

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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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

July 22, 2015

Council District: # 7

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

JOB ADDRESS: **7533 WEST VALAHO DRIVE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2558-028-037**

On August 23, 2011, 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: **7533 West Valaho Drive, 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.


Pursuant to Section 98.0421, the property owner was issued an order on August 23, 2011, to pay a code violation inspection fee after violations were identified and verified upon inspection. The code violation inspection fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
Code Violation Investigation fee	\$ 336.00
System Development Surcharge	20.16
System Development Surcharge late fee	50.40
Late Charge/Collection fee (250%)	840.00
Title Report fee	42.00
Grand Total	\$ 1,288.56

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 **\$1,288.56** 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 **\$1,288.56** 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 L. 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. T11480
Dated as of: 05/15/2015

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)

APN #: 2558-028-037

Property Address: 7533 W VALAHO DR ✓ **City: Los Angeles** **County: Los Angeles**

VESTING INFORMATION

Type of Document: INDIVIDUAL QUITCLAIM DEED

Grantee : Claude P Dhuet and Marilyn R Dhuet, husband and wife as joint tenants

Grantor : Claude P. Dhuet and Marilyn R. Dhuet and Kent E. Dhuet

Deed Date : 8/20/1996

Recorded : 11/4/1996

Instr No. : 96 1786618

Mailing Address: Claude P Dhuet and Marilyn R Dhuet
7533 Valaho Dr, Tujunga, CA, 91042.

SCHEDULE B

LEGAL DESCRIPTION

The following described property:

Situated in the City of Los Angeles, County of Los Angeles, State of California: Lot 49 Tract 3519, as per Map recorded in Book 46, Page 67.

Assessor's Parcel No: 2558-028-037

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 : \$250,000.00

Dated : 10/21/2005

Trustor : Claude P Dhuet and Marilyn R Dhuet

Trustee : Optima, a California Corporation

Beneficiary : Washington Mutual Bank, FA, a Federal Association

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

Work Order No. T11480

SCHEDULE B (Continued)

Recorded : 11/28/2005
Maturity Date is: 10/21/2035

Instr No. : 05 2876634

MAILING ADDRESS: Washington Mutual Bank, FA, a Federal Association,
2273 N Green Valley Parkway, Suite No. 14, Henderson, NV 89014.

MAILING ADDRESS: Optima, a California Corporation,
1700 Carnegie Ave Suite 200 Santa Ana, CA 92705.

RECORDING REQUESTED BY

96 1786618

Order No.

Escrow No.

AND WHEN RECORDED MAIL TO

Name

Street
Address

City &
State

Claude P. Dhuet
Dhuet
7533 Valaho Dr
Tujunga, CA 91142

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

10:41 AM NOV 04 1996

FEE \$10

R

2

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INDIVIDUAL QUITCLAIM DEED

A.P.N. 2558-028-037

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$

() computed on full value of property conveyed, or

() computed on full value less value of liens and encumbrances remaining at time of sale.

() Unincorporated area: () City of _____, and

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

Claude P. Dhuet + Marilyn R. Dhuet
Kent E. Dhuet

hereby REMISES, RELEASES AND QUITCLAIMS to

Claude P. Dhuet and Marilyn R. Dhuet,
husband & wife as Joint Tenants

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

Lot 49 Tract 3519, as per map recorded in
book 46 page 67

Commonly Known as 7533 Valaho Drive
Tujunga, California

Dated:

8/20/96

STATE OF CALIFORNIA

COUNTY OF

On

8/20/96

before me.

LISA GUEMIKSIZIAN

KENT E. DHUET

personally appeared

SS.

CLAUDE P. DHUET

MARILYN R. DHUET

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 instru-

ment the person(s), or the entity upon behalf of which the person(s) acted,

executed the instrument.

WITNESS my hand and official seal.

Signature

MAIL TAX

STATEMENTS TO:

NAME

ADDRESS

CITY, STATE & ZIP

same as above



(This area for official notarial seal)

T-128 (Rev. 4/94)



STATE OF CALIFORNIA
COUNTY OF Los Angeles } ss.

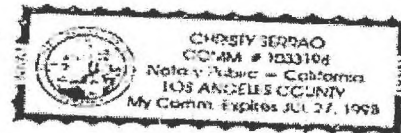
On September 13, 1996, before me, Christy Serrao
personally appeared Claude P. Dhuet and Marilyn R. Dhuet XXXXXXXXXXXXXXXXXXXXXXXX

(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

Christy Serrao
Christy Serrao



(This area for official notarial seals)

Title of Document	<u>Quitclaim Deed</u>		
Date of Document	<u>8/20/96</u>	No. of Pages	<u>one</u>
Other signatures not acknowledged _____			

96-1786618

3408 (1-94) (General)
First American Title Insurance Company

2

05 2876634

When Recorded Mail to:
Optima Information Solutions
1700 Carnegie Avenue, Suite 200
Santa Ana, CA 92705
WAMU



**WaMu Equity Plus™
DEED OF TRUST**

Loan Number: 0619186083

THIS DEED OF TRUST is between:
CLAUDE P DHUET AND MARILYN R DHUET

whose address is:

7533 VALAHO DR. Tujunga, CA 91042

("Trustor"); Optima, a CALIFORNIA

corporation, the address of which is:

1700 Carnegie Ave Suite 200 Santa Ana, CA 92705

and its successors in trust and assigns ("Trustee"); and

Washington Mutual Bank, FA, a federal association, which is organized and existing under the laws of the United States of America and whose address is 2273 N Green Valley Parkway, Suite #14, Henderson, NV 89014 ("Beneficiary") and its successors or assigns.

1. Granting Clause. Trustor hereby grants, bargains, sells and conveys to Trustee in trust, with power of sale, the real property in LOS ANGELES County, California, described below and all interest in it Trustor ever gets:

THE FOLLOWING DESCRIBED PROPERTY LOCATED IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
LOT 49 TRACK 3519, AS PER MAP RECORDED IN BOOK 46 PAGE 67.

Tax Parcel Number: 2558-028-037 together with all

4360 (08/12/05) W6.3

BANK

Page 1 of 7

0619186083

7

By signing below Trustor accepts and agrees to the provisions of this Deed of Trust and of any rider(s) executed by Trustor concurrently therewith.

DATED at La Canada, California this 21 day of October, 2005.

TRUSTOR(S):

Claude P. Dhuet
CLAUDE P DHUET

Marilyn R Dhuet
MARILYN R DHUET

05 2876634

0619186083

8

STATE OF CALIFORNIA)
COUNTY OF Los Angeles) SS

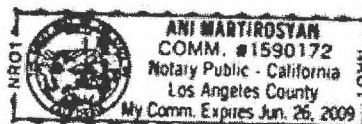
On October 21, 2005 before me, Ani Martirosyan a Notary
Public in and for the State of California, personally appeared
CLAUDE P DHUET and
MARILYN R DHUET and

and
and
and
and
and
and

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.

Ani Martirosyan
Notary Public in and for the State of California
My Commission expires: June 26, 2009



REQUEST FOR FULL RECONVEYANCE

(Do not record. To be used only when note has been paid.)

TO: TRUSTEE

The undersigned is the legal owner and holder of the Note and all other indebtedness secured by the within
Deed of Trust. Said Note, together with all other indebtedness secured by this Deed of Trust, has been fully
paid and satisfied and you are hereby requested and directed, on payment to you of any sums owing to you
under the terms of this Deed of Trust to cancel the Note above mentioned and all other evidences of
indebtedness secured by this Deed of Trust together with the Deed of Trust and to convey, without warranty,
to the parties designated by the terms of this Deed of Trust all the estate now held by you thereunder.

DATED _____

Mail reconveyance to _____

05 2876634

EXHIBIT B

ASSIGNED INSPECTOR: **JOHN HAMILTON** Date: **July 22, 2015**
JOB ADDRESS: **7533 WEST VALAHO DRIVE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2558-028-037**

Last Full Title: **05/15/2015** Last Update to Title:
.....

LIST OF OWNERS AND INTERESTED PARTIES

- | | | |
|-----|--|----------------------------|
| 1). | CLAUDE P. AND MARILYN R. DHUET
7533 VALAHO DR.
TUJUNGA, CA 91042 | CAPACITY: OWNERS |
| | | |
| 2). | WASHINGTON MUTUAL BANK, F.A.
2273 N. GREEN VALLEY PARKWAY, SUITE #14
HENDERSON, NV 89014 | CAPACITY: INTERESTED PARTY |

Property Detail Report

For Property Located At :
7533 VALAHO DR, TUJUNGA, CA 91042-2636



CoreLogic

RealQuest Professional

Owner Information

Owner Name: **DHUET CLAUDE P & MARILYN**
 Mailing Address: **7533 VALAHO DR, TUJUNGA CA 91042-2636 C012**
 Vesting Codes: **HW //**

Location Information

Legal Description:	TRACT NO 3519 LOT 49	APN:	2558-028-037
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	1014.00 / 1	Subdivision:	3519
Township-Range-Sect:		Map Reference:	10-F3 /
Legal Book/Page:	46-67	Tract #:	3519
Legal Lot:	49	School District:	LOS ANGELES
Legal Block:		School District Name:	
Market Area:	659	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	11/04/1996 /	Deed Type:	QUIT CLAIM DEED
Sale Price:		1st Mtg Document #:	
Document #:	1786618		

Last Market Sale Information

Recording/Sale Date:	08/13/1976 /	1st Mtg Amount/Type:	\$2,200 / CONV
Sale Price:	\$7,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	/
Document #:		2nd Mtg Amount/Type:	/
Deed Type:	DEED (REG)	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$9.62
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:	728	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:	1	Exterior wall:	SHINGLE SIDING
Above Grade:		Parking Spaces:	1	Porch Type:	
Total Rooms:	4	Basement Area:		Patio Type:	
Bedrooms:	1	Finish Bsmnt Area:		Pool:	
Bath(F/H):	1 /	Basement Type:		Air Cond:	
Year Built / Eff:	1926 / 1927	Roof Type:		Style:	CONVENTIONAL
Fireplace:	/	Foundation:	RAISED	Quality:	
# of Stories:	1.00	Roof Material:	COMPOSITION SHINGLE	Condition:	

Other Improvements: **FENCE**

Site Information

Zoning:	LAR1	Acres:	0.12	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	5,198	Lot Width/Depth:	40 x 130	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$26,145	Assessed Year:	2014	Property Tax:	\$348.12
Land Value:	\$16,573	Improved %:	37%	Tax Area:	13
Improvement Value:	\$9,572	Tax Year:	2014	Tax Exemption:	HOMEOWNER
Total Taxable Value:	\$19,145				

Comparable Sales Report

For Property Located At

7533 VALAHO DR, TUJUNGA, CA 91042-2636



CoreLogic

RealQuest Professional

9 Comparable(s) Selected.

Report Date: 07/21/2015

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$7,000	\$180,000	\$396,000	\$330,778
Bldg/Living Area	728	650	812	760
Price/Sqft	\$9.62	\$276.92	\$514.40	\$431.56
Year Built	1926	1923	1962	1939
Lot Area	5,198	2,667	7,584	5,231
Bedrooms	1	1	3	2
Bathrooms/Restrooms	1	1	1	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$26,145	\$33,499	\$365,000	\$189,074
Distance From Subject	0.00	0.12	0.44	0.29

* = user supplied for search only

Comp #:	1	Distance From Subject:	0.12 (miles)
Address:	7627 VALMONT ST, TUJUNGA, CA 91042-2642		
Owner Name:	SINANIAN ASMIK		
Seller Name:	KELLEY MARY C TRUST		
APN:	2558-036-021	Map Reference:	10-E3 /
County:	LOS ANGELES, CA	Census Tract:	1014.00
Subdivision:	3917	Zoning:	LAR1
Rec Date:	03/19/2015	Prior Rec Date:	
Sale Date:	03/10/2015	Prior Sale Date:	
Sale Price:	\$305,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	298901	Acres:	0.16
1st Mtg Amt:		Lot Area:	6,826
Total Value:	\$33,499	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	740
		Total Rooms:	5
		Bedrooms:	3
		Bath(F/H):	1 /
		Yr Built/Eff:	1923 / 1928
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	/
		Pool:	
		Roof Mat:	COMPOSITION SHINGLE
		Parking:	

Comp #:	2	Distance From Subject:	0.15 (miles)
Address:	10220 HELENDAL AVE, TUJUNGA, CA 91042-2239		
Owner Name:	ASLAN RESIDENTIAL I LLC		
Seller Name:	GUEVARA RUTH		
APN:	2558-030-018	Map Reference:	10-F3 /
County:	LOS ANGELES, CA	Census Tract:	1012.10
Subdivision:	3686	Zoning:	LARD2
Rec Date:	07/09/2015	Prior Rec Date:	06/27/1997
Sale Date:	06/26/2015	Prior Sale Date:	
Sale Price:	\$299,000	Prior Sale Price:	\$89,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	824945	Acres:	0.12
1st Mtg Amt:		Lot Area:	5,210
Total Value:	\$118,230	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 1
		Living Area:	774
		Total Rooms:	4
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Built/Eff:	1937 / 1939
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	COMPOSITION SHINGLE
		Parking:	PARKING AVAIL

Comp #:	3	Distance From Subject:	0.26 (miles)
Address:	7733 THOUSAND OAKS DR, TUJUNGA, CA 91042-2628		
Owner Name:	GRIGORIAN-VOSKANIAN TRUST		
Seller Name:	PATRIARCA JOHN		
APN:	2558-040-019	Map Reference:	10-E3 /
County:	LOS ANGELES, CA	Census Tract:	1014.00
Subdivision:	3963	Zoning:	LAR1
Rec Date:	12/30/2014	Prior Rec Date:	04/18/1986
Sale Date:	12/19/2014	Prior Sale Date:	02/1986
Sale Price:	\$180,000	Prior Sale Price:	\$75,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1421803	Acres:	0.08
1st Mtg Amt:	\$170,000	Lot Area:	3,611
Total Value:	\$328,000	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 1
		Living Area:	650
		Total Rooms:	3
		Bedrooms:	1
		Bath(F/H):	1 /
		Yr Built/Eff:	1927 / 1930
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	/
		Pool:	
		Roof Mat:	ROLL COMPOSITION DETACHED GARAGE
		Parking:	

Comp #:4 Distance From Subject:0.3 (miles)
 Address: 10325 FERNLEEN AVE, TUJUNGA, CA 91042-1807
 Owner Name: ZAROOKIAN ARMOND
 Seller Name: OCEAN RIDGE EQUITIES LLC
 APN: 2558-016-024 Map Reference: 10-F3 / Living Area: 812
 County: LOS ANGELES, CA Census Tract: 1011.10 Total Rooms: 4
 Subdivision: 6859 Zoning: LAR1 Bedrooms: 2
 Rec Date: 03/17/2015 Prior Rec Date: 10/29/1999 Bath(F/H): 1 /
 Sale Date: 02/26/2015 Prior Sale Date: Yr Built/Eff: 1949 / 1952
 Sale Price: \$396,000 Prior Sale Price: \$156,500 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: UNKNOWN
 Document #: 283426 Acres: 0.14 Fireplace: Y / 1
 1st Mtg Amt: \$356,000 Lot Area: 5,914 Pool:
 Total Value: \$196,207 # of Stories: 1.00 Roof Mat: COMPOSITION
 Land Use: SFR Park Area/Cap#: / 2 Parking: SHINGLE
 PARKING AVAIL

Comp #:5 Distance From Subject:0.3 (miles)
 Address: 10354 HELENDALE AVE, TUJUNGA, CA 91042-1830
 Owner Name: BRYANT DAVID L
 Seller Name: JOCKINSEN JOHN P II
 APN: 2558-013-012 Map Reference: 10-F3 / Living Area: 726
 County: LOS ANGELES, CA Census Tract: 1011.10 Total Rooms: 4
 Subdivision: 3980 Zoning: LAR1 Bedrooms: 2
 Rec Date: 03/30/2015 Prior Rec Date: 04/23/2003 Bath(F/H): 1 /
 Sale Date: 02/17/2015 Prior Sale Date: 04/15/2003 Yr Built/Eff: 1925 / 1925
 Sale Price: \$280,000 Prior Sale Price: \$235,000 Air Cond: EVAP COOLER
 Sale Type: FULL Prior Sale Type: FULL Style: UNKNOWN
 Document #: 337800 Acres: 0.11 Fireplace: Y / 1
 1st Mtg Amt: \$224,000 Lot Area: 4,893 Pool:
 Total Value: \$277,636 # of Stories: 1.00 Roof Mat: COMPOSITION
 Land Use: SFR Park Area/Cap#: / 1 Parking: SHINGLE
 PARKING AVAIL

Comp #:6 Distance From Subject:0.32 (miles)
 Address: 10351 FERNLEEN AVE, TUJUNGA, CA 91042-1807
 Owner Name: SADEGHI ARIN/AMIRKHANIAN YERAZIK
 Seller Name: KELLY TRAVIS A & HOLLY A
 APN: 2558-016-014 Map Reference: 10-F3 / Living Area: 793
 County: LOS ANGELES, CA Census Tract: 1011.10 Total Rooms: 4
 Subdivision: 5828 Zoning: LAR1 Bedrooms: 2
 Rec Date: 12/01/2014 Prior Rec Date: 11/01/2004 Bath(F/H): 1 /
 Sale Date: 10/23/2014 Prior Sale Date: 09/27/2004 Yr Built/Eff: 1939 / 1940
 Sale Price: \$372,000 Prior Sale Price: \$335,000 Air Cond: CENTRAL
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 1287031 Acres: 0.13 Fireplace: /
 1st Mtg Amt: \$297,000 Lot Area: 5,777 Pool:
 Total Value: \$365,000 # of Stories: 1.00 Roof Mat: COMPOSITION
 Land Use: SFR Park Area/Cap#: / 1 Parking: SHINGLE
 ATTACHED GARAGE

Comp #:7 Distance From Subject:0.37 (miles)
 Address: 10161 MOUNT GLEASON AVE, SUNLAND, CA 91040-3118
 Owner Name: TAHMASEBIAN VIGEN
 Seller Name: BROWN LORI 2005 TRUST
 APN: 2559-014-040 Map Reference: 10-E3 / Living Area: 729
 County: LOS ANGELES, CA Census Tract: 1034.00 Total Rooms: 4
 Subdivision: 4132 Zoning: LAR1 Bedrooms: 2
 Rec Date: 10/23/2014 Prior Rec Date: Bath(F/H): 1 /
 Sale Date: 09/19/2014 Prior Sale Date: Yr Built/Eff: 1940 / 1940
 Sale Price: \$375,000 Prior Sale Price: Air Cond: WINDOW
 Sale Type: FULL Prior Sale Type: Style: CONVENTIONAL
 Document #: 1120367 Acres: 0.17 Fireplace: /
 1st Mtg Amt: \$300,000 Lot Area: 7,584 Pool:
 Total Value: \$155,764 # of Stories: 1.00 Roof Mat: COMPOSITION
 Land Use: SFR Park Area/Cap#: / 2 Parking: SHINGLE
 PARKING AVAIL

Comp #:8 Distance From Subject:0.39 (miles)
 Address: 10231 MOUNT GLEASON AVE, SUNLAND, CA 91040-3119
 Owner Name: WILLIAMS JOSHUA M
 Seller Name: SCOGGINS DARYL A & NICHOLE M
 APN: 2559-014-043 Map Reference: 10-E3 / Living Area: 810
 County: LOS ANGELES, CA Census Tract: 1034.00 Total Rooms: 4
 Subdivision: 4132 Zoning: LAR1 Bedrooms: 2
 Rec Date: 01/21/2015 Prior Rec Date: 07/30/1998 Bath(F/H): 1 /
 Sale Date: 12/23/2014 Prior Sale Date: 04/27/1998 Yr Built/Eff: 1962 / 1962
 Sale Price: \$385,000 Prior Sale Price: \$119,500 Air Cond: EVAP COOLER
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 69454 Acres: 0.11 Fireplace: /
 1st Mtg Amt: \$377,875 Lot Area: 4,595 Pool:
 Total Value: \$152,810 # of Stories: 1.00 Roof Mat: GRAVEL & ROCK

Land Use: SFR Park Area/Cap#: / 1 Parking: PARKING AVAIL

Comp #:9		Distance From Subject:0.44 (miles)	
Address: 7267 LAS PLUMAS LN, TUJUNGA, CA 91042-2607			
Owner Name: BUENO DANIEL & INGRID			
Seller Name: CIANCIULLI MARK			
APN:	2563-017-007	Map Reference:	10-F4 /
County:	LOS ANGELES, CA	Census Tract:	1014.00
Subdivision:	GOLONDRINA TR	Zoning:	LAR1
Rec Date:	05/29/2015	Prior Rec Date:	10/24/2014
Sale Date:	04/16/2015	Prior Sale Date:	10/03/2014
Sale Price:	\$385,000	Prior Sale Price:	\$258,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	632159	Acres:	0.06
1st Mtg Amt:	\$377,927	Lot Area:	2,667
Total Value:	\$74,516	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	808
		Total Rooms:	4
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Built/Eff:	1951 / 1951
		Air Cond:	EVAP COOLER
		Style:	CONVENTIONAL
		Fireplace:	/
		Pool:	
		Roof Mat:	COMPOSITION SHINGLE
		Parking:	GARAGE

EXHIBIT D

ASSIGNED INSPECTOR: **JOHN HAMILTON**

Date: July 22, 2015

JOB ADDRESS: **7533 WEST VALAHO DRIVE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2558-028-037**

CASE#: 426826

ORDER NO: A-2837162

EFFECTIVE DATE OF ORDER TO COMPLY: **August 23, 2011**

COMPLIANCE EXPECTED DATE: **September 22, 2011**

DATE COMPLIANCE OBTAINED: **August 29, 2012**

.....

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

VIOLATIONS:

SEE ATTACHED ORDER # A-2837162

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

MARSHA L. BROWN
PRESIDENT

VAN AMBATIELOS
VICE-PRESIDENT

VICTOR H. CUEVAS
HELENA JUBANY
ELENORE A. WILLIAMS

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

ORDER TO COMPLY AND NOTICE OF FEE

DHUET, CLAUDE P AND MARILYN
7533 VALAHO DR
TUJUNGA, CA 91042

CASE #: 426826
ORDER #: A-2837162
EFFECTIVE DATE: August 23, 2011
COMPLIANCE DATE: September 22, 2011

AUG 24 2011

OWNER OF
SITE ADDRESS: 7533 W VALAHO DR
ASSESSORS PARCEL NO.: 2558-028-037
ZONE: R1; One-Family Zone

On _____ the

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

Signature _____

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:

VIOLATION(S):

1. Open storage of inoperable vehicles.

You are therefore ordered to: 1) Discontinue the open storage of inoperable vehicle(s).

Code Section(s) in Violation: 12.21A.1.(a), and 12.21A.8.(b) of the L.A.M.C.

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.

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)374-9854.

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

Inspector: _____



Date: August 23, 2011

RUSSELL SCHOONOVER
14410 SYLVAN STREET SUITE 105
VAN NUYS, CA 91401
(818)374-9854


REVIEWED BY