

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

JACOB STEVENS
PRESIDENT

NANCY YAP
VICE PRESIDENT

CORISSA HERNANDEZ
JAVIER NUNEZ
MOISES ROSALES

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 25, 2025

Council District: # 3

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

JOB ADDRESS: **23528 WEST COLLINS STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2041-010-031**
Re: Invoice # 865728-8

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: **23528 West Collins 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 June 13, 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. T17981
Dated as of: 04/23/2024

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 2041-010-031

Property Address: 23528 W COLLINS ST City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : WALNUT ACRES ESTATE LLC

Grantor : GABRIELLE ZEMBO

Deed Date : 08/23/2018

Recorded : 01/24/2019

Instr No. : 19-0070749

MAILING ADDRESS: WALNUT ACRES ESTATE LLC
11369 CHENAULT ST, LOS ANGELES, CA 90049-3429

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 44,45 Tract No: 9530 Brief Description: TRACT # 9530 LOT COM S ON E LINE OF LOT 44, 185 FT FROM NE COR OF SD LOT TH N 89 59'40 W 51 FT TH N PARALLEL WITH SD E LINE 35

MORTGAGES/LIENS

Type of Document: SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS

Recording Date: 01/30/2023

Document #: 23-0060364

Loan Amount: \$2,075,000

Lender Name: GALCO INTERNATIONAL INC.

Borrowers Name: WALNUT ACRES ESTATE LLC

MAILING ADDRESS: GALCO INTERNATIONAL INC.
70 S. LAKE AVENUE SEVENTH FLOOR PASADENA, CA 91101

This page is part of your document - DO NOT DISCARD



20190070749



Pages:
0004

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

01/24/19 AT 08:00AM

FEES:	28.00
TAXES:	4,760.00
OTHER:	0.00
PAID:	4,788.00



LEADSHEET



201901243280019

00016199236



009592223

SEQ:
01

SECURE - 8:00AM



THIS FORM IS NOT TO BE DUPLICATED

RECORDED AT THE REQUEST OF
CHICAGO TITLE COMPANY

RECORDING REQUESTED BY:

Chicago Title Company

Escrow No.: 00557590-007-MM1

Title No.: 111811236 - MD

**WHEN RECORDED MAIL DOCUMENT AND
TAX STATEMENT TO:**

**Walnut Acres Estate LLC, a California limited
liability company
11369 Chenault Street
Los Angeles, CA 90049**

APN: 2041-01-0031

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Exempt from fee per GC 27388.1 (a) (2); This
document is subject to Documentary Transfer Tax

GRANT DEED

THE UNDERSIGNED GRANTOR(s) DECLARE(s)

DOCUMENTARY TRANSFER TAX is \$ 935.00 CITY TAX \$3,825.00

- ☒ computed on full value of interest or property conveyed, or
☐ computed on full value of items or encumbrances remaining at time of sale,
☐ Unincorporated area ☒ City of Los Angeles, and

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

Gabrielle Zembo, a married woman as her Sole and Separate Property

hereby GRANT(s) to

Walnut Acres Estate LLC, a California limited liability company

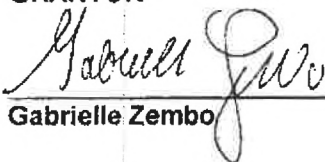
the following real property in the County of **Los Angeles**, State of California:

Legal Description attached hereto and made a part hereof.

Exhibit A

Document Date: August 23, 2018

GRANTOR



Gabrielle Zembo

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles) SS:

On January 22, 2019 before me, George Michael Ma Honey
a Notary Public, personally appeared GABRIELLE ZAMBO

who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature] (Seal)



EXHIBIT A
LEGAL DESCRIPTION

For APN/Parcel ID(s): 2041-010-031

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

THOSE PORTIONS OF LOTS 44 AND 45, TRACT NO. 9530, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 133, PAGES 48 TO 50, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EASTERLY LINE OF SAID LOT 44 DISTANT SOUTH 0° 01' 20" WEST ALONG SAID EASTERLY LINE, 185 FEET FROM THE NORTHEASTERLY CORNER OF SAID LOT 44; THENCE NORTH 89° 59' 40" WEST PARALLEL WITH THE NORTHERLY LINE OF SAID LOTS 44 AND 45, A DISTANCE OF 51 FEET; THENCE NORTH 0° 01' 20" EAST PARALLEL WITH SAID EASTERLY LINE OF LOT 44, A DISTANCE OF 35 FEET; THENCE NORTH 89° 59' 40" WEST PARALLEL WITH SAID NORTHERLY LINE, A DISTANCE OF 70.20 FEET TO A POINT IN THE WESTERLY LINE OF THE EASTERLY 1.20 FEET OF SAID LOT 45, DISTANT SOUTH 0° 01' 20" WEST ALONG SAID WESTERLY LINE 150 FEET FROM THE NORTHERLY LINE OF SAID LOT 45; THENCE SOUTH 0° 01' 20" WEST ALONG SAID WESTERLY LINE, A DISTANCE OF 150.14 FEET TO THE SOUTHERLY LINE OF SAID LOT 45; THENCE SOUTH 89° 59' 40" EAST ALONG THE SOUTHERLY LINE OF SAID LOT 45 AND 44, A DISTANCE OF 121.20 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 44; THENCE NORTH 0° 01' 20" EAST ALONG SAID EASTERLY LINE, A DISTANCE OR 115.14 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

THE NORTHERLY 150 FEET OF THE WESTERLY 18.80 FEET OF LOT 44 AND THE NORTHERLY 150 FEET OF THE EASTERLY 1.20 FEET OF LOT 45 OF TRACT NO. 9530, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 133, PAGES 48 TO 50, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT FROM SAID LOT 45, ALL MINERALS, OIL, COAL PETROLEUM AND KINDRED SUBSTANCES AND NATURAL GAS IN AND UNDER SAID LAND.

This page is part of your document - DO NOT DISCARD



20230060364



Pages:
0007

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

01/30/23 AT 02:18PM

FEES:	66.00
TAXES:	0.00
OTHER:	0.00
SB2:	150.00
PAID:	216.00



LEADSHEET



202301300240057

00023156706



013893461

SEQ:
02

SECURE - Daily



THIS FORM IS NOT TO BE DUPLICATED

E13-202301300240057

RECORDING REQUESTED BY

NAME: GALCO INTERNATIONAL, INC.

WHEN RECORDED MAIL TO:

NAME: GALCO INTERNATIONAL, LLC

ADDRESS: c/o Steven Kerekes, 70 S. Lake Avenue, 7th Fl.

CITY/STATE/ZIP: Pasadena, CA 91101

(DOCUMENT WILL ONLY BE RETURNED TO NAME & ADDRESS IDENTIFIED ABOVE)

(SPACE ABOVE FOR RECORDER'S USE)

SHORT FORM DEED OF TUST AND ASSIGNMENT OF RENTS
(DOCUMENT TITLE)

RECORDING REQUESTED BY:
GALCO INTERNATIONAL, INC.

AND WHEN RECORDED MAIL TO:

GALCO International, Inc. care of Steven W. Kerekes
70 S. Lake Avenue, Seventh Floor
Pasadena, CA 91101

APN: 2041-01-0031

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Documentary Transfer Tax: \$-0-

R&T Code Section 11921. This is an instrument in writing given to secure a debt.



Signature of Declarant

SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS

This Deed of Trust and Assignment of Rents, dated for reference purposes as the 27 day of January, 2023 is made by Walnut Acres Estate LLC, a California limited liability company (hereinafter called "Trustor") whose address is 11369 Chenault Street, Los Angeles, California, to Stewart Title of California, Inc. (hereinafter called "Trustee") for the benefit of GALCO International, Inc., a California corporation (hereinafter called "Beneficiary"), whose address is 411 N. Oakhurst Drive, Unit 402, Beverly Hills, California 90210.

WITNESSETH: That Trustor hereby irrevocably grants, transfers, and assigns to Trustee in trust, with power of sale for the benefit of the Beneficiary, all of Trustor's interest in and to that certain property commonly known as 23528 Collins Street, Woodland Hills, County of Los Angeles, State of California (the "Property") more particularly described as follows:

SEE EXHIBIT "A" – LEGAL DESCRIPTION

TOGETHER WITH the rents, issues and profits thereof, SUBJECT, HOWEVER, to the right, power and authority given to and conferred upon Beneficiary by paragraph (10) of the provisions incorporated herein by reference to collect and apply such rents, issues and profits.

FOR THE PURPOSE OF SECURING: (1) performance of each agreement of Trustor incorporated by reference or contained herein; (2) payment of the indebtedness evidenced by that certain Promissory Note updated August 25, 2021 as modified by the Loan Work-Out Agreement and any extension or renewal thereof, in the additional principal sum of TWO MILLION SEVENTY-FIVE THOUSAND and 00/100 DOLLARS (\$2,075,000.00) executed by Trustor in favor of Beneficiary or order; and (3) payment of such further sums as the then record owner of said Property may borrow from Beneficiary, when evidenced by another note (or notes) reciting it is so secured.

TO PROTECT THE SECURITY OF THIS DEED OF TRUST, TRUSTOR HEREBY AGREES: By the execution and delivery of this Deed of Trust and the promissory note secured hereby, that provisions (1) to (14), inclusive, of the fictitious deed of trust recorded in Santa Barbara County and Sonoma County on October 18, 1961, and in all other counties on October 23, 1961, in the book and at the page of Official Records in the office of the county recorder of the county where said Property is located, noted below opposite the name of such county, viz.:

COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE
Alameda	435	684	Kings	792	833	Placer	895	301	Sierra	29	335
Alpine	1	250	Lake	362	39	Plumas	151	5	Siskiyou	468	181
Amador	104	348	Lassen	171	471	Riverside	3005	523	Solano	1105	182
Butte	1145	1	Los Angeles	T2055	899	Sacramento	4331	62	Sonoma	1851	689
Calaveras	145	152	Madera	810	170	San Benito	271	383	Stanislaus	1715	456
Colusa	296	617	Marin	1508	339	San Bernardino	5567	61	Sutter	572	297
Contra Costa	3978	47	Mariposa	77	292	San Francisco	A332	905	Tehama	401	289
Del Norte	78	414	Mendocino	579	530	San Joaquin	2470	311	Trinity	93	366
El Dorado	568	456	Merced	1547	538	San Luis Obispo	1151	12	Tulare	2294	275
Fresno	4626	572	Modoc	184	851	San Mateo	4078	420	Tuolumne	135	47
Glenn	422	184	Mono	52	429	Santa Barbara	1878	860	Ventura	2062	388
Humboldt	657	527	Monterey	2194	538	Santa Clara	5336	341	Yolo	653	245
Imperial	1091	501	Napa	639	86	Santa Cruz	1431	494	Yuba	334	486
Inyo	147	598	Nevada	305	320	Shasta	684	528			
Kern	3427	60	Orange	5889	611	San Diego	Series 2 Book 1961 Page 183887				

(which provisions, identical in all counties, are printed below) hereby are adopted and incorporated herein and made a part hereof as though fully set forth herein at length; that Trustor will observe and perform said provisions; and that the references to property, obligations, and parties in said provisions shall be construed to refer to the Property, obligations, and parties set forth in this Deed of Trust.

The undersigned Trustor requests that a copy of any Notice of Default and of any Notice of Sale hereunder be mailed to Trustor at the address set forth above.

WALNUT ACRES ESTATE, LLC

A California limited liability company

By: _____

Dan Grossman, Its Manager

(See Notarial Acknowledgement on next page)

EXHIBIT A
LEGAL DESCRIPTION

For APN/Parcel ID(s): 2041-010-031

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

THOSE PORTIONS OF LOTS 44 AND 45, TRACT NO. 9530, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 133, PAGES 48 TO 50, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

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PARCEL 2:

THE NORTHERLY 150 FEET OF THE WESTERLY 18.80 FEET OF LOT 44 AND THE NORTHERLY 150 FEET OF THE EASTERLY 1.20 FEET OF LOT 45 OF TRACT NO. 9530, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 133, PAGES 48 TO 50, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT FROM SAID LOT 45, ALL MINERALS, OIL, COAL PETROLEUM AND KINDRED SUBSTANCES AND NATURAL GAS IN AND UNDER SAID LAND.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

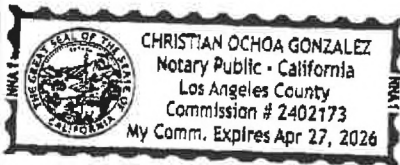
State of California)

County of Los Angeles)On January 27, 2023 before me, Christian Ochoa Gonzalez Notary Public
Date Here Insert Name and Title of the Officerpersonally appeared Dan Grossman
Name(s) of Signer(s)

who, 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature _____

Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached DocumentTitle or Type of Document: Short Form Deed of Trust & Assignment of Rents —Document Date: Walnut Acres LLC Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

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

Signer Is Representing: _____

Signer's Name: _____

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

Signer Is Representing: _____

EXHIBIT B

ASSIGNED INSPECTOR: **LEONARD ROSS**

Date: June 25, 2025

JOB ADDRESS: **23528 WEST COLLINS STREET, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2041-010-031**

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

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

1) WALNUT ACRES ESTATE, LLC
11369 CHENAULT STREET
LOS ANGELES, CA 90049-3429

CAPACITY: OWNER

2) GALCO INTERNATIONAL, INC.
70 S. LAKE AVENUE, 7TH FLOOR
PASADENA, CA 91101

CAPACITY: INTERESTED PARTY

EXHIBIT C**Property Detail Report****For Property Located At :****23528 COLLINS ST, WOODLAND HILLS, CA 91367-3016**

RealQuest

Owner Information**Bldg Card: 000 of 002**

Owner Name: **WALNUT ACRES ESTATE LLC**
 Mailing Address: **11369 CHENAULT ST, LOS ANGELES CA 90049-3429 C011**
 Vesting Codes: **//**

Location Information

Legal Description: **TRACT # 9530 LOT COM S ON E LINE OF LOT 44, 185 FT FROM NE COR OF SD LOT TH N 89 59'40" W 51 FT TH N PARALLEL WITH SD E LINE 35 FT TH N 89 59'40" W 50.20 FT TH N PARALLEL WITH SD E LINE 150 FT TH N LOT 45**

County:	LOS ANGELES, CA	APN:	2041-010-031
Census Tract / Block:	1373.01 / 1	Alternate APN:	
Township-Range-Sect:		Subdivision:	9530
Legal Book/Page:	133-48	Map Reference:	5-F6 /
Legal Lot:	45	Tract #:	9530
Legal Block:		School District:	LOS ANGELES
Market Area:	WHLL	School District Name:	LOS ANGELES
Neighbor Code:		Munic/Township:	LOS ANGELES

Owner Transfer Information

Recording/Sale Date: **/**
 Sale Price:
 Document #:

Deed Type:
 1st Mtg Document #:

Last Market Sale Information

Recording/Sale Date:	01/24/2019 / 08/23/2018	1st Mtg Amount/Type:	\$850,000 / PRIVATE PARTY
Sale Price:	\$850,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	70750
Document #:	70749	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$204.92
New Construction:		Multi/Split Sale:	
Title Company:	CHICAGO TITLE CO		
Lender:	PRIVATE INDIVIDUAL		
Seller Name:	ZEMBO GABRIELLE		

Prior Sale Information

Prior Rec/Sale Date:	10/02/1972 /	Prior Lender:	
Prior Sale Price:	\$41,900	Prior 1st Mtg Amt/Type:	\$37,700 / CONV
Prior Doc Number:		Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	DEED (REG)		

Property Characteristics

Gross Area:		Parking Type:	ATTACHED GARAGE	Construction:	
Living Area:	4,148	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:	
Bedrooms:	7	Finish Bsmnt Area:		Pool:	POOL
Bath(F/H):	7 /	Basement Type:		Air Cond:	CENTRAL
Year Built / Eff:	1961 / 1961	Roof Type:		Style:	CONVENTIONAL
Fireplace:	Y / 1	Foundation:	RAISED	Quality:	GOOD
# of Stories:	1	Roof Material:	WOOD SHAKE	Condition:	GOOD
Other Improvements:	FENCE				

Site Information

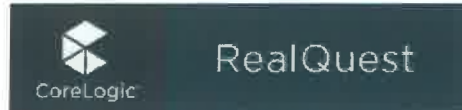
Zoning:	LARA	Acres:	0.44	County Use:	SINGLE FAMILY RESID (0101)
Lot Area:	19,302	Lot Width/Depth:	x	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$1,634,476	Assessed Year:	2023	Property Tax:	\$20,173.52
Land Value:	\$637,959	Improved %:	61%	Tax Area:	16
Improvement Value:	\$996,517	Tax Year:	2023	Tax Exemption:	
Total Taxable Value:	\$1,634,476				

Comparable Sales Report

For Property Located At

**23528 COLLINS ST, WOODLAND HILLS, CA 91367-3016****1 Comparable(s) Selected.**

Report Date: 05/15/2024

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$850,000	\$3,050,000	\$3,050,000	\$3,050,000
Bldg/Living Area	4,148	3,882	3,882	3,882
Price/Sqft	\$204.92	\$785.68	\$785.68	\$785.68
Year Built	1961	1952	1952	1952
Lot Area	19,302	15,747	15,747	15,747
Bedrooms	7	5	5	5
Bathrooms/Restrooms	7	4	4	4
Stories	1.00	1.00	1.00	1.00
Total Value	\$1,634,476	\$2,455,344	\$2,455,344	\$2,455,344
Distance From Subject	0.00	0.28	0.28	0.28

*= user supplied for search only

Comp #: 1Distance From Subject: **0.28 (miles)**

Address:	23352 CALIFA ST, WOODLAND HILLS, CA 91367-3109		
Owner Name:	MAPLE DRIVE TRUST		
Seller Name:	WILLIAMS DAVID R		
APN:	2041-007-006	Map Reference:	5-F6 /
County:	LOS ANGELES, CA	Census Tract:	1373.01
Subdivision:	12848	Zoning:	LARA
Rec Date:	11/30/2023	Prior Rec Date:	03/01/2022
Sale Date:	10/26/2023	Prior Sale Date:	03/24/2021
Sale Price:	\$3,050,000	Prior Sale Price:	\$2,360,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	827904	Acres:	0.36
1st Mtg Amt:	\$2,440,000	Lot Area:	15,747
Total Value:	\$2,455,344	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	3,882
		Total Rooms:	7
		Bedrooms:	5
		Bath(F/H):	4 /
		Yr Built/Eff:	1952 / 1990
		Air Cond:	CENTRAL
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	POOL
		Roof Mat:	WOOD SHAKE
		Parking:	ATTACHED GARAGE

EXHIBIT D

ASSIGNED INSPECTOR: **LEONARD ROSS**

Date: **June 25, 2025**

JOB ADDRESS: **23528 WEST COLLINS STREET, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2041-010-031**

CASE NO.: **955029**

ORDER NO.: **A-5740930**

EFFECTIVE DATE OF ORDER TO COMPLY: **June 13, 2022**

COMPLIANCE EXPECTED DATE: **July 13, 2022**

DATE COMPLIANCE OBTAINED: **No Compliance to Date**

.....

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

VIOLATIONS:

SEE ATTACHED ORDER # A-5740930

1010522002352858438

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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PRESIDENT

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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

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

JOHN WEIGHT
EXECUTIVE OFFICER

SUBSTANDARD ORDER AND NOTICE OF FEE

WALNUT ACRES ESTATE LLC
11369 CHENAULT ST
LOS ANGELES, CA 90049

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

JUN 07 2022

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

CASE #: 955029
ORDER #: A-5740930
EFFECTIVE DATE: June 13, 2022
COMPLIANCE DATE: July 13, 2022

OWNER OF
SITE ADDRESS: 23528 W COLLINS ST
ASSESSORS PARCEL NO.: 2041-010-031
ZONE: RA; 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:

As a result of an inspection of the property (Site Address) listed above, this office has determined the building(s) to be SUBSTANDARD as pursuant to the provisions of Division 89 of Article 1 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.). You are therefore ordered to secure all required permits and begin the necessary work to eliminate the following code violations within 30 days from the effective date of this order. All necessary work shall be completed within 90 days from the effective date of this order. If the necessary permits are not obtained or the required work is not physically commenced within 45 days from the effective date of this order, the Department of Building and Safety may order the owner to cause the building(s) to be vacated.

VIOLATION(S):

1. The building or premises is Substandard due to illegal occupancy of Accessory Living Quarters as permanent and separate apartment units.

You are therefore ordered to: Discontinue the use and occupancy of all buildings or portions thereof occupied for living, sleeping, cooking or dining purposes which were not designed or intended to be used for such occupancies.

Code Section(s) in Violation: 91.8902.14, 91.8902, 91.103.1, 91.5R103.1, 12.21A.1(a) 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.



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www.ladbs.org

2. Plumbing permit is required for the alteration to gas piping.

You are therefore ordered to: 1) Obtain the required plumbing permit for the alteration to gas piping.

Code Section(s) in Violation: 94.103.1.1, 12.21A.1.(a) of the L.A.M.C.

Location: At the gas meter in the side yard.

Comments: Provide approved gas pipe for exterior applications.

3. Unapproved occupancy or use of the Accessory Living Quarters as 3 separate living quarters.

You are therefore ordered to: Discontinue the unapproved occupancy or use of the Accessory Living Quarters as 3 separate living quarters.

Code Section(s) in Violation: 91.104.2.5, 91.103.1, 12.26E and 12.21A.1.(a) of the L.A.M.C.

4. Unapproved construction to convert the Accessory Living Quarters into three separate apartment units.

You are therefore ordered to: Demolish and remove the unapproved construction or make it conform to the provisions of this Code.

Code Section(s) in Violation: 91.8105, 91.5R103.1, 12.21A.1(a), 93.0104, 94.103.1.1, 95.112.1. of the L.A.M.C.

Location: Approved accessory living quarters.

Comments: Obtain permits for the complete scope of work, including, but not limited to: building, plumbing, electrical, and HVAC without the benefit of permits or approvals.

NOTE: A certificate has been filed with the County Recorder noting the above substandard condition.

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.

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INVESTIGATION FEE REQUIRED:

Whenever any work has been commenced without authorization by a permit or application for inspection, and which violates provisions of Articles 1 through 8 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.), and if no order has been issued by the department or a court of law requiring said work to proceed, a special investigation fee which shall be double the amount charged for an application for inspection, license or permit fee, but not less than \$400.00, shall be collected on each permit, license or application for inspection. Section 98.0402 (a) L.A.M.C.

APPEAL PROCEDURES:

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

NOTE:

California Health and Safety Code Section 17980.12 Notice (If applicable): The owner of an Accessory Dwelling Unit ("ADU") has a right to request a delay in enforcement of building standards subject to compliance with California Health and Safety Code Section 17980.12. To request a delay in enforcement, submit an application before the expiration of the compliance date specified in the order. Contact the inspector for additional information.

NOTICE:

Relocation assistance may be required if a tenant is evicted in order to comply with an order from a governmental agency. (LAMC 151.09.A.11 & 163.00 to 163.07) For information, call the Los Angeles Housing Department (LAHD) at (213) 808-8888 or go to: <http://lahd.lacity.org>

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)374-9864.

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

Inspector: _____

Date: June 03, 2022

RICHARD SIMONS
14410 SYLVAN STREET SUITE 105
VAN NUYS, CA 91401
(818)374-9864
Richard.Simons@lacity.org

REVIEWED BY _____

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