

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

June 09, 2015

Council District: # 3

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

JOB ADDRESS: **7422 NORTH JORDAN AVENUE, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **2111-009-016**

On September 19, 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: **7422 North Jordan 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	550.00
Late Charge/Collection fee (250%)	1,084.13
Title Report fee	42.00
<b>Grand Total</b>	<b>\$ 1,676.13</b>

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed a lien for a total sum of **\$1,676.13** recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "City Council") designate the time and place protest can be heard concerning this matter, as set forth in Sections 7.35.3 and 7.35.5 of the Los Angeles Administrative Code.

It is further requested that the City Council instruct the Department to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$1,676.13** 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

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**Property Title Report**

**Work Order No. T11493**  
**Dated as of: 05/15/2015**

**Prepared for: City of Los Angeles**

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**SCHEDULE A**  
(Reported Property Information)

**APN #: 2111-009-016**

**Property Address: 7422 N JORDAN AVE** ✓ **City: Los Angeles** **County: Los Angeles**

**VESTING INFORMATION**

**Type of Document: Grant Deed**

**Grantee : Carlos Rodriguez and Ana Hernandez, husband and wife, as joint tenants**

**Grantor : Carlos Rodriguez, (Spouse of Grantee) who acquired title as a single man**

**Deed Date : 1/22/2008**

**Recorded : 1/28/2008**

**Instr No. : 20080164574**

**MAILING ADDRESS: Carlos Rodriguez and Ana Hernandez,**  
**7422 Jordan Avenue, Canoga Park, CA 91303.**

**SCHEDULE B**

**LEGAL DESCRIPTION**

*The following described property:*

*The North 50 feet of the South 100 feet of the West 160 feet of Lot 3 in Block 30 of Owensmouth, in the City of Los Angeles, in the County of Los Angeles, State of California, as per map recorded in Book 19 Page 36 of Maps, in the office of the County Recorder of said County.*

*Assessor's Parcel No: 2111-009-016*

**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 : \$325,000.00**

**Dated : 11/24/2006**

**Trustor : Carlos Rodriguez**

**Trustee : Golden West Savings Association Service Co., a California Corporation**

**INTUITIVE REAL ESTATE SOLUTIONS**  
5711 W. SLAUSON AVE., SUITE 170  
CULVER CITY, CA 90230  
Phone 310-649-2020 310-649-0030 Fax

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**Work Order No. T11493**

**SCHEDULE B (Continued)**

**Beneficiary :** World Savings Bank, FSB

**Recorded :** 11/30/2006

**Instr No. :** 06 2653442

**Maturity Date is:** 12/15/2036

**The maximum aggregate principal sum secured by this security agreement is** \$406,250.00

**MAILING ADDRESS:** World Savings Bank, FSB - 1901 Harrison Street, Oakland, CA 94612.

**MAILING ADDRESS:** Golden West Savings Association Service Co., a California Corporation - None shown.

**Type of Document:** A claim of lien for the amount shown and any other amounts due.

**Claimant :** Department of Building and Safety Financial Services Division

**Recorded :** 1/10/2014

**Instr No. :** 20140032996

**MAILING ADDRESS:** Carlos Rodriguez and Ana Hernandez,  
7422 N Jordan Ave, Canoga Park CA, 91303

**MAILING ADDRESS:** Department of Building and Safety Financial Services Division,  
201 N Figueroa St., 9th Floor, Los Angeles, CA 9001

FIRST AMERICAN TITLE COMPANY OF LOS ANGELES

RECORDING REQUESTED BY:  
First American Title Co.  
AND WHEN RECORDED MAIL TO:

Mr. Carlos Rodriguez  
7422 Jordan Avenue  
Canoga Park, CA 91304

01-1282246

THIS SPACE FOR RECORDER'S USE ONLY:

ESCROW NO. 500-1926

80 INDIVIDUAL GRANT DEED 44

TITLE ORDER NO. 2115844-31

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$212.30 CITY TRANSFER TAX is \$868.50

[X] computed on full value of property conveyed, or

[ ] computed on full value less value of liens or encumbrances remaining at time of sale.

[ ] Unincorporated area [X] City of Los Angeles, AND

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

ROBERT FARMER, an Unmarried Man

hereby GRANT(s) to:

CARLOS RODRIGUEZ, a Single Man

the real property in the city of Los Angeles, County of Los Angeles, State of California, described as:  
The North 50 feet of the South 100 feet of the West 160 feet of Lot 3 in Block 30 of Owensmouth, in  
the City of Los Angeles, County of Los Angeles, State of California, as per Map recorded in Book 19,  
Page 36 of Maps, in the Office of the County Recorder of Los Angeles County, California.

ALSO KNOWN AS: 7422 Jordan Avenue, Canoga Park, CA 91304  
A.P. #

DATED June 27, 2001

STATE OF CALIFORNIA

COUNTY OF

On

before me,

a Notary Public in and for said State, personally appeared

Robert Farmer

Robert Farmer

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

*Cindy M. Aldana*  
\_\_\_\_\_  
Mail tax statements to: Mr. Carlos Rodriguez, 7422 Jordan Avenue, Canoga Park, CA 91304

(This area for official notarial seal)



RECORDING REQUESTED BY:  
Land America/Gateway Title Co.

AND WHEN RECORDED MAIL TO:

MR. & MRS. CARLOS RODRIGUEZ  
7422 JORDAN AVENUE  
CANOGA PARK, CA 91303

01/28/08



20080164574

THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.:

Escrow No.: 021601-AK

**GRANT DEED**

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$NONE

[X] computed on full value of property conveyed, or

[ ] computed on full value less value of liens or encumbrances remaining at time of sale.

[X] Unincorporated area [ ] City of AND

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

CARLOS RODRIGUEZ, (Spouse of Grantee), who acquired title as a single man

hereby GRANT(s) to:

"This is a bonafide gift and the grantor  
received nothing in return. R & T 11011"

CARLOS RODRIGUEZ AND ANA HERNANDEZ, husband and wife, as joint tenants

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

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF

Also Known as: 7422 JORDAN AVENUE, CANOGA PARK, CA 91303

AP#: 2111-009-016

"This conveyance establishes Joint Tenancy Between a Wife and Husband. R&T 11011"

DATED January 22, 2008

STATE OF CALIFORNIA

COUNTY OF Los AngelesOn 1/22/08before me, Elinor Blackburn

A Notary Public in and for said State personally appeared

Carlos Rodriguez

  
Carlos Rodriguez

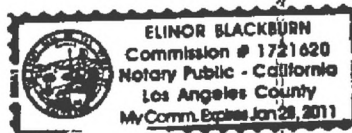
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s),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

(Seal)

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



UNITED FIDELITY COMPANY  
BRANCH

RECORDING REQUESTED BY:  
WORLD SAVINGS BANK



2

WHEN RECORDED MAIL TO:  
WORLD SAVINGS BANK  
FINAL DOCUMENTATION  
CLOSING DEPARTMENT  
P.O. BOX 659548  
SAN ANTONIO, TX 78265-9548

LOAN NUMBER: 0044501013

NOTE AMOUNT: \$325,000.00

806.0601277

FOR RECORDER'S USE ONLY

### DEED OF TRUST

THIS IS A FIRST DEED OF TRUST WHICH SECURES A NOTE WHICH CONTAINS PROVISIONS ALLOWING FOR CHANGES IN MY INTEREST RATE, FREQUENCY AND AMOUNT OF PAYMENTS AND PRINCIPAL BALANCE (INCLUDING FUTURE ADVANCES AND DEFERRED INTEREST). AT LENDER'S OPTION THE SECURED NOTE MAY BE RENEWED OR RENEGOTIATED. THE SECURED NOTE PROVIDES FOR MONTHLY PAYMENTS OF PRINCIPAL AND INTEREST.

THE MAXIMUM AGGREGATE PRINCIPAL BALANCE SECURED BY THIS DEED OF TRUST IS \$406,250.00 WHICH IS 125% OF THE ORIGINAL PRINCIPAL NOTE AMOUNT.

#### I. DEFINITIONS OF WORDS USED IN THIS DEED OF TRUST

(A) **Security Instrument.** This Deed of Trust, which is dated November 24, 2006, will be called the "Security Instrument."

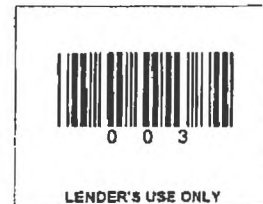
(B) **Borrower.** CARLOS RODRIGUEZ, AN UNMARRIED MAN sometimes will be called "Borrower" and sometimes simply "I" or "me."

(C) **Lender.** WORLD SAVINGS BANK, FSB, ITS SUCCESSORS AND/OR ASSIGNEES, will be called "Lender." Lender is a **FEDERAL SAVINGS BANK**, which is organized and exists under the laws of the United States. Lender's address is 1901 Harrison Street, Oakland, CA 94612.

SD001A (2004-03-3)  
DEFERRED INTEREST

Page 1

CA



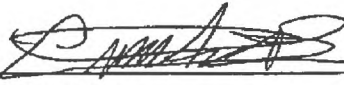
16

0044501013

**BY SIGNING BELOW**, I accept and agree to the promises and agreements contained in this Security Instrument and in any rider(s) signed by me and recorded in proper official records.

**(PLEASE SIGN YOUR NAME EXACTLY AS IT APPEARS BELOW)**

**BORROWER(S):**

  
\_\_\_\_\_  
CARLOS RODRIGUEZ (Seal)

**ATTACH INDIVIDUAL NOTARY ACKNOWLEDGEMENT**

06 2653442

SD001 (2004-03-1)

[AF1 (2004-03-1)]  
[B01 (2004-03-1)]

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CA

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**ACKNOWLEDGEMENT - GENERAL**  
THIS FORM FURNISHED BY UNITED TITLE COMPANY

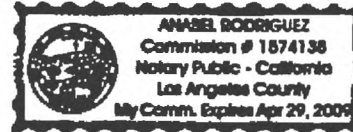
STATE OF CALIFORNIA  
COUNTY OF Los Angeles } ss

On November 24, 2006 before me, Anabel Rodriguez, Notary Public  
Carlos Rodriguez, Notary Public, personally appeared

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 Anabel Rodriguez



**ATTENTION NOTARY:** Although the information requested below is OPTIONAL, it could prevent fraudulent attachment of this certificate to another document.

THIS CERTIFICATE **MUST** BE ATTACHED TO THE DOCUMENT DESCRIBED BELOW

Title of Document Type Deed of Trust  
Number of Pages 1 Date of Document 11/24/06  
Signer(s) Other Than Named Above N/A

06 2653442



RECORDING REQUESTED BY:  
CITY OF LOS ANGELES

WHEN RECORDED MAIL TO:

Department of Building and Safety  
Financial Services Division  
201 N. Figueroa St., 9th Floor  
Los Angeles, CA 90012



SPACE ABOVE THIS LINE FOR RECORDER'S USE

#### NOTICE OF PENDING LIEN

Notice is hereby given that, pursuant to the provisions of Section 98.0402 of Division 4 of Article 8 of Chapter IX of the Los Angeles Municipal Code (LAMC), the City of Los Angeles has incurred the cost of inspections of the property described below. The City of Los Angeles intends to impose a lien against the property described below to recover the cost of such inspections, plus appropriate fees and fines, as authorized by LAMC Section 98.0402 and Section 7.35.5 of Article 4.6 of Chapter I of Division 7 of the Los Angeles Administrative Code, upon confirmation of the City Council.

For further information regarding this notice and the status of Department proceedings, please contact Nancy Truong of the Department of Building and Safety between 9:00 a.m. and 11:00 a.m., Monday through Friday. (Invoice No. 5910579)

Telephone Number: (213) 482-6890

Office Location: 201 N. Figueroa St., Suite 940

The property subject to this Notice of Pending Lien is that certain real property in the City of Los Angeles, County of Los Angeles, State of California, described as follows:

OWENSMOUTH 30 3 2 M B 19-36 (SHT 1)

THIS NOTICE WILL CONTINUE IN FULL FORCE AND EFFECT UNTIL THE CITY OF LOS ANGELES RECORDS A SUBSEQUENT NOTICE OF TERMINATION OF PENDING LIEN OR A NOTICE OF LIEN.

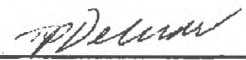
APN 2111-009-016  
AKA 7422 N JORDAN AVE  
LOS ANGELES

Owner:

RODRIGUEZ CARLOS AND HERNANDEZ,ANA  
7422 JORDAN AVE  
CANOGA PARK CA,91303

DATED: This 09th Day of December, 2013

CITY OF LOS ANGELES

By 

Steve Ongele, Bureau Chief  
Resource Management Bureau

# EXHIBIT B

**ASSIGNED INSPECTOR: ROBERT GOLD**

**Date: June 09, 2015**

**JOB ADDRESS: 7422 NORTH JORDAN AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2111-009-016**

**Last Full Title: 05/15/2015**

Last Update to Title:

## **LIST OF OWNERS AND INTERESTED PARTIES**

- |     |  |                            |
|-----|--|----------------------------|
| 1). | CARLOS RODRIGUEZ & ANA HERNANDEZ<br>7422 JORDAN AVE<br>CANOGA PARK, CA 91303 | CAPACITY: OWNERS           |
| 2). | WORLD SAVINGS BANK, FSB<br>1901 HARRISON ST<br>OAKLAND, CA 94612             | CAPACITY: INTERESTED PARTY |

## Property Detail Report

For Property Located At :  
**7422 JORDAN AVE, CANOGA PARK, CA 91303-1206**



CoreLogic

RealQuest Professional

### Owner Information

Owner Name: RODRIGUEZ CARLOS/HERNANDEZ ANA  
 Mailing Address: 7422 JORDAN AVE, CANOGA PARK CA 91303-1206 C007  
 Vesting Codes: HW / / JT

### Location Information

Legal Description:	OWENSMOUTH N 50 FT OF S 100 FT OF W 160 FT OF LOT 3		
County:	LOS ANGELES, CA	APN:	2111-009-016
Census Tract / Block:	1345.22 / 1	Alternate APN:	
Township-Range-Sect:		Subdivision:	OWENSMOUTH
Legal Book/Page:	21-29	Map Reference:	12-C3 /
Legal Lot:	3	Tract #:	
Legal Block:	30	School District:	LOS ANGELES
Market Area:	CP	School District Name:	
Neighbor Code:		Munic/Township:	

### Owner Transfer Information

Recording/Sale Date:	01/28/2008 / 01/22/2008	Deed Type:	GRANT DEED
Sale Price:		1st Mtg Document #:	
Document #:	164574		

### Last Market Sale Information

Recording/Sale Date:	07/20/2001 / 06/27/2001	1st Mtg Amount/Type:	\$185,745 / FHA
Sale Price:	\$193,000	1st Mtg Int. Rate/Type:	7.50 /
Sale Type:	FULL	1st Mtg Document #:	1282247
Document #:	1282246	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$153.66
New Construction:		Multi/Split Sale:	

Title Company: FIRST AMERICAN TITLE  
 Lender: INSURANCE  
 Seller Name: GOLDEN EMPIRE MTG INC  
 FARMER ROBERT

### Prior Sale Information

Prior Rec/Sale Date:	09/22/2000 / 08/22/2000	Prior Lender:	FLEET MTG CORP
Prior Sale Price:	\$140,000	Prior 1st Mtg Amt/Type:	\$134,900 / CONV
Prior Doc Number:	1492748	Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	GRANT DEED		

### Property Characteristics

Gross Area:		Parking Type:	ATTACHED GARAGE	Construction:	
Living Area:	1,256	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:	1	Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	1	Porch Type:	
Total Rooms:	6	Basement Area:		Patio Type:	
Bedrooms:	2	Finish Bsmnt Area:		Pool:	
Bath(F/H):	1 /	Basement Type:		Air Cond:	
Year Built / Eff:	1946 / 1946	Roof Type:		Style:	CONVENTIONAL
Fireplace:	Y / 1	Foundation:	RAISED	Quality:	AVERAGE
# of Stories:	1.00	Roof Material:	COMPOSITION	Condition:	GOOD
			SHINGLE		

Other Improvements: FENCE

### Site Information

Zoning:	LAR1	Acres:	0.18	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	8,004	Lot Width/Depth:	50 x 160	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

### Tax Information

Total Value:	\$232,577	Assessed Year:	2014	Property Tax:	\$3,050.61
Land Value:	\$176,062	Improved %:	24%	Tax Area:	8852
Improvement Value:	\$56,515	Tax Year:	2014	Tax Exemption:	
Total Taxable Value:	\$232,577				

**Comparable Summary**

For Property Located At

**7422 JORDAN AVE, CANOGA PARK, CA 91303-1206****9 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: 9**

	Subject Property	Low	High	Average
Sale Price	\$193,000	\$333,000	\$525,000	\$402,000
Bldg/Living Area	1,256	1,094	1,404	1,238
Price/Sqft	\$153.66	\$256.41	\$379.34	\$325.11
Year Built	1946	1912	1954	1938
Lot Area	8,004	6,500	8,001	6,928
Bedrooms	2	3	4	3
Bathrooms/Restrooms	1	1	4	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$232,577	\$38,150	\$355,000	\$234,274
Distance From Subject	0.00	0.20	0.43	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>									
	7422 JORDAN AVE	\$193,000	1946	2	1	07/20/2001	1,256	8,004	0.0
<b>Comparables</b>									
<input checked="" type="checkbox"/> 1	7423 ALABAMA AVE	\$340,000	1923	4	4	10/17/2014	1,326	8,001	0.2
<input checked="" type="checkbox"/> 2	22027 VALERIO ST	\$415,000	1949	3	1	04/27/2015	1,094	6,786	0.24
<input checked="" type="checkbox"/> 3	7309 ALABAMA AVE	\$415,000	1926	4	2	05/07/2015	1,226	7,500	0.24
<input checked="" type="checkbox"/> 4	22044 RUNNYMEDE ST	\$419,000	1954	3	2	01/27/2015	1,219	6,750	0.26
<input checked="" type="checkbox"/> 5	22057 CANTLAY ST	\$385,000	1949	3	3	05/05/2015	1,196	6,536	0.34
<input checked="" type="checkbox"/> 6	22102 COVELLO ST	\$366,000	1929	3	2	12/31/2014	1,167	6,748	0.35
<input checked="" type="checkbox"/> 7	22136 LEADWELL ST	\$525,000	1912	3	2	03/06/2015	1,404	6,747	0.37
<input checked="" type="checkbox"/> 8	22149 VALERIO ST	\$333,000	1948	3	1	09/23/2014	1,200	6,784	0.4
<input checked="" type="checkbox"/> 9	22153 CANTLAY ST	\$420,000	1954	3	2	11/24/2014	1,308	6,500	0.43

**Comparable Sales Report**

For Property Located At



CoreLogic

RealQuest Professional

**7422 JORDAN AVE, CANOGA PARK, CA 91303-1206****9 Comparable(s) Selected.**

Report Date: 06/08/2015

**Summary Statistics:**

	Subject	Low	High	Average
Sale Price	\$193,000	\$333,000	\$525,000	\$402,000
Bldg/Living Area	1,256	1,094	1,404	1,238
Price/Sqft	\$153.66	\$256.41	\$379.34	\$325.11
Year Built	1946	1912	1954	1938
Lot Area	8,004	6,500	8,001	6,928
Bedrooms	2	3	4	3
Bathrooms/Restrooms	1	1	4	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$232,577	\$38,150	\$355,000	\$234,274
Distance From Subject	0.00	0.20	0.43	0.31

\*=- user supplied for search only

Comp #:1 Distance From Subject:0.2 (miles)  
 Address: 7423 ALABAMA AVE, CANOGA PARK, CA 91303-1305  
 Owner Name: BAJAKAJIAN HOSEP/BCHAKJIAN DINA  
 Seller Name: SABADELL UNITED BK NA  
 APN: 2111-007-009 Map Reference: 12-C3 / Living Area: 1,326  
 County: LOS ANGELES, CA Census Tract: 1345.22 Total Rooms: 4  
 Subdivision: OWENSMOUTH Zoning: LAR1 Bedrooms: 4  
 Rec Date: 10/17/2014 Prior Rec Date: 03/15/2005 Bath(F/H): 4 /  
 Sale Date: 08/21/2014 Prior Sale Date: 02/10/2005 Yr Built/Eff: 1923 / 1950  
 Sale Price: \$340,000 Prior Sale Price: \$375,000 Air Cond:  
 Sale Type: FULL Prior Sale Type: FULL Style: UNKNOWN  
 Document #: 1100264 Acres: 0.18 Fireplace: /  
 1st Mtg Amt: Lot Area: 8,001 Pool:  
 Total Value: \$351,589 # of Stories: 1.00 Roof Mat: ROLL  
 Land Use: SFR Park Area/Cap#: / 1 Parking: COMPOSITION  
 PARKING AVAIL

Comp #:2 Distance From Subject:0.24 (miles)  
 Address: 22027 VALERIO ST, CANOGA PARK, CA 91303-1115  
 Owner Name: BECERRA MIGUEL & MARIA  
 Seller Name: SHIROMA KOYU  
 APN: 2023-004-018 Map Reference: 12-C3 / Living Area: 1,094  
 County: LOS ANGELES, CA Census Tract: 1343.03 Total Rooms: 5  
 Subdivision: 8197 Zoning: LAR1 Bedrooms: 3  
 Rec Date: 04/27/2015 Prior Rec Date: 08/06/1979 Bath(F/H): 1 /  
 Sale Date: 03/13/2015 Prior Sale Date: Air Cond: 1949 / 1949  
 Sale Price: \$415,000 Prior Sale Price: \$73,500 Style: CONVENTIONAL  
 Sale Type: FULL Prior Sale Type: FULL Fireplace: Y / 1  
 Document #: 473250 Acres: 0.16 Pool:  
 1st Mtg Amt: \$407,483 Lot Area: 6,786  
 Total Value: \$133,111 # of Stories: 1.00 Roof Mat: COMPOSITION  
 Land Use: SFR Park Area/Cap#: / 2 Parking: SHINGLE  
 PARKING AVAIL

Comp #:3 Distance From Subject:0.24 (miles)  
 Address: 7309 ALABAMA AVE, CANOGA PARK, CA 91303-1303  
 Owner Name: HANSEN LINDSAY J  
 Seller Name: ROGERS TRAVIS  
 APN: 2111-015-014 Map Reference: 12-C3 / Living Area: 1,226  
 County: LOS ANGELES, CA Census Tract: 1345.22 Total Rooms: 6  
 Subdivision: OWENSMOUTH Zoning: LAR1 Bedrooms: 4  
 Rec Date: 05/07/2015 Prior Rec Date: 07/01/2014 Bath(F/H): 2 /  
 Sale Date: 02/12/2015 Prior Sale Date: 06/06/2014 Yr Built/Eff: 1926 / 1926  
 Sale Price: \$415,000 Prior Sale Price: \$266,500 Air Cond: YES  
 Sale Type: FULL Prior Sale Type: UNKNOWN Style: CONVENTIONAL  
 Document #: 530774 Acres: 0.17 Fireplace: Y / 1  
 1st Mtg Amt: \$373,450 Lot Area: 7,500 Pool:  
 Total Value: \$38,150 # of Stories: 1.00 Roof Mat: ROLL  
 Land Use: SFR Park Area/Cap#: / 1 Parking: COMPOSITION  
 PARKING AVAIL

Comp #:4 Distance From Subject:0.26 (miles)  
 Address: 22044 RUNNYMEDE ST, CANOGA PARK, CA 91303-1110  
 Owner Name: AHMADPOUR RONAK  
 Seller Name: NYBLOM MARIE  
 APN: 2023-004-003 Map Reference: 12-C3 / Living Area: 1,219  
 County: LOS ANGELES, CA Census Tract: 1343.03 Total Rooms: 5  
 Subdivision: 8197 Zoning: LAR1 Bedrooms: 3  
 Rec Date: 01/27/2015 Prior Rec Date: 12/21/2012 Bath(F/H): 2 /  
 Sale Date: 12/12/2014 Prior Sale Date: 12/10/2012 Yr Built/Eff: 1954 / 1954  
 Sale Price: \$419,000 Prior Sale Price: \$335,000 Air Cond: CENTRAL  
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL  
 Document #: 91274 Acres: 0.15 Fireplace: Y / 1  
 1st Mtg Amt: \$411,410 Lot Area: 6,750 Pool:  
 Total Value: \$336,519 # of Stories: 1.00 Roof Mat: WOOD SHAKE  
 Land Use: SFR Park Area/Cap#: / 2 Parking: ATTACHED  
 GARAGE



Comp #:5 Distance From Subject:0.34 (miles)

Address: 22057 CANTLAY ST, CANOGA PARK, CA 91303-1102

Owner Name: JHA GOURI S & A LIVING TRUST

Seller Name: TOMAR SATISH & NIDHI

APN: 2023-007-024	Map Reference: 12-C3 /	Living Area: 1,196
County: LOS ANGELES, CA	Census Tract: 1343.03	Total Rooms: 4
Subdivision: 8197	Zoning: LAR1	Bedrooms: 3
Rec Date: 05/05/2015	Prior Rec Date: 04/26/2010	Bath(F/H): 3 /
Sale Date: 02/18/2015	Prior Sale Date: 04/13/2010	Yr Built/Eff: 1949 / 1971
Sale Price: \$385,000	Prior Sale Price: \$250,000	Air Cond: CENTRAL
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL
Document #: 513395	Acres: 0.15	Fireplace: /
1st Mtg Amt:	Lot Area: 6,536	Pool:
Total Value: \$263,244	# of Stories: 1.00	Roof Mat: GRAVEL & ROCK
Land Use: SFR	Park Area/Cap#: / 1	Parking: PARKING AVAIL

Comp #:6 Distance From Subject:0.35 (miles)

Address: 22102 COVELLO ST, CANOGA PARK, CA 91303-1129

Owner Name: MIZRAHI ZION

Seller Name: COUNTS J L FAMILY TRUST

APN: 2023-015-012	Map Reference: 12-B3 /	Living Area: 1,167
County: LOS ANGELES, CA	Census Tract: 1343.03	Total Rooms: 6
Subdivision: 5332	Zoning: LAR1	Bedrooms: 3
Rec Date: 12/31/2014	Prior Rec Date: 06/04/1973	Bath(F/H): 2 /
Sale Date: 12/17/2014	Prior Sale Date:	Yr Built/Eff: 1929 / 1939
Sale Price: \$366,000	Prior Sale Price: \$24,000	Air Cond:
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL
Document #: 1425660	Acres: 0.15	Fireplace: Y / 1
1st Mtg Amt:	Lot Area: 6,748	Pool:
Total Value: \$53,242	# of Stories: 1.00	Roof Mat: TILE
Land Use: SFR	Park Area/Cap#: / 1	Parking: PARKING AVAIL

Comp #:7 Distance From Subject:0.37 (miles)

Address: 22136 LEADWELL ST, CANOGA PARK, CA 91303-1108

Owner Name: WARKENTIN DARREN G & SHAHRZAD M

Seller Name: VSO CORP

APN: 2023-011-005	Map Reference: 12-B3 /	Living Area: 1,404
County: LOS ANGELES, CA	Census Tract: 1343.03	Total Rooms: 6
Subdivision: 8197	Zoning: LAR1	Bedrooms: 3
Rec Date: 03/06/2015	Prior Rec Date: 08/29/2014	Bath(F/H): 2 /
Sale Date: 02/27/2015	Prior Sale Date: 08/13/2014	Yr Built/Eff: 1912 / 1925
Sale Price: \$525,000	Prior Sale Price: \$351,000	Air Cond:
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL
Document #: 248085	Acres: 0.15	Fireplace: /
1st Mtg Amt: \$472,500	Lot Area: 6,747	Pool:
Total Value: \$251,135	# of Stories: 1.00	Roof Mat: COMPOSITION SHINGLE
Land Use: SFR	Park Area/Cap#: / 2	Parking: PARKING AVAIL

Comp #:8 Distance From Subject:0.4 (miles)

Address: 22149 VALERIO ST, CANOGA PARK, CA 91303-1117

Owner Name: REAY EDDIE

Seller Name: BENAVIDES MIGUEL A & MARIA R

APN: 2023-013-022	Map Reference: 12-B3 /	Living Area: 1,200
County: LOS ANGELES, CA	Census Tract: 1343.03	Total Rooms: 7
Subdivision: 8197	Zoning: LAR1	Bedrooms: 3
Rec Date: 09/23/2014	Prior Rec Date: 05/22/2006	Bath(F/H): 1 /
Sale Date: 09/03/2014	Prior Sale Date: 04/19/2006	Yr Built/Eff: 1948 / 1950
Sale Price: \$333,000	Prior Sale Price: \$539,955	Air Cond: EVAP COOLER
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL
Document #: 1005855	Acres: 0.16	Fireplace: Y / 1
1st Mtg Amt: \$199,560	Lot Area: 6,784	Pool:
Total Value: \$355,000	# of Stories: 1.00	Roof Mat: GRAVEL & ROCK
Land Use: SFR	Park Area/Cap#: / 2	Parking: DETACHED GARAGE

Comp #:9		Distance From Subject:0.43 (miles)	
Address:	22153 CANTLAY ST, CANOGA PARK, CA 91303-1104		
Owner Name:	KOLLMORGEN DANIEL		
Seller Name:	FRANCO MIGUEL A & CARLA		
APN:	2023-010-023	Map Reference:	12-B3 /
County:	LOS ANGELES, CA	Census Tract:	1343.03
Subdivision:	8197	Zoning:	LAR1
Rec Date:	11/24/2014	Prior Rec Date:	10/04/2012
Sale Date:	10/16/2014	Prior Sale Date:	08/29/2012
Sale Price:	\$420,000	Prior Sale Price:	\$325,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1262484	Acres:	0.15
1st Mtg Amt:	\$315,000	Lot Area:	6,500
Total Value:	\$326,475	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	1 / 2
		Living Area:	1,308
		Total Rooms:	5
		Bedrooms:	3
		Bath(F/H):	2 /
		Yr Built/Eff:	1954 / 1954
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	COMPOSITION
		Parking:	SHINGLE
			PARKING AVAIL

# EXHIBIT D

ASSIGNED INSPECTOR: **ROBERT GOLD**

Date: **June 09, 2015**

JOB ADDRESS: **7422 NORTH JORDAN AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2111-009-016**

CASE#: **464114**

ORDER NO: **A-3082616**

EFFECTIVE DATE OF ORDER TO COMPLY: **August 20, 2012**

COMPLIANCE EXPECTED DATE: **September 19, 2012**

DATE COMPLIANCE OBTAINED: **No Compliance to Date**

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

### **VIOLATIONS:**

SEE ATTACHED ORDER # A-3082616

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

HELENA JUBANY  
PRESIDENT

MARSHA L. BROWN  
VICE-PRESIDENT

VAN AMBATIELOS  
VICTOR H. CUEVAS  
SEPAND SAMZADEH

CITY OF LOS ANGELES  
CALIFORNIA



ANTONIO R. VILLARAIGOSA  
MAYOR

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

ROBERT R. "Bud" OVROM  
GENERAL MANAGER

RAYMOND S. CHAN, C.E., S.E.  
EXECUTIVE OFFICER

SUBSTANDARD ORDER AND NOTICE OF FEE

RODRIGUEZ, CARLOS AND HERNANDEZ, ANA  
7422 JORDAN AVE  
CANOGA PARK, CA 91303

CASE #: 464114

ORDER #: A-3082616

the EFFECTIVE DATE: August 20, 2012

COMPLIANCE DATE: September 19, 2012

On \_\_\_\_\_ Date \_\_\_\_\_  
undersigned mailed this notice by  
regular mail, postage prepaid, to  
the addressee as shown on the last  
equalized assessment roll.

Signature \_\_\_\_\_

OWNER OF

SITE ADDRESS: 7422 N JORDAN AVE

ASSESSORS PARCEL NO.: 2111-009-016

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.) 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, YOU ARE ORDERED TO PAY THE CODE VIOLATION INSPECTION FEE (C.V.I.F) OF \$ 356.16 (\$336 fee plus a six percent Systems Development Surcharge of \$20.16) WHICH WILL BE BILLED TO YOU SEPARATELY. 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:

As a result of an inspection of the property (Site Address) listed above, this office has determined the building(s) to be SUBSTANDARD as pursuant to the provisions of Division 89 of Article 1 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.). You are therefore ordered to secure all required permits and begin the necessary work to eliminate the following code violations within 30 days from the effective date of this order. All necessary work shall be completed within 90 days from the effective date of this order. If the necessary permits are not obtained or the required work is not physically commenced within 45 days from the effective date of this order, the Department of Building and Safety may order the owner to cause the building(s) to be vacated.

VIOLATION(S):

1. The building or premises is Substandard due to illegal occupancy.

You are therefore ordered to: 1) Discontinue the use and occupancy of all buildings or portions thereof occupied for living, sleeping, cooking or dining purposes which were not designed or intended to be used for such occupancies. 2) Demolish and remove all construction work performed and return the property to its permitted state.

Code Section(s) in Violation: 91.8902.14, 91.8902, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Location: Single family residence.

Comments: The attached garage has been converted from its approved use and is no longer available for the required off street covered parking.

**2. The garage has been converted to habitable space without the required permits and approvals.**

You are therefore ordered to: Discontinue the use as a dwelling and restore the garage to its originally permitted use as a garage.

Code Section(s) in Violation: 12.21A.1.(a), 12.21A4(a), 12.21A4(m), 91.8902.14, 91.8105, 91.103.1 of the L.A.M.C.

Location: Single family residence.

Comments: The attached garage has been converted from its approved use and is no longer available for the required off street covered parking.

**3. The approximate 10' x 20' patio addition at the South side of the dwelling, and the approximately 20' x 40' addition at the rear of the dwelling were constructed without the required permits and approvals.**

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

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

Location: Single family residence.

**4. The approximate 10' x 15' detached structure built at the rear yard was constructed without the required permits and approvals.**

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

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

Location: Single family residence.

**5. Failure to provide or maintain the required off street covered parking.**

You are therefore ordered to: Provide and/or maintain the required off street covered parking.

Code Section(s) in Violation: 12.21A.1.(a), 12.08 and 12.21A.4.(m) of the L.A.M.C.

Location: Single family residence.

Comments: The attached garage has been converted from its approved use and is no longer available for the required off street covered parking.

NOTE: A certificate has been filed with the County Recorder noting the above substandard condition.

**NON-COMPLIANCE FEE WARNING:**

In addition to the C.V.I.F. noted above, a proposed noncompliance fee in the amount of \$550.00 may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or request for slight modification is filed within 15 days of the compliance date.

If an appeal or request for slight modification is not filed within 15 days of the compliance date or extensions granted therefrom, the determination of the department to impose and collect a non-compliance fee shall be final. Section 98.0411 L.A.M.C.

**NOTE:** FAILURE TO PAY THE NON-COMPLIANCE FEE WITHIN 30 DAYS AFTER THE DATE OF MAILING THE INVOICE, MAY RESULT IN A LATE CHARGE OF TWO (2) TIMES THE NON-COMPLIANCE FEE PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$1,925.00.

Any person who fails to pay the non-compliance fee, late charge and collection fee shall also pay interest. Interest shall be calculated at the rate of one percent per month.

**PENALTY WARNING:**

Any person who violates or causes or permits another person to violate any provision of the Los Angeles Municipal Code (L.A.M.C.) is guilty of a misdemeanor which is punishable by a fine of not more than \$1000.00 and/or six (6) months imprisonment for each violation. Section 11.00 (m) L.A.M.C.

**INVESTIGATION FEE REQUIRED:**

Whenever any work has been commenced without authorization by a permit or application for inspection, and which violates provisions of Articles 1 through 8 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.), and if no order has been issued by the department or a court of law requiring said work to proceed, a special investigation fee which shall be double the amount charged for an application for inspection, license or permit fee, but not less than \$400.00, shall be collected on each permit, license or application for inspection. Section 98.0402 (a) L.A.M.C.

**APPEAL PROCEDURES:**

There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine error or abuse of discretion, or requests for slight modification of the requirements contained in this order when appropriate fees have been paid. Section 98.0403.1 and 98.0403.2 L.A.M.C.

**NOTICE:**

Relocation assistance may be required if a tenant is evicted in order to comply with an order from a governmental agency. (LAMC 151.09.A.11 & 161.03) For information, call the Los Angeles Housing Department (LAHD) at (213) 808-8888 or go to: <http://lahd.lacity.org>

If you have any questions or require any additional information please feel free to contact me at (818)374-9864.

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

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

Date: August 14, 2012

MICHAEL BEVERIDGE  
14410 SYLVAN STREET SUITE 105  
VAN NUYS, CA 91401  
(818)374-9864

  
REVIEWED BY