

CITY OF LOS ANGELES

CALIFORNIA



KAREN BASS
MAYOR

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

JACOB STEVENS
PRESIDENT

NANCY YAP
VICE PRESIDENT

CORISSA HERNANDEZ
JAVIER NUNEZ
MOISES ROSALES

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

November 10, 2025

Council District: # 3

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

JOB ADDRESS: **6335 NORTH YOLANDA AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2127-020-044**
Re: Invoice #816198-3, 916259-6

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: **6335 North Yolanda Avenue, Los Angeles, CA** ("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 on June 18, 2020 and August 7, 2023 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>
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
Non-Compliance Code Enforcement fee	660.00
Late Charge/Collection fee (250%)	1,650.00
Accumulated Interest (1%/month)	247.71
Title Report fee	30.00
Grand Total	\$ 3,834.27

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 **\$3,834.27** 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 **\$3,834.27** 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

ATTEST: PATRICE LATTIMORE, CITY CLERK

Lien confirmed by
City Council on:

BY: _____
DEPUTY



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

Property Title Report

Work Order No. T18465
Dated as of: 07/17/2025

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 2127-020-044

Property Address: 6335 N YOLANDA AVE City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: QUITCLAIM DEED

Grantee : YURI BON

Grantor : YURI BON

Deed Date : 08/19/2013

Recorded : 08/28/2013

Instr No. : 13-1260359

MAILING ADDRESS: YURI BON

6335 YOLANDA AVE, TARZANA, CA 91335-6847

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 8 Tract No: 45763 Brief Description: TR=45763 LOT 8

MORTGAGES/LIENS

Type of Document: CORPORATION ASSIGNMENT OF DEED OF TRUST

Recording Date: 07/08/2020

Document #:20-0746671

Loan Amount: \$417,000

Lender Name: FIRST AMERICAN MORTGAGE SOLUTIONS

Borrowers Name: YURI BON

MAILING ADDRESS: FIRST AMERICAN MORTGAGE SOLUTIONS

1795 INTERNATIONAL WAY IDAHO FALLS, ID 83402

Type of Document: NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST

Recording Date: 08/19/2022

Document #: 22-0831696

MAILING ADDRESS: BARRETT DAFFIN FRAPPIER TREDEER & WEISS, LLP

4004 BELT LINE ROAD STE 100 ADDISON, TX 75001

This page is part of your document - DO NOT DISCARD



20131260359



Pages:
0002

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

08/28/13 AT 08:00AM

FEEs :	22.00
TAXES :	0.00
OTHER :	0.00
PAID :	22.00



LEADSHEET



201308280120007

00008226024



005734976

SEQ:
01

DAR - Title Company (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

R27

2

RECORDING REQUESTED BY:
Title 365

AND WHEN RECORDED MAIL TO:

Yuri Bon
6335 Yolanda Avenue
Tarzana, CA 91335



THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.: 310-1313702-38

Escrow No.: 29532-OM

QUITCLAIM DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)
DOCUMENTARY TRANSFER TAX is \$NONE CITY TRANSFER TAX \$NONE
 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

"This conveyance changes the manner in which title is held, grantor(s) and grantee(s) remain the same and continue to hold the same proportionate interest, R & T 11911."
FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Yuri Bon (who acquired title as a single woman)

do(es) hereby remise, release and forever quitclaim to:

Yuri Bon, a single man

the real property in the City of Los Angeles, County of Los Angeles, State of California, described as:
Lot 8 of Tract No. 45763, in the City of Los Angeles, County of Los Angeles, State of California, as per Map recorded in Book 1119, Pages 1 and 2 of Maps, in the Office of the County Recorder of said County.

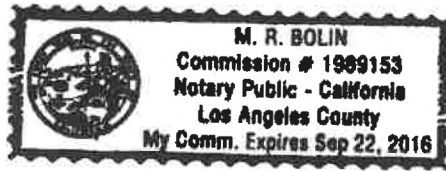
Except therefrom all oil, gas, minerals and other hydrocarbon substances, lying below a depth of 500 feet, without the right of surface entry. A.P. # 2127-020-044
Also Known as: 6335 Yolanda Avenue, Los Angeles, CA 91335

DATED August 19, 2013
STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
On AUGUST 19, 2013
before me, M R BOLIN
A Notary Public personally appeared
YURI BON



Yuri Bon

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/hers/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 

(Seal)

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

1A

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20200746671



Pages:
0002

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

07/08/20 AT 12:20PM

FEES:	20.00
TAXES:	0.00
OTHER:	0.00
SB2:	75.00
PAID:	95.00



LEADSHEET



202007081000030

00018477953



010906015

SEQ:
01

SECURE - Daily



THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY: CSC/INGEO

WHEN RECORDED MAIL TO:
FIRST AMERICAN MORTGAGE SOLUTIONS
1795 INTERNATIONAL WAY
IDAHO FALLS, ID 83402
PH. 208-528-9895
CALIFORNIA
COUNTY OF LOS ANGELES
LOAN NO.: 440619616



CORPORATION ASSIGNMENT OF DEED OF TRUST

FOR VALUE RECEIVED, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR RESIDENTIAL BANCORP, ITS SUCCESSORS AND ASSIGNS, located at P.O. BOX 2026, FLINT, MICHIGAN 48501-2026, Assignor, does hereby assign to LAKEVIEW LOAN SERVICING, LLC, located at 4425 PONCE DE LEON BLVD, MS 5-251, CORAL GABLES, FL 33146, Assignee, its successors and assigns, all its rights, title and interest in and to that certain Deed of Trust dated MARCH 13, 2015, executed by YURI BON, A SINGLE MAN, Trustor, to TITLE 365, Trustee, for the benefit of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR RESIDENTIAL BANCORP, ITS SUCCESSORS AND ASSIGNS, Original Beneficiary, and recorded on MARCH 23, 2015 as Instrument No. 20150310453 in the official records of the County Recorder's Office in and for the County of LOS ANGELES, State of CALIFORNIA.

LEGAL DESCRIPTION: AS DESCRIBED IN SAID DEED OF TRUST REFERRED TO HEREIN

COMMONLY KNOWN AS: 6335 YOLANDA AVENUE, TARZANA, CA 91335

TOGETHER WITH all rights accrued or to accrue under said Deed of Trust.

IN WITNESS WHEREOF, the undersigned has caused this Instrument to be executed on JULY 01, 2020.

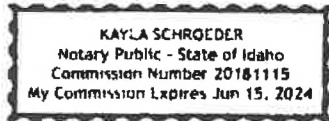
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR RESIDENTIAL BANCORP, ITS SUCCESSORS AND ASSIGNS


KELLIE LEHMKUHL, VICE PRESIDENT

STATE OF IDAHO COUNTY OF BONNEVILLE) ss.

On JULY 01, 2020, before me, KAYLA SCHROEDER, personally appeared KELLIE LEHMKUHL known to me to be the VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR RESIDENTIAL BANCORP, ITS SUCCESSORS AND ASSIGNS the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same


KAYLA SCHROEDER (COMMISSION EXP. 06/15/2024)
NOTARY PUBLIC




MIN: 100018200880018274

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20220831696



Pages:
0005

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

08/19/22 AT 08:00AM

FEES:	38.00
TAXES:	0.00
OTHER:	0.00
SB2:	75.00
PAID:	113.00



LEADSHEET



202208191030010

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SEQ:
01

SECURE - 8:00AM



THIS FORM IS NOT TO BE DUPLICATED

220421049 RP

Recording requested by:
ServiceLink

When Recorded Mail To:
**BARRETT DAFFIN FRAPPIER TREDER &
WEISS, LLP**
4004 Belt Line Road, Suite 100
Addison, Texas 75001-4320

APN #: 2127-020-044
Property Address:
6335 YOLANDA AVENUE
TARZANA, CALIFORNIA 91335



DFF0000009556085

Space above this line for Recorder's use only

Trustee Sale No. : 0000009556085

Title Order No.: 220421049

**IMPORTANT NOTICE
NOTICE OF DEFAULT AND ELECTION TO SELL UNDER
DEED OF TRUST**

ATTENTION RECORDER: THE FOLLOWING REFERENCE TO AN ATTACHED SUMMARY APPLIES ONLY TO COPIES PROVIDED TO THE TRUSTOR, NOT TO THIS RECORDED ORIGINAL NOTICE.

NOTE: THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT ATTACHED

注：本文件包含一个信息摘要

참고사항: 본 첨부 문서에 정보 요약서가 있습니다

NOTA: SE ADJUNTA UN RESUMEN DE LA INFORMACIÓN DE ESTE DOCUMENTO

TALA: MAYROONG BUOD NG IMPORMASYON SA DOKUMENTONG ITO NA NAKALAKIP

LƯU Ý: KÈM THEO ĐÂY LÀ BẢN TRÌNH BÀY TÓM LƯỢC VỀ THÔNG TIN TRONG TÀI LIỆU NÀY

THE ABOVE STATEMENT IS MADE PURSUANT TO CA CIVIL CODE §§2923.3(c)(1)and(2).

IF YOUR PROPERTY IS IN FORECLOSURE BECAUSE YOU ARE BEHIND IN YOUR PAYMENTS IT MAY BE SOLD WITHOUT ANY COURT ACTION, and you may have the legal right to bring your account in good standing by paying all of your past due payments plus permitted costs and expenses within the time permitted by law for reinstatement of your account, which is normally five business days prior to the date set for the sale of your property. No sale date may be set until approximately 90 days from the date this Notice of Default may be recorded (which date of recordation appears on this notice).

This amount is \$59,813.87 as of 08/17/2022 and will increase until your account becomes current. While your property is in foreclosure, you still must pay other obligations (such as insurance and taxes) required by your note and deed of trust or mortgage. If you fail to make future payments on the loan, pay taxes on the property, provide insurance on the property, or pay other obligations as required in the note and deed of trust or mortgage, the beneficiary or mortgagee may insist that you do so in order

**IMPORTANT NOTICE
NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST**

Trustee Sale No. : 0000009556085

Title Order No.: 220421049

to reinstate your account in good standing. In addition, the beneficiary or mortgagee may require as a condition of reinstatement that you provide reliable written evidence that you paid all senior liens, property taxes, and hazard insurance premiums.

Upon your written request, the beneficiary or mortgagee will give you a written itemization of the entire amount you must pay. You may not have to pay the entire unpaid portion of your account, even though full payment was demanded, but you must pay all amounts in default at the time payment is made. However, you and your beneficiary or mortgagee may mutually agree in writing prior to the time the notice of sale is posted (which may not be earlier than three months after this notice of default is recorded) to, among other things, (1) provide additional time in which to cure the default by transfer of the property or otherwise; or (2) establish a schedule of payments in order to cure your default; or both (1) and (2).

Following the expiration of the time period referred to in the first paragraph of this notice, unless the obligation being foreclosed upon or a separate written agreement between you and your creditor permits a longer period, you have only the legal right to stop the sale of your property by paying the entire amount demanded by your creditor.

To find out the amount you must pay, or to arrange for payment to stop the foreclosure, or if your property is in foreclosure for any other reason, contact:

**FLAGSTAR BANK, F.S.B.
c/o BARRETT DAFFIN FRAPPIER TREDER & WEISS, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001-4320
(866) 795-1852**

If you have any questions, you should contact a lawyer or the governmental agency which may have insured your loan.

Notwithstanding the fact that your property is in foreclosure, you may offer your property for sale provided the sale is concluded prior to the conclusion of the foreclosure.

REMEMBER, YOU MAY LOSE LEGAL RIGHTS IF YOU DO NOT TAKE PROMPT ACTION.

**IMPORTANT NOTICE
NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST**

Trustee Sale No. : 00000009556085

Title Order No.: 220421049

NOTICE IS HEREBY GIVEN THAT: BARRETT DAFFIN FRAPPIER TREDER & WEISS, LLP is the original Trustee, duly appointed Substituted Trustee, or acting as Agent for the Trustee or Beneficiary under a Deed of Trust dated 03/13/2015, executed by YURI BON, A SINGLE MAN, as Trustor, to secure obligations in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR RESIDENTIAL BANCORP (CRMLA#813J651, as Beneficiary Recorded on 03/23/2015 as Instrument No. 20150310453 of official records in the Office of the Recorder of LOS ANGELES County, California, as more fully described on said Deed of Trust. Including a Note(s)/ Unconditional Guaranty which had a principal amount of \$417,000.00 that the beneficial interest under said Deed of Trust and the obligations secured thereby are presently held by the Beneficiary; that a breach of, and default in, the obligations for which said Deed of Trust is security has occurred in that the payment has not been made of:

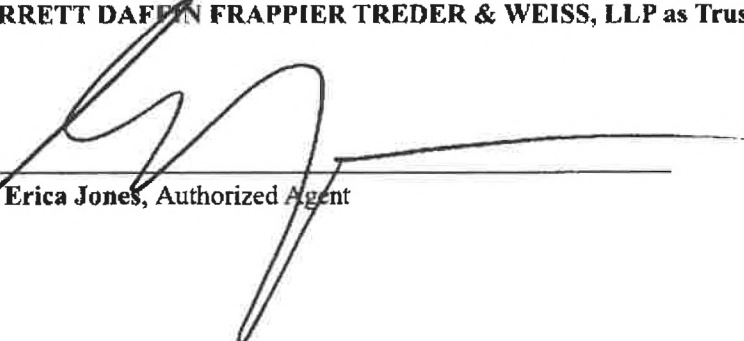
THE INSTALLMENT OF PRINCIPAL AND INTEREST WHICH BECAME DUE ON 12/1/2020 AND ALL SUBSEQUENT INSTALLMENTS, TOGETHER WITH LATE CHARGES AS SET FORTH IN SAID NOTE AND DEED OF TRUST, ADVANCES, ASSESSMENTS, FEES, AND/OR TRUSTEE FEES, IF ANY.

NOTHING IN THIS NOTICE SHALL BE CONSTRUED AS A WAIVER OF ANY FEES OWING TO THE BENEFICIARY UNDER THE DEED OF TRUST, PURSUANT TO THE TERMS OF THE LOAN DOCUMENTS.

That by reason thereof, the present beneficiary under said Deed of Trust and/or its loan servicer hereby declare(s) all obligations secured thereby immediately due and payable, invoke(s) the power of sale under said Deed of Trust, and elect(s) to sell the property described therein in satisfaction of those obligations without prejudice to any other default remedies permitted by applicable law.

DATED: 08/17/2022

BARRETT DAFFIN FRAPPIER TREDER & WEISS, LLP as Trustee or agent for beneficiary

By: 
Erica Jones, Authorized Agent

DECLARATION OF COMPLIANCE

(California Civil Code Section 2923.5(b))

Borrower(s): YURI BON
Property Address: 6335 YOLANDA AVENUE, TARZANA, CA 91335
Trustee's Sale No.: 00000009556085

The undersigned, as authorized agent or employee of the mortgage servicer, declares as follows:

Homeowner Bill of Rights Pre-Foreclosure Contact (California Civil Code Section 2923.5)

- The mortgage servicer has contacted the borrower to assess the borrower's financial situation and explore options for the borrower to avoid foreclosure as required by California Civil Code Section 2923.5(a)(2). Thirty days or more have passed since the initial contact was made.
- The mortgage servicer has tried with due diligence to contact the borrower as required by California Civil Code Section 2923.5(e), but has not made contact despite such due diligence. Thirty days or more have passed since these due diligence efforts were satisfied.
- No contact was required because the individual did not meet the definition of "borrower" under California Civil Code Section 2920.5(c).
- California Civil Code Section 2923.5 does not apply because the loan is not secured by a first lien mortgage or deed of trust on residential real property that meets the criteria in California Civil Code Section 2924.15(a)(1) ("owner-occupied") or Section 2924.15(a)(2) ("occupied by tenant").

COVID-19 Forbearance Relief (California Civil Code Section 3273.10)

- The mortgage servicer is exempt from the requirements of California Civil Code Section 3273.10. The borrower's loan is a federally-backed mortgage, and the mortgage servicer has complied with the forbearance provisions in Section 4022 of the federal Coronavirus Aid, Relief and Economic Security Act ("the CARES Act").
- The mortgage servicer is exempt from the requirements of California Civil Code Section 3273.10. The borrower's loan is not a federally-backed mortgage, but the mortgage servicer provides forbearance consistent with the requirements of the CARES Act for federally-backed mortgages
- The mortgage servicer denied a forbearance request made during the effective time period that satisfied the conditions specified in California Civil Code Section 3273.10(a). A copy of the written denial notice is attached to this declaration. A forbearance was was not subsequently provided.
- The mortgage servicer approved did not receive a forbearance request made during the effective time period that satisfied the conditions of California Civil Code Section 3273.10(a).

I certify that this declaration is accurate, complete and supported by competent and reliable evidence which the mortgage servicer has reviewed to substantiate the borrower's default and the right to foreclose, including the borrower's loan status and loan information.

LAKEVIEW LOAN SERVICING, LLC By:
FLAGSTAR BANK, F.S.B. as attorney in fact

Dated: 7/21/22

By: 

[AUTHORIZED SIGNER]

EXHIBIT B

ASSIGNED INSPECTOR: **KIM BEAUCHAMP**
JOB ADDRESS: **6335 NORTH YOLANDA AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2127-020-044**

Date: **November 10, 2025**

Last Full Title: **07/17/2025**

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- 1) YURI BON
6335 YOLANDA AVENUE
TARZANA, CA 91335-6847
CAPACITY: OWNER

- 2) FIRST AMERICAN MORTGAGE SOLUTIONS
1795 INTERNATIONAL WAY
IDAHO FALLS, ID 83402
CAPACITY: INTERESTED PARTY

- 3) BARRETT DAFFIN FRAPPIER TREDEER & WEISS, LLP
4004 BELT LINE ROAD, SUITE 100
ADDISON, TX 75001
CAPACITY: INTERESTED PARTY

Property Detail Report

For Property Located At :
6335 YOLANDA AVE, TARZANA, CA 91335-6847



RealQuest

Owner Information

Owner Name: **BON YURI**
Mailing Address: **6335 YOLANDA AVE, TARZANA CA 91335-6847 C038**
Vesting Codes: **//**

Location Information

Legal Description:	TR=45763 LOT 8	APN:	2127-020-044
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	1331.02 / 1	Subdivision:	45763
Township-Range-Sect:		Map Reference:	14-B5 /
Legal Book/Page:	111-- 01	Tract #:	45763
Legal Lot:	8	School District:	LOS ANGELES
Legal Block:		School District Name:	LOS ANGELES
Market Area:	TAR	Munic/Township:	LOS ANGELES
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	08/28/2013 / 08/19/2013	Deed Type:	TRUSTEE'S DEED(TRANSFER)
Sale Price:		1st Mtg Document #:	1260360
Document #:	1260359		

Last Market Sale Information

Recording/Sale Date:	02/15/2013 / 02/07/2013	1st Mtg Amount/Type:	/
Sale Price:	\$350,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	
Document #:	243658	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$134.05
New Construction:		Multi/Split Sale:	
Title Company:	TITLE 365		
Lender:			
Seller Name:	STEPANSKY IGOR & LARISA		

Prior Sale Information

Prior Rec/Sale Date:	03/12/1999 / 02/04/1999	Prior Lender:	HEADLANDS MTG INC
Prior Sale Price:	\$284,000	Prior 1st Mtg Amt/Type:	\$227,200 / CONV
Prior Doc Number:	413834	Prior 1st Mtg Rate/Type:	/ FIXED RATE LOAN
Prior Deed Type:	GRANT DEED		

Property Characteristics

Gross Area:		Parking Type:		Construction:	
Living Area:	2,611	Garage Area:		Heat Type:	CENTRAL
Tot Adj Area:		Garage Capacity:		Exterior wall:	
Above Grade:		Parking Spaces:		Porch Type:	
Total Rooms:		Basement Area:		Patio Type:	
Bedrooms:	5	Finish Bsmnt Area:		Pool:	POOL
Bath(F/H):	3 /	Basement Type:		Air Cond:	CENTRAL
Year Built / Eff:	1989 / 1989	Roof Type:		Style:	
Fireplace:	/	Foundation:		Quality:	
# of Stories:		Roof Material:		Condition:	
Other Improvements:					

Site Information

Zoning:	LAR1	Acres:	0.15	County Use:	SINGLE FAMILY RESID (0101)
Lot Area:	6,481	Lot Width/Depth:	48 x 135	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	
Site Influence:				Sewer Type:	

Tax Information

Total Value:	\$422,539	Assessed Year:	2024	Property Tax:	\$5,445.70
Land Value:	\$241,453	Improved %:	43%	Tax Area:	16
Improvement Value:	\$181,086	Tax Year:	2024	Tax Exemption:	
Total Taxable Value:	\$422,539				

Comparable Sales Report

For Property Located At

**6335 YOLANDA AVE, TARZANA, CA 91335-6847****1 Comparable(s) Selected.**

Report Date: 07/24/2025

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$350,000	\$1,295,000	\$1,295,000	\$1,295,000
Bldg/Living Area	2,611	2,260	2,260	2,260
Price/Sqft	\$134.05	\$573.01	\$573.01	\$573.01
Year Built	1989	1968	1968	1968
Lot Area	6,481	5,454	5,454	5,454
Bedrooms	5	5	5	5
Bathrooms/Restrooms	3	3	3	3
Stories	0.00	1.00	1.00	1.00
Total Value	\$422,539	\$499,298	\$499,298	\$499,298
Distance From Subject	0.00	0.10	0.10	0.10

* = user supplied for search only

Comp #:1				Distance From Subject:0.10 (miles)	
Address:	6323 GEYSER AVE, TARZANA, CA 91335-6832				
Owner Name:	BRENNERT OF CLAUS FAMILY TRUST				
Seller Name:	MORGAN MAURICE F & ROSWITHA				
APN:	2127-021-005	Map Reference:	14-B5 /	Living Area:	2,260
County:	LOS ANGELES, CA	Census Tract:	1331.02	Total Rooms:	6
Subdivision:	23621	Zoning:	LAR1	Bedrooms:	5
Rec Date:	05/29/2025	Prior Rec Date:	08/11/1998	Bath(F/H):	3 /
Sale Date:	04/01/2025	Prior Sale Date:	07/20/1998	Yr Built/Eff:	1968 / 1995
Sale Price:	\$1,295,000	Prior Sale Price:	\$230,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	354674	Acres:	0.13	Fireplace:	Y / 1
1st Mtg Amt:	\$150,000	Lot Area:	5,454	Pool:	POOL
Total Value:	\$499,298	# of Stories:	1	Roof Mat:	GRAVEL & ROCK
Land Use:	SFR	Park Area/Cap#:	/	Parking:	ATTACHED GARAGE

EXHIBIT D

ASSIGNED INSPECTOR: **KIM BEAUCHAMP**
JOB ADDRESS: **6335 NORTH YOLANDA AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2127-020-044**

Date: **November 10, 2025**

CASE NO.: **898773**
ORDER NO.: **A-5320719**

EFFECTIVE DATE OF ORDER TO COMPLY: **June 18, 2020**
COMPLIANCE EXPECTED DATE: **July 18, 2020**
DATE COMPLIANCE OBTAINED: **No compliance to date**

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LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-5320719

106508212829101229

**BOARD OF
BUILDING AND SAFETY
COMMISSIONERS**

**VAN AMBATIELOS
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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**

ORDER TO COMPLY AND NOTICE OF FEE

**BON, YURI
6335 YOLANDA AVE
TARZANA, CA 91335**

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

**CASE #: 898773
ORDER #: A-5320719
EFFECTIVE DATE: June 18, 2020
COMPLIANCE DATE: July 18, 2020**

**OWNER OF
SITE ADDRESS: 6335 N YOLANDA AVE
ASSESSORS PARCEL NO.: 2127-020-044
ZONE: R1; One-Family Zone**

JULY 05 2020
*To the address as shown on the
last equalized assessment roll
Initialed by*

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 dwelling

Comments: Obtain all required permits and approvals not limited to building, electrical, plumbing, and mechanical.

2. Remodel 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 structure(s) to its originally approved condition, 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.



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www.ladbs.org

Code Section(s) in Violation: 91.8105, 91.106.1.1, 91.106.1.2, 91.108.4, 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 dwelling

Comments: Complete remodel of single family dwelling in progress without permits and approvals.

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.

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.

10608212020101229

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 : *Emil Alexandrian* Date: June 04, 2020

EMIL ALEXANDRIAN
14410 SYLVAN STREET SUITE 105
VAN NUYS, CA 91401
(818)374-9863
emil.alexandrian@lacity.org

EA
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
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www.ladbs.org

EXHIBIT D

ASSIGNED INSPECTOR: **KIM BEAUCHAMP**
JOB ADDRESS: **6335 NORTH YOLANDA AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2127-020-044**

Date: **November 10, 2025**

CASE NO.: 898773
ORDER NO.: A-6031749

EFFECTIVE DATE OF ORDER TO COMPLY: **August 7, 2023**
COMPLIANCE EXPECTED DATE: **August 10, 2023**
DATE COMPLIANCE OBTAINED: **No compliance to date**

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LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-6031749

1011018202359002409

**BOARD OF
BUILDING AND SAFETY
COMMISSIONERS**

JAVIER NUNEZ
PRESIDENT
JOSELYN GEAGA-ROSENTHAL
VICE-PRESIDENT
JACOB STEVENS
MOISES ROSALES
NANCY YAP

**CITY OF LOS ANGELES
CALIFORNIA**



KAREN BASS
MAYOR

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

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

JOHN WEIGHT
EXECUTIVE OFFICER

ORDER TO COMPLY-SUPPLEMENTAL

BON, YURI
6335 YOLANDA AVE
TARZANA, CA 91335

OWNER OF
SITE ADDRESS: **6335 N YOLANDA AVE**
ASSESSORS PARCEL NO.: 2127-020-044
ZONE: R1; One-Family Zone

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

AUG 07 2023

To the address as shown on the
last equalized assessment roll
Initiated by *[Signature]*

CASE #: 898773
ORDER #: A-6031749
EFFECTIVE DATE: August 07, 2023
COMPLIANCE DATE: August 10, 2023

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.

The inspection has revealed that the property is in violation of the Los Angeles Municipal Code as follows:
This order is a supplement to any and all preceding orders issued by the Department of Building and Safety relative to the case number noted above. You are hereby required to comply with the terms of this and all preceding orders.

Further investigation of the property (Site Address) listed above has revealed that there are additional violations of the Los Angeles Municipal Code (L.A.M.C.). Following is a current list of violations:

VIOLATION(S):

- 1. The recirculation and purification system of the swimming pool has not been operated and/or maintained so as to keep the water clean and of reasonable clarity.**

You are therefore ordered to: Maintain or operate the recirculation and purification system so as to keep the pool water clean and of reasonable clarity.

Code Section(s) in Violation: 91.8118, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Location: Pool at rear yard

Comments: Pool water to be kept clean

- 2. Excessive or overgrown vegetation on the premises.**

You are therefore ordered to: Cut and remove the excessive or overgrown vegetation and weeds from the premises.

Code Section(s) in Violation: 91.8104, 91.8104.2, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Location: Front and rear yard

Comments: Overgrown vegetation at front and rear yard.

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

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Inspector:  Date: August 07, 2023

EMIL ALEXANDRIAN
14410 SYLVAN STREET SUITE 105
VAN NUYS, CA 91401
(818)374-9863
emil.alexandrian@lacity.org


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