

BOARD OF
BUILDING AND SAFETY
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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

July 8, 2025

Council District: # 3

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

JOB ADDRESS: **19600 WEST STRATHERN STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2105-005-015**
Re: Invoice #859923-0

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: **19600 West Strathern 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 14, 2022, 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. T17970
Dated as of: 04/23/2024

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 2105-005-015

Property Address: 19600 W STRATHERN ST City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : GERARDO VENTURA AND CLAUDIA E. VENTURA

Grantor : HECTOR BARRON AND JENNIFER R. HINRICHS

Deed Date : 04/10/2004

Recorded : 05/05/2004

Instr No. : 04-1124570

***MAILING ADDRESS: GERARDO VENTURA AND CLAUDIA E. VENTURA
19600 STRATHERN ST, RESEDA, CA 91335-1037***

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 114 Tract No: 17375 Brief Description: TRACT NO 17375 LOT 114

MORTGAGES/LIENS

Type of Document: DEED OF TRUST

Recording Date: 05/05/2004

Document #: 04-1124571

Loan Amount: \$336,000

Lender Name: WELLS FARGO BANK NA

Borrowers Name: GERARDO VENTURA AND CLAUDIA E. VENTURA

***MAILING ADDRESS: WELLS FARGO BANK NA
P.O. BOX 31557 BILLINGS, MT 59107***

This page is part of your document - DO NOT DISCARD

04 1124570

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
05/05/04 AT 08:00am

TITLE(S) :

Deed



LEAD SHEET

FEE

FEE \$10	Z
	2

D.T.T

462-
1890-

NOTIFICATION SENT-\$4

CODE
20

CODE
19

CODE
9

Assessor's Identification Number (AIN)

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

Number of AIN's Shown

2105-005-015

001

THIS FORM NOT TO BE DUPLICATED

5/5/04

UNITED TITLE COMPANY
WESTLAKE VILLAGE BRANCH

RECORDING REQUESTED BY
UNITED TITLE CO

AND WHEN RECORDED MAIL TO

04 1124570

MR AND MRS GERARDO VENTURA
20311 SHERMAN WAY APT # 230
WINNETKA, CA 91306-3101

THIS SPACE FOR RECORDER'S USE ONLY

Title Order No 80400731

Escrow No 018710-MW

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$462.00 - CITY TRANSFER TAX \$1,890.00

☒ 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,

HECTOR BARRON, a Single Man and JENNIFER R. HINRICHs, a Single Woman, as Joint Tenants
hereby GRANT(s) to

GERARDO VENTURA and CLAUDIA E. VENTURA, Husband and Wife as Joint Tenants

the real property in the City of Los Angeles, County of Los Angeles, State of California, described as:
LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF

Also Known as 19600 Strathern Street, Reseda, CA 91335

AP# 2105-005-015

DATED April 10, 2004

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

On APRIL 15, 2004

Before me, CANDY F. MOJICA

A Notary Public in and for said State, personally appeared

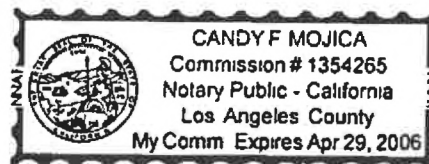
HECTOR BARRON & JENNIFER R. HINRICHs

HECTOR BARRON

JENNIFER R HINRICHs

~~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

(This area for official notarial seal)

MAIL TAX STATEMENTS TO PARTY SHOWN BELOW, IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE

5/5/04

ORDER NO 80400731-77

EXHIBIT "A"

LOT 114 OF TRACT NO. 17375, IN THE CITY OF LOS ANGELES,
COUNTY OF CALIFORNIA, STATE OF CALIFORNIA AS PER MAP
RECORDED IN BOOK 452 PAGE(S) 12, 13 AND 14 OF MAPS, IN THE
OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM ALL OIL, GAS, MINERALS AND OTHER
HYDROCARBON SUBSTANCES LYING BELOW THE SURFACE OF SAID LAND,
BUT WITHOUT THE RIGHT OF SURFACE ENTRY, AS RESERVED OR
GRANTED IN DOCUMENTS OF RECORD.

04 1124570

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04 1124571

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
05/05/04 AT 08:00am

TITLE(S) : _____



L E A D S H E E T

FEE

FEE \$	28	Z
DAF \$	2	
C-20	8	

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

THIS FORM NOT TO BE DUPLICATED

UNITED TITLE COMPANY
WESTLAKE VILLAGE BRANCH

5/5/04

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This document was prepared by
Diana Larson
Wells Fargo Home Equity
11601 N Black Canyon Highway
Phoenix, AZ 85029

04 1124571

Please return this document after recording to
Wells Fargo Bank N.A.
Wells Fargo Services Co.
Consumer Loan Servicing
P.O. Box 31557
Billings, MT 59107-9900

State of California

Space Above This Line For Recording Data

80400731-77

DEED OF TRUST

65032597490001

(With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Deed of Trust (Security Instrument) is 4/29/2004 and the parties, their addresses and tax identification numbers, if required, are as follows
GRANTOR GERARDO VENTURA, AND CLAUDIA E VENTURA, HUSBAND AND WIFE AS JOINT TENANTS

20311 SHERMAN WAY 230, CANOGA PARK, CA 91306

☐ If checked, refer to the attached Addendum incorporated herein, for additional Grantors, their signatures and acknowledgments

TRUSTEE Chicago Title Insurance Company

245 S. Los Robles Ave, Suite 105, Pasadena CA 91101

LENDER Wells Fargo Bank N.A.

420 Montgomery Street
San Francisco, CA 94104

2. **CONVEYANCE.** For good and valuable consideration, the receipt and sufficiency of which is acknowledged, and to secure the Secured Debt (defined below) and Grantor's performance under this Security Instrument, Grantor irrevocably grants, conveys and sells to Trustee, in trust for the benefit of Lender, with power of sale, the following described property
See attached Exhibit A, Line Rider

The property is located in Los Angeles

at

19600 STRATHERN ST

(County)

, RESEDA

, California 91335

(Address)

(City)

(ZIP Code)

Together with all rights, easements, appurtenances, royalties, mineral rights, oil and gas rights, all water and riparian rights, ditches, and water stock and all existing and future improvements, structures, fixtures, and replacements that may now, or at any time in the future, be part of the real estate described above (all referred to as "Property").

3. **MAXIMUM OBLIGATION LIMIT.** The total principal amount secured by this Security Instrument at any one time shall not exceed \$ 336,000.00 This limitation of amount does not include interest and other fees and charges validly made pursuant to this Security Instrument. Also, this limitation does not apply to advances made under the terms of this Security Instrument to protect Lender's security and to perform any of the covenants contained in this Security Instrument
4. **SECURED DEBT AND FUTURE ADVANCES.** The term "Secured Debt" is defined as follows
A. Debt incurred under the terms of all promissory note(s), contract(s), guaranty(s) or other evidence of debt described below and all their extensions, renewals, modifications or substitutions. (Include items such as borrowers' names, note or contract amounts, interest rates (whether variable), maturity dates, etc)
Three Hundred Thirty Six Thousand And 0/100, 5/20/2014

CV CV

2105-005-015

5/5/04

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- B All future advances from Lender to Grantor or other future obligations of Grantor to Lender under any promissory note, contract or guaranty, or other evidence of debt executed by Grantor in favor of Lender after this Security Instrument if this Security Instrument is specifically referenced on the evidence of other debt. If more than one person signs this Security Instrument, each Grantor agrees that this Security Instrument will secure all future advances and future obligations that are given to or incurred by any one or more Grantor, or any one or more Grantor and others. All future advances and other future obligations are secured by this Security Instrument even though all or part may not yet be advanced. All future advances and other future obligations are secured as if made on the date of this Security Instrument.
- C All additional sums advanced and expenses incurred by Lender for insuring, preserving or otherwise protecting the Property and its value and any other sums advanced and expenses incurred by Lender under the terms of this Security Instrument.
- D Performance of every obligation in this Security Instrument (including any subsequent instrument amending this Security Instrument) and any instrument now or later evidencing or securing any indebtedness secured by this Security Instrument.

In the event that Lender fails to provide any necessary notice of the right of rescission with respect to any additional indebtedness secured under paragraph B of this Section, Lender waives any subsequent security interest in the Grantor's principal dwelling that is created by this Security Instrument (but does not waive the security interest for the debts referenced in paragraph A of this Section.)

5. **DEED OF TRUST COVENANTS.** Grantor agrees that the covenants in this section are material obligations under the Secured Debt and this Security Instrument. If Grantor breaches any covenant in this section, Lender may refuse to make additional extensions of credit and reduce the credit limit. By not exercising either remedy on Grantor's breach, Lender does not waive Lender's right to later consider the event a breach if it happens again.

Payments. Grantor agrees that all payments under the Secured Debt will be paid when due and in accordance with the terms of the Secured Debt and this Security Instrument.

Prior Security Interests. With regard to any other mortgage, deed of trust, security agreement or other lien document that created a prior security interest or encumbrance on the Property, Grantor agrees to make all payments when due and to perform or comply with all covenants. Grantor also agrees not to allow any modification or extension of, nor to request any future advances under any note or agreement secured by the lien document without Lender's prior written approval.

Claims Against Title. Grantor will pay all taxes, assessments, liens, encumbrances, lease payments, ground rents, utilities, and other charges relating to the Property when due. Lender may require Grantor to provide to Lender copies of all notices that such amounts are due and the receipts evidencing Grantor's payment. Grantor will defend title to the Property against any claims that would impair the lien of this Security Instrument. Grantor agrees to assign to Lender, as requested by Lender, any rights, claims or defenses Grantor may have against parties who supply labor or materials to maintain or improve the Property.

Property Condition, Alterations and Inspection. Grantor will keep the Property in good condition and make all repairs that are reasonably necessary. Grantor shall not commit or allow any waste, impairment, or deterioration of the Property. Grantor agrees that the nature of the occupancy and use will not substantially change without Lender's prior written consent. Grantor will not permit any change in any license, restrictive covenant or easement without Lender's prior written consent. Grantor will notify Lender of all demands, proceedings, claims, and actions against Grantor, and of any loss or damage to the Property.

Lender or Lender's agents may, at Lender's option, enter the Property at any reasonable time for the purpose of inspecting the Property. Lender shall give Grantor notice at the time of or before an inspection specifying a reasonable purpose for the inspection. Any inspection of the Property shall be entirely for Lender's benefit and Grantor will in no way rely on Lender's inspection.

Authority to Perform. If Grantor fails to perform any duty or any of the covenants contained in this Security Instrument, Lender may, without notice, perform or cause them to be performed. Grantor appoints Lender as attorney in fact to sign Grantor's name or pay any amount necessary for performance. Lender's right to perform for Grantor shall not create an obligation to perform, and Lender's failure to perform will not preclude Lender from exercising any of Lender's other rights under the law or this Security Instrument.

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Leaseholds; Condominiums; Planned Unit Developments. Grantor agrees to comply with the provisions of any lease if this Security Instrument is on a leasehold. If the Property includes a unit in a condominium or a planned unit development, Grantor will perform all of Grantor's duties under the covenants, by-laws, or regulations of the condominium or planned unit development.

Condemnation. Grantor will give Lender prompt notice of any pending or threatened action, by private or public entities to purchase or take any or all of the Property through condemnation, eminent domain, or any other means. Grantor authorizes Lender to intervene in Grantor's name in any of the above described actions or claims. Grantor assigns to Lender the proceeds of any award or claim for damages connected with a condemnation or other taking of all or any part of the Property. Such proceeds shall be considered payments and will be applied as provided in this Security Instrument. This assignment of proceeds is subject to the terms of any prior mortgage, deed of trust, security agreement or other lien document.

Insurance. Grantor shall keep Property insured against loss by fire, flood, theft and other hazards and risks reasonably associated with the Property due to its type and location. This insurance shall be maintained in the amounts and for the periods that Lender requires. These requirements may change during the life of this Security Instrument. The insurance carrier providing the insurance shall be chosen by Grantor subject to Lender's approval, which shall not be unreasonably withheld. If Grantor fails to maintain the coverage described above, Lender may, at Lender's option, obtain coverage to protect Lender's rights in the Property according to the terms of this Security Instrument.

All insurance policies and renewals shall be acceptable to Lender and shall include a standard "mortgage clause" and, where applicable, "loss payee clause." Grantor shall immediately notify Lender of cancellation or termination of the insurance. Lender shall have the right to hold the policies and renewals. If Lender requires, Grantor shall immediately give to Lender all receipts of paid premiums and renewal notices. Upon loss, Grantor shall give immediate notice to the insurance carrier and Lender. Lender may make proof of loss if not made immediately by Grantor.

Unless otherwise agreed in writing, all insurance proceeds shall be applied to the restoration or repair of the Property or to the Secured Debt, whether or not then due, at Lender's option. Any application of proceeds to principal shall not extend or postpone the due date of the scheduled payment nor change the amount of any payment. Any excess will be paid to the Grantor. If the Property is acquired by Lender, Grantor's right to any insurance policies and proceeds resulting from damage to the Property before the acquisition shall pass to Lender to the extent of the Secured Debt immediately before the acquisition.

Financial Reports and Additional Documents. Grantor will provide to Lender upon request, any financial statement or information Lender may deem reasonably necessary. Grantor agrees to sign, deliver, and file any additional documents or certifications that Lender may consider necessary to perfect, continue, and preserve Grantor's obligations under this Security Instrument and Lender's lien status on the Property.

6. **WARRANTY OF TITLE.** Grantor warrants that Grantor is or will be lawfully seized of the estate conveyed by this Security Instrument and has the right to irrevocably grant, convey and sell the Property to Trustee, in trust, with power of sale. Grantor also warrants that the Property is unencumbered, except for encumbrances of record.
7. **DUE ON SALE.** Lender may, at its option, declare the entire balance of the Secured Debt to be immediately due and payable upon the creation of, or contract for the creation of, a transfer or sale of the Property. This right is subject to the restrictions imposed by federal law (12 C.F.R. 591), as applicable.
8. **DEFAULT.** Grantor will be in default if any of the following occur:

Fraud. Any Consumer Borrower engages in fraud or material misrepresentation in connection with the Secured Debt that is an open end home equity plan.

Payments. Any Consumer Borrower on any Secured Debt that is an open end home equity plan fails to make a payment when due.

Property. Any action or inaction by the Borrower or Grantor occurs that adversely affects the Property or Lender's rights in the Property. This includes, but is not limited to, the following: (a) Grantor fails to maintain required insurance on the Property, (b) Grantor transfers the Property, (c) Grantor commits waste or otherwise destructively uses or fails to maintain the Property such that the action or inaction adversely affects Lender's security, (d) Grantor fails to pay taxes on the Property or otherwise fails to act and thereby causes a lien to be filed against the Property that is senior to the lien of this Security Instrument, (e) a sole Grantor dies, (f) if more than one Grantor, any Grantor dies and Lender's security is adversely affected, (g) the Property is taken through eminent domain, (h) a judgment is filed against Grantor and subjects Grantor and the Property to action that adversely affects Lender's interest, or (i) a prior lienholder forecloses on the Property and as a result, Lender's interest is adversely affected.

Executive Officers. Any Borrower is an executive officer of Lender or an affiliate and such Borrower becomes indebted to Lender or another lender in an aggregate amount greater than the amount permitted under federal laws and regulations.

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9. **REMEDIES ON DEFAULT.** In addition to any other remedy available under the terms of this Security Instrument, Lender may accelerate the Secured Debt and foreclose this Security Instrument in a manner provided by law if Grantor is in default. In some instances, federal and state law will require Lender to provide Grantor with notice of the right to cure, or other notices and may establish time schedules for foreclosure actions.

At the option of the Lender, all or any part of the agreed fees and charges, accrued interest and principal shall become immediately due and payable, after giving notice if required by law, upon the occurrence of a default or anytime thereafter. Lender shall be entitled to, without limitation, the power to sell the Property.

If Lender elects to foreclose by exercise of the power of sale, Lender will declare the entire Secured Debts due and payable by delivering to Trustee this Security Instrument and any evidence of the Secured Debts, receipts and evidence of expenditures made and secured, as Trustee requires. When the legally prescribed time passes after Trustee or Lender duly records a notice of default, the Trustee, Lender or other person authorized to take the sale will give a notice of sale as required by law and will cause the Property to be sold at the time and place fixed in the notice of sale. Lender may rescind any notice of default at any time before the Property's sale. Rescission will occur when Lender executes and records a notice of rescission that cancels any prior notice of default and any related acceleration of the Secured Debts. Lender's rescission will not waive any default then existing or subsequently occurring or preclude Lender exercising its remedies, including the power of sale, at another time.

The Property can be sold as a whole or in separate parcels and in any order that Trustee decides. The Property will be sold to the highest bidder for cash in lawful money of the United States, payable at sale time. The Property can be sold to anyone, including Grantor, Trustee or Lender. Trustee may postpone the sale of any part of the Property by public announcement at the time and place of this sale and afterwards at the time fixed by the preceding postponement. Upon any sale of the Property, Trustee will make and deliver a special or limited warranty deed that conveys the property sold to the purchaser or purchasers. Under this special or limited warranty deed, Trustee will covenant that Trustee has not caused or allowed a lien or an encumbrance to burden the Property and that Trustee will specially warrant and defend the Property's title to the purchaser or purchasers at the sale against all lawful claims and demand of all persons claiming by, through or under Trustee. The deed's recital of facts will be conclusive proof of the truthfulness of these facts.

The proceeds from the Property's sale will be applied to the sale expenses, Trustee's expenses, Lender's attorneys' fees due on Grantor's default, sums that Trustee or Lender paid for procuring a title search of the Property's title subsequent to the execution of this Security Instrument, all outstanding amounts due under this Security Instrument and the remainder to anyone legally entitled to the remaining amounts due.

The acceptance by Lender of any sum in payment or partial payment on the Secured Debt after the balance is due or is accelerated or after foreclosure proceedings are filed shall not constitute a waiver of Lender's right to require complete cure of any existing default. By not exercising any remedy on Grantor's default, Lender does not waive Lender's right to later consider the event a default if it happens again.

10. **EXPENSES; ADVANCES ON COVENANTS; ATTORNEYS' FEES; COLLECTION COSTS.** If Grantor breaches any covenant in this Security Instrument, Grantor agrees to pay all expenses Lender incurs in performing such covenants (including but not limited to advances and expenses described in the DEED OF TRUST COVENANTS section) or protecting its security interest in the Property. Such expenses include, but are not limited to, fees incurred for inspecting, preserving, or otherwise protecting the Property and Lender's security interest. These expenses are payable on demand and will bear interest from the date of payment until paid in full at the highest rate of interest in effect as provided in the terms of the Secured Debt. Grantor agrees to pay all costs and expenses incurred by Lender in collecting, enforcing or protecting Lender's rights and remedies under this Security Instrument. This amount may include, but is not limited to, attorneys' fees, court costs, and other legal expenses. To the extent permitted by the United States Bankruptcy Code, Grantor agrees to pay the reasonable attorneys' fees Lender incurs to collect the Secured Debt as awarded by any court exercising jurisdiction under the Bankruptcy Code. This Security Instrument shall remain in effect until released. Grantor agrees to pay for any recordation costs of such release.
11. **ENVIRONMENTAL LAWS AND HAZARDOUS SUBSTANCES.** As used in this section, (1) Environmental Law means, without limitation, the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA, 42 U.S.C. 9601 et seq.), and all other federal, state and local laws, regulations, ordinances, court orders, attorney general opinions or interpretive letters concerning the public health, safety, welfare, environment or a hazardous substance, and (2) Hazardous Substance means any toxic, radioactive or hazardous material, waste, pollutant or contaminant which has characteristics which render the substance dangerous or potentially dangerous to the public health, safety, welfare or environment. The term includes, without limitation, any substances defined as "hazardous material," "toxic substances," "hazardous waste" or "hazardous substance" under any Environmental Law.

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Grantor represents, warrants and agrees that

- A Except as previously disclosed and acknowledged in writing to Lender, no Hazardous Substance is or will be located, stored or released on or in the Property. This restriction does not apply to small quantities of Hazardous Substances that are generally recognized to be appropriate for the normal use and maintenance of the Property.
- B Except as previously disclosed and acknowledged in writing to Lender, Grantor and every tenant have been, are, and shall remain in full compliance with any applicable Environmental Law.
- C Grantor shall immediately notify Lender if a release or threatened release of a Hazardous Substance occurs on, under or about the Property or there is a violation of any Environmental Law concerning the Property. In such an event, Grantor shall take all necessary remedial action in accordance with any Environmental Law.
- D Grantor shall immediately notify Lender in writing as soon as Grantor has reason to believe there is any pending or threatened investigation, claim, or proceeding relating to the release or threatened release of any Hazardous Substance or the violation of any Environmental Law.

- 12. **ESCROW FOR TAXES AND INSURANCE.** Unless otherwise provided in a separate agreement, Grantor will not be required to pay to Lender funds for taxes and insurance in escrow.
- 13. **JOINT AND INDIVIDUAL LIABILITY; CO-SIGNERS; SUCCESSORS AND ASSIGNS BOUND.** All duties under this Security Instrument are joint and individual. If Grantor signs this Security Instrument but does not sign an evidence of debt, Grantor does so only to mortgage Grantor's interest in the Property to secure payment of the Secured Debt and Grantor does not agree to be personally liable on the Secured Debt. The duties and benefits of this Security Instrument shall bind and benefit the successors and assigns of Grantor and Lender.
- 14. **SEVERABILITY; INTERPRETATION.** This Security Instrument is complete and fully integrated. This Security Instrument may not be amended or modified by oral agreement. Any section in this Security Instrument, attachments, or any agreement related to the Secured Debt that conflicts with applicable law will not be effective, unless that law expressly or impliedly permits the variations by written agreement. If any section of this Security Instrument cannot be enforced according to its terms, that section will be severed and will not affect the enforceability of the remainder of this Security Instrument. Whenever used, the singular shall include the plural and the plural the singular. The captions and headings of the sections of this Security Instrument are for convenience only and are not to be used to interpret or define the terms of this Security Instrument. Time is of the essence in this Security Instrument.
- 15. **SUCCESSOR TRUSTEE.** Lender, at Lender's option, may from time to time remove Trustee and appoint a successor trustee without any other formality than the designation in writing. The successor trustee, without conveyance of the Property, shall succeed to all the title, power and duties conferred upon Trustee by this Security Instrument and applicable law.
- 16. **NOTICE.** Unless otherwise required by law, any notice shall be given by delivering it or by mailing it by first class mail to the appropriate party's address on page 1 of this Security Instrument, or to any other address designated in writing. Notice to one grantor will be deemed to be notice to all grantors. Lender and Grantor request that copies of any notice of default or notice of sale under a superior security instrument be sent to Lender and Grantor at the addresses listed in DATE AND PARTIES section.
- 17. **WAIVERS.** Except to the extent prohibited by law, Grantor waives all appraisal or marshalling of assets relating to the Property.
- 18. **SPOUSE'S SEPARATE PROPERTY.** Any Grantor who is a married person expressly agrees that recourse may be had against his or her separate property.
- 19. **LINE OF CREDIT.** The Secured Debt includes a revolving line of credit. Although the Secured Debt may be reduced to a zero balance, this Security Instrument will remain in effect until released.
- 20. **APPLICABLE LAW.** This Security Instrument is governed by the laws as agreed to in the Secured Debt, except to the extent required by the laws of the jurisdiction where the Property is located, and applicable federal laws and regulations.

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21. **RIDERS.** The covenants and agreements of each of the riders checked below are incorporated into and supplement and amend the terms of this Security Instrument [Check all applicable boxes]

☐ Assignment of Leases and Rents ☒ Other

Home Equity Line Rider

22. ☐ **ADDITIONAL TERMS.**

23. **REQUEST FOR NOTICE.** In accordance with Section 2924b, Civil Code, request is hereby made that a copy of any notice of default and a copy of any notice of sale under the deed of trust (or mortgage) recorded , in book page , records of County, (or filed for record with recorder's serial number County) California, executed by

as trustor (or mortgagor) in which , is named as beneficiary (or mortgagee) and as trustee be mailed to at

Name

Address

NOTICE: A copy of any notice of default and of any notice of sale will be sent only to the address contained in this recorded request. If your address changes, a new request must be recorded.

Signature on behalf of the requester named above

Signature

(Include the requester's name, by the signer, among those acknowledging below, or use a separate acknowledgment form.)

SIGNATURES: By signing below, Grantor agrees to the terms and covenants contained in this Security Instrument and in any attachments. Grantor also acknowledges receipt of a copy of this Security Instrument on the date stated on page 1

(Signature) GERARDO VENTURA

(Date)

(Signature) CLAUDIA E VENTURA

ACKNOWLEDGMENT:

STATE OF CA

, COUNTY OF Los Angeles

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On this 29th

day of

April, 2004

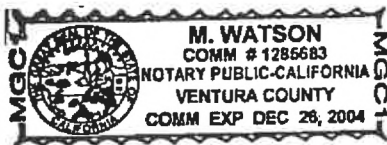
before me M. Watson

a notary public, personally appeared

GERARDO VENTURA, CLAUDIA E VENTURA

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

Name (typed or printed)

M. Watson

My commission expires

12/26/04

REQUEST FOR FULL RECONVEYANCE

To Trustee: The undersigned is the holder of the note or notes secured by this Deed of Trust, which was recorded in the office of the Recorder of County, State of California, in book page of official records. 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.

Dated

Assessor's Identification Number

04 1124571

5/5/04

8

ORDER NO 80400731-77

EXHIBIT "A"

LOT 114 OF TRACT NO. 17375, IN THE CITY OF LOS ANGELES,
COUNTY OF CALIFORNIA, STATE OF CALIFORNIA AS PER MAP
RECORDED IN BOOK 452 PAGE(S) 12, 13 AND 14 OF MAPS, IN THE
OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM ALL OIL, GAS, MINERALS AND OTHER
HYDROCARBON SUBSTANCES LYING BELOW THE SURFACE OF SAID LAND,
BUT WITHOUT THE RIGHT OF SURFACE ENTRY, AS RESERVED OR
GRANTED IN DOCUMENTS OF RECORD.

04 1124571

5/5/04

9

Equity Line Rider

(Open end credit with ☐ fixed rate ☒ variable rate interest)

This Equity Line Rider is dated 4/29/2004 and is an amendment to the Mortgage or Deed of Trust ("Mortgage") of the same date given by the undersigned, GERARDO VENTURA, AND CLAUDIA E VENTURA, HUSBAND AND WIFE AS JOINT TENANTS

("Borrower") to secure Borrower's Equity Line Agreement with Wells Fargo Bank, N.A. ("Lender") of the same day covering the property described in the Mortgage and located at 19600 STRATHERN ST RESEDA, CA 91335

In addition to the covenants and agreements made in the Mortgage, Borrower and Lender further covenant and agree as follows

- 1 The word "Note", as used in the Mortgage and this Rider, refers to the **EquityLine (R) Account Agreement and Disclosure Statement.**
- 2 The Note evidences an open end revolving line of credit agreement between Borrower and Lender under which future advances may be made. The amount stated in the Mortgage as the principal sum of the indebtedness is the credit limit for the line of credit. All advances made at any time by Lender in accordance with the terms of the Note are obligatory and all such advance, and all interest on the advances, shall be secured by the Mortgage. However, at no time shall the principal amount of the indebtedness secured by the Mortgage, not including sums advanced in accordance with the Mortgage to protect the security of the Mortgage, exceed the stated credit limit for the line of credit.
- 3 The Note provides for
 - ☐ a fixed rate of interest expressed as a daily periodic rate of _____ % This corresponds to an annual percentage rate of _____ %
 - ☒ a variable rate of interest expressed as a daily periodic rate equal to 1/365 (1/366 in leap years) of an annual rate of -0.375 % plus the "Index Rate". The daily periodic rate may increase if the highest prime rate published in the Wall Street Journal "Money Rate" table (the Index Rate") increases. The initial daily periodic rate is 0.00990437 %, which corresponds to an initial annual percentage rate of 3.625 %. The annual percentage rate will never be more than 12 % and never less than 3.24 %. The variable Daily Periodic **FINANCE CHARGE** Rate on my Line of Credit will be adjusted the day of an Index Rate change as published in the Wall Street Journal (Western Edition). I understand that any increase may cause me to make larger monthly payments.

NOTICE THIS MORTGAGE SECURES CREDIT IN THE AMOUNT OF \$ 336,000.00. LOANS AND ADVANCES UP TO THIS AMOUNT, TOGETHER WITH INTEREST, ARE SENIOR TO INDEBTEDNESS TO OTHER CREDITORS UNDER SUBSEQUENTLY RECORDED OR FILED MORTGAGES AND LIENS

GERARDO VENTURA

Date

CLAUDIA E VENTURA

Date

(Multistate)

04 1124571

LE2001 121203

EXHIBIT B

ASSIGNED INSPECTOR: **LEONARD ROSS**

Date: **July 8, 2025**

JOB ADDRESS: **19600 WEST STRATHERN STREET, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2105-005-015**

Last Full Title: **04/23/2024**

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- | | |
|--|----------------------------|
| 1) GERARDO VENTURA AND CLAUDIA E. VENTURA
19600 STRATHERN STREET
RESEDA, CA 91335-1037 | CAPACITY: OWNERS |
| 2) WELLS FARGO BANK, N.A.
P.O. BOX 31557
BILLINGS, MT 59107-9900 | CAPACITY: INTERESTED PARTY |

Property Detail Report

For Property Located At :

19600 STRATHERN ST, RESEDA, CA 91335-1037

RealQuest

Owner Information

Owner Name: **VENTURA GERARDO/VENTURA CLAUDIA E**
 Mailing Address: **19600 STRATHERN ST, RESEDA CA 91335-1037 C020**
 Vesting Codes: **HW // JT**

Location Information

Legal Description:	TRACT NO 17375 LOT 114	APN:	2105-005-015
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	1316.00 / 4	Subdivision:	17375
Township-Range-Sect:		Map Reference:	14-A2 /
Legal Book/Page:	452-12	Tract #:	17375
Legal Lot:	114	School District:	LOS ANGELES
Legal Block:		School District Name:	LOS ANGELES
Market Area:	RES	Munic/Township:	LOS ANGELES
Neighbor Code:			

Owner Transfer Information

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

Last Market Sale Information

Recording/Sale Date:	05/05/2004 / 04/10/2004	1st Mtg Amount/Type:	\$336,000 / CONV
Sale Price:	\$420,000	1st Mtg Int. Rate/Type:	3.62 / ADJ
Sale Type:	FULL	1st Mtg Document #:	1124571
Document #:	1124570	2nd Mtg Amount/Type:	\$84,000 / CONV
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/ FIXED
Transfer Document #:		Price Per SqFt:	\$268.89
New Construction:		Multi/Split Sale:	
Title Company:	UNITED TITLE		
Lender:	WELLS FARGO BK		
Seller Name:	BARRON HECTOR		

Prior Sale Information

Prior Rec/Sale Date:	07/11/2003 / 06/06/2003	Prior Lender:	AMERICAS WHOLESALE LENDER
Prior Sale Price:	\$324,000	Prior 1st Mtg Amt/Type:	\$307,800 / CONV
Prior Doc Number:	1983184	Prior 1st Mtg Rate/Type:	/ FIXED RATE LOAN
Prior Deed Type:	GRANT DEED		

Property Characteristics

Gross Area:		Parking Type:	ATTACHED GARAGE	Construction:	
Living Area:	1,562	Garage Area:		Heat Type:	CENTRAL
Tot Adj Area:		Garage Capacity:		Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	1	Porch Type:	
Total Rooms:	5	Basement Area:		Patio Type:	
Bedrooms:	4	Finish Bsmnt Area:		Pool:	POOL
Bath(F/H):	2 /	Basement Type:		Air Cond:	CENTRAL
Year Built / Eff:	1953 / 1969	Roof Type:		Style:	MODERN
Fireplace:	/	Foundation:	SLAB	Quality:	FAIR
# of Stories:	1	Roof Material:	GRAVEL & ROCK	Condition:	GOOD
Other Improvements:	FENCE				

Site Information

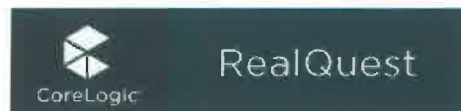
Zoning:	LARS	Acres:	0.26	County Use:	SINGLE FAMILY RESID (0101)
Lot Area:	11,403	Lot Width/Depth:	95 x 120	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$624,470	Assessed Year:	2023	Property Tax:	\$7,788.91
Land Value:	\$433,882	Improved %:	31%	Tax Area:	16
Improvement Value:	\$190,588	Tax Year:	2023	Tax Exemption:	HOMEOWNER
Total Taxable Value:	\$617,470				

Comparable Sales Report

For Property Located At

**19600 STRATHERN ST, RESEDA, CA 91335-1037****9 Comparable(s) Selected.**

Report Date: 05/20/2024

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$420,000	\$600,000	\$950,000	\$825,500
Bldg/Living Area	1,562	1,432	1,750	1,636
Price/Sqft	\$268.89	\$410.96	\$550.83	\$503.99
Year Built	1953	1952	1966	1957
Lot Area	11,403	5,199	9,453	7,003
Bedrooms	4	3	4	3
Bathrooms/Restrooms	2	2	3	2
Stories	1.00	1.00	2.00	1.11
Total Value	\$624,470	\$84,058	\$890,400	\$358,353
Distance From Subject	0.00	0.03	0.44	0.28

* = user supplied for search only

Comp #: 1Distance From Subject: **0.03 (miles)****Address:** 19613 BLYTHE ST, RESEDA, CA 91335-1623**Owner Name:** INACIO HAYDEN J**Seller Name:** LOPEZ HERIBERTO**APN:** 2105-005-011**County:** LOS ANGELES, CA**Subdivision:** 17375**Rec Date:** 09/26/2023**Sale Date:** 09/18/2023**Sale Price:** \$926,500**Sale Type:** FULL**Document #:** 646719**1st Mtg Amt:** \$726,200**Total Value:** \$732,043**Land Use:** SFR**Map Reference:** 14-A2 /**Census Tract:** 1316.00**Zoning:** LARS**Prior Rec Date:** 09/28/2017**Prior Sale Date:** 09/01/2017**Prior Sale Price:** \$350,000**Prior Sale Type:** FULL**Acres:** 0.18**Lot Area:** 7,890**# of Stories:** 1**Park Area/Cap#:** /**Living Area:** 1,682**Total Rooms:** 5**Bedrooms:** 4**Bath(F/H):** 3 /**Yr Built/Eff:** 1953 / 1978**Air Cond:** CENTRAL**Style:** MODERN**Fireplace:** /**Pool:****Roof Mat:** GRAVEL & ROCK**Parking:** PARKING AVAIL

Comp #:2 Distance From Subject:0.20 (miles)
 Address: 19737 HEMMINGWAY ST, WINNETKA, CA 91306-2323
 Owner Name: MANGOSING IAN P
 Seller Name: ALL USA PROPERTIES INC
 APN: 2106-023-005 Map Reference: 12-F2 / Living Area: 1,741
 County: LOS ANGELES, CA Census Tract: 1341.01 Total Rooms: 7
 Subdivision: 20449 Zoning: LAR1 Bedrooms: 4
 Rec Date: 11/07/2023 Prior Rec Date: 07/22/2022 Bath(F/H): 2 /
 Sale Date: 10/03/2023 Prior Sale Date: 07/15/2022 Yr Built/Eff: 1966 / 1966
 Sale Price: \$950,000 Prior Sale Price: \$630,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 762717 Acres: 0.12 Fireplace: Y / 1
 1st Mtg Amt: \$750,000 Lot Area: 5,251 Pool:
 Total Value: \$890,400 # of Stories: 1 Roof Mat: WOOD SHAKE
 Land Use: SFR Park Area/Cap#: / Parking: PARKING AVAIL

Comp #:3 Distance From Subject:0.26 (miles)
 Address: 19432 ARMINTA ST, RESEDA, CA 91335-1609
 Owner Name: PARK EON K
 Seller Name: RAMIREZ JUAN F
 APN: 2105-011-014 Map Reference: 14-A2 / Living Area: 1,598
 County: LOS ANGELES, CA Census Tract: 1316.00 Total Rooms: 6
 Subdivision: 17373 Zoning: LARS Bedrooms: 3
 Rec Date: 05/10/2024 Prior Rec Date: 07/24/2009 Bath(F/H): 2 /
 Sale Date: 04/23/2024 Prior Sale Date: 07/13/2009 Yr Built/Eff: 1953 / 1957
 Sale Price: \$773,500 Prior Sale Price: \$260,000 Air Cond: EVAP COOLER
 Sale Type: FULL Prior Sale Type: FULL Style: MODERN
 Document #: 309148 Acres: 0.17 Fireplace: Y / 1
 1st Mtg Amt: \$545,000 Lot Area: 7,502 Pool: POOL
 Total Value: \$322,570 # of Stories: 1 Roof Mat: GRAVEL & ROCK
 Land Use: SFR Park Area/Cap#: / Parking: ATTACHED GARAGE

Comp #:4 Distance From Subject:0.28 (miles)
 Address: 19525 STAGG ST, RESEDA, CA 91335-2353
 Owner Name: TRAN ANH T/NGUYEN NGAN T T
 Seller Name: MAIALE TOVE V
 APN: 2116-010-038 Map Reference: 14-A2 / Living Area: 1,642
 County: LOS ANGELES, CA Census Tract: 1316.00 Total Rooms: 4
 Subdivision: 17374 Zoning: LARS Bedrooms: 3
 Rec Date: 05/09/2024 Prior Rec Date: 04/16/1980 Bath(F/H): 2 /
 Sale Date: 04/19/2024 Prior Sale Date: Yr Built/Eff: 1952 / 1972
 Sale Price: \$890,000 Prior Sale Price: \$73,000 Air Cond: CENTRAL
 Sale Type: FULL Prior Sale Type: FULL Style: MODERN
 Document #: 306185 Acres: 0.17 Fireplace: /
 1st Mtg Amt: \$712,000 Lot Area: 7,502 Pool:
 Total Value: \$239,384 # of Stories: 1 Roof Mat: GRAVEL & ROCK
 Land Use: SFR Park Area/Cap#: / Parking: PARKING AVAIL

Comp #:5 Distance From Subject:0.29 (miles)
 Address: 19350 BLYTHE ST, RESEDA, CA 91335-1617
 Owner Name: KAHNG YOUNG O
 Seller Name: KAHNG YOUNG O
 APN: 2105-012-029 Map Reference: 14-A2 / Living Area: 1,460
 County: LOS ANGELES, CA Census Tract: 1316.00 Total Rooms: 5
 Subdivision: 17373 Zoning: LARS Bedrooms: 3
 Rec Date: 12/18/2023 Prior Rec Date: 09/27/1983 Bath(F/H): 2 /
 Sale Date: 11/29/2023 Prior Sale Date: Yr Built/Eff: 1953 / 1953

Sale Price:	\$600,000	Prior Sale Price:	\$102,000	Air Cond:	EVAP COOLER
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	884885	Acres:	0.17	Fireplace:	/
1st Mtg Amt:		Lot Area:	7,529	Pool:	
Total Value:	\$243,646	# of Stories:	1	Roof Mat:	GRAVEL & ROCK
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:6 Distance From Subject:0.30 (miles)

Address: **19467 STAGG ST, RESEDA, CA 91335-2351**

Owner Name: **AZIZYAN SARKIS**

Seller Name: **BELLINGER MICHAEL E**

APN:	2116-011-019	Map Reference:	14-A2 /	Living Area:	1,717
County:	LOS ANGELES, CA	Census Tract:	1316.00	Total Rooms:	6
Subdivision:	17372	Zoning:	LARS	Bedrooms:	4
Rec Date:	03/27/2024	Prior Rec Date:	02/19/1999	Bath(F/H):	2 /
Sale Date:	02/07/2024	Prior Sale Date:	01/26/1999	Yr Built/Eff:	1952 / 1965
Sale Price:	\$840,000	Prior Sale Price:	\$135,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	MODERN
Document #:	196899	Acres:	0.17	Fireplace:	Y / 1
1st Mtg Amt:	\$714,000	Lot Area:	7,452	Pool:	
Total Value:	\$221,564	# of Stories:	1	Roof Mat:	GRAVEL & ROCK
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:7 Distance From Subject:0.35 (miles)

Address: **7916 OAKDALE AVE, WINNETKA, CA 91306-2328**

Owner Name: **ESMAELAFJEH AMIRMASOUD/RAHMANI FATEMEH**

Seller Name: **BOOTH MICHAEL J**

APN:	2106-025-006	Map Reference:	12-F2 /	Living Area:	1,432
County:	LOS ANGELES, CA	Census Tract:	1341.01	Total Rooms:	6
Subdivision:	16713	Zoning:	LAR1	Bedrooms:	3
Rec Date:	09/19/2023	Prior Rec Date:		Bath(F/H):	2 /
Sale Date:	08/30/2023	Prior Sale Date:		Yr Built/Eff:	1963 / 1963
Sale Price:	\$780,500	Prior Sale Price:		Air Cond:	
Sale Type:	FULL	Prior Sale Type:		Style:	CONVENTIONAL
Document #:	625648	Acres:	0.12	Fireplace:	Y / 1
1st Mtg Amt:	\$741,475	Lot Area:	5,199	Pool:	
Total Value:	\$84,058	# of Stories:	1	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:8 Distance From Subject:0.36 (miles)

Address: **8104 OAKDALE AVE, WINNETKA, CA 91306-1935**

Owner Name: **MILLER AARON R/LUCIANO CARMEN G R**

Seller Name: **CHAVEZ FAMILY TRUST**

APN:	2106-017-017	Map Reference:	12-F2 /	Living Area:	1,750
County:	LOS ANGELES, CA	Census Tract:	1341.01	Total Rooms:	5
Subdivision:	1	Zoning:	LARA	Bedrooms:	3
Rec Date:	11/06/2023	Prior Rec Date:		Bath(F/H):	3 /
Sale Date:	10/18/2023	Prior Sale Date:		Yr Built/Eff:	1956 / 1959
Sale Price:	\$830,000	Prior Sale Price:		Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:		Style:	CONVENTIONAL
Document #:	760124	Acres:	0.22	Fireplace:	Y / 1
1st Mtg Amt:	\$804,791	Lot Area:	9,453	Pool:	
Total Value:	\$99,154	# of Stories:	1	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:9 Distance From Subject:0.44 (miles)

Address:	19935 HEMMINGWAY ST, WINNETKA, CA 91306-2341		
Owner Name:	KHAJEHPoor REIHANEH		
Seller Name:	SANCHEZ ALICIA		
APN:	2106-003-102	Map Reference:	12-F2 /
County:	LOS ANGELES, CA	Census Tract:	1341.01
Subdivision:	22935	Zoning:	LAR1
Rec Date:	12/29/2023	Prior Rec Date:	03/06/2012
Sale Date:	11/14/2023	Prior Sale Date:	02/17/2012
Sale Price:	\$839,000	Prior Sale Price:	\$325,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	918944	Acres:	0.12
1st Mtg Amt:	\$726,189	Lot Area:	5,249
Total Value:	\$392,354	# of Stories:	2
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,699
		Total Rooms:	8
		Bedrooms:	4
		Bath(F/H):	3 /
		Yr Built/Eff:	1966 / 1966
		Air Cond:	CENTRAL
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	POOL
		Roof Mat:	WOOD SHAKE
		Parking:	PARKING AVAIL

EXHIBIT D

ASSIGNED INSPECTOR: **LEONARD ROSS**
JOB ADDRESS: **19600 WEST STRATHERN STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2105-005-015**

Date: **July 8, 2025**

CASE NO.: **901459**
ORDER NO.: **A-5677076**

EFFECTIVE DATE OF ORDER TO COMPLY: **March 14, 2022**
COMPLIANCE EXPECTED DATE: **April 13, 2022**
DATE COMPLIANCE OBTAINED: **No Compliance to Date**

.....

LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-5677076

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

JAVIER NUNEZ
PRESIDENT

ELVIN W. MOON
VICE-PRESIDENT

JOSELYN GEAGA-ROSENTHAL
LAUREL GILLETTE
GEORGE HOVAGUIMIAN

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
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

ORDER TO COMPLY AND NOTICE OF FEE

VENTURA, GERARDO AND CLAUDIA E
19600 STRATHERN ST
RESEDA, CA 91335

*I, the undersigned, mailed this notice
by regular mail, postage prepaid
to the addressee on this day*

MAR 01 2022

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

CASE #: 901459

ORDER #: A-5677076

EFFECTIVE DATE: March 14, 2022

COMPLIANCE DATE: April 13, 2022

OWNER OF

SITE ADDRESS: 19600 W STRATHERN ST

ASSESSORS PARCEL NO.: 2105-005-015

ZONE: RS; Suburban 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. Construction work is being performed without the required permits.

You are therefore ordered to: 1) Stop all work being performed without the required permit(s).
2) Obtain all required permits and approvals prior to commencing any work.

Code Section(s) in Violation: 91.104.2.4, 91.106.1.1, 93.0310.(a), 94.102.2.2 and 95.106.4 of the L.A.M.C.

Location: Entire structure.

Comments: Stop all work. obtain all required permits and approvals before continuing work.

2. The approximate 12'x 20' construction of a entry porch to the front of single family dwelling was/is constructed without the required permits and approvals.

You are therefore ordered to: 1) Demolish and remove all construction work performed without the required permit(s).
2) Restore the existing approved/permitted structure to its original condition if it was altered in any way, OR 3) Submit plans, obtain the required permits and expose the work for proper inspections.

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

Code Section(s) in Violation: 91.8105, 91.106.3.2, 91.103.1, 93.0104, 94.103.1.1, 95.112.1, 91.5R106.1.1, 91.5R106.1.2, 91.5R108.4, 91.5R106.3.2, 91.5R103.1, 12.21A.1. (a) of the L.A.M.C.

Location: Entire house

Comments: New addition of entry poerch at front of dwelling. New windows installed without permits and approvals. Electrical work performed without permits and approvals. Obtain all required permits and approvals and request inspections.

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:

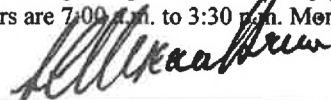
There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine err or abuse of discretion, or requests for slight modification of the requirements contained in this order when appropriate fees have been paid. Section 98.0403.1 and 98.0403.2 L.A.M.C.

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)374-9863.

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

Inspector:



Date: February 28, 2022

EMIL ALEXANDRIAN
14410 SYLVAN STREET SUITE 105
VAN NUYS, CA 91401
(818)374-9863

emil.alexandrian@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