

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

JAVIER NUNEZ
PRESIDENT

JACOB STEVENS
VICE PRESIDENT

CORISSA HERNANDEZ
MOISES ROSALES
NANCY YAP

CITY OF LOS ANGELES

CALIFORNIA



KAREN BASS
MAYOR

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

OSAMA YOUNAN, P.E.
GENERAL MANAGER
SUPERINTENDENT OF BUILDING

JOHN WEIGHT
EXECUTIVE OFFICER

June 10, 2024

Council District: # 7

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

JOB ADDRESS: **13984 WEST HUBBARD STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2517-011-023**
Re: Invoice #778841-7

Pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code, the Los Angeles Department of Building and Safety (LADBS) investigated and identified code violations at: **13984 West Hubbard Street, Los Angeles, CA** ("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 March 22, 2019, to pay a code violation inspection fee after violations were identified and verified upon inspection. The code violation inspection fees imposed by the LADBS are as follows:

<u>Description</u>	<u>Amount</u>
Code Violation Investigation fee	336.00
System Development Surcharge	20.16
Late Charge/Collection fee (250%)	840.00
System Development Surcharge late fee	50.40
Title Report fee	30.00
Grand Total	\$ 1,276.56

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed that a lien for a total sum of **\$1,276.56** be recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "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 Council instruct LADBS to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$1,276.56** 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


Ana Mae Yutan

Chief, LADBS Resource Management Bureau

Lien confirmed by
City Council on:

ATTEST: HOLLY L. WOLCOTT, CITY CLERK

BY: _____
DEPUTY



1649 BUCKINGHAM RD.
LOS ANGELES, CA 90019
Phone 310-943-9235 latitle@in2-res.com

Property Title Report

Work Order No. T17212
Dated as of: 09/06/2022

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)
APN #: 2517-011-023

Property Address: 13984 W HUBBARD ST **City:** Los Angeles **County:** Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED
Grantee : ALBERTO SANTIAGO CAINO AND NANCY GRACIELA ROMAN
Grantor : LUCIA I. POSTACHIAN
Deed Date : 11/01/2006 **Recorded :** 11/13/2006
Instr No. : 06-2496859

MAILING ADDRESS: ALBERTO SANTIAGO CAINO AND NANCY GRACIELA ROMAN
13984 HUBBARD ST, SYLMAR, CA 91342

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 23 **Tract No:** 18316 **Brief Description:** TRACT # 18316 LOT 23

MORTGAGES/LIENS

Type of Document: CORPORATE ASSIGNMENT OF DEED OF TRUST
Recording Date: 09/04/2012 **Document #:** 12-1316234
Loan Amount: \$488,000
Lender Name: SELECT PORTFOLIO SERVICING INC.
Borrowers Name: ALBERTO SANTIAGO CAINO AND NANCY GRACIELA ROMAN

MAILING ADDRESS: SELECT PORTFOLIO SERVICING INC.
3815 SOUTH WEST TEMPLE SALT LAKE CITY, UT 84115

This page is part of your document - DO NOT DISCARD

06 2496859

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
11/13/06 AT 08:00am

TITLE(S) :

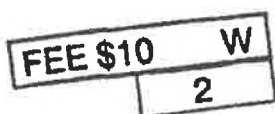
DEED



LEAD SHEET

FEE

D.T.T.



CODE
20

CODE
19

CODE
9

NOTIFICATION SENT \$4

Assessor's Identification Number (AIN)

To be completed by Examiner OR Title Company in black ink.

Number of AIN's Shown

251 7 - 011 - 023

001

THIS FORM IS NOT TO BE DUPLICATED

FIDELITY-VAN NUYS

RECORDING REQUESTED BY

11/13/06



20062496859

WHEN RECORDED MAIL TO
AND MAIL TAX STATEMENTS TO

NAME Alberto Caino / Nancy Roman
ADDRESS 13984 Hubbard St.
CITY Sylmar Area
STATE & ZIP California 91342
TITLE ORDER NO. 19489429
ESCROW NO. 2820-PP
APN NO.: 2517-011-023

GRANT DEED

"This is a bonafide gift and the grantor received nothing in return, R&T 11911."

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

No Consideration

DOCUMENTARY TRANSFER TAX is \$ -0- CITY TAX \$ -0-

☐ 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 ☐ City of Los Angeles, and

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

Lucia I. Postachian, an unmarried woman

hereby GRANT(s) to

Alberto Santiago Caino and Nancy Graciela Roman, husband and wife as joint tenants

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

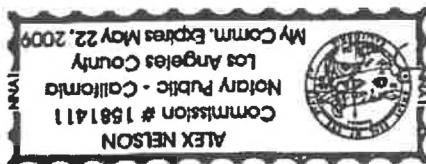
Lot 23 of Tract No. 18316, in the city of Los Angeles, county of Los Angeles, State of California, as per map recorded in book 468 page(s) 45 and 46 of maps, in the office of the County Recorder of said County.

P.I.Q. 13984 Hubbard Street, Sylmar Area, Los Angeles, CA 91342

Dated November 1, 2006

SEE EXHIBIT "A"
ATTACHED

Lucia I. Postachian



STATE OF CALIFORNIA,
COUNTY OF Los Angeles S S

On November 1, 2006 before me, Alex Nelson, Notary Public, (here insert name and title of the officer), personally appeared, Francisco Javier Chavez 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

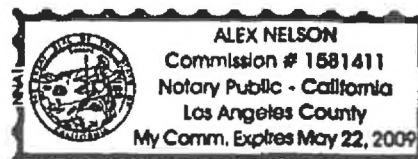


EXHIBIT "A"

Lot 23 of Tract No. 18316, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 468 Page(s) 45 and 46 of maps, in the office of the County Recorder of said county.

3

Assessor's Parcel No: 2517-011-023

06 2496859

This page is part of your document - DO NOT DISCARD



20121316234



Pages:
0003

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

09/04/12 AT 08:00AM

FEES:	21.00
TAXES:	0.00
OTHER:	0.00
PAID:	21.00



LEADSHEET



201209040240007

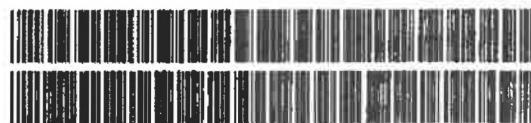
00006374592



004250853

SEQ:
03

DAR - Title Company (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

T35

Recording Requested By:
SELECT PORTFOLIO SERVICING, INC.

When Recorded Return To:
BILL KOCH
SELECT PORTFOLIO SERVICING, INC.
3815 SOUTH WEST TEMPLE
SALT LAKE CITY, UT 84115



2

12-20714 120274863




CORPORATE ASSIGNMENT OF DEED OF TRUST

Los Angeles, California REFERENCE #: 380301803 "CAINO"
INVESTOR #: U61
MERS #: 1000157-0007474669-0 VRU #: 1-888-679-6377

For Value Received, BANK OF AMERICA N.A. SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING LP, FKA COUNTRYWIDE HOME LOANS SERVICING, LP BY SELECT PORTFOLIO SERVICING, INC., FKA FAIRBANKS CAPITAL CORP. ITS ATTORNEY IN FACT at c/o SELECT PORTFOLIO SERVICING, INC., 3815 SOUTH WEST TEMPLE, SALT LAKE CITY, UT 84115 hereby grants, assigns and transfers to WELLS FARGO BANK, N.A., AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE HARBORVIEW MORTGAGE LOAN TRUST MORTGAGE LOAN PASS-THROUGH CERTIFICATES, SERIES 2006-12 at C/O SELECT PORTFOLIO SERVICING, INC. 3815 SOUTH WEST TEMPLE, SALT LAKE CITY, UT 84115 all beneficial interest under that certain Deed of Trust dated 10/31/2006, in the amount of \$488,000.00, executed by ALBERTO SANTIAGO CAINO, AND NANCY GRACIELA ROMAN, HUSBAND AND WIFE AS JOINT TENANTS to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR AMERICA'S WHOLESALE LENDER and Recorded: 11/13/2006 as Instrument No.: 20062496860 in Los Angeles County, State of California and all rights accrued or to accrue under said Deed of Trust.

In witness whereof this instrument is executed.

BANK OF AMERICA N.A. SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING LP, FKA COUNTRYWIDE HOME LOANS SERVICING, LP BY SELECT PORTFOLIO SERVICING, INC., FKA FAIRBANKS CAPITAL CORP. ITS ATTORNEY IN FACT
On AUG 20 2012


BARBARA NEALE, DOCUMENT CONTROL OFFICER



3

STATE OF UTAH
COUNTY OF SALT LAKE

On AUG 20 2012, before me, LUISA ALFONSO, a Notary Public in and for SALT LAKE in the State of UTAH, personally appeared BARBARA NEALE, DOCUMENT CONTROL OFFICER, BANK OF AMERICA N.A. SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING LP, FKA COUNTRYWIDE HOME LOANS SERVICING, LP BY SELECT PORTFOLIO SERVICING, INC., FKA FAIRBANKS CAPITAL CORP. ITS ATTORNEY IN FACT, 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, and that by his/her/their signature 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,

Luisa Alfonso

EXHIBIT B

ASSIGNED INSPECTOR: **JASON BRANNON**

Date: **June 10, 2024**

JOB ADDRESS: **13984 WEST HUBBARD STREET, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2517-011-023**

Last Full Title: **09/06/2022**

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

1) ALBERTO SANTIAGO CAINO AND NANCY GRACIELA ROMAN
13984 HUBBARD STREET
SYLMAR, CA 91342

CAPACITY: OWNERS

2) SELECT PROTFOLIO SERVICING, INC.
3815 SOUTH WEST TEMPLE
SALT LAKE CITY, UT 84115

CAPACITY: INTERESTED PARTY

Property Detail Report

For Property Located At :
13984 HUBBARD ST, SYLMAR, CA 91342-4167



RealQuest

Owner Information

Owner Name: **CAINO ALBERTO S/ROMAN NANCY G**
Mailing Address: **13984 HUBBARD ST, SYLMAR CA 91342-4167 C007**
Vesting Codes: **HW // JT**

Location Information

Legal Description:	TRACT # 18316 LOT 23	APN:	2517-011-023
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	1064.03 / 1	Subdivision:	18316
Township-Range-Sect:		Map Reference:	2-E4 /
Legal Book/Page:	468-45	Tract #:	18316
Legal Lot:	23	School District:	LOS ANGELES
Legal Block:		School District Name:	LOS ANGELES
Market Area:	SYL	Munic/Township:	LOS ANGELES
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	11/13/2006 / 11/01/2006	Deed Type:	GRANT DEED
Sale Price:		1st Mtg Document #:	2496860
Document #:	2496859		

Last Market Sale Information

Recording/Sale Date:	10/03/2003 / 09/02/2003	1st Mtg Amount/Type:	\$260,000 / CONV
Sale Price:	\$325,454	1st Mtg Int. Rate/Type:	7.62 / ADJ
Sale Type:	FULL	1st Mtg Document #:	2938571
Document #:	2938570	2nd Mtg Amount/Type:	\$65,000 / CONV
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/ FIXED
Transfer Document #:		Price Per SqFt:	\$216.10
New Construction:		Multi/Split Sale:	
Title Company:	CHICAGO TITLE CO		
Lender:	AMERICAN HM LNS		
Seller Name:	ZARATE HUMBERTO JR		

Prior Sale Information

Prior Rec/Sale Date:	03/24/2000 / 02/22/2000	Prior Lender:	BANK OF AMERICA
Prior Sale Price:	\$175,000	Prior 1st Mtg Amt/Type:	\$169,750 / CONV
Prior Doc Number:	447794	Prior 1st Mtg Rate/Type:	/ FIXED RATE LOAN
Prior Deed Type:	GRANT DEED		

Property Characteristics

Gross Area:		Parking Type:	ATTACHED GARAGE	Construction:	
Living Area:	1,506	Garage Area:		Heat Type:	CENTRAL
Tot Adj Area:		Garage Capacity:		Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:	7	Basement Area:		Patio Type:	COVERED PATIO
Bedrooms:	3	Finish Bsmnt Area:		Pool:	
Bath(F/H):	3 /	Basement Type:		Air Cond:	
Year Built / Eff:	1955 / 1956	Roof Type:		Style:	CONVENTIONAL
Fireplace:	Y / 1	Foundation:	RAISED	Quality:	AVERAGE
# of Stories:	1	Roof Material:	COMPOSITION SHINGLE	Condition:	GOOD

Other Improvements: FENCE;ADDITION;FENCED YARD Building Permit

Site Information

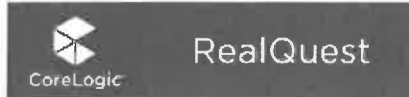
Zoning:	LAR1	Acres:	0.16	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	7,083	Lot Width/Depth:	57 x 126	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	
Site Influence:	CORNER			Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$639,000	Assessed Year:	2021	Property Tax:	\$7,806.03
Land Value:	\$355,000	Improved %:	44%	Tax Area:	8859
Improvement Value:	\$284,000	Tax Year:	2021	Tax Exemption:	
Total Taxable Value:	\$639,000				

Comparable Sales Report

For Property Located At



13984 HUBBARD ST, SYLMAR, CA 91342-4167

14 Comparable(s) Selected.

Report Date: 09/08/2022

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$325,454	\$305,000	\$2,250,000	\$801,071
Bldg/Living Area	1,506	1,305	1,724	1,506
Price/Sqft	\$216.10	\$180.05	\$1,680.36	\$546.50
Year Built	1955	1947	1977	1954
Lot Area	7,083	4,925	17,053	7,627
Bedrooms	3	2	4	3
Bathrooms/Restrooms	3	1	2	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$639,000	\$90,765	\$535,894	\$334,738
Distance From Subject	0.00	0.09	0.47	0.31

*= user supplied for search only

Comp #:	1	Distance From Subject:	0.09 (miles)
Address:	2027 WARREN ST, SAN FERNANDO, CA 91340-1648		
Owner Name:	BALL THOMAS/BALL LUZ B		
Seller Name:	FRANCISCO REGINALD & LILIA		
APN:	2517-009-018	Map Reference:	2-E4 /
County:	LOS ANGELES, CA	Census Tract:	3201.01
Subdivision:	22666	Zoning:	SFR1*
Rec Date:	05/27/2022	Prior Rec Date:	12/14/2018
Sale Date:	04/27/2022	Prior Sale Date:	10/19/2018
Sale Price:	\$805,000	Prior Sale Price:	\$515,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	573134	Acres:	0.16
1st Mtg Amt:	\$764,750	Lot Area:	7,072
Total Value:	\$534,864	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Parking:	PARKING AVAIL
		Living Area:	1,350
		Total Rooms:	5
		Bedrooms:	3
		Bath(F/H):	1 /
		Yr Built/Eff:	1961 / 1970
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	COMPOSITION SHINGLE

Comp #:	2	Distance From Subject:	0.19 (miles)
Address:	2049 CHIVERS ST, SAN FERNANDO, CA 91340-1007		
Owner Name:	PALMA LUIS E/PALMA ROSEMARYANN Q		
Seller Name:	CHAIDEZ FRANCISCO J		
APN:	2517-005-025	Map Reference:	2-F4 /
County:	LOS ANGELES, CA	Census Tract:	3201.01
Subdivision:	8719	Zoning:	SFR1*
Rec Date:	07/25/2022	Prior Rec Date:	01/27/2022
Sale Date:	07/12/2022	Prior Sale Date:	01/11/2022
Sale Price:	\$850,000	Prior Sale Price:	\$630,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	752372	Acres:	0.17
1st Mtg Amt:	\$637,500	Lot Area:	7,212
Total Value:	\$459,900	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Parking:	DETACHED GARAGE
		Living Area:	1,509
		Total Rooms:	7
		Bedrooms:	3
		Bath(F/H):	2 /
		Yr Built/Eff:	1947 / 1954
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	COMPOSITION SHINGLE

Comp #:3 Distance From Subject:0.23 (miles)

Address: 12871 BORDEN AVE, SYLMAR, CA 91342-4217

Owner Name: SUAREZ JOSE

Seller Name: FRIEDMAN SHLOMO

APN:	2508-006-025	Map Reference:	2-E4 /	Living Area:	1,484
County:	LOS ANGELES, CA	Census Tract:	1064.03	Total Rooms:	5
Subdivision:	8826	Zoning:	LAR1	Bedrooms:	4
Rec Date:	03/07/2022	Prior Rec Date:	07/21/2009	Bath(F/H):	2 /
Sale Date:	03/02/2022	Prior Sale Date:	05/13/2009	Yr Built/Eff:	1947 / 1962
Sale Price:	\$645,000	Prior Sale Price:	\$213,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	256900	Acres:	0.11	Fireplace:	Y / 1
1st Mtg Amt:	\$633,317	Lot Area:	4,925	Pool:	
Total Value:	\$267,112	# of Stories:	1	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:4 Distance From Subject:0.24 (miles)

Address: 925 ORANGE GROVE AVE, SAN FERNANDO, CA 91340-1638

Owner Name: JENDY PROPERTIES LLC

Seller Name: FORBES HAADY

APN:	2517-012-001	Map Reference:	2-F4 /	Living Area:	1,617
County:	LOS ANGELES, CA	Census Tract:	3201.01	Total Rooms:	6
Subdivision:	8164	Zoning:	SFR1*	Bedrooms:	3
Rec Date:	04/13/2022	Prior Rec Date:		Bath(F/H):	2 /
Sale Date:	01/25/2022	Prior Sale Date:		Yr Built/Eff:	1953 / 1968
Sale Price:	\$500,000	Prior Sale Price:		Air Cond:	EVAP COOLER
Sale Type:	FULL	Prior Sale Type:		Style:	CONVENTIONAL
Document #:	411205	Acres:	0.14	Fireplace:	/
1st Mtg Amt:	\$375,000	Lot Area:	6,124	Pool:	
Total Value:	\$218,151	# of Stories:	1	Roof Mat:	GRAVEL & ROCK
Land Use:	SFR	Park Area/Cap#:	/	Parking:	DETACHED GARAGE

Comp #:5 Distance From Subject:0.24 (miles)

Address: 739 N LAZARD ST, SAN FERNANDO, CA 91340-1928

Owner Name: MARTINEZ RAUL/MARTINEZ MONICA

Seller Name: CHAVEZ YVETTE E & MICHAEL A

APN:	2517-019-004	Map Reference:	2-E4 /	Living Area:	1,305
County:	LOS ANGELES, CA	Census Tract:	3202.02	Total Rooms:	5
Subdivision:	18046	Zoning:	SFR1*	Bedrooms:	3
Rec Date:	12/09/2021	Prior Rec Date:		Bath(F/H):	2 /
Sale Date:	11/10/2021	Prior Sale Date:		Yr Built/Eff:	1952 / 1952
Sale Price:	\$720,000	Prior Sale Price:		Air Cond:	
Sale Type:	FULL	Prior Sale Type:		Style:	CONVENTIONAL
Document #:	1834770	Acres:	0.20	Fireplace:	Y / 1
1st Mtg Amt:	\$350,000	Lot Area:	8,794	Pool:	
Total Value:	\$201,514	# of Stories:	1	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:6 Distance From Subject:0.29 (miles)

Address: 2032 KNOX ST, SAN FERNANDO, CA 91340-1019

Owner Name: MORALES DANIEL

Seller Name: MORALES CARMELA

APN:	2517-003-010	Map Reference:	2-F4 /	Living Area:	1,694
County:	LOS ANGELES, CA	Census Tract:	3201.01	Total Rooms:	7
Subdivision:	8719	Zoning:	SFR1*	Bedrooms:	3
Rec Date:	06/13/2022	Prior Rec Date:	08/01/1980	Bath(F/H):	2 /
Sale Date:	05/25/2022	Prior Sale Date:		Yr Built/Eff:	1947 / 1949
Sale Price:	\$305,000	Prior Sale Price:	\$85,000	Air Cond:	EVAP COOLER
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	622759	Acres:	0.16	Fireplace:	Y / 1
1st Mtg Amt:	\$305,000	Lot Area:	6,887	Pool:	
Total Value:	\$180,197	# of Stories:	1	Roof Mat:	COMPOSITION SHINGLE

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

Comp #:7 Distance From Subject:0.29 (miles)
Address: 1823 GLENOAKS BLVD, SAN FERNANDO, CA 91340-1620
Owner Name: RODRIGUEZ JORGE/PEREYRA EDITH
Seller Name: CASEY BRENDAN J
APN: 2516-001-013 Map Reference: 2-F4 / Living Area: 1,602
County: LOS ANGELES, CA Census Tract: 3201.01 Total Rooms: 5
Subdivision: 5229 Zoning: SFR1* Bedrooms: 3
Rec Date: 06/30/2022 Prior Rec Date: 07/26/2017 Bath(F/H): 2 /
Sale Date: 04/14/2022 Prior Sale Date: 07/20/2017 Yr Built/Eff: 1947 / 1960
Sale Price: \$810,000 Prior Sale Price: \$497,000 Air Cond: CENTRAL
Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
Document #: 682276 Acres: 0.17 Fireplace: Y / 1
1st Mtg Amt: \$795,328 Lot Area: 7,392 Pool:
Total Value: \$522,434 # of Stories: 1 Roof Mat: WOOD SHAKE
Land Use: SFR Park Area/Cap#: / Parking: PARKING AVAIL

Comp #:8 Distance From Subject:0.30 (miles)
Address: 13916 BEAVER ST, SYLMAR, CA 91342-4206
Owner Name: PHOENIX REALTY INVESTMENTS LLC
Seller Name: BARRAGAN ROBERT E
APN: 2509-017-014 Map Reference: 2-F3 / Living Area: 1,339
County: LOS ANGELES, CA Census Tract: 1064.03 Total Rooms: 6
Subdivision: 22492 Zoning: LAR1 Bedrooms: 3
Rec Date: 01/31/2022 Prior Rec Date: 07/16/1969 Bath(F/H): 2 /
Sale Date: 12/30/2021 Prior Sale Date: Yr Built/Eff: 1958 / 1959
Sale Price: \$2,250,000 Prior Sale Price: \$21,000 Air Cond:
Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
Document #: 118114 Acres: 0.14 Fireplace: /
1st Mtg Amt: Lot Area: 6,300 Pool:
Total Value: \$464,798 # of Stories: 1 Roof Mat: COMPOSITION
Land Use: SFR Park Area/Cap#: / Parking: SHINGLE
PARKING AVAIL

Comp #:9 Distance From Subject:0.34 (miles)
Address: 850 N HUNTINGTON ST, SAN FERNANDO, CA 91340-1627
Owner Name: FIGUEROA JUAN M/MARISCAL YOLANDA
Seller Name: PADILLA MARIA C
APN: 2516-002-007 Map Reference: 2-F4 / Living Area: 1,615
County: LOS ANGELES, CA Census Tract: 3201.01 Total Rooms: 5
Subdivision: 5229 Zoning: SFR1* Bedrooms: 3
Rec Date: 04/21/2022 Prior Rec Date: 08/24/2009 Bath(F/H): 2 /
Sale Date: 03/22/2022 Prior Sale Date: 06/15/2009 Yr Built/Eff: 1956 / 1969
Sale Price: \$730,000 Prior Sale Price: \$252,500 Air Cond: CENTRAL
Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
Document #: 436524 Acres: 0.13 Fireplace: /
1st Mtg Amt: \$716,777 Lot Area: 5,622 Pool:
Total Value: \$314,696 # of Stories: 1 Roof Mat: WOOD SHAKE
Land Use: SFR Park Area/Cap#: / Parking: PARKING AVAIL

Comp #:10 Distance From Subject:0.35 (miles)
Address: 722 ORANGE GROVE AVE, SAN FERNANDO, CA 91340-1946
Owner Name: RUVALCABA CAZANDRA/AREVALO MAURICIO O
Seller Name: WASHINGTON MARIE TRUST
APN: 2518-018-003 Map Reference: 2-E4 / Living Area: 1,528
County: LOS ANGELES, CA Census Tract: 3202.02 Total Rooms: 5
Subdivision: 13510 Zoning: SFR1* Bedrooms: 2
Rec Date: 06/15/2022 Prior Rec Date: Bath(F/H): 2 /
Sale Date: 05/25/2022 Prior Sale Date: Yr Built/Eff: 1953 / 1953
Sale Price: \$815,000 Prior Sale Price: Air Cond:
Sale Type: FULL Prior Sale Type: Style: CONVENTIONAL
Document #: 631879 Acres: 0.39 Fireplace: Y / 1

1st Mtg Amt:	\$647,200	Lot Area:	17,053	Pool:	
Total Value:	\$90,765	# of Stories:	1	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:11				Distance From Subject:0.41 (miles)	
Address:	13901 HERRON ST, SYLMAR, CA 91342-4225				
Owner Name:	GOMEZ KARLA V/DUGAN ANTHONY E				
Seller Name:	ORR PAUL				
APN:	2509-010-010	Map Reference:	2-E3 /	Living Area:	1,485
County:	LOS ANGELES, CA	Census Tract:	1064.03	Total Rooms:	6
Subdivision:	18558	Zoning:	LAR1	Bedrooms:	4
Rec Date:	12/14/2021	Prior Rec Date:	02/27/2019	Bath(F/H):	2 /
Sale Date:	11/19/2021	Prior Sale Date:	01/28/2019	Yr Built/Eff:	1956 / 1956
Sale Price:	\$695,000	Prior Sale Price:	\$520,000	Air Cond:	EVAP COOLER
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	1854951	Acres:	0.14	Fireplace:	Y / 1
1st Mtg Amt:	\$682,411	Lot Area:	5,966	Pool:	
Total Value:	\$535,894	# of Stories:	1	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:12				Distance From Subject:0.44 (miles)	
Address:	13031 DRONFIELD AVE, SYLMAR, CA 91342-4347				
Owner Name:	FELLER JEFFREY A				
Seller Name:	DORA LIVIA				
APN:	2509-010-006	Map Reference:	2-E3 /	Living Area:	1,485
County:	LOS ANGELES, CA	Census Tract:	1064.03	Total Rooms:	6
Subdivision:	18558	Zoning:	LAR1	Bedrooms:	3
Rec Date:	04/12/2022	Prior Rec Date:	06/01/2009	Bath(F/H):	2 /
Sale Date:	03/30/2022	Prior Sale Date:	05/19/2009	Yr Built/Eff:	1956 / 1956
Sale Price:	\$790,000	Prior Sale Price:	\$240,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	402101	Acres:	0.14	Fireplace:	Y / 1
1st Mtg Amt:		Lot Area:	6,282	Pool:	POOL
Total Value:	\$285,516	# of Stories:	1	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:13				Distance From Subject:0.44 (miles)	
Address:	1818 8TH ST, SAN FERNANDO, CA 91340-1131				
Owner Name:	GONZALEZ ANGELINA R/GONZALEZ VANESSA E				
Seller Name:	GONZALEZ DOLORES & JUVENCLO				
APN:	2516-016-034	Map Reference:	2-F4 /	Living Area:	1,724
County:	LOS ANGELES, CA	Census Tract:	3201.01	Total Rooms:	
Subdivision:	MACLAY RHO	Zoning:	SFR1*	Bedrooms:	3
Rec Date:	05/06/2022	Prior Rec Date:	12/16/2003	Bath(F/H):	2 /
Sale Date:	04/12/2022	Prior Sale Date:	11/26/2003	Yr Built/Eff:	1977 / 1977
Sale Price:	\$740,000	Prior Sale Price:	\$360,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	495377	Acres:	0.21	Fireplace:	/
1st Mtg Amt:	\$715,302	Lot Area:	9,128	Pool:	SPA
Total Value:	\$236,208	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:14				Distance From Subject:0.47 (miles)	
Address:	1711 KNOX ST, SAN FERNANDO, CA 91340-1137				
Owner Name:	TORRES RONALD/MUNDO JENNY				
Seller Name:	MORENO LIVING TRUST				
APN:	2516-016-023	Map Reference:	2-F4 /	Living Area:	1,349
County:	LOS ANGELES, CA	Census Tract:	3201.01	Total Rooms:	5
Subdivision:	MACLAY RHO EX-MISSION DE SAN F	Zoning:	SFR1*	Bedrooms:	3
Rec Date:	06/13/2022	Prior Rec Date:	01/31/2013	Bath(F/H):	2 /

Sale Date: **06/01/2022**
Sale Price: **\$560,000**
Sale Type: **FULL**
Document #: **624016**
1st Mtg Amt: **\$560,000**
Total Value: **\$374,279**

Prior Sale Date: **01/25/2013**
Prior Sale Price: **\$329,000**
Prior Sale Type: **FULL**
Acres: **0.18**
Lot Area: **8,027**
of Stories: **1**

Yr Built/Eff: **1953 / 1953**
Air Cond: **CENTRAL**
Style: **CONVENTIONAL**
Fireplace: **/**
Pool: **POOL**
Roof Mat: **COMPOSITION**
SHINGLE
Parking: **PARKING AVAIL**

Land Use: **SFR**

Park Area/Cap#: **/**

EXHIBIT D

ASSIGNED INSPECTOR: JASON BRANNON

Date: June 10, 2024

JOB ADDRESS: 13984 WEST HUBBARD STREET, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 2517-011-023

CASE NO.: 850785

ORDER NO.: A-4968528

EFFECTIVE DATE OF ORDER TO COMPLY: March 22, 2019

COMPLIANCE EXPECTED DATE: April 6, 2019

DATE COMPLIANCE OBTAINED: July 2, 2019

.....

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-4968528

1050725201981114

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATTILOS
PRESIDENT

E. FELICIA BRANNON
VICE-PRESIDENT

JOSELYN GEAGA-ROSENTHAL

GEORGE HOVAGUIMIAN

JAVIER NUNEZ

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI

MAYOR

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

FRANK M. BUSH
GENERAL MANAGER

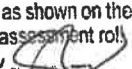
OSAMA YOUNAN, P.E.
EXECUTIVE OFFICER

ORDER TO COMPLY AND NOTICE OF FEE

CAINO, ALBERTO S AND ROMAN, NANCY G
13984 HUBBARD ST
SYLMAR, CA 91342

has undersigned mailed this notice
by regular mail, postage prepaid,
to the addressee on this day.

MAR 18 2019

To the address as shown on the
last equalized assessment roll.
Initialed by 

CASE #: 850785

ORDER #: A-4968528

EFFECTIVE DATE: March 22, 2019

COMPLIANCE DATE: April 06, 2019

OWNER OF

SITE ADDRESS: 13984 W HUBBARD ST

ASSESSORS PARCEL NO.: 2517-011-023

ZONE: R1; One-Family Zone

An inspection has revealed that the property (Site Address) listed above is in violation of the Los Angeles Municipal Code (L.A.M.C.) sections listed below. You are hereby ordered to correct the violation(s) and contact the inspector listed in the signature block at the end of this document for a compliance inspection by the compliance date listed above.

FURTHER, 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. The invoice/notice will be sent to the 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. Open storage within all the required yards is prohibited.

You are therefore ordered to: Immediately remove/discontinue the open storage of appliances, furniture, junk, trash, debris and any similar items located in all the required yards and maintain all the required yards clean and clear from the ground to the sky.

Code Section(s) in Violation: 12.03, 12.21A.1.(a) and 12.21C.1.(g) of the L.A.M.C.

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.



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

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 days 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 \$660.00 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 \$2,310.00.

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.

Any questions regarding invoices or how to pay fees should be directed to financial services at (213) 482-6890.

Any questions regarding the order to comply and compliance matters contact the inspector noted below at (818)374-9825.

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

Inspector :

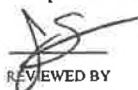


Date:

March 19, 2019

FELIPE PENICHE
14410 SYLVAN STREET SUITE 105
VAN NUYS, CA 91401
(818)374-9825

Felipe.X.Peniche@lacity.org



REVIEWED BY

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.



CODE ENFORCEMENT BUREAU

For routine City business and non-emergency services: Call 3-1-1

www.ladbs.org