

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

FRANK M. BUSH  
GENERAL MANAGER

OSAMA YOUNAN, P.E.  
EXECUTIVE OFFICER

October 25, 2017

Council District: # 6

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

JOB ADDRESS: **9638 NORTH WOODMAN AVENUE, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **2644-019-016**  
Re: Invoice #687387-5, #704785-5

On June 17, 2016 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: **9638 North Woodman 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.

In addition, pursuant to Section 98.0421, the property owner was issued an order May 18, 2016 to pay a code violation inspection fee after violations were identified and verified upon inspection. The non-compliance and code violation inspection fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance Code Enforcement Fee	\$ 660.00
Late Charge/Collection Fee (250%)	2,490.00
Code Violation Investigation Fee	336.00
System Development Surcharge	20.16
System Development Surcharge late Fee	50.40
Accumulated Interest (1%/month)	186.17
Title Report Fee	42.00
<b>Grand Total</b>	<b>\$ 3,784.73</b>

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed a lien for a total sum of **\$3,784.73** 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 **\$3,784.73** 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 WOLCOTT, CITY CLERK

Lien confirmed by  
City Council on:

BY: \_\_\_\_\_  
DEPUTY

# EXHIBIT A



P.O. BOX 5152  
CULVER CITY, CA 90231  
Phone 310-943-9235 [latitle@in2-res.com](mailto:latitle@in2-res.com)

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## ***Property Title Report***

**Work Order No. T14496**  
**Dated as of: 07/19/2017**

**Prepared for: City of Los Angeles**

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### ***SCHEDULE A*** ***(Reported Property Information)***

**APN #: 2644-019-016**

**Property Address: 9638 N WOODMAN AVE**

**City: Los Angeles**

**County: Los Angeles**

### **VESTING INFORMATION**

**Type of Document: SUPERIOR COURT OF CALIFORNIA COUNTY OF LOS ANGELES**

**Grantee : RUTH RAPP**

**Grantor : ESTATE OF ARTHUR B. RAPP**

**Deed Date : 05/04/1989**

**Recorded : 05/23/1989**

**Instr No. : 89-837220**

**MAILING ADDRESS: RUTH RAPP**  
**9638 WOODMAN AVE ARLETA CA 91331**

### ***SCHEDULE B***

### **LEGAL DESCRIPTION**

**Lot: 114 Tract No: 18084 Abbreviated Description: LOT:114 CITY:REGION/CLUSTER: 03/03124**  
**TR#:18084 TRACT NO 18084 LOT 114 City/Muni/Twp: REGION/CLUSTER: 03/03124**

### **MORTGAGES/LIENS**

**We find no Open Mortgages/Deeds of Trust of Record.**

( 89- 837220 )

SFY APR 25 1989

1 RECORDING REQUESTED BY AND MAIL TO

2 W. GARFIELD MC DANIEL

3 Attorney at Law

4 621 W. Line St.

5 Bishop, CA 93514

6 619 873 7716

7 Attorney for Petitioner, SHARON RAPP ATKINSON

FILED  
APR 04 1989

FRANK C. ZIMM, COUNTY CLERK

FEE \$11 D

8  
9 SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES

10 NORTH VALLEY DISTRICT

11 900 Third St.

12 San Fernando CA 91340

13 ESTATE OF

NVP 00426

14 ARTHUR B. RAPP

ORDER SETTLING

FIRST AND FINAL ACCOUNT

AND REPORT OF EXECUTRIX,

ORDER

FOR ALLOWANCE OF ATTORNEY

FEES AND FOR FINAL

DISTRIBUTION

Deceased.)

16 The report and first and final account of executrix,

17 SHARON ATKINSON, and petition for statutory attorney's fee and

18 for extraordinary fee came on for hearing and settlement on

19 March 21, 1989 in department G, the Honorable FRED RIMERMAN

20 Judge, presiding. All notices of said hearing having been

21 given as required by law, the Court, after hearing the

22 evidence, finds that:

23 (a) No Federal estate tax return has been filed for the estate

24 because the estate was not sufficient to require such a return,

25 and no California Estate taxes are due.

26 (b) All California and Federal income taxes have been paid.

W. GARFIELD MC DANIEL  
ATTORNEY AT LAW  
621 W. LINE ST.  
BISHOP, CA 93514

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

1 MIN. 3 P.M. MAY 23 1989

(c) No personal property taxes are due or payable; and settles the account and grants the petition as follows:

IT IS ORDERED, ADJUDGED AND DECREED that, after deducting credits to which she is entitled, the executrix has in her possession belonging to the estate \$172,518.27; that the account is allowed and settled; that the executrix shall pay to W. GARFIELD MC DANIEL \$4,693.99 as statutory attorney fees and \$8,233.33 for extra ordinary fees; all the acts and proceedings of petitioner as executrix are confirmed and approved; all the property described below and all other property owned by decedent at the time of his death, and all other property in which his estate has acquired or may hereafter acquire any interest is distributed as follows:

A. To RUTH RAPP: A life estate in the following described real property, on the condition that she pay and discharge all of the expenses in maintaining said premises, including insuring the said premises (RUTH RAPP to pay 1/2 premiums remainderman to pay 1/2 thereof) and naming the remainderman as an added insured and providing notice of the insurance and the amount of the premium to the remainderman at the last known address; the land and other taxes and assessments.

The holder of the life estate and the holder of the remainder interest shall each pay <sup>one</sup> half of the insurance premiums on the premises described as follows:



1  
2 Real property described as Lot 114 tract 18084 in the  
3 City of Los Angeles, County of Los Angeles, State of  
4 California, as per map recorded in Book 464 pages 2 to 6  
5 inclusive, of Maps, in the office of the County Recorder of  
6 said county.

7 B. To SHARON ATKINSON if she survives RUTH RAPP, or if  
8 she does not so survive in equal shares to the issue of SHARON  
9 ATKINSON then living by rights of representation:

10 The remainder interest in the said property after the  
11 termination of the life estate.

12 C. To SHARON ATKINSON

13 (1.) Standard Oil of California stock (since converted to  
14 Chevron Corporation) 906 shares.

15 (2.) 605 Shares of Farmers Cooperative Grain Co. (Abbeyville,  
16 Ka.)

17 (3) Promissory Note of KARL JAMES RANDENBERG, face amount  
18 \$10,000 date 12-6-78 @ 10% interest Balance due \$3,500.00.  
19 Note is unsecured.

20 (4) Promissory Note of GEORGE AND CREOLA RAY dated 11-16-76 @  
21 8.5% interest, balance due \$12,050.68. Note is unsecured.

22 (5) Citicorp Saving and Loan Account in the Amount of  
23 \$6,816.01 (after payment of the \$12,927.32 attorney fees as  
24 ordered).

25 (6) Any other property of the estate not now known or  
26 discovered that may belong to the estate or in which the

89 837220

1  
2 decedent or the estate may have an interest including separate  
3 property interests and community property interests.

4 Distribution of the estate property to be without  
5 prejudice to any lien, claim or charge for inheritance tax of  
6 the State of California, and the respective interests so  
7 distributed be subject to a lien for payment and discharge of  
8 any taxes and charges due under the Revenue and Taxation Code  
9 of the State of California.

10 Such further order be made as the court considers proper.

11 Dated: MAY 04 1989 , 1989

*Tref Binner*  
JUDGE OF THE SUPERIOR COURT *lu*

13 Approved:

14 Date: 4-21-89

*W. Garfield McDaniel*  
W. GARFIELD MC DANIEL  
Attorney for Sharon Atkinson  
Executrix

17 Date: 4-25-89

*John A. Lewis*  
JOHN A. LEWIS  
Attorney for Ruth Rapp



THE DOCUMENT TO WHICH THIS CERTIFICATE  
IS ATTACHED IS A TRUE AND CORRECT  
COPY OF THE ORIGINAL ON FILE AND OF REC-  
ORD IN MY OFFICE.

ATTEST MAY 11 1989

FRANK S. ZOLIN  
County Clerk/Executive Officer of the  
Superior Court of California, County of  
Los Angeles  
BY *Frank S. Zolin* DEPUTY

## EXHIBIT B

ASSIGNED INSPECTOR: **JEFFREY DIFIORE**

**Date: October 25, 2017**

**JOB ADDRESS: 9638 NORTH WOODMAN AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2644-019-016**

Last Full Title: 07/19/2017

Last Update to Title:

## LIST OF OWNERS AND INTERESTED PARTIES

- |     |  |                 |
|-----|--|-----------------|
| 1). | RUTH RAPP<br>9638 WOODMAN AVE<br>ARLETA, CA 91331-6419       | CAPACITY: OWNER |
| 2). | RUTH RAPP<br>1611 WOODSEND CT<br>SUN PRAIRIE, WI 53590-1079  | CAPACITY: OWNER |
| 3). | RUTH RAPP DECD EST OF<br>88 BALVEN DR<br>HENDERSON, NV 89002 | CAPACITY: OWNER |

**Property Detail Report****EXHIBIT C**

For Property Located At :  
**9638 WOODMAN AVE, ARLETA, CA 91331-6419**

**Owner Information**

♥ For Sale

Owner Name: **RAPP RUTH**  
 Mailing Address: **9638 WOODMAN AVE, ARLETA CA 91331-6419 C035**  
 Vesting Codes: **DC // ES**

**Location Information**

Legal Description:	<b>TR=18084 LOT 114</b>	APN:	<b>2644-019-016</b>
County:	<b>LOS ANGELES, CA</b>	Alternate APN:	
Census Tract / Block:	<b>1192.01 / 3</b>	Subdivision:	<b>18</b>
Township-Range-Sect:		Map Reference:	<b>8-E4 /</b>
Legal Book/Page:	<b>12-196</b>	Tract #:	<b>18084</b>
Legal Lot:	<b>114</b>	School District:	<b>LOS ANGELES</b>
Legal Block:		School District Name:	
Market Area:	<b>ARL</b>	Munic/Township:	
Neighbor Code:			

**Owner Transfer Information**

Recording/Sale Date:	<b>/</b>	Deed Type:	
Sale Price:		1st Mtg Document #:	
Document #:			

**Last Market Sale Information**

Recording/Sale Date:	<b>05/23/1989 /</b>	1st Mtg Amount/Type:	<b>/</b>
Sale Price:		1st Mtg Int. Rate/Type:	<b>/</b>
Sale Type:		1st Mtg Document #:	
Document #:	<b>837220</b>	2nd Mtg Amount/Type:	<b>/</b>
Deed Type:	<b>DEED (REG)</b>	2nd Mtg Int. Rate/Type:	<b>/</b>
Transfer Document #:		Price Per SqFt:	
New Construction:		Multi/Split Sale:	
Title Company:			
Lender:			
Seller Name:	<b>OWNER RECORD</b>		

**Prior Sale Information**

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

**Property Characteristics**

Gross Area:		Parking Type:	<b>PARKING AVAIL</b>	Construction:	
Living Area:	<b>1,253</b>	Garage Area:		Heat Type:	<b>HEATED</b>
Tot Adj Area:		Garage Capacity:	<b>2</b>	Exterior wall:	<b>STUCCO</b>
Above Grade:		Parking Spaces:	<b>2</b>	Porch Type:	
Total Rooms:	<b>5</b>	Basement Area:		Patio Type:	<b>COVERED PATIO</b>
Bedrooms:	<b>3</b>	Finish Bsmnt Area:		Pool:	<b>POOL</b>
Bath(F/H):	<b>2 /</b>	Basement Type:		Air Cond:	
Year Built / Eff:	<b>1953 / 1955</b>	Roof Type:		Style:	<b>CONVENTIONAL</b>
Fireplace:	<b>/</b>	Foundation:	<b>RAISED</b>	Quality:	
# of Stories:	<b>1.00</b>	Roof Material:	<b>WOOD SHAKE</b>	Condition:	
Other Improvements:	<b>FENCE;PLAY/RMPS ROOM</b>				

**Site Information**

Zoning:	<b>LAR1</b>	Acres:	<b>0.19</b>	County Use:	<b>SINGLE FAMILY RESID (0101)</b>
Lot Area:	<b>8,431</b>	Lot Width/Depth:	<b>70 x 120</b>	State Use:	
Land Use:	<b>SFR</b>	Res/Comm Units:	<b>1 /</b>	Water Type:	
Site Influence:				Sewer Type:	<b>TYPE UNKNOWN</b>

**Tax Information**

Total Value:	<b>\$439,074</b>	Assessed Year:	<b>2017</b>	Property Tax:	<b>\$5,419.20</b>
Land Value:	<b>\$258,888</b>	Improved %:	<b>41%</b>	Tax Area:	<b>13</b>
Improvement Value:	<b>\$180,186</b>	Tax Year:	<b>2016</b>	Tax Exemption:	
Total Taxable Value:	<b>\$439,074</b>				

**Comparable Sales Report**

For Property Located At



CoreLogic

RealQuest Professional

**9638 WOODMAN AVE, ARLETA, CA 91331-6419****10 Comparable(s) Selected.**

Report Date: 09/15/2017

**Summary Statistics:**

	Subject	Low	High	Average
Sale Price	\$0	\$104,000	\$520,000	\$370,800
Bldg/Living Area	1,253	1,144	1,362	1,236
Price/Sqft	\$0.00	\$85.18	\$454.55	\$302.38
Year Built	1953	1947	1955	1952
Lot Area	8,431	6,539	16,432	8,267
Bedrooms	3	2	3	3
Bathrooms/Restrooms	2	2	2	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$439,074	\$77,051	\$429,000	\$288,168
Distance From Subject	0.00	0.03	0.47	0.33

\*= user supplied for search only

Comp #:				Distance From Subject:0.03 (miles)	
Address:		9624 WOODMAN AVE, ARLETA, CA 91331-6419			
Owner Name:		GOMEZ MARICELA			
Seller Name:		MEJIA JAVIER & JUDITH			
APN:	2644-019-018	Map Reference:	8-E4 /	Living Area:	1,262
County:	LOS ANGELES, CA	Census Tract:	1192.01	Total Rooms:	5
Subdivision:	18	Zoning:	LAR1	Bedrooms:	3
Rec Date:	05/12/2017	Prior Rec Date:	08/29/2000	Bath(F/H):	2 /
Sale Date:	04/24/2017	Prior Sale Date:	08/28/2000	Yr Built/Eff:	1953 / 1953
Sale Price:	\$497,000	Prior Sale Price:		Air Cond:	
Sale Type:	FULL	Prior Sale Type:		Style:	CONVENTIONAL
Document #:	534194	Acres:	0.19	Fireplace:	/
1st Mtg Amt:	\$487,998	Lot Area:	8,399	Pool:	
Total Value:	\$400,000	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:				Distance From Subject:0.28 (miles)	
Address:		14300 VAN NUYS BLVD, ARLETA, CA 91331-5124			
Owner Name:		MADANYAN AKOP			
Seller Name:		COLOCHO ELMER			
APN:	2644-002-008	Map Reference:	8-E4 /	Living Area:	1,262
County:	LOS ANGELES, CA	Census Tract:	1192.01	Total Rooms:	5
Subdivision:	18	Zoning:	LARS	Bedrooms:	3
Rec Date:	08/31/2017	Prior Rec Date:	10/12/2007	Bath(F/H):	2 /
Sale Date:	07/28/2017	Prior Sale Date:	09/13/2007	Yr Built/Eff:	1953 / 1954
Sale Price:	\$450,000	Prior Sale Price:	\$417,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	994591	Acres:	0.17	Fireplace:	/
1st Mtg Amt:	\$337,000	Lot Area:	7,193	Pool:	POOL
Total Value:	\$429,000	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:**3**

Distance From Subject:**0.3 (miles)**

Address:**14429 PINNEY ST, ARLETA, CA 91331-5040**

Owner Name:**REYES ERIC & MARISSA Y**

Seller Name:**DUKE PARTNERS II LLC**

APN:**2647-027-014**

Map Reference:**8-D4 /**

Living Area:**1,144**

County:**LOS ANGELES, CA**

Census Tract:**1192.02**

Total Rooms:**5**

Subdivision:**14938**

Zoning:**LAR1**

Bedrooms:**2**

Rec Date:**06/22/2017**

Prior Rec Date:**07/13/2006**

Bath(F/H):**2 /**

Sale Date:**06/19/2017**

Prior Sale Date:**05/23/2006**

Yr Built/Eff:**1951 / 1951**

Sale Price:**\$520,000**

Prior Sale Price:**\$540,000**

Air Cond:**EVAP COOLER**

Sale Type:**FULL**

Prior Sale Type:**FULL**

Style:**CONVENTIONAL**

Document #:**693582**

Acres:**0.16**

Fireplace:**Y / 1**

1st Mtg Amt:**\$480,692**

Lot Area:**6,819**

Pool:



Total Value:	\$355,000	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	DETACHED GARAGE

Comp #:	4			Distance From Subject:0.31 (miles)	
Address:	14201 ROSLYNDALE CT, ARLETA, CA 91331-5230				
Owner Name:	PEREZ MANUEL JR & ALEJANDRO				
Seller Name:	DE LOS SANTOS FRANCES				
APN:	2644-003-006	Map Reference:	8-E4 /	Living Area:	1,219
County:	LOS ANGELES, CA	Census Tract:	1192.01	Total Rooms:	5
Subdivision:	18	Zoning:	LARS	Bedrooms:	3
Rec Date:	06/13/2017	Prior Rec Date:	06/11/2010	Bath(F/H):	2 /
Sale Date:	05/08/2017	Prior Sale Date:	06/09/2010	Yr Built/Eff:	1953 / 1953
Sale Price:	\$252,000	Prior Sale Price:	\$260,000	Air Cond:	EVAP COOLER
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	651462	Acres:	0.18	Fireplace:	/
1st Mtg Amt:	\$247,435	Lot Area:	7,694	Pool:	
Total Value:	\$289,169	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:	5	Distance From Subject:0.34 (miles)			
Address:	14457 MERCER ST, ARLETA, CA 91331-5028				
Owner Name:	HOVHANNISYAN AMALYA				
Seller Name:	INDZHEYAN TAGUI				
APN:	2647-026-030	Map Reference:	8-D4 /	Living Area:	1,221
County:	LOS ANGELES, CA	Census Tract:	1192.02	Total Rooms:	5
Subdivision:	14938	Zoning:	LAR1	Bedrooms:	3
Rec Date:	01/11/2017	Prior Rec Date:	04/10/2013	Bath(F/H):	2 /
Sale Date:	11/27/2016	Prior Sale Date:	04/04/2013	Yr Built/Eff:	1951 / 1953
Sale Price:	\$104,000	Prior Sale Price:	\$360,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	42248	Acres:	0.16	Fireplace:	Y / 1
1st Mtg Amt:		Lot Area:	6,800	Pool:	POOL
Total Value:	\$381,970	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:	6			Distance From Subject:0.37 (miles)	
Address:	14474 JUDD ST, ARLETA, CA 91331-5053				
Owner Name:	MEJIA JUAN M/OLIVER JUANA				
Seller Name:	MARADIAGA MARTHA				
APN:	2647-026-023	Map Reference:	8-D4 /	Living Area:	1,216
County:	LOS ANGELES, CA	Census Tract:	1192.02	Total Rooms:	5
Subdivision:	14938	Zoning:	LAR1	Bedrooms:	2
Rec Date:	05/12/2017	Prior Rec Date:	07/12/1989	Bath(F/H):	2 /
Sale Date:	04/05/2017	Prior Sale Date:	03/1989	Yr Built/Eff:	1951 / 1954
Sale Price:	\$450,000	Prior Sale Price:	\$144,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	533873	Acres:	0.16	Fireplace:	Y / 1
1st Mtg Amt:	\$189,000	Lot Area:	6,820	Pool:	
Total Value:	\$232,681	# of Stories:	1.00	Roof Mat:	GRAVEL & ROCK
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:			Distance From Subject:0.37 (miles)		
Address: 14124 GAIN ST, ARLETA, CA 91331-5342					
Owner Name: SALDANA RAMON & SONIA					
Seller Name: CASCO DENISE A					
APN: 2644-013-027		Map Reference: 8-E4 /	Living Area: 1,362		
County: LOS ANGELES, CA		Census Tract: 1192.01	Total Rooms: 5		
Subdivision: 17		Zoning: LAR1	Bedrooms: 3		
Rec Date: 02/06/2017		Prior Rec Date: 05/24/2013	Bath(F/H): 2 /		
Sale Date: 01/31/2017		Prior Sale Date: 04/30/2013	Yr Built/Eff: 1951 / 1951		
Sale Price: \$200,000		Prior Sale Price: \$250,000	Air Cond: EVAP COOLER		
Sale Type: FULL		Prior Sale Type: FULL	Style: CONVENTIONAL		
Document #: 149725		Acres: 0.15	Fireplace: Y / 1		
1st Mtg Amt:		Lot Area: 6,539	Pool:		
Total Value: \$265,257		# of Stories: 1.00	Roof Mat: COMPOSITION SHINGLE		
Land Use: SFR		Park Area/Cap#: / 2	Parking: DETACHED GARAGE		

Comp #:				Distance From Subject:0.39 (miles)	
Address:		9807 NATICK AVE, NORTH HILLS, CA 91343-2429			
Owner Name:		GUEVARA MARIO E/COLINDRES YESSICA I			
Seller Name:		RAMIREZ SALVADOR & SILVINA			
APN:	2650-015-002	Map Reference:	8-D4 /	Living Area:	1,214
County:	LOS ANGELES, CA	Census Tract:	1171.02	Total Rooms:	5
Subdivision:	20337	Zoning:	LARS	Bedrooms:	3
Rec Date:	05/04/2017	Prior Rec Date:	06/10/1996	Bath(F/H):	2 /
Sale Date:	03/15/2017	Prior Sale Date:		Yr Built/Eff:	1955 / 1955
Sale Price:	\$485,000	Prior Sale Price:	\$152,500	Air Cond:	

Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Style:	<b>CONVENTIONAL</b>
Document #:	<b>499406</b>	Acres:	<b>0.19</b>	Fireplace:	<b>/</b>
1st Mtg Amt:	<b>\$476,215</b>	Lot Area:	<b>8,332</b>	Pool:	
Total Value:	<b>\$240,966</b>	# of Stories:	<b>1.00</b>	Roof Mat:	<b>COMPOSITION SHINGLE</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/ 2</b>	Parking:	<b>PARKING AVAIL</b>

Comp #:9		Distance From Subject:0.41 (miles)	
Address: <b>14674 PLUMMER ST, PANORAMA CITY, CA 91402-1017</b>			
Owner Name: <b>SANCHEZ ERIC &amp; ALBA N</b>			
Seller Name: <b>RICO M E LIVING TRUST</b>			
APN:	<b>2650-026-009</b>	Map Reference:	<b>8-D5 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1193.20</b>
Subdivision:	<b>14</b>	Zoning:	<b>LARA</b>
Rec Date:	<b>08/31/2017</b>	Prior Rec Date:	<b>05/24/1971</b>
Sale Date:	<b>08/10/2017</b>	Prior Sale Date:	
Sale Price:	<b>\$280,000</b>	Prior Sale Price:	<b>\$28,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>995009</b>	Acres:	<b>0.38</b>
1st Mtg Amt:		Lot Area:	<b>16,432</b>
Total Value:	<b>\$77,051</b>	# of Stories:	<b>1.00</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/ 2</b>
		Living Area:	<b>1,224</b>
		Total Rooms:	<b>5</b>
		Bedrooms:	<b>3</b>
		Bath(F/H):	<b>2 /</b>
		Yr Built/Eff:	<b>1947 / 1949</b>
		Air Cond:	<b>EVAP COOLER</b>
		Style:	<b>CONVENTIONAL</b>
		Fireplace:	<b>/</b>
		Pool:	
		Roof Mat:	<b>COMPOSITION SHINGLE</b>
		Parking:	<b>PARKING AVAIL</b>

Comp #:10		Distance From Subject:0.47 (miles)	
Address: <b>9622 NATICK AVE, NORTH HILLS, CA 91343-2447</b>			
Owner Name: <b>MAYNARD ELBERT T/TAN APRIL M</b>			
Seller Name: <b>KIDDER FAMILY TRUST</b>			
APN:	<b>2650-017-027</b>	Map Reference:	<b>/</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1171.02</b>
Subdivision:	<b>20337</b>	Zoning:	<b>LARS</b>
Rec Date:	<b>04/25/2017</b>	Prior Rec Date:	<b>06/02/1986</b>
Sale Date:	<b>03/31/2017</b>	Prior Sale Date:	<b>03/1986</b>
Sale Price:	<b>\$470,000</b>	Prior Sale Price:	<b>\$123,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>455088</b>	Acres:	<b>0.18</b>
1st Mtg Amt:	<b>\$390,000</b>	Lot Area:	<b>7,638</b>
Total Value:	<b>\$210,583</b>	# of Stories:	
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>
		Living Area:	<b>1,231</b>
		Total Rooms:	
		Bedrooms:	<b>3</b>
		Bath(F/H):	<b>2 /</b>
		Yr Built/Eff:	<b>1955 / 1955</b>
		Air Cond:	
		Style:	
		Fireplace:	<b>/</b>
		Pool:	
		Roof Mat:	
		Parking:	

# EXHIBIT D

ASSIGNED INSPECTOR: **JEFFREY DIFIORE**

**Date: October 25, 2017**

JOB ADDRESS: **9638 NORTH WOODMAN AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2644-019-016**

**CASE#: 719630**

**ORDER NO: A-4060966**

EFFECTIVE DATE OF ORDER TO COMPLY: **May 18, 2016**

COMPLIANCE EXPECTED DATE: **June 17, 2016**

DATE COMPLIANCE OBTAINED: **January 24, 2017**

.....

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

### **VIOLATIONS:**

SEE ATTACHED ORDER # A-4060966

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

VAN AMBATIELOS  
PRESIDENT

E. FELICIA BRANNON  
VICE-PRESIDENT

JOSÉLYN 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

RAYMOND S. CHAN, C.E., S.E.  
GENERAL MANAGER

FRANK BUSH  
EXECUTIVE OFFICER

ORDER TO COMPLY AND NOTICE OF FEE

RAPP, RUTH  
9638 WOODMAN AVE  
ARLETA, CA 91331

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

MAY 11 2016

CASE #: 719630  
ORDER #: A-4060966  
EFFECTIVE DATE: May 18, 2016  
COMPLIANCE DATE: June 17, 2016

OWNER OF  
SITE ADDRESS: 9638 N WOODMAN AVE

ASSESSORS PARCEL NO.: 2644-019-016

ZONE: R1; One-Family Zone

To the address as shown on the  
last equalized assessment roll.  
Initialed by: [Signature]

INSPECTOR'S COPY

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

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

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

**2. 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, 91.8104.2, 91.103.1, 12.21A.1.(a) of the L.A.M.C.



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.

If you have any questions or require any additional information please feel free to contact me at (818)374-9847.

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

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

Date: May 10, 2016

RUSSELL SCHOONOVER  
14410 SYLVAN STREET SUITE 105  
VAN NUYS, CA 91401  
(818)374-9847

Russell.Schoonover@lacity.org

  
REVIEWED BY