: **FULL** Prior Sale Type: **UNKNOWN** Style: **CONVENTIONAL**  
 Document #: **1116155** Acres: **0.14** Fireplace: **Y / 1**  
 1st Mtg Amt: **\$417,000** Lot Area: **5,997** Pool:  
 Total Value: **\$59,953** # of Stories: **1.00** Roof Mat: **GRAVEL & ROCK**  
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **PARKING AVAIL**

Comp #:**6** Distance From Subject:**0.26 (miles)**  
 Address: **8418 CANTALOUPE AVE, PANORAMA CITY, CA 91402-3809**  
 Owner Name: **MORALES RAQUEL/MORALES MARIA L**  
 Seller Name: **STROMSOE H P & D TRUST**  
 APN: **2637-030-016** Map Reference: **15-E1 /** Living Area: **1,194**  
 County: **LOS ANGELES, CA** Census Tract: **1204.00** Total Rooms: **5**  
 Subdivision: **15479** Zoning: **LAR1** Bedrooms: **2**  
 Rec Date: **05/01/2015** Prior Rec Date: **07/28/1994** Bath(F/H): **2 /**  
 Sale Date: **03/10/2015** Prior Sale Date: Yr Built/Eff: **1949 / 1952**  
 Sale Price: **\$380,000** Prior Sale Price: Air Cond:  
 Sale Type: **FULL** Prior Sale Type: Style: **CONVENTIONAL**  
 Document #: **503282** Acres: **0.14** Fireplace: **Y / 1**  
 1st Mtg Amt: **\$304,000** Lot Area: **5,904** Pool:  
 Total Value: **\$64,352** # of Stories: **1.00** Roof Mat: **GRAVEL & ROCK**  
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **PARKING AVAIL**

Comp #:**7** Distance From Subject:**0.3 (miles)**  
 Address: **8708 HAZELTINE AVE, PANORAMA CITY, CA 91402-3207**  
 Owner Name: **ALVARADO CAROLINA & DAVID**  
 Seller Name: **JOHNSON L C LIVING TRUST**  
 APN: **2638-010-020** Map Reference: **8-E6 /** Living Area: **1,359**  
 County: **LOS ANGELES, CA** Census Tract: **1199.00** Total Rooms: **5**  
 Subdivision: **14614** Zoning: **LAR1** Bedrooms: **2**  
 Rec Date: **04/02/2015** Prior Rec Date: Bath(F/H): **1 /**  
 Sale Date: **03/02/2015** Prior Sale Date: Yr Built/Eff: **1949 / 1952**  
 Sale Price: **\$375,000** Prior Sale Price: Air Cond:  
 Sale Type: **FULL** Prior Sale Type: Style: **CONVENTIONAL**  
 Document #: **361812** Acres: **0.14** Fireplace: **Y / 1**  
 1st Mtg Amt: **\$368,207** Lot Area: **5,996** Pool:  
 Total Value: **\$62,947** # of Stories: **1.00** Roof Mat: **WOOD SHAKE**  
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **PARKING AVAIL**

Comp #:**8** Distance From Subject:**0.36 (miles)**  
 Address: **8258 REDBUSH LN, PANORAMA CITY, CA 91402-5317**  
 Owner Name: **MORAN NALLELY/CARDENAS JOSE L**  
 Seller Name: **TAPIA VERONICA**  
 APN: **2213-002-027** Map Reference: **15-E1 /** Living Area: **1,206**  
 County: **LOS ANGELES, CA** Census Tract: **1203.00** Total Rooms: **5**  
 Subdivision: **14887** Zoning: **LAR1** Bedrooms: **2**  
 Rec Date: **03/19/2015** Prior Rec Date: **11/04/2002** Bath(F/H): **1 /**  
 Sale Date: **02/17/2015** Prior Sale Date: **09/26/2002** Yr Built/Eff: **1950 / 1951**  
 Sale Price: **\$261,000** Prior Sale Price: **\$226,500** Air Cond:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**  
 Document #: **298653** Acres: **0.14** Fireplace: **/**  
 1st Mtg Amt: **\$253,170** Lot Area: **6,002** Pool:  
 Total Value: **\$267,595** # of Stories: **1.00** Roof Mat: **GRAVEL & ROCK**  
 Land Use: **SFR** Park Area/Cap#: **/ 1** Parking: **PARKING AVAIL**

Comp #:**9** Distance From Subject:**0.37 (miles)**  
 Address: **8632 TYRONE AVE, PANORAMA CITY, CA 91402-3118**  
 Owner Name: **ITZEP SULMA L & CARLOS O/LOPEZ EDWIN E**  
 Seller Name: **SEWARD THOMAS F IV**  
 APN: **2638-005-014** Map Reference: **8-D6 /** Living Area: **1,372**  
 County: **LOS ANGELES, CA** Census Tract: **1201.05** Total Rooms: **5**  
 Subdivision: **14614** Zoning: **LAR1** Bedrooms: **3**  
 Rec Date: **08/18/2014** Prior Rec Date: **06/29/2009** Bath(F/H): **2 /**  
 Sale Date: **08/08/2014** Prior Sale Date: **06/19/2009** Yr Built/Eff: **1948 / 1963**  
 Sale Price: **\$415,000** Prior Sale Price: **\$217,500** Air Cond: **CENTRAL**  
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**  
 Document #: **862997** Acres: **0.12** Fireplace: **/**  
 1st Mtg Amt: **\$407,483** Lot Area: **5,296** Pool:  
 Total Value: **\$259,384** # of Stories: **1.00** Roof Mat: **COMPOSITION SHINGLE**  
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **PARKING AVAIL**

Comp #:**10** Distance From Subject:**0.4 (miles)**  
 Address: **8787 COLBATH AVE, PANORAMA CITY, CA 91402-2633**  
 Owner Name: **CALDERON EDER & JACQUELINE**  
 Seller Name: **FUENTES MERCEDES U**  
 APN: **2639-036-020** Map Reference: **8-E6 /** Living Area: **1,189**  
 County: **LOS ANGELES, CA** Census Tract: **1199.00** Total Rooms: **5**  
 Subdivision: **15442** Zoning: **LAR1** Bedrooms: **2**  
 Rec Date: **04/22/2015** Prior Rec Date: **06/10/2004** Bath(F/H): **1 /**  
 Sale Date: **02/18/2015** Prior Sale Date: **06/04/2004** Yr Built/Eff: **1950 / 1950**  
 Sale Price: **\$375,000** Prior Sale Price: **\$330,000** Air Cond: **CENTRAL**  
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**  
 Document #: **449632** Acres: **0.14** Fireplace: **Y / 1**  
 1st Mtg Amt: **\$368,207** Lot Area: **6,216** Pool:  
 Total Value: **\$352,200** # of Stories: **1.00** Roof Mat: **COMPOSITION SHINGLE**  
 Land Use: **SFR** Park Area/Cap#: **/ 3** Parking: **PARKING AVAIL**

Comp #:**11** Distance From Subject:**0.4 (miles)**  
 Address: **8204 LULLABY LN, PANORAMA CITY, CA 91402-5237**  
 Owner Name: **KRUSE VINCENT J**  
 Seller Name: **LIM RENE & DAISY**  
 APN: **2212-011-038** Map Reference: **15-E1 /** Living Area: **1,114**  
 County: **LOS ANGELES, CA** Census Tract: **1203.00** Total Rooms: **6**  
 Subdivision: **15425** Zoning: **LAR1** Bedrooms: **3**  
 Rec Date: **12/31/2014** Prior Rec Date: **02/23/2010** Bath(F/H): **1 /**  
 Sale Date: **12/22/2014** Prior Sale Date: **02/08/2010** Yr Built/Eff: **1949 / 1950**  
 Sale Price: **\$365,000** Prior Sale Price: **\$250,000** Air Cond: **CENTRAL**  
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**  
 Document #: **1430828** Acres: **0.13** Fireplace: **/**  
 1st Mtg Amt: **\$323,107** Lot Area: **5,786** Pool:  
 Total Value: **\$263,243** # of Stories: **1.00** Roof Mat: **COMPOSITION SHINGLE**  
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **DETACHED GARAGE**

Comp #:**12** Distance From Subject:**0.41 (miles)**  
 Address: **8657 TYRONE AVE, PANORAMA CITY, CA 91402-3117**  
 Owner Name: **GEVORGYAN GEVORG/TSERUNYAN RIPSIME**  
 Seller Name: **AKOPYAN ANAIT**  
 APN: **2638-003-015** Map Reference: **8-D6 /** Living Area: **1,056**  
 County: **LOS ANGELES, CA** Census Tract: **1201.05** Total Rooms: **5**  
 Subdivision: **14614** Zoning: **LAR1** Bedrooms: **3**  
 Rec Date: **03/11/2015** Prior Rec Date: **03/23/2010** Bath(F/H): **1 /**  
 Sale Date: **03/02/2015** Prior Sale Date: **03/18/2010** Yr Built/Eff: **1948 / 1948**  
 Sale Price: **\$450,000** Prior Sale Price: **\$245,000** Air Cond: **EVAP COOLER**  
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**  
 Document #: **261950** Acres: **0.15** Fireplace: **/**  
 1st Mtg Amt: **\$417,000** Lot Area: **6,699** Pool:  
 Total Value: **\$289,569** # of Stories: **1.00** Roof Mat: **COMPOSITION SHINGLE**  
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **PARKING AVAIL**

<b>Comp #:13</b>		<b>Distance From Subject:0.43 (miles)</b>	
<b>Address: 8079 KATHERINE AVE, PANORAMA CITY, CA 91402-5337</b>			
<b>Owner Name: MORRIS JAMES E</b>			
<b>Seller Name: GUNNETT FREDERICK B</b>			
<b>APN: 2212-018-017</b>	<b>Map Reference: 15-E1 /</b>	<b>Living Area: 1,090</b>	
<b>County: LOS ANGELES, CA</b>	<b>Census Tract: 1203.00</b>	<b>Total Rooms: 5</b>	
<b>Subdivision: 1569</b>	<b>Zoning: LAR1</b>	<b>Bedrooms: 3</b>	
<b>Rec Date: 09/11/2014</b>	<b>Prior Rec Date: 06/15/1979</b>	<b>Bath(F/H): 1 /</b>	
<b>Sale Date: 04/15/2014</b>	<b>Prior Sale Date:</b>	<b>Yr Built/Eff: 1949 / 1951</b>	
<b>Sale Price: \$165,000</b>	<b>Prior Sale Price: \$71,000</b>	<b>Air Cond:</b>	
<b>Sale Type: FULL</b>	<b>Prior Sale Type: FULL</b>	<b>Style: CONVENTIONAL</b>	
<b>Document #: 961140</b>	<b>Acres: 0.13</b>	<b>Fireplace: /</b>	
<b>1st Mtg Amt:</b>	<b>Lot Area: 5,762</b>	<b>Pool:</b>	
<b>Total Value: \$128,577</b>	<b># of Stories: 1.00</b>	<b>Roof Mat: WOOD SHAKE</b>	
<b>Land Use: SFR</b>	<b>Park Area/Cap#: / 1</b>	<b>Parking: PARKING AVAIL</b>	

<b>Comp #:14</b>		<b>Distance From Subject:0.44 (miles)</b>	
<b>Address: 8808 RANCHITO AVE, PANORAMA CITY, CA 91402-2630</b>			
<b>Owner Name: MALTAZYAN ARTHUR</b>			
<b>Seller Name: KARADZYAN VARTAN</b>			
<b>APN: 2639-038-001</b>	<b>Map Reference: 8-E6 /</b>	<b>Living Area: 1,405</b>	
<b>County: LOS ANGELES, CA</b>	<b>Census Tract: 1199.00</b>	<b>Total Rooms: 6</b>	
<b>Subdivision: 15442</b>	<b>Zoning: LAR1</b>	<b>Bedrooms: 3</b>	
<b>Rec Date: 10/08/2014</b>	<b>Prior Rec Date: 09/02/2010</b>	<b>Bath(F/H): 2 /</b>	
<b>Sale Date: 10/02/2014</b>	<b>Prior Sale Date: 08/17/2010</b>	<b>Yr Built/Eff: 1950 / 1952</b>	
<b>Sale Price: \$400,000</b>	<b>Prior Sale Price: \$325,000</b>	<b>Air Cond: CENTRAL</b>	
<b>Sale Type: FULL</b>	<b>Prior Sale Type: FULL</b>	<b>Style: CONVENTIONAL</b>	
<b>Document #: 1061375</b>	<b>Acres: 0.14</b>	<b>Fireplace: /</b>	
<b>1st Mtg Amt: \$392,755</b>	<b>Lot Area: 6,006</b>	<b>Pool:</b>	
<b>Total Value: \$339,663</b>	<b># of Stories: 1.00</b>	<b>Roof Mat: GRAVEL &amp; ROCK</b>	
<b>Land Use: SFR</b>	<b>Park Area/Cap#: / 2</b>	<b>Parking: PARKING AVAIL</b>	

# EXHIBIT D

ASSIGNED INSPECTOR: **WILLIE ROSS**

Date: **May 21, 2015**

JOB ADDRESS: **8427 NORTH HAZELTINE AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2638-031-025**

CASE#: **121532**

ORDER NO: **A-754541**

EFFECTIVE DATE OF ORDER TO COMPLY: **October 05, 2004**

COMPLIANCE EXPECTED DATE: **November 04, 2004**

DATE COMPLIANCE OBTAINED: **May 23, 2008**

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

### VIOLATIONS:

SEE ATTACHED ORDER # A-754541

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

WILLIAM J. ROUSE  
PRESIDENT

EFREN R. ABRATIQUÉ, P.E.  
VICE-PRESIDENT

MARSHA L. BROWN  
ILAN ISRAELY  
JAVIER NUNEZ

CITY OF LOS ANGELES  
CALIFORNIA



JAMES K. HAHN  
MAYOR

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

ANDREW A. ADELMAN, P.E.  
GENERAL MANAGER

RAYMOND CHAN  
EXECUTIVE OFFICER

**ORDER TO COMPLY**

JUSTINIANO, RICK P  
8427 HAZELTINE AVE  
PANORAMA CITY, CA 91402

CASE #: 121532  
ORDER #: A-754541  
EFFECTIVE DATE: October 05, 2004  
COMPLIANCE DATE: November 04, 2004

FOR INFORMATION

OWNER OF  
SITE ADDRESS: 8427 N HAZELTINE AVE CARPORT  
ASSESSORS PARCEL NO.: 2638-031-025  
ZONE: R1; One-Family 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.) as follows:

**VIOLATION(S):**

1. The approximate 20' x 20' construction of a metal carport canopy in the required front yard and the addition to the rear of the dwelling which connects the house to the detached garage 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 make the structure(s) comply with all requirements of the L.A.M.C.

Code Section(s) in Violation: 91.8105, 91.106.1.1, 91.106.1.2, 91.108.4 and 91.106.3.2, 12.21.A.1(a), 12.21.C.1(a)&(g) of the L.A.M.C.

2. Parking in the required front yard in a residential zone.

You are therefore ordered to: 1) Discontinue the parking of vehicles in the required front yard of the R-Zone zone.

Code Section(s) in Violation: 12.21A.1(a), 12.21A.6(a), 12.08A and 12.21C.1(g) of the L.A.M.C.

**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.

**NON-COMPLIANCE FEE WARNING:**

You must comply with this order by the compliance date shown. A Non-Compliance Fee may be imposed for failure to comply with this order within 15 days of the compliance date, 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, 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 NOTICE, MAY RESULT IN A PENALTY OF TWO (2) TIMES THE NON-COMPLIANCE FEE PLUS A 50 PERCENT COLLECTION FEE.**

**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 err and 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)756-9416.  
Office hours are 7:00 a.m. to 5:00 p.m. Monday through Friday.

Inspector: *Dennis Dickinson*

Date: October 01, 2004

DENNIS DICKINSON  
14651 OXNARD ST  
VAN NUYS, CA 91411  
(818)756-9416

*ASIR*  
REVIEWED BY