

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

September 18, 2015

Council District: # 2

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

JOB ADDRESS: **6455 NORTH ELMER AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2336-012-019**

On March 20, 2010, 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: **6455 North Elmer 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 fee	550.00
Late Charge/Collection fee (250%)	1,375.00
Accumulated Interest (1%/month)	1,264.95
Title Report fee	42.00
Grand Total	\$ 3,231.95

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 **\$3,231.95** 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 **\$3,231.95** 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

EXHIBIT A



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

Property Title Report

Work Order No. T12340
Dated as of: 08/14/2015

Prepared for: City of Los Angeles

SCHEDULE A (Reported Property Information)

APN #: 2336-012-019

Property Address: 6455 N ELMER AVE ✓ City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: INDIVIDUAL GRANT DEED

Grantee : JOSE A RUBIO AND MARIA G HURLBERT

Grantor : JOSE A RUBIO AND MARIA G HURLBERT

Deed Date : 02/15/1994

Recorded : 03/02/1994

Instr No. : 94-0419603

MAILING ADDRESS: JOSE A RUBIO AND MARIA G HURLBERT
6455 ELMER AVE NORTH HOLLYWOOD CA 91606

SCHEDULE B

LEGAL DESCRIPTION

Lot: 28 Tract No: 12105 Abbreviated Description: LOT:28 CITY:REGION/CLUSTER: 03/03157 TR#:12105
TRACT # 12105 LOT 28 City/Muni/Twp: REGION/CLUSTER: 03/03157

MORTGAGES/LIENS

Type of Document: SHORT FORM DEED OF TRUST

Recording Date: 09/10/2007

Document #: 07-2084928

Loan Amount: \$30,000

Lender Name: UNION BANK OF CALIFORNIA NA

Borrowers Name: JOSE A RUBIO AND MARIA G HURLBERT

MAILING ADDRESS: UNION BANK OF CALIFORNIA NA
8248 MERCURY COURT, STE B (M-520) SAN DIEGO, CA 92111

AND WHEN RECORDED MAIL THIS DEED AND TAX STATEMENT TO:

Jose A. Rubio and Maria G. Hurlbert
6455 Elmer Avenue
North Hollywood, CA 91606

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
MAR 2 1994 AT 8 A.M.

FEE
\$7
C

TITLE ORDER NO. 7504725

ESCROW NO. 8975-5

SPACE ABOVE THIS LINE FOR RECORDER'S USE

I N D I V I D U A L G R A N T D E E D

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$ _

CITY TRANSFER TAX is \$

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

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

[X] Unincorporated area [] City of , AND

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Jose A. Rubio and Maria G. Hurlbert, who acquired title as Maria Guadalupe Rubio

hereby GRANT(S) to:

JOSE A. RUBIO, an unmarried man and MARIA G. HURLBERT, an unmarried woman as joint tenants

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

Lot 28 in Tract 12105 as shown on a map thereof recorded in Book 243 pages 39 and 40 of Maps in the Office of the County Recorder of Los Angeles County, California.

ALSO KNOWN AS: 6455 Elmer Avenue, North Hollywood, CA 91606
This conveyance changes manner in which title is held R & T 11911

DATED February 15, 1994

STATE OF CALIFORNIA
COUNTY OF Los Angeles

On February 15, 1994
before me, a Notary Public in and for said State, personally appeared Jose A. Rubio and Maria G. Hurlbert

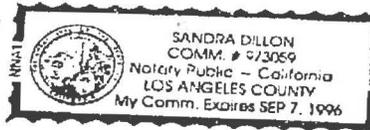
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Jose A. Rubio
Maria G. Hurlbert

FOR NOTARY SEAL OR STAMP:

WITNESS my hand and official seal.

Signature Sandra Dillon



2336-012-019

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WHEN RECORDED MAIL TO:

RECORDING REQUESTED BY
LAWYERS TITLE

09/10/07



20072084928

RECORDING REQUESTED BY
CONSUMER DOCUMENT FOLLOW-UP DEPT
8248 MERCURY COURT, SUITE B (M-520)
SAN DIEGO, CA 92111-1201

Loan Number: 1635655184
Branch Number: 204

THIS SPACE FOR RECORDER'S USE ONLY

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SHORT FORM DEED OF TRUST

If either of the following boxes are checked, this
Document secures a note which contains provisions for

A VARIABLE RATE OF INTEREST A REVOLVING LINE OF CREDIT

THIS SHORT FORM DEED OF TRUST ("Security Instrument") is made on September 5, 2007 by JOSE A. RUBIO, AN UNMARRIED MAN AND MARIA G. HURLBERT, AN UNMARRIED WOMAN AS JOINT TENANTS (individually and collectively, the "TRUSTOR"), UnionBanCal Mortgage Corporation (the "Trustee") and Union Bank of California, N. A., a California banking corporation as the beneficiary (the "Lender")

FOR THE PURPOSE OF SECURING the payment and performance of obligations described below, Trustor irrevocably grants and conveys to Trustee, in trust, with power of sale, the following described real property located in Los Angeles County, California and which has the address of 6455 ELMER AV, NORTH HOLLYWOOD, CA 91606 ("Property Address"):

Assessor's Identification Number. 2336-012-019

LOT 28 OF TRACT 12105, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON A MAP THEREOF RECORDED IN BOOK 243, PAGES 39 AND 40 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, CALIFORNIA.

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."

TRUSTOR MAKES THE GRANT AND CONVEYANCE described above for the purpose of securing repayment of the obligations evidenced by and arising under that certain promissory note (the "Note") dated the same date as this Security Instrument and in the principal sum of: Thirty Thousand Dollars (U S. \$30,000.00) executed by MARIA G HURLBERT (the "Borrower") in favor of Lender.

The Note evidences a loan (the "Loan") made by Lender to Borrower. As used herein, the term "Note" also includes a revolving line of credit agreement. This Security Instrument secures to Lender, (a) the repayment of the obligations evidenced by the Note, with interest thereon, and all advances under and renewals, extensions and modifications of the Note; (b) the payment of all other sums which become due under the Note or hereunder, including late charges and attorney's fees, and amounts advanced to protect the security of this Security Instrument all with interest thereon, (c) the performance of Trustor's and Borrower's, as the case may be, covenants and agreements under this Security Instrument and the Note, (d) the payment of such additional sums as may be hereafter borrowed from lender by Trustor or Borrower (or guaranteed by Trustor) when evidenced by a promissory note or notes (or guaranty or guaranties) which recites that such promissory note or notes (or guaranty or guaranties) are secured hereby and (e) the performance of such future obligations which Trustor or Borrower may agree to perform for the benefit of Lender when Trustor or Borrower execute a document or documents which recites that such obligation are secured hereby

If this box is checked, this Security Instrument is given to secure obligations under a revolving line of credit agreement (the "Agreement") dated the same date as this Security Instrument. The Agreement provides that the

535 3096-25

4

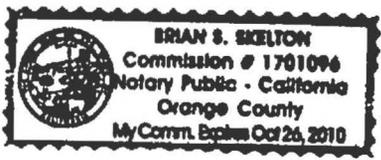
State of California, County of Orange

On September 06, 2007 before me, Brian S Skelton a notary public, personally appeared MARIA S HURLBERT AND JOSE A RUBIO

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]
Notary Public



State of _____, County of _____

On _____ before me, _____ a 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

Notary Public

REQUEST FOR RECONVEYANCE

TO TRUSTEE:

The undersigned is the holder of the note or notes secured by this Deed of Trust. Said note or notes, together with all other indebtedness secured by this Deed of Trust, have been paid in full. You are hereby directed to cancel said note or notes and this Deed of Trust, which are delivered hereby, and to reconvey, without warranty, all the estate now held by you under this Deed of Trust to the person or persons legally entitled thereto.

Beneficiary _____ Dated _____

By: _____

Name _____
Title: _____

07 2084928

Property Detail Report

For Property Located At :
6455 ELMER AVE, NORTH HOLLYWOOD, CA 91606-2614



Owner Information

Owner Name: **RUBIO JOSE A/HURLBERT MARIA G**
 Mailing Address: **6455 ELMER AVE, NORTH HOLLYWOOD CA 91606-2614 C007**
 Vesting Codes: **HW//**

Location Information

Legal Description:	TRACT # 12105 LOT 28	APN:	2336-012-019
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	1242.01 / 3	Subdivision:	12105
Township-Range-Sect:		Map Reference:	16-D5 /
Legal Book/Page:	243-39	Tract #:	12105
Legal Lot:	28	School District:	LOS ANGELES
Legal Block:		School District Name:	
Market Area:	NHO	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	03/02/1994 /	Deed Type:	GRANT DEED
Sale Price:		1st Mtg Document #:	
Document #:	419603		

Last Market Sale Information

Recording/Sale Date:	01/07/1992 / 10/1991	1st Mtg Amount/Type:	\$144,000 / CONV
Sale Price:	\$180,000	1st Mtg Int. Rate/Type:	/ FIXED
Sale Type:	FULL	1st Mtg Document #:	
Document #:	33820	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$149.50
New Construction:		Multi/Split Sale:	
Title Company:			
Lender:	PACIFIC SHORE FNDG		
Seller Name:	SCHMIDT HARRY E		

Prior Sale Information

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

Property Characteristics

Gross Area:		Parking Type:	PARKING AVAIL	Construction:	
Living Area:	1,204	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:	2	Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:	6	Basement Area:		Patio Type:	COVERED PATIO
Bedrooms:	2	Finish Bsmnt Area:		Pool:	
Bath(F/H):	1 /	Basement Type:		Air Cond:	
Year Built / Eff:	1942 / 1943	Roof Type:		Style:	CONVENTIONAL
Fireplace:	Y / 1	Foundation:	RAISED	Quality:	AVERAGE
# of Stories:	1.00	Roof Material:	COMPOSITION	Condition:	AVERAGE
			SHINGLE		
Other Improvements:	FENCE;ADDITION;FENCED YARD				

Site Information

Zoning:	LAR1	Acres:	0.16	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	6,958	Lot Width/Depth:	60 x 117	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	PUBLIC
Site Influence:	CORNER			Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$264,824	Assessed Year:	2015	Property Tax:	\$3,230.43
Land Value:	\$173,906	Improved %:	34%	Tax Area:	13
Improvement Value:	\$90,918	Tax Year:	2014	Tax Exemption:	HOMEOWNER
Total Taxable Value:	\$257,824				

Comparable Sales Report

For Property Located At

6455 ELMER AVE, NORTH HOLLYWOOD, CA 91606-2614



20 Comparable(s) Selected.

Report Date: 09/17/2015

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$180,000	\$360,000	\$530,000	\$438,425
Bldg/Living Area	1,204	1,036	1,374	1,185
Price/Sqft	\$149.50	\$262.01	\$471.43	\$372.15
Year Built	1942	1939	1963	1943
Lot Area	6,958	2,998	8,126	6,797
Bedrooms	2	2	4	2
Bathrooms/Restrooms	1	1	2	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$264,824	\$45,028	\$530,000	\$226,258
Distance From Subject	0.00	0.04	0.47	0.28

* = user supplied for search only

Comp #:1		Distance From Subject:0.04 (miles)	
Address:	6454 BAKMAN AVE, NORTH HOLLYWOOD, CA 91606-2609		
Owner Name:	HAZARYAN SEVAK/ADAMIAN NAZELL		
Seller Name:	BICKEL R & E FAMILY TRUST		
APN:	2336-012-001	Map Reference:	16-D5 /
County:	LOS ANGELES, CA	Census Tract:	1242.01
Subdivision:	12105	Zoning:	LAR1
Rec Date:	02/25/2015	Prior Rec Date:	05/30/1985
Sale Date:	02/14/2015	Prior Sale Date:	
Sale Price:	\$405,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	207172	Acres:	0.16
1st Mtg Amt:	\$324,000	Lot Area:	6,970
Total Value:	\$475,000	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 1
		Living Area:	1,178
		Total Rooms:	6
		Bedrooms:	3
		Bath(F/H):	2 /
		Yr Built/Eff:	1942 / 1948
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	POOL
		Roof Mat:	COMPOSITION
		Parking:	SHINGLE
			PARKING AVAIL

Comp #:2		Distance From Subject:0.13 (miles)	
Address:	6506 TUJUNGA AVE, NORTH HOLLYWOOD, CA 91606-2631		
Owner Name:	PAPAZYAN-KYUREGYAN PIRUZA		
Seller Name:	MESZAROS FAMILY TRUST		
APN:	2336-011-008	Map Reference:	16-D5 /
County:	LOS ANGELES, CA	Census Tract:	1242.01
Subdivision:	12122	Zoning:	LAR1
Rec Date:	06/19/2015	Prior Rec Date:	
Sale Date:	05/18/2015	Prior Sale Date:	
Sale Price:	\$415,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	730362	Acres:	0.18
1st Mtg Amt:	\$311,250	Lot Area:	7,801
Total Value:	\$45,028	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	1,062
		Total Rooms:	6
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Built/Eff:	1940 / 1941
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	/
		Pool:	
		Roof Mat:	COMPOSITION
		Parking:	SHINGLE
			PARKING AVAIL

Comp #:3		Distance From Subject:0.15 (miles)	
Address:	6528 TUJUNGA AVE, NORTH HOLLYWOOD, CA 91606-2631		
Owner Name:	BROWN WILLIAM S/SOMMER DANIELLE		
Seller Name:	HERNANDEZ FAMILY TRUST		
APN:	2336-011-004	Map Reference:	16-D5 /
County:	LOS ANGELES, CA	Census Tract:	1242.01
Subdivision:	12122	Zoning:	LAR1
Rec Date:	05/13/2015	Prior Rec Date:	05/01/1975
Sale Date:	05/07/2015	Prior Sale Date:	
Sale Price:	\$455,500	Prior Sale Price:	\$5,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	553967	Acres:	0.18
1st Mtg Amt:	\$362,400	Lot Area:	7,799
Total Value:	\$77,171	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 1
		Living Area:	1,284
		Total Rooms:	6
		Bedrooms:	2
		Bath(F/H):	2 /
		Yr Built/Eff:	1941 / 1941
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	/
		Pool:	
		Roof Mat:	COMPOSITION
		Parking:	SHINGLE
			ATTACHED
			GARAGE

Comp #:4			Distance From Subject:0.17 (miles)
Address:	6329 KLUMP AVE, NORTH HOLLYWOOD, CA 91606-3619		
Owner Name:	KOZAK TETIANA		
Seller Name:	BLUEHAVEN ENTS LLC		
APN:	2336-017-019	Map Reference:	16-E5 /
County:	LOS ANGELES, CA	Census Tract:	1242.01
Subdivision:	11826	Zoning:	LAR1
Rec Date:	04/08/2015	Prior Rec Date:	08/30/2013
Sale Date:	02/12/2015	Prior Sale Date:	08/26/2013
Sale Price:	\$490,000	Prior Sale Price:	\$300,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	386485	Acres:	0.17
1st Mtg Amt:	\$440,900	Lot Area:	7,432
Total Value:	\$305,993	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 1
		Living Area:	1,229
		Total Rooms:	6
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Built/Eff:	1940 / 1944
		Air Cond:	WINDOW
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	COMPOSITION SHINGLE
		Parking:	PARKING AVAIL

Comp #:5			Distance From Subject:0.18 (miles)
Address:	6329 ELMER AVE, NORTH HOLLYWOOD, CA 91606-3623		
Owner Name:	PAPIKYAN OGANES/PAYLEVANYAN ANZHELA		
Seller Name:	GARCIA MARIA O		
APN:	2336-016-019	Map Reference:	16-D5 /
County:	LOS ANGELES, CA	Census Tract:	1242.01
Subdivision:	11826	Zoning:	LAR1
Rec Date:	04/14/2015	Prior Rec Date:	11/29/1999
Sale Date:	03/18/2015	Prior Sale Date:	11/27/1999
Sale Price:	\$450,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	411857	Acres:	0.17
1st Mtg Amt:	\$337,500	Lot Area:	7,426
Total Value:	\$234,128	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	1,164
		Total Rooms:	7
		Bedrooms:	3
		Bath(F/H):	1 /
		Yr Built/Eff:	1939 / 1942
		Air Cond:	CENTRAL
		Style:	CONVENTIONAL
		Fireplace:	/
		Pool:	POOL
		Roof Mat:	COMPOSITION SHINGLE
		Parking:	ATTACHED GARAGE

Comp #:6			Distance From Subject:0.19 (miles)
Address:	6318 ELMER AVE, NORTH HOLLYWOOD, CA 91606-3624		
Owner Name:	BAGDASARYAN ARMEN/KHACHATRYAN MELINE		
Seller Name:	PIRJANIANS ARUSYAK		
APN:	2336-017-010	Map Reference:	16-E5 /
County:	LOS ANGELES, CA	Census Tract:	1242.01
Subdivision:	11826	Zoning:	LAR1
Rec Date:	05/13/2015	Prior Rec Date:	09/23/2008
Sale Date:	03/31/2015	Prior Sale Date:	08/18/2008
Sale Price:	\$500,000	Prior Sale Price:	\$355,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	556079	Acres:	0.17
1st Mtg Amt:	\$450,000	Lot Area:	7,428
Total Value:	\$380,371	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 1
		Living Area:	1,255
		Total Rooms:	7
		Bedrooms:	3
		Bath(F/H):	2 /
		Yr Built/Eff:	1939 / 1940
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	/
		Pool:	
		Roof Mat:	TILE
		Parking:	PARKING AVAIL

Comp #:7			Distance From Subject:0.2 (miles)
Address:	6419 KRAFT AVE, NORTH HOLLYWOOD, CA 91606-2624		
Owner Name:	SNOW ZACHARY		
Seller Name:	MAGANA GABRIEL		
APN:	2335-016-015	Map Reference:	16-D5 /
County:	LOS ANGELES, CA	Census Tract:	1241.03
Subdivision:	12074	Zoning:	LAR1
Rec Date:	07/22/2015	Prior Rec Date:	10/06/1967
Sale Date:	06/22/2015	Prior Sale Date:	
Sale Price:	\$427,000	Prior Sale Price:	\$17,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	887062	Acres:	0.16
1st Mtg Amt:	\$414,190	Lot Area:	7,170
Total Value:	\$69,385	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 1
		Living Area:	1,282
		Total Rooms:	5
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Built/Eff:	1940 / 1940
		Air Cond:	CENTRAL
		Style:	CONVENTIONAL
		Fireplace:	/
		Pool:	
		Roof Mat:	COMPOSITION SHINGLE
		Parking:	PARKING AVAIL

Comp #:8			Distance From Subject:0.2 (miles)
Address:	6513 KRAFT AVE, NORTH HOLLYWOOD, CA 91606-2626		
Owner Name:	AVELAR FRANCISCO		
Seller Name:	RANGEL RAMON H		
APN:	2335-002-014	Map Reference:	16-D5 /
County:	LOS ANGELES, CA	Census Tract:	1241.03
Subdivision:	12074	Zoning:	LAR1
Rec Date:	06/01/2015	Prior Rec Date:	04/06/2012
Sale Date:	04/29/2015	Prior Sale Date:	12/16/2011
Sale Price:	\$410,000	Prior Sale Price:	\$240,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	634011	Acres:	0.16
1st Mtg Amt:	\$402,573	Lot Area:	7,149
Total Value:	\$250,823	# of Stories:	1.00
		Living Area:	1,162
		Total Rooms:	4
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Built/Eff:	1940 / 1947
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	COMPOSITION

Land Use:	SFR	Park Area/Cap#:	/ 1	Parking:	SHINGLE PARKING AVAIL
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Comp #:9				Distance From Subject:0.23 (miles)	
Address:	11163 KITTRIDGE ST, NORTH HOLLYWOOD, CA 91606-2722				
Owner Name:	OJEDA JESUS M				
Seller Name:	MARZILLI MARY J				
APN:	2319-021-001	Map Reference:	16-E4 /	Living Area:	1,129
County:	LOS ANGELES, CA	Census Tract:	1232.06	Total Rooms:	6
Subdivision:	13599	Zoning:	LAR1	Bedrooms:	2
Rec Date:	08/18/2015	Prior Rec Date:	11/30/2000	Bath(F/H):	2 /
Sale Date:	07/14/2015	Prior Sale Date:	10/05/2000	Yr Built/Eff:	1950 / 1952
Sale Price:	\$405,000	Prior Sale Price:	\$180,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:		Style:	BUNGALOW
Document #:	1011821	Acres:	0.13	Fireplace:	Y / 1
1st Mtg Amt:		Lot Area:	5,789	Pool:	
Total Value:	\$225,669	# of Stories:	1.00	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:10				Distance From Subject:0.24 (miles)	
Address:	6308 FAIR AVE, NORTH HOLLYWOOD, CA 91606-3618				
Owner Name:	CALDEO DANTE & MARIA E				
Seller Name:	STAR LEGACY HOMES LLC				
APN:	2336-019-014	Map Reference:	16-E5 /	Living Area:	1,219
County:	LOS ANGELES, CA	Census Tract:	1242.01	Total Rooms:	6
Subdivision:	LANKERSHIM RANCH LAND & WATER CO	Zoning:	LAR1	Bedrooms:	3
Rec Date:	05/27/2015	Prior Rec Date:	05/14/1976	Bath(F/H):	1 /
Sale Date:	04/29/2015	Prior Sale Date:		Yr Built/Eff:	1948 / 1948
Sale Price:	\$529,000	Prior Sale Price:	\$34,500	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	611180	Acres:	0.14	Fireplace:	Y / 1
1st Mtg Amt:	\$519,418	Lot Area:	6,005	Pool:	
Total Value:	\$386,000	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	DETACHED GARAGE

Comp #:11				Distance From Subject:0.28 (miles)	
Address:	6551 FARMDALE AVE, NORTH HOLLYWOOD, CA 91606-2618				
Owner Name:	STRICKMAN BRADLEY D & SHANE A				
Seller Name:	ATKINS C R LIVING TRUST				
APN:	2335-003-021	Map Reference:	16-D5 /	Living Area:	1,130
County:	LOS ANGELES, CA	Census Tract:	1241.03	Total Rooms:	6
Subdivision:	12074	Zoning:	LAR1	Bedrooms:	2
Rec Date:	06/18/2015	Prior Rec Date:		Bath(F/H):	1 /
Sale Date:	03/11/2015	Prior Sale Date:		Yr Built/Eff:	1940 / 1940
Sale Price:	\$375,000	Prior Sale Price:		Air Cond:	EVAP COOLER
Sale Type:	FULL	Prior Sale Type:		Style:	CONVENTIONAL
Document #:	723335	Acres:	0.16	Fireplace:	Y / 1
1st Mtg Amt:	\$356,892	Lot Area:	7,171	Pool:	
Total Value:	\$95,693	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/ 1	Parking:	PARKING AVAIL

Comp #:12				Distance From Subject:0.33 (miles)	
Address:	6213 TUJUNGA AVE, NORTH HOLLYWOOD, CA 91606-4207				
Owner Name:	SHIMON SHAHAR				
Seller Name:	SHOEMAKER DEBORAH A				
APN:	2335-019-020	Map Reference:	16-D5 /	Living Area:	1,260
County:	LOS ANGELES, CA	Census Tract:	1241.04	Total Rooms:	6
Subdivision:	12623	Zoning:	LAR1	Bedrooms:	3
Rec Date:	02/20/2015	Prior Rec Date:	06/29/1998	Bath(F/H):	1 /
Sale Date:	01/09/2015	Prior Sale Date:	05/27/1998	Yr Built/Eff:	1941 / 1941
Sale Price:	\$450,000	Prior Sale Price:	\$159,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	185401	Acres:	0.16	Fireplace:	Y / 1
1st Mtg Amt:	\$360,000	Lot Area:	7,000	Pool:	POOL
Total Value:	\$211,230	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	ATTACHED GARAGE

Comp #:13				Distance From Subject:0.34 (miles)	
Address:	6322 CAMELLIA AVE, NORTH HOLLYWOOD, CA 91606-3603				
Owner Name:	CHAVARRIA JESSICA M				
Seller Name:	CHAVARRIA JESSICA M				
APN:	2335-022-013	Map Reference:	16-D5 /	Living Area:	1,199
County:	LOS ANGELES, CA	Census Tract:	1241.04	Total Rooms:	6
Subdivision:	12679	Zoning:	LAR1	Bedrooms:	2
Rec Date:	01/02/2015	Prior Rec Date:		Bath(F/H):	1 /
Sale Date:	12/18/2014	Prior Sale Date:		Yr Built/Eff:	1941 / 1941

Sale Price:	\$415,000	Prior Sale Price:		Air Cond:	
Sale Type:	FULL	Prior Sale Type:		Style:	CONVENTIONAL
Document #:	4075	Acres:	0.17	Fireplace:	Y / 1
1st Mtg Amt:	\$294,000	Lot Area:	7,212	Pool:	
Total Value:	\$103,760	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	DETACHED GARAGE

Comp #:14		Distance From Subject:	0.35 (miles)
Address:	6201 FAIR AVE, NORTH HOLLYWOOD, CA 91606-4211		
Owner Name:	CARPENTER JENA/CARPENTER EDWARD		
Seller Name:	KAISER BRIAN		
APN:	2336-024-012	Map Reference:	16-E5 /
County:	LOS ANGELES, CA	Census Tract:	1242.01
Subdivision:	12055	Zoning:	LAR1
Rec Date:	04/06/2015	Prior Rec Date:	04/04/2002
Sale Date:	02/27/2015	Prior Sale Date:	02/21/2002
Sale Price:	\$425,000	Prior Sale Price:	\$229,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	373633	Acres:	0.17
1st Mtg Amt:	\$382,500	Lot Area:	7,327
Total Value:	\$281,472	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 3
		Living Area:	1,071
		Total Rooms:	5
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Built/Eff:	1941 / 1941
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	WOOD SHAKE
		Parking:	DETACHED GARAGE

Comp #:15		Distance From Subject:	0.39 (miles)
Address:	6222 FARMDALE AVE, NORTH HOLLYWOOD, CA 91606-4122		
Owner Name:	PRESTENBACK KYLE		
Seller Name:	WANNER P B LIVING TRUST		
APN:	2335-020-015	Map Reference:	16-D5 /
County:	LOS ANGELES, CA	Census Tract:	1241.04
Subdivision:	12623	Zoning:	LAR1
Rec Date:	04/17/2015	Prior Rec Date:	03/25/1992
Sale Date:	03/20/2015	Prior Sale Date:	
Sale Price:	\$457,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	427277	Acres:	0.16
1st Mtg Amt:	\$365,560	Lot Area:	6,756
Total Value:	\$47,534	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	1,235
		Total Rooms:	5
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Built/Eff:	1941 / 1945
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	Y / 2
		Pool:	
		Roof Mat:	COMPOSITION SHINGLE
		Parking:	PARKING AVAIL

Comp #:16		Distance From Subject:	0.4 (miles)
Address:	11245 DELANO ST, NORTH HOLLYWOOD, CA 91606-4219		
Owner Name:	GONZALES HAROLD C & ZANDRA B		
Seller Name:	KAZARYAN EMMA		
APN:	2336-031-008	Map Reference:	16-E5 /
County:	LOS ANGELES, CA	Census Tract:	1242.01
Subdivision:	15637	Zoning:	LAR1
Rec Date:	12/19/2014	Prior Rec Date:	08/01/2013
Sale Date:	12/11/2014	Prior Sale Date:	06/27/2013
Sale Price:	\$530,000	Prior Sale Price:	\$300,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1383415	Acres:	0.19
1st Mtg Amt:	\$510,581	Lot Area:	8,126
Total Value:	\$530,000	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	1,139
		Total Rooms:	5
		Bedrooms:	4
		Bath(F/H):	2 /
		Yr Built/Eff:	1950 / 1951
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	/
		Pool:	POOL
		Roof Mat:	COMPOSITION SHINGLE
		Parking:	PARKING AVAIL

Comp #:17		Distance From Subject:	0.45 (miles)
Address:	11579 HAYNES ST, NORTH HOLLYWOOD, CA 91606-2504		
Owner Name:	ZARGARI MISHEL		
Seller Name:	ASLANIAN JANET		
APN:	2335-005-017	Map Reference:	16-D5 /
County:	LOS ANGELES, CA	Census Tract:	1241.03
Subdivision:	10443	Zoning:	LARD3
Rec Date:	04/09/2015	Prior Rec Date:	03/17/1975
Sale Date:	04/02/2015	Prior Sale Date:	
Sale Price:	\$405,000	Prior Sale Price:	\$27,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	390763	Acres:	0.15
1st Mtg Amt:		Lot Area:	6,329
Total Value:	\$54,954	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	1,036
		Total Rooms:	5
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Built/Eff:	1941 / 1941
		Air Cond:	WALL
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	COMPOSITION SHINGLE
		Parking:	ATTACHED GARAGE

Comp #:18		Distance From Subject:	0.46 (miles)
Address:	6130 BONNER AVE, NORTH HOLLYWOOD, CA 91606-4918		
Owner Name:	KONG AMY E		
Seller Name:	GUIAMELON BALUMUL A & RITA P		
APN:	2336-033-022	Map Reference:	16-E5 /
		Living Area:	1,235

County:	LOS ANGELES, CA	Census Tract:	1242.01	Total Rooms:	5
Subdivision:	5847	Zoning:	LAR1	Bedrooms:	3
Rec Date:	01/28/2015	Prior Rec Date:	04/27/1990	Bath(F/H):	2 /
Sale Date:	01/02/2015	Prior Sale Date:	03/1990	Yr Built/Eff:	1963 / 1963
Sale Price:	\$370,000	Prior Sale Price:	\$150,000	Air Cond:	WALL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	100008	Acres:	0.07	Fireplace:	/
1st Mtg Amt:	\$296,000	Lot Area:	2,998	Pool:	
Total Value:	\$229,597	# of Stories:	1.00	Roof Mat:	GRAVEL & ROCK
Land Use:	SFR	Park Area/Cap#:	/ 1	Parking:	PARKING AVAIL

Comp #:19	Distance From Subject:0.46 (miles)				
Address:	10934 HAMLIN ST, NORTH HOLLYWOOD, CA 91606-2711				
Owner Name:	RADICK TRACEY & ERIC				
Seller Name:	WOLF D A & A M TRUST				
APN:	2414-030-011	Map Reference:	16-E5 /	Living Area:	1,050
County:	LOS ANGELES, CA	Census Tract:	1231.03	Total Rooms:	5
Subdivision:	8997	Zoning:	LARD2	Bedrooms:	2
Rec Date:	07/24/2015	Prior Rec Date:	12/04/2003	Bath(F/H):	1 /
Sale Date:	07/17/2015	Prior Sale Date:	10/22/2003	Yr Built/Eff:	1947 / 1947
Sale Price:	\$495,000	Prior Sale Price:	\$289,000	Air Cond:	WINDOW
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	903482	Acres:	0.14	Fireplace:	Y / 1
1st Mtg Amt:	\$396,000	Lot Area:	6,003	Pool:	
Total Value:	\$341,879	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:20	Distance From Subject:0.47 (miles)				
Address:	6728 ENSIGN AVE, NORTH HOLLYWOOD, CA 91606-2025				
Owner Name:	MILLS JOSEPH C & GAIL				
Seller Name:	TRANG HIEN N				
APN:	2319-018-004	Map Reference:	16-E4 /	Living Area:	1,374
County:	LOS ANGELES, CA	Census Tract:	1232.06	Total Rooms:	7
Subdivision:	13168	Zoning:	LAR1	Bedrooms:	3
Rec Date:	02/26/2015	Prior Rec Date:	07/25/1986	Bath(F/H):	2 /
Sale Date:	01/30/2015	Prior Sale Date:	06/1986	Yr Built/Eff:	1944 / 1947
Sale Price:	\$360,000	Prior Sale Price:	\$110,500	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	211899	Acres:	0.14	Fireplace:	Y / 1
1st Mtg Amt:	\$262,500	Lot Area:	6,052	Pool:	
Total Value:	\$179,476	# of Stories:	1.00	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

EXHIBIT D

ASSIGNED INSPECTOR: **FELIPE PENICHE**

Date: **September 18, 2015**

JOB ADDRESS: **6455 NORTH ELMER AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2336-012-019**

CASE#: **363589**

ORDER NO: **A-2469522**

EFFECTIVE DATE OF ORDER TO COMPLY: **February 18, 2010**

COMPLIANCE EXPECTED DATE: **March 20, 2010**

DATE COMPLIANCE OBTAINED: **October 8, 2014**

LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-2469522

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

MARSHA L. BROWN
PRESIDENT

VAN AMBATIOLOS
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

RUBIO, JOSE A AND
6455 ELMER AVE
N HOLLYWOOD, CA 91606

On 2/18/10 the
Date

CASE #: 363589
ORDER #: A-2469522
EFFECTIVE DATE: February 18, 2010
COMPLIANCE DATE: March 20, 2010

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

OWNER OF
SITE ADDRESS: 6455 N ELMER AVE
ASSESSORS PARCEL NO.: 2336-012-019
ZONE: R1; One-Family Zone

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.) as follows:

VIOLATION(S):

1. Rubbish, garbage, trash and debris on the premises.

You are therefore ordered to: 1) Remove the rubbish, garbage, trash and debris from the premises.
2) Maintain the premises in a clean and sanitary condition.

Code Section(s) in Violation: 91.8104, 91.8106, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

2. Open storage of inoperable vehicles.

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

Code Section(s) in Violation: 2.21A.1.(a), and 12.21A.8.(b) 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.

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.



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

PENALTY WARNING:

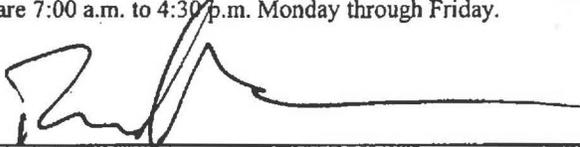
Any person who violates or causes or permits another person to violate any provision of the Los Angeles Municipal Code (L.A.M.C.) is guilty of a misdemeanor which is punishable by a fine of not more than \$1000.00 and/or six (6) months imprisonment for each violation. Section 11.00 (m) L.A.M.C.

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 err 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 4:30 p.m. Monday through Friday.

Inspector: _____



Date: February 18, 2010

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


REVIEWED BY