

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

October 22, 2015

Council District: # 3

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

JOB ADDRESS: **19416 WEST VANOWEN STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2131-003-010**

On November 18, 2013, 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: **19416 West Vanowen Street, Los Angeles, California** (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

Pursuant to Section 98.0421, the property owner was issued an order on November 18, 2013, 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

ATTEST: HOLLY L. WOLCOTT, CITY CLERK

Lien confirmed by
City Council on:

BY: _____
DEPUTY



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

Property Title Report

Work Order No. T12153
 Dated as of: 07/23/2015

Prepared for: City of Los Angeles

SCHEDULE A
 (Reported Property Information)

APN #: 2131-003-010

Property Address: 19416 W VANOWEN ST ✓ **City:** Los Angeles **County:** Los Angeles

VESTING INFORMATION

Type of Document: Individual Grant Deed
Grantee : Concha Rodriguez, a single woman
Grantor : Armando Aceves and Maria L. Aceves, husband and wife as joint tenants
Deed Date : 4/9/2003 **Recorded :** 6/4/2003
Instr No. : 03 1590859

Mailing Address: Concha Rodriguez,
 19416 Vanowen Street Reseda, CA 91335

SCHEDULE B

LEGAL DESCRIPTION

The following described property:

Situated in the City of Los Angeles, County of Los Angeles, State of California: Lot 11 in Tract No. 16351 as per Map recorded in Book 396, Pages 20 to 22 inclusive of Maps, in the Office of the County Recorder of Los Angeles County, California.

Assessor's Parcel No: 2131-003-010

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 : \$304,000.00 **Dated :** 5/27/2005
Trustor : Concha Rodriguez
Trustee : Alliance Title Company

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. T12153

SCHEDULE B (Continued)

Beneficiary : MERS, Inc., as nominee for MIT Lending

Loan No. : MIN 10011206569718780

Recorded : 6/9/2005

Instr No. : 05 1349868

Maturity Date is: 7/1/2035

Mailing Address: MIT Lending, 1350 Deming Way, 3rd floor, Middleton, WI 53562.

Mailing Address: Alliance Title Company – None Shown

Mailing Address: MERS, P.O. Box 2026, Flint, MI 48501-2026

Assignment of the above referenced security instrument is as follows:

Assignee : Mortgage Electronic Registration Systems, Inc.,

Recorded : 12/22/2005

Instr No. : 05 3160323

Mailing Address: Mortgage Electronic Registration Systems, Inc., - None Shown

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

Amount : \$50,000.00

Dated : 8/31/2005

Trustor : Concha Rodriguez

Trustee : American Surety Co.,

Beneficiary : Action Bail Bonds, Inc

Recorded : 10/28/2005

Instr No. : 05 2614925

Mailing Address: Action Bail Bonds, Inc, 1133 SE 3rd Avenue, Fort Lauderdale, FL 33316

Mailing Address: American Surety Co., 3905 Vincennes Road, Indianapolis, Suite 200, IN 46268

6/4/03

CALIFORNIA COUNTIES TITLE CO.
RECORDING REQUESTED BY:
ENCORE ESCROW COMPANY INC.
AND WHEN RECORDED MAIL TO:

Concha Rodriguez
19416 Vanowen Street
Reseda, CA 91335

2
03 1590859

5032259

THIS SPACE FOR RECORDER'S USE ONLY:

ESCROW NO. 15144-MP

80

INDIVIDUAL GRANT DEED

TITLE ORDER NO. 5032259

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$273.90 CITY TRANSFER TAX is \$1,120.50

[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

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

ARMANDO ACEVES and MARIA L. ACEVES, Husband and Wife as Joint Tenants

hereby GRANT(s) to:

CONCHA RODRIGUEZ, A SINGLE WOMAN

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

Lot 11 in Tract No. 16351 as per Map recorded in Book 396, Pages 20 to 22 inclusive of Maps, in the Office of the County Recorder of Los Angeles County, California.

ALSO KNOWN AS: 19416 Vanowen Street, Reseda, CA 91335
A.P.N.# 2131-003-010

DATED April 9, 2003

STATE OF CALIFORNIA

COUNTY OF Los Angeles

On 4-14-03

before me, Gabriela A. Padilla

a Notary Public in and for said State, personally appeared

Armando Aceves &
MARIA L. ACEVES

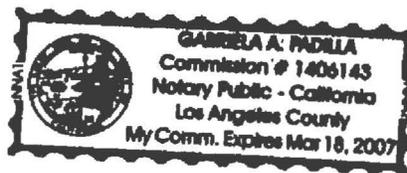
Armando Aceves

Maria L. Aceves

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 *Gabriela A. Padilla*



(This area for official notarial seal)

Mail tax statements to: Concha Rodriguez, 19416 Vanowen Street, Reseda, CA 91335

03 15908593

ILLEGIBLE NOTARY SEAL DECLARATION

GOVERNMENT CODE 27361.7

I certify under penalty of perjury that the notary seal on the document to which this statement is attached reads as follows:

Name of Notary CARTELA A. PADILLA

Date Commission Expires MAR 18 2007

Notary Identification Number 1406143
(For Notaries commissioned after 1-1-1992)

Manufacturer/Vendor Identification Number NNA1
(For Notaries commissioned after 1-1-1992)

Place of Execution of this Declaration NORWALK

Date 4-2-07

[Signature]
Signature (Firm name if any)

6/9/05

05 1349868

2

ALLIANCE TITLE COMPANY

Recording Requested By:
MIT LENDING

Return To:
MIT LENDING

1350 DEMING WAY, 3RD FLOOR
MIDDLETON, WI 53562

Prepared By:

SOLO
2131-003-010

[Space Above This Line For Recording Data]

DEED OF TRUST

LOAN NO.: 40317473
ESCROW NO.: 18684-WB

MIN 10011206569718780
MERS Phone 1-888-679-6377

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 **MAY 27, 2005** together with all Riders to this document.

(B) "Borrower" is **CONCHA RODRIGUEZ, A ~~SINGLE MAN~~ ^{CR} SINGLE WOMAN**

Borrower's address is 19416 VANOWEN STREET, LOS ANGELES (RESEDA AREA), CA 91335
Borrower is the trustor under this Security Instrument

(C) "Lender" is
MIT LENDING

Lender is a CORPORATION
organized and existing under the laws of NEW YORK

6/9/05

4

(Q) "RESPA" means the Real Estate Settlement Procedures Act (12 U.S.C. Section 2601 et seq.) and its implementing regulation, Regulation X (24 C.F.R. Part 3500), as they might be amended from time to time, or any additional or successor legislation or regulation that governs the same subject matter. As used in this Security Instrument, "RESPA" refers to all requirements and restrictions that are imposed in regard to a "federally related mortgage loan" even if the Loan does not qualify as a "federally related mortgage loan" under RESPA.

(R) "Successor in Interest of Borrower" means any party that has taken title to the Property, whether or not that party has assumed Borrower's obligations under the Note and/or this Security Instrument.

TRANSFER OF RIGHTS IN THE PROPERTY

The beneficiary of this Security Instrument is MERS (solely as nominee for Lender and Lender's successors and assigns) and the successors and assigns of MERS. This Security Instrument secures to Lender: (i) the repayment of the Loan, and all renewals, extensions and modifications of the Note; and (ii) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower irrevocably grants and conveys to Trustee, in trust, with power of sale, the following described property located in the

COUNTY of LOS ANGELES :
[Type of Recording Jurisdiction] [Name of Recording Jurisdiction]

SEE COMPLETE LEGAL DESCRIPTION DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Parcel ID Number: 2131-003-010 which currently has the address of
19416 VANOWEN STREET [Street]
LOS ANGELES (RESEDA AREA) [City], California 91335 [Zip Code]
("Property Address"):

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property." Borrower understands and agrees that MERS holds only legal title to the interests granted by Borrower in this Security Instrument, but, if necessary to comply with law or custom, MERS (as nominee for Lender and Lender's successors and assigns) has the right: to exercise any or all of those interests, including, but not limited to, the right to foreclose and sell the Property; and to take any action required of Lender including, but not limited to, releasing and canceling this Security Instrument.

BORROWER COVENANTS that Borrower is lawfully seised of the estate hereby conveyed and has the right to grant and convey the Property and that the Property is unencumbered, except for encumbrances

05 1349868

6/9/05

15

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any RIDER executed by Borrower and recorded with it.

Witnesses:

-Witness

-Witness

Concha  _____ (Seal)
CONCHA RODRIGUEZ -Borrower

_____ (Seal)
-Borrower

05 1349868

6/9/05

State of CALIFORNIA
County of Los Angeles

On June 1, 2005

} ss.
before me, Irene Mendoza personally appeared

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CONCHA RODRIGUEZ

(or proved to me on the basis of satisfactory evidence) to be the person(s) ~~personally known to me~~ 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.



(Seal)

05 1349868

Record & Return to:
MIT Lending
1350 Deming Way, 3rd Floor
Middleton, WI 53562

05 3160323

2

Loan Number: 40317473
MIN: 100112065697187801
MERS Phone: 1-888-679-6377
Doc Code: CMTMA

Prepared by: Zoë Blair

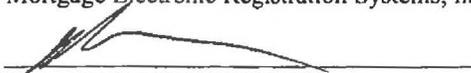
ASSIGNMENT OF DEED OF TRUST

FOR VALUE RECEIVED, **Mortgage Electronic Registration Systems, Inc.**, its successors and assigns, as nominee for the beneficiary hereby assigns and transfers it itself, Mortgage Electronic Registration Systems, Inc., its successors and assigns, as nominee for the true beneficiary all of its rights, title and interest in and to a certain Deed of Trust executed by **CONCHA RODRIGUEZ, A SINGLE WOMAN**, Trustor(s), and naming Alliance Title as original Trustee and MIT Lending, the original Beneficiary(ies), and bearing the date of May 27, 2005 and recorded on 6-9-05 in the office of the Recorder of Los Angeles County, State of California in Deed of Trust Book # , Page # Doc # 051349868

This Assignment is for the purpose of providing record notice of the Mortgage Identification Number (MIN) that was either omitted or incorrect on a prior Deed of Trust. The correct MIN is 100112065697187801 and the Mortgage Electronic Registration Systems, Inc. telephone number to call for information when using this MIN is 888-679-6377

Signed on the 16th day of August, 2005

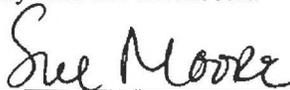
Mortgage Electronic Registration Systems, Inc.


Name: **KELLY SCHUMANN**
Title: **Assistant Secretary**

State of Wisconsin
County of Dane

On 16th Day of August, 2005 before me, the undersigned, a Notary Public personally appeared **KELLY SCHUMANN** 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 she executed the same in her authorized capacity, and that by her signature on the instrument the person or entity upon behalf of which the person acted, executed the instrument.
WITNESS my hand and official seal.

Signature



SUE MOORE

Notary Public in Dane County, Wisconsin
COMMISSION EXPIRES: 1/13/2008



2

Recording requested by.

Recorder's Use Only

Action Bail Bonds, Inc.
1133 SE 3rd Avenue,
Ft. Lauderdale, FL 33316
(954)467-8888

05 2614925

DEED OF TRUST

THIS DEED OF TRUST, made this 31st day of August, 2005, by and between

CONCHA RODRIGUEZ Unmarried women

herein called TRUSTOR, and American Surety Co., whose address is 3905 Vincennes Road, Indianapolis, Suite 200, IN 46268, herein called TRUSTEE, and ACTION BAIL BONDS, INC, of 1133 SE 3rd Avenue, Fort Lauderdale, FL 33316, a Florida Corporation, herein called BENEFICIARY

WITNESSETH that Trustor hereby grants to Trustee, IN TRUST, WITH POWER OF SALE, all that property located and residing in the County of LOS ANGELES, State of California, and further described as follows:

APN: 2131-003-010

Fka: 19416 VANOWEN STREET, RESEDA, CA 91335

Legal: SEE ATTACHED EXHIBIT "A"

FOR THE PURPOSE OF SECURING PAYMENT TO THE SAID BENEFICIARY, of the moneys due and to and of all losses, damages, expenditures and liability suffered, sustained, made or incurred by Action Bail Bonds, Inc., hereinafter called the Surety or Beneficiary (and as more fully set forth and described in a certain indemnity agreement and promissory note, which is made a part hereof by reference as though fully set forth)

on account of, growing out of, or resulting from the execution of a certain bail bond on behalf of the principal (defendant) **ARNALDO MOLINA**, Case Id#: , in the matter of **Federal Court vs. ARNALDO MOLINA**, and for which amounts and the matters set forth in the said indemnity agreement and promissory notes, the presents are security.

This Deed Of Trust is for (\$50,000)

IT IS AGREED AND CONDITIONED that a certificate or letter signed by the Beneficiary at any time hereafter setting forth that the said bond has been declared estreated or forfeited or that a loss, damage, expenditure or liability has been sustained by the Surety or Beneficiary on account of the aforesaid undertaking, the date or dates and amount or amounts of such loss, damage, expenditure and/or liability; and that such loss, damages, expenditures and/or liability; that payment has been demanded of the party or parties on whose behalf the aforesaid undertaking was or is about to be executed; and that such loss, damages, expenditures or determined liability has not been paid to the Beneficiary, shall be conclusive and binding on the Trustor, and shall be the warrant of the Trustee to proceed forthwith to foreclose and sell upon the security herein, and from the proceeds of sale (after deducting expenses including attorney's fees, investigative fees, costs and search of evidence of title, etc.) pay to the Beneficiary the amount so

Trustor's Initials: CR

certified, including interest therein at ten percent per annum from demand to date of payment.

IT IS FURTHER AGREED that upon delivery of said Certificate to Trustee, Beneficiary may declare all sums or obligations secured hereby due and payable by delivery to Trustee of written declaration of default and demand for sale and of written notice of default and of election to cause to be sold said property, which notice Trustee shall cause to be duly filed for record.

ABBDTC1

THE UNDERSIGNED TRUSTOR requests that a copy of any notice of default and if of any notice of sale hereunder be mailed to him at his mailing address opposite his signature hereto. Failure to insert such address shall be deemed a waiver of any request hereunder for a copy of such notices.

Signed, sealed and delivered this 31st day of August, 2005.

Concha

Signature of Trustor
CONCHA RODRIGUEZ
19416 VANOWEN STREET, RESEDA, CA 91335

Signature of Trustor

Signature of Trustor

Signature of Trustor

State of ~~California~~ *Washington.*

COUNTY OF YAKIMA

On 31st day of August, 2005, before me, the undersigned authority, personally appeared

CONCHA RODRIGUEZ

personally known to me or by me (or proved to me on basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to be 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 entity upon behalf of which the person(s) acted, executed the instrument,

WITNESS my hand and official seal this day.

Paul B. Plughoff

Official's Signature

Official Notary Seal
County of *Yakima*

STATE OF WASHINGTON
PAUL B. PLUGHOFF
NOTARY PUBLIC
COMMISSION EXPIRES
FEBRUARY 4, 2009

05 2614925

11/08/07



20072512643

RECORDING REQUEST BY:

When Recorded Mail Document To:
19416 Vanowen Street
Reseda, Ca 91335

HOMESTEAD DECLARATION

I, Concha Rodriguez do hereby certify and declare as follows:

- 1 I hereby claim as a declared homestead the premises located in the City of Los Angeles, County of Los Angeles, State of California, commonly known as 19416 Vanowen Street in Reseda Ca 91335 and more particularly described as follows:
Lot 11 of Tract No 16351 , in the City of Reseda, County of Los Angeles, State of California, as shown on map recorded in Book 396 , Pages 20 to 22 inclusive of Maps in the Office of the County Recorder of said County.
- 2 I am the declared homestead owner of the above declared homestead
- 3 I own 100% interest in the above declared homestead
- 4 The above declared homestead is my principal dwelling and I currently reside on that declared homestead
- 5 The facts stated in this Declaration are true as of our personal knowledge

Dated: 10/20/07

Concha Rodriguez
Concha Rodriguez

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
On this 20 day of October in the year 2007,
Before me, the undersigned, a Notary Public in and for said State, personally
Appeared Concha Rodriguez

Proved to me on the basis of satisfactory Evidence to be the persons whose name is
Subscribed to the within instrument and
Acknowledged to me that they executed it



WITNESS my hand and official seal

[Signature]
Notary Public in and for said State

(This area for official notarial seal)

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of Los Angeles } SS

On October 20, 07 before me, Irene Mendoza Notary Public
personally appeared Concha Rodriguez

I personally known to me
 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]

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document

Description of Attached Document

Title or Type of Document Homestead Declaration

Document Date 10/20/07 Number of Pages 1

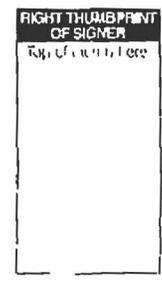
Signer(s) Other Than Named Above _____

Capacity(ies) Claimed by Signer

Signer's Name _____

- Individual
- Corporate Officer — Title(s) _____
- Partner — Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other _____

Signer Is Representing _____



Property Detail Report

For Property Located At :
19416 VANOWEN ST, RESEDA, CA 91335-4919



Owner Information

Owner Name: **RODRIGUEZ CONCHA**
 Mailing Address: **19416 VANOWEN ST, RESEDA CA 91335-4919 C019**
 Vesting Codes: **SW //**

Location Information

| | | | |
|-----------------------|-----------------------------|-----------------------|---------------------|
| Legal Description: | TRACT # 16351 LOT 11 | APN: | 2131-003-010 |
| County: | LOS ANGELES, CA | Alternate APN: | |
| Census Tract / Block: | 1330.00 / 3 | Subdivision: | 16351 |
| Township-Range-Sect: | | Map Reference: | 14-A4 / |
| Legal Book/Page: | 396-20 | Tract #: | 16351 |
| Legal Lot: | 11 | School District: | LOS ANGELES |
| Legal Block: | | School District Name: | |
| Market Area: | RES | Munic/Township: | |
| Neighbor Code: | | | |

Owner Transfer Information

Recording/Sale Date: **/** Deed Type:
 Sale Price: 1st Mtg Document #:
 Document #:

Last Market Sale Information

| | | | |
|----------------------|--------------------------------------|-------------------------|-------------------------|
| Recording/Sale Date: | 06/04/2003 / 04/09/2003 | 1st Mtg Amount/Type: | \$199,200 / CONV |
| Sale Price: | \$249,000 | 1st Mtg Int. Rate/Type: | 7.50 / ADJ |
| Sale Type: | FULL | 1st Mtg Document #: | 1590860 |
| Document #: | 1590859 | 2nd Mtg Amount/Type: | \$49,800 / CONV |
| Deed Type: | INDIVIDUAL GRANT DEED | 2nd Mtg Int. Rate/Type: | / FIXED |
| Transfer Document #: | | Price Per SqFt: | \$300.72 |
| New Construction: | | Multi/Split Sale: | |
| Title Company: | CALIFORNIA COUNTIES TITLE CO. | | |
| Lender: | * OTHER INSTITUTIONAL | | |
| Seller Name: | LENDERS | | |
| | ACEVES ARMANDO & MARIA L | | |

Prior Sale Information

| | | | |
|----------------------|--------------------------------|--------------------------|------------------------|
| Prior Rec/Sale Date: | 04/26/2000 / 04/03/2000 | Prior Lender: | REALTY MTG |
| Prior Sale Price: | \$143,500 | Prior 1st Mtg Amt/Type: | \$142,326 / FHA |
| Prior Doc Number: | 625454 | Prior 1st Mtg Rate/Type: | / FIX |
| Prior Deed Type: | GRANT DEED | | |

Property Characteristics

| | | | | | |
|-------------------|--------------------|--------------------|------------------------|----------------|---------------------|
| Gross Area: | | Parking Type: | DETACHED GARAGE | Construction: | FRAME |
| Living Area: | 828 | Garage Area: | | Heat Type: | HEATED |
| Tot Adj Area: | | Garage Capacity: | 2 | Exterior wall: | STUCCO |
| Above Grade: | | Parking Spaces: | 2 | Porch Type: | |
| Total Rooms: | 4 | Basement Area: | | Patio Type: | |
| Bedrooms: | 2 | Finish Bsmnt Area: | | Pool: | |
| Bath(F/H): | 1 / | Basement Type: | | Air Cond: | EVAP COOLER |
| Year Built / Eff: | 1951 / 1951 | Roof Type: | | Style: | CONVENTIONAL |
| Fireplace: | / | Foundation: | RAISED | Quality: | AVERAGE |
| # of Stories: | 1.00 | Roof Material: | COMPOSITION | Condition: | AVERAGE |
| | | | SHINGLE | | |

Other Improvements: **FENCE**

Site Information

| | | | | | |
|-----------------|--------------|------------------|-----------------|-------------|-----------------------------------|
| Zoning: | LAR1 | Acres: | 0.14 | County Use: | SINGLE FAMILY RESID (0100) |
| Lot Area: | 6,254 | Lot Width/Depth: | 52 x 120 | State Use: | |
| Land Use: | SFR | Res/Comm Units: | / | Water Type: | PUBLIC |
| Site Influence: | | | | Sewer Type: | TYPE UNKNOWN |

Tax Information

| | | | | | |
|----------------------|------------------|----------------|-------------|----------------|-------------------|
| Total Value: | \$300,058 | Assessed Year: | 2015 | Property Tax: | \$3,714.09 |
| Land Value: | \$239,567 | Improved %: | 20% | Tax Area: | 16 |
| Improvement Value: | \$60,491 | Tax Year: | 2014 | Tax Exemption: | |
| Total Taxable Value: | \$300,058 | | | | |

Comparable Sales Report

For Property Located At

19416 VANOWEN ST, RESEDA, CA 91335-4919



4 Comparable(s) Selected.

Report Date: 09/29/2015

Summary Statistics:

| | Subject | Low | High | Average |
|-----------------------|----------------|------------|-------------|----------------|
| Sale Price | \$249,000 | \$309,000 | \$395,000 | \$343,500 |
| Bldg/Living Area | 828 | 814 | 882 | 850 |
| Price/Sqft | \$300.72 | \$350.34 | \$449.89 | \$404.22 |
| Year Built | 1951 | 1949 | 1951 | 1950 |
| Lot Area | 6,254 | 5,523 | 6,841 | 6,038 |
| Bedrooms | 2 | 2 | 2 | 2 |
| Bathrooms/Restrooms | 1 | 1 | 1 | 1 |
| Stories | 1.00 | 1.00 | 1.00 | 1.00 |
| Total Value | \$300,058 | \$158,359 | \$350,000 | \$282,388 |
| Distance From Subject | 0.00 | 0.18 | 0.48 | 0.34 |

*= user supplied for search only

| | | | | |
|--|------------------------------------|--|--|--|
| Comp #: 1 | | Distance From Subject: 0.18 (miles) | | |
| Address: 6917 CALVIN AVE, RESEDA, CA 91335-3727 | | | | |
| Owner Name: ESKANDARYAN SERO/KHANBABAEI SARINEH | | | | |
| Seller Name: AFARI SAILD & SORAYA | | | | |
| APN: 2130-020-008 | Map Reference: 14-A4 / | Living Area: 878 | | |
| County: LOS ANGELES, CA | Census Tract: 1330.00 | Total Rooms: 4 | | |
| Subdivision: 16514 | Zoning: LAR1 | Bedrooms: 2 | | |
| Rec Date: 05/05/2015 | Prior Rec Date: 07/25/2014 | Bath(F/H): 1 / | | |
| Sale Date: 04/06/2015 | Prior Sale Date: 07/09/2014 | Yr Built/Eff: 1951 / 1951 | | |
| Sale Price: \$395,000 | Prior Sale Price: \$330,500 | Air Cond: EVAP COOLER | | |
| Sale Type: FULL | Prior Sale Type: FULL | Style: CONVENTIONAL | | |
| Document #: 516929 | Acres: 0.14 | Fireplace: / | | |
| 1st Mtg Amt: \$355,400 | Lot Area: 6,033 | Pool: | | |
| Total Value: \$330,500 | # of Stories: 1.00 | Roof Mat: COMPOSITION SHINGLE | | |
| Land Use: SFR | Park Area/Cap#: / 2 | Parking: PARKING AVAIL | | |

| | | | | |
|---|-----------------------------------|--|--|--|
| Comp #: 2 | | Distance From Subject: 0.25 (miles) | | |
| Address: 6617 TAMPA AVE, RESEDA, CA 91335-5012 | | | | |
| Owner Name: SHOJAEINEJAD SAEID | | | | |
| Seller Name: STRATEGIC ACQUISITIONS INC | | | | |
| APN: 2131-002-030 | Map Reference: 14-A4 / | Living Area: 828 | | |
| County: LOS ANGELES, CA | Census Tract: 1330.00 | Total Rooms: 4 | | |
| Subdivision: 16351 | Zoning: LAR1 | Bedrooms: 2 | | |
| Rec Date: 07/13/2015 | Prior Rec Date: 12/03/1986 | Bath(F/H): 1 / | | |
| Sale Date: 06/16/2015 | Prior Sale Date: 09/1986 | Yr Built/Eff: 1951 / 1951 | | |
| Sale Price: \$310,000 | Prior Sale Price: \$97,500 | Air Cond: | | |
| Sale Type: FULL | Prior Sale Type: FULL | Style: CONVENTIONAL | | |
| Document #: 840468 | Acres: 0.16 | Fireplace: / | | |
| 1st Mtg Amt: | Lot Area: 6,841 | Pool: | | |
| Total Value: \$158,359 | # of Stories: 1.00 | Roof Mat: COMPOSITION SHINGLE | | |
| Land Use: SFR | Park Area/Cap#: / 2 | Parking: PARKING AVAIL | | |

| | | | | |
|--|-----------------------------------|--|--|--|
| Comp #: 3 | | Distance From Subject: 0.47 (miles) | | |
| Address: 19050 HARTLAND ST, RESEDA, CA 91335-3922 | | | | |
| Owner Name: MEDRANO CARLOS V M/MENDEZ YOLANDA | | | | |
| Seller Name: LEONARD CHRISTINA H TRUST | | | | |
| APN: 2129-025-002 | Map Reference: 14-B4 / | Living Area: 882 | | |
| County: LOS ANGELES, CA | Census Tract: 1325.01 | Total Rooms: 4 | | |
| Subdivision: 15398 | Zoning: LAR1 | Bedrooms: 2 | | |
| Rec Date: 03/12/2015 | Prior Rec Date: 12/06/1995 | Bath(F/H): 1 / | | |
| Sale Date: 02/02/2015 | Prior Sale Date: | Yr Built/Eff: 1949 / 1949 | | |
| Sale Price: \$309,000 | Prior Sale Price: | Air Cond: | | |
| Sale Type: FULL | Prior Sale Type: | Style: CONVENTIONAL | | |
| Document #: 269537 | Acres: 0.13 | Fireplace: / | | |
| 1st Mtg Amt: \$247,200 | Lot Area: 5,523 | Pool: | | |
| Total Value: \$290,694 | # of Stories: 1.00 | Roof Mat: COMPOSITION SHINGLE | | |
| Land Use: SFR | Park Area/Cap#: / 1 | Parking: ATTACHED GARAGE | | |

| | | | |
|--------------|---|------------------------|---------------------|
| Comp #: | 4 | Distance From Subject: | 0.48 (miles) |
| Address: | 19035 VANOWEN ST, RESEDA, CA 91335-5115 | | |
| Owner Name: | GONZALEZ ALFREDO/GONZALEZ CINDY | | |
| Seller Name: | SOLOMON GAIL 2000 TRUST | | |
| APN: | 2129-025-018 | Map Reference: | 14-B4 / |
| County: | LOS ANGELES, CA | Census Tract: | 1325.01 |
| Subdivision: | 15398 | Zoning: | LAR1 |
| Rec Date: | 01/22/2015 | Prior Rec Date: | 08/20/2004 |
| Sale Date: | 12/24/2014 | Prior Sale Date: | 07/01/2004 |
| Sale Price: | \$360,000 | Prior Sale Price: | \$310,000 |
| Sale Type: | FULL | Prior Sale Type: | FULL |
| Document #: | 75312 | Acres: | 0.13 |
| 1st Mtg Amt: | \$353,479 | Lot Area: | 5,756 |
| Total Value: | \$350,000 | # of Stories: | 1.00 |
| Land Use: | SFR | Park Area/Cap#: | / 1 |
| | | Living Area: | 814 |
| | | Total Rooms: | 4 |
| | | Bedrooms: | 2 |
| | | Bath(F/H): | 1 / |
| | | Yr Built/Eff: | 1949 / 1949 |
| | | Air Cond: | |
| | | Style: | CONVENTIONAL |
| | | Fireplace: | / |
| | | Pool: | |
| | | Roof Mat: | COMPOSITION SHINGLE |
| | | Parking: | PARKING AVAIL |

EXHIBIT D

ASSIGNED INSPECTOR: **ROBERT GOLD**

Date: **October 22, 2015**

JOB ADDRESS: **19416 WEST VANOWEN STREET, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2131-003-010**

CASE#: **521737**

ORDER NO: **A-3375609**

EFFECTIVE DATE OF ORDER TO COMPLY: **November 18, 2013**

COMPLIANCE EXPECTED DATE: **December 18, 2013**

DATE COMPLIANCE OBTAINED: **December 11, 2013**

LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3375609

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BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

HELENA JUBANY
PRESIDENT

VAN AMBATIELOS
VICE-PRESIDENT

E. FELICIA BRANNON
VICTOR H. CUEVAS
SEPAND SAMZADEH

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.
SUPERINTENDENT OF BUILDING
INTERIM GENERAL MANAGER

ORDER TO COMPLY AND NOTICE OF FEE

RODRIGUEZ, CONCHA
19416 VANOWEN ST
RESEDA, CA 91335

CASE #: 521737
ORDER #: A-3375609
EFFECTIVE DATE: November 18, 2013
COMPLIANCE DATE: December 18, 2013

OWNER OF

SITE ADDRESS: 19416 W VANOWEN ST On NOV 08 2013 the Date

ASSESSORS PARCEL NO.: 2131-003-010

ZONE: R1; One-Family Zone

KM
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, THE CODE VIOLATION INSPECTION FEE (C.V.I.F) OF \$ 356.16 (\$336 fee plus a six percent Systems Development Surcharge of \$20.16) WILL BE BILLED TO THE PROPERTY OWNER as it appears on the last equalized assessment roll. Section 98.0421 L.A.M.C

NOTE: FAILURE TO PAY THE C.V.I.F. WITHIN 30 DAYS OF THE INVOICE DATE OF THE BILL NOTED ABOVE WILL RESULT IN A LATE CHARGE OF TWO (2) TIMES THE C.V.I.F. PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$1,176.00.

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

The inspection has revealed that the property is in violation of the Los Angeles Municipal Code as follows:

VIOLATION(S):

- 1. The approximate 6 foot x 26 foot construction of an attached patio cover to the east side of dwelling 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 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.



NON-COMPLIANCE FEE WARNING:

YOU ARE IN VIOLATION OF THE L.A.M.C. IT IS YOUR RESPONSIBILITY TO CORRECT THE VIOLATION(S) AND CONTACT THE INSPECTOR LISTED BELOW TO ARRANGE FOR A COMPLIANCE INSPECTION BEFORE THE NON-COMPLIANCE FEE IS IMPOSED. Failure to correct the violations and arrange for the compliance inspection within 15 day from the Compliance Date, will result in imposition of the fee noted below.

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

If an appeal or request for slight modification is not filed within 15 days of the compliance date or extensions granted therefrom, the determination of the department to impose and collect a non-compliance fee shall be final. Section 98.041 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.

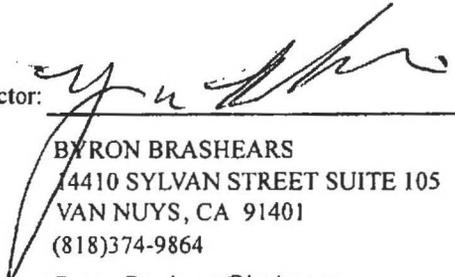
INVESTIGATION FEE REQUIRED:

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.

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: November 07, 2013

BYRON BRASHEARS
14410 SYLVAN STREET SUITE 105
VAN NUYS, CA 91401
(818)374-9864
Byron.Brashears@lacity.org


REVIEWED BY