

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

JACOB STEVENS
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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

February 18, 2025

Council District: # 2

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

JOB ADDRESS: **6702 NORTH RANCHITO AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2238-008-005**
Re: Invoice #858086-7

Pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code, the Los Angeles Department of Building and Safety (LADBS) investigated and identified code violations at: **6702 North Ranchito 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.

Pursuant to Section 98.0421, the property owner was issued an order on February 10, 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

for 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. T18039
Dated as of: 05/22/2024

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 2238-008-005

Property Address: 6702 N RANCHITO AVE City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : KIMA MIKAELIAN AND MANE ZARGARYAN

Grantor : KIMA MIKAELIAN

Deed Date : 10/15/2022

Recorded : 10/18/2022

Instr No. : 22-0998401

MAILING ADDRESS: KIMA MIKAELIAN AND MANE ZARGARYAN
6702 RANCHITO AVE, VAN NUYS, CA 91405-4834

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 27 Tract No: 14496 Brief Description: TRACT # 14496 LOT 27

MORTGAGES/LIENS

Type of Document: DEED OF TRUST ASSIGNMENT OF LEASES AND RENTS

Recording Date: 09/10/2021

Document #: 21-1390067

Loan Amount: \$70,000

Lender Name: MARI MARSOUBIAN

Borrowers Name: KIMA MIKAELIAN AND MANE ZARGARYAN

MAILING ADDRESS: MARI MARSOUBIAN
1272 PLEASANT RIDGE DRIVE ALTADENA, CA 91001

This page is part of your document - DO NOT DISCARD



20220998401



Pages:
0003

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

10/18/22 AT 02:15PM

FEES :	25.00
TAXES :	0.00
OTHER :	0.00
<hr/> PAID :	25.00



LEADSHEET



202210181060075

00022857935



013727360

SEQ:
01

SECURE - Daily



THIS FORM IS NOT TO BE DUPLICATED

CCN-2238-008-000

RECORDING REQUESTED BY:

Kima Mikaelian

WHEN RECORDED MAIL TO:

**Kima Mikaelian and
Mane Zargaryan
6702 Ranchito Ave.
Valley Glen, CA 91405**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

DOCUMENT TITLE:

GRANT DEED

Pursuant to Assembly Bill 1466 – Restrictive Covenant (GC Code Section 27388.2), effective January 1, 2022, a fee of two dollars (\$2) for recording the first page of every instrument, paper, or notice required or permitted by law to be recorded per each single transaction per parcel of real property, except those expressly exempted from payment of recording fees, as authorized by each county's board of supervisors and in accordance with applicable constitutional requirements.

Pursuant to Senate Bill 2 - Building Homes and Jobs Act (GC Code Section 27388.1), effective January 1, 2018, a fee of seventy-five dollars (\$75.00) shall be paid at the time of recording of every real estate instrument, paper, or notice required or permitted by law to be recorded, except those expressly exempted from payment of recording fees, per each single transaction per parcel of real property. The fee imposed by this section shall not exceed two hundred twenty-five dollars (\$225.00).

Reason for Exemption:

☐ Exempt from fee per GC 27388.1(a)(2) and GC 27388.2(b); recorded concurrently "in connection with" a transfer subject to the imposition of documentary transfer tax (DTT).

☒ **Exempt from fee per GC 27388.1(a)(2) and GC 27388.2(b); recorded concurrently "in connection with" a transfer of real property that is a residential dwelling to an owner-occupier.**

☐ Exempt from fee per GC 27388.1(a)(1); fee cap of \$225.00 reached.

☐ Exempt from the fee per GC 27388.1(b)(2)(D) and GC 27388.2(a); not related to real property.

☐ Exempt from the fee per GC 27388.1(a)(2) and GC 27388.2(b); this instrument is executed or recorded by a state, or county, or municipality, or other political subdivision of the state.

**THIS COVER SHEET ADDED TO PROVIDE
ADEQUATE SPACE FOR RECORDING INFORMATION**

RECORDING REQUESTED BY:
Kima Mikaelian

MAIL TAX STATEMENTS AND
WHEN RECORDED MAIL TO:
Kima Mikaelian and Mane Zargaryan
6702 Ranchito Ave.
Valley Glen, CA 91405

APN: 2238-008-005

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S):

DOCUMENTARY TRANSFER TAX IS \$0.00

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

☐ Computed on full value of property conveyed, or
☐ Computed on full value less liens and encumbrances remaining at time of sale.
☐ Unincorporated area ☐ City of Los Angeles

For valuable consideration, receipt of which is hereby acknowledged,

Kima Mikaelian, an unmarried woman who acquired title as a married woman as her sole and separate property
hereby GRANTS to

Kima Mikaelian, an unmarried woman and Mane Zargaryan, a single woman, as Joint Tenants

the real property situated in the County of Los Angeles, State of California, more particularly described as
follows:

Lot 27 of Tract No. 14496, in the City of Los Angeles, County of Los Angeles, State of California, as per Map recorded
in Book 361, Page(s) 45 through 46 of Maps, in the office of the County Recorder of said County.

Property Address: 6702 Ranchito Avenue, Valley Glen, CA 91405

Dated: 10-15-2022


Kima Mikaelian

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

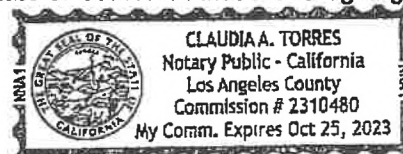
COUNTY OF Los Angeles

On October 15, 2022 before me, Claudia A. Torres, Notary Public, personally
appeared Kima Mikaelian, 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 



MAIL TAX STATEMENTS AS DIRECTED ABOVE

This page is part of your document - DO NOT DISCARD



20211390067



Pages:
0014

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

09/10/21 AT 08:00AM

FEES:	123.00
TAXES:	0.00
OTHER:	0.00
SB2:	225.00
PAID:	348.00



LEADSHEET



202109100290121

00021165342



012656187

SEQ:
01

SECURE - 8:00AM



THIS FORM IS NOT TO BE DUPLICATED

112120114

RECORDED AT THE REQUEST OF
CHICAGO TITLE COMPANY
AND WHEN RECORDED MAIL TO:

Mari Marsoubian
1272 Pleasant Ridge Drive
Altadena, CA 91001

11/21/2014

APN: 2238-008-005

**DEED OF TRUST, ASSIGNMENT OF LEASES AND RENTS, SECURITY
AGREEMENT AND FIXTURE FILING**

This Security Instrument (as hereinafter defined) serves as a Fixture Filing under the California Uniform Commercial Code (the "Uniform Commercial Code").

DEFINITIONS

In addition to the capitalized terms defined where used, words used in multiple sections of this Security Instrument and/or the corresponding Loan Documents (as hereinafter defined) are defined below.

(A) "Borrower" is Kima Mikaelian, a married woman, as her sole and separate property. Borrower is the trustor under this Security Instrument.

BORROWER'S ADDRESS IS: 1272 PLEASANT RIDGE DR. ALTADENA, CA 91001

(B) "Lender" is Mari Marsoubian, its successors and assigns. Lender's address is 1272 Pleasant Ridge Drive, Altadena, CA 91001. Lender is the beneficiary under this Security Instrument.

(C) "Loan" means the debt evidenced by the Note, plus interest, any prepayment charges and late charges due under the Note, and all sums due under the Security Instrument(s).

(D) "Loan Documents" means collectively the Note, Security Instrument(s) and all other documents executed and/or delivered in connection with the Loan.

(E) "Note" means the promissory note signed by Borrower and dated September 8, 2021. The Note states that Borrower owes Lender Seventy Thousand and 0/100 Dollars (U.S. \$70,000.00) and any additional amounts advanced pursuant to this Security Instrument and other Loan Documents, plus interest. Borrower has promised to pay this debt in regular monthly payments and to pay the debt in full.

(F) "Property" means the real property described in Exhibit A to this Security Instrument, and includes any improvements thereon.

(G) "Trustee" is Chicago Title Company, having an address at 500 N. Brand Blvd., Ste. 200, Glendale, CA 91203.

This Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing (the "Security Instrument") made September 8, 2021, among Kima Mikaelian, a married woman, as her sole and separate property (the "**Borrower**"), as trustor, whose address is 6702 Ranchito Avenue, Los Angeles, CA 91405, and Mari Marsoubian (together with its successors and assigns, collectively, the "**Lender**"), as beneficiary, whose address is 1272 Pleasant Ridge Drive, Altadena, CA 91001, and Chicago Title Company (the "**Trustee**"), as trustee, whose address is 500 N. Brand Blvd., Ste. 200, Glendale, CA 91203.

also attached:
EXHIBIT B

WITNESSETH:

THAT BORROWER IRREVOCABLY GRANTS, CONVEYS, BARGAINS, TRANSFERS AND ASSIGNS TO TRUSTEE IN TRUST, WITH POWER OF SALE, THAT PROPERTY IN LOS ANGELES COUNTY, CA, DESCRIBED AS:

See Legal Description attached as Exhibit A and incorporated herein by reference.

APN: 2238-008-005

Street Address: 6702 Ranchito Avenue, Los Angeles, CA 91405

TOGETHER WITH the rents, issues and profits thereof, SUBJECT HOWEVER, to the right, power and authority given to and conferred upon Lender by the provisions set forth below to collect and apply such rents, issues and profits (collectively, the "Property"). **For the Purpose of Securing:** 1. Performance of each agreement of Borrower incorporated by reference or contained herein. 2. Payment of the indebtedness evidenced by a promissory note of even date herewith, and any extension or renewal thereof, in the principal sum of \$70,000.00 executed by Borrower in favor of Lender. 3. Payment of such further sums as the then record owner of the Property hereafter may borrow from Lender, when evidenced by another note (or notes) reciting it is so secured.

A default under any other security instrument securing the above-referenced promissory note shall constitute a default under this Security Instrument as well.

To protect the security of this Security Instrument, Borrower agrees:

(1) That Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and hypothecate the Property and that such Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record. Borrower further agrees that Borrower will observe and perform said provisions; and that the reference to the Property, obligations, and parties in said provisions shall be construed to refer to the Property, obligations and parties set forth in this Security Instrument.

(2) To keep the Property in good condition and repair; not to remove or demolish any building thereon; to complete or restore promptly and in good and workmanlike manner any building which may be constructed, damaged or destroyed thereon and to pay when due all claims for labor performed and materials furnished therefore; to comply with all laws affecting the

Property or requiring any alterations or improvements to be made thereon, not to commit or permit waste thereof; not to commit, suffer or permit any act upon the Property in violations of law; to cultivate, irrigate, fertilize, fumigate, prune and do all other acts which from the character or use of the Property may be reasonably necessary, the specific enumerations herein not excluding the general.

(3) To provide, maintain and deliver to Lender fire insurance satisfactory to and with loss payable to Lender and Lender listed as additional insured, as more particularly set forth in this Security Instrument. The amount collected under any fire or other insurance policy may be applied by Lender upon any indebtedness secured herein and in such order as Lender may determine or at option of Lender the entire amount so collected or any part hereof may be released to Borrower. Such application or release shall not cure or waive any default or notice of default herein under or invalidate any act done pursuant to such notice.

(4) To appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of the Lender or Trustee; and to pay all costs and expenses, including cost of evidence of title and attorneys' fees in a reasonable sum, in any such action or proceeding in which Lender or Trustee may appear, and in any suit brought by Lender to record this Security Instrument.

(5) To not allow any additional liens to attach to the Property, regardless if the liens are junior to this Security Instrument, unless Borrower obtains prior written consent from Lender. Borrower must provide Lender with an inter-creditor or subordination agreement satisfactory to Lender, in Lender's sole and absolute discretion.

(6) To pay; at least ten (10) days before delinquency all taxes, dues, and assessments affecting the Property, including but not limited to, condominium, planned unit development and association dues; assessments on appurtenant water stock; when due, all encumbrances, charges and liens, with interest, on the Property or a part thereof, which appear to be prior or superior hereto; all costs, fees and expenses of this Security Instrument.

Should Borrower fail to make any payment or to do any act as herein provided, then Lender or Trustee, but without obligation to do and without notice to or demand upon Borrower and without releasing Borrower from any obligation hereof, may: make or do the same in such manner and to such extent as either may be deemed necessary to protect the security herein. Lender or Trustee being authorized to enter upon the Property for such purposes; appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Lender or Trustee; pay, purchase, contest or compromise any encumbrance, charge or lien which in the judgment of either appears to be prior or superior hereto; and, in exercising any such powers, pay necessary expenses, employ counsel and pay his reasonable fees.

(7) To pay immediately and without demand all sums so expended by Lender or Trustee, with interest from date of expenditure at the maximum amount allowed by law in effect at the date hereon, and to pay for any statement provided for by law in effect at the date hereof

regarding the obligation secured hereby any amount demanded by the Lender not to exceed the maximum allowed by law at the time when said statement is demanded.

(8) That any award of damages in connection with any condemnation for public use of or injury to the Property or any part thereof is hereby assigned and shall be paid to Lender, who may apply or release such monies received by him in the same manner and with the same effect as above provided for disposition of proceeds of fire or other insurance.

(9) That by accepting payment of any sum secured hereby after its due date, Lender does not waive his right either to require prompt payment when due of all other sums so secured or to declare a default for failure so to pay.

(10) That at any time or from time to time, without liability therefore and without notice, upon written request of Lender and presentation of this Security Instrument and said Note for endorsement, and without affecting the personal liability of any person for payment of the indebtedness secured hereby, Trustee may; reconvey any part of the Property; consent to the making of any map or plat thereof; join in granting any easement therein; or join in any extension agreement or any agreement subordinating the lien or charge hereof.

(11) That upon written request of Lender stating that all sums secured hereby have been paid, and upon surrender of this Security Instrument and said Note to Trustee for cancellation and retention and upon payment of its fees, Trustee shall reconvey, without warranty, the Property held hereunder. The recitals in such RECONVEYANCE of any matters or facts shall be conclusive proof of the truthfulness thereof. The Trustee in such reconveyance may be described as "The person or persons legally entitled thereto". Five years after issuance of such full RECONVEYANCE, Trustee may destroy said Note and this Security Instrument (unless directed in such request to retain them).

(12) That as additional security, Borrower hereby gives to and confers upon Lender the right, power and authority during the continuance of this Security Instrument, to collect the rents, issues and profits of the Property, reserving unto Borrower the right, prior to any default by Borrower in payment of any indebtedness secured hereby or in performance of any agreement hereunder, to collect and retain such rents, issues and profits as they become due and payable. Upon any such default, Lender may at any time without notice, either in person, by agent, or by a receiver to be appointed by a court, and without regard to the adequacy of any security for the indebtedness hereby secured enter upon and take possession of the Property or any part thereof, in its own name sue for or otherwise collect such rents, issues and profits, including those past due and unpaid, and apply the same, less costs and expense of operation and collection, including reasonable attorneys' fees, upon the indebtedness secured hereby, and in such order as Lender may determine. The entering upon and taking possession of the Property, the collection of such rents, issues and profits and the application thereof as aforesaid, shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

(13) That upon default by Borrower in payment of any indebtedness secured hereby or in performance of any agreement hereunder, under the Note secured hereby, Lender may declare all sums secured hereby immediately due and payable by delivery to Trustee of written declaration of default and demand for sale and of written notice of default and of election to cause to be sold

the Property, which notice Trustee shall cause to be filed for record. Lender also shall post with Trustee this Security Instrument, said Note and all documents evidencing expenditures secured hereby.

After the lapse of such time as may then be required by law following the recordation of said notice of default, and notice of sale having been given as then required by law, Trustee without demand on Borrower, shall sell the Property at the time and place fixed by it in said notice of sale, either as a whole or in separate parcels, and in such order as it may determine, a public auction to the highest bidder for cash in lawful money of the United States, payable at the time of sale. Trustee may postpone sale of all or a portion of the Property by public announcement of such time and place of sale, and from time to time thereafter may postpone sale by public announcement at the time fixed by the preceding postponement. Trustee shall deliver to such purchaser its deed conveying the Property so sold, but without any covenant or warranty, express or implied. The recitals in such deed of any matters or facts shall be conclusive proof of the truthfulness thereof. Any person, including Borrower, Trustee, or Lender as hereinafter defined, may purchase at such sale.

(14) Lender, or any successor in ownership of any indebtedness secured hereby, may from time to time, by instrument in writing, substitute a successor or successors to any Trustee named herein or acting hereunder, which instrument, executed by the Lender and duly acknowledged and recorded in the office of the recorder of the county or counties where the Property is situated, shall be conclusive proof of proper substitution of such successor Trustee or Trustees, who shall, without conveyance from the Trustee predecessor, succeed to all its title, estate, rights, powers and duties. Said instrument must contain the name of the original Borrower, Trustee and Lender hereunder, the book and page where this Security Instrument is recorded and the name and address of the new Trustee.

(15) That this Security Instrument applies to, insures to the benefit of, and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, successors and assigns. The term Lender shall mean the owner and holder, including pledges of the note secured hereby whether or not named as Lender herein. In this Security Instrument, whenever the context so requires, the masculine gender includes the feminine and/or neuter, and the singular number includes the plural.

(16) That Trustee accepts this trust when this Security Instrument, duly executed and acknowledged, is made a public record as provided by law. Trustee is not obligated to notify any party hereto of pending sale under any other security instrument or of any action or proceeding in which Borrower, Lender or Trustee shall be a party unless brought by Trustee.

(17) Borrower shall, at Borrower's expense, maintain in force fire and extended coverage insurance in any amount of not less than the full replacement value of any building which may exist on the Property, with loss payable to Lender. Borrower shall provide fire insurance protection on Borrower's furniture, fixtures and personal property on the Property in an amount equal to the full replacement value thereof, and promises that any insurance coverage in this regard will contain a waiver of the insurers' right of subrogation against Lender. In addition, Borrower shall, at Borrower's expense, maintain in force policies of liability insurance and, if applicable, flood insurance, with Lender as loss payee and as an additional insured thereunder, insuring

Borrower against all claims resulting from the injury to or the death of any person or the damage to or the destruction of any property belonging to any person by reason of Lender's interest hereunder or the use and occupancy of the Property by Borrower. Such insurance shall be in the following amounts: (1) \$1,000,000.00 combined single limit liability insurance covering property damage and bodily injury; and (2) flood insurance in an amount equal to the replacement cost of the Property is required if the collateral is located in a flood zone. At least 30 days prior to the expiration of a policy, Borrower shall deliver to Lender a renewal policy in a form satisfactory to Lender. If Borrower obtains any other insurance on the Property, such insurance shall name the Lender as additional insured and loss payee thereunder.

(18) If all or any part of the Property or any interest in it is sold or transferred (or if a beneficial interest in Borrower is sold or transferred and Borrower is not a natural person), or a lien or encumbrance is created upon the Property, voluntarily or involuntarily, or if Borrower shall file or have filed against it and/or the Property any proceeding for relief of debtors under the United States Bankruptcy Code, in each case without Lender's prior written consent, Lender may, at its option, require immediate payment in full of all sums secured by this Security Instrument. However, this option shall not be exercised by Lender if exercise is prohibited by federal law as of the date of this Security Instrument. If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than thirty (30) days from the date the notice is delivered or mailed within which Borrower must pay all sums secured by this Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on Borrower.

(19) Lender may make or cause to be made reasonable entries upon and inspections of the Property securing this Security Instrument. In addition to any rights Lender may have under California Civil Code Section 2929.5, Lender may make, or authorize other persons, including, but not limited to, appraisers and prospective purchasers at any foreclosure sale commenced by Lender, to enter on or inspect the real Property securing this Security Instrument at reasonable times and for reasonable durations.

(20) Borrower shall promptly notify Lender of any action or proceeding relating to any condemnation or other taking, whether direct or indirect, of the Property securing this Security Instrument or any part thereof and Borrower shall appear in and prosecute any such action or proceeding unless otherwise directed by Lender in writing. Borrower authorizes Lender, at Lender's option, as attorney-in-fact for Borrower, to commence, appear in and prosecute, in Lender's or Borrower's name, any action or proceeding relating to any condemnation or other taking of the Property, whether direct or indirect, and to settle or compromise any claim in connection with such condemnation or other taking. The proceeds of any award, payment or claim for damages, direct or consequential, in connection with any condemnation or other taking, whether direct or indirect, of the Property, or part thereof, or for conveyances in lieu of condemnation, are hereby assigned to and shall be paid to Lender. Borrower authorizes Lender to apply such awards, payments, proceeds or damages, after the deduction of Lender's expenses incurred in the collection of such amounts, at Lender's option, to restoration or repair of the Property or to payment of the sums secured by this Security Instrument, whether or not then due, in the order of application set forth in paragraph three (3) hereof, with the balance, if any, to Borrower. Unless Borrower and Lender otherwise agree in writing, any application of proceeds to

Principal (as defined in the Note) shall not extend or postpone the due date of the monthly installments referred to in Section 3 of the Note or change the amount of such installments. Borrower agrees to execute such further evidence of assignment of any awards, proceeds, damages or claims arising in connection with such condemnation or taking as Lender may require. Borrower hereby unconditionally and irrevocably waives all right of a property owner granted under California Code of Civil Procedure Section 1265.225(a) which provides for allocation of condemnation proceeds between a property owner and a lienholder and any other law or successor statute of similar import.

(21) This Security Instrument is intended to be a security agreement pursuant to the Uniform Commercial Code for any of the items specified above as part of the Property which, under applicable law, may be subject to a security interest pursuant to the Uniform Commercial Code, and Borrower hereby grants Lender a security interest in said items. Borrower agrees that Lender may file this Security Instrument, or a reproduction thereof, in the real estate records or other appropriate index, as a financing statement for any of the items specified above as part of the Property. Any reproduction of this Security Instrument or of any other security agreement or financing statement shall be sufficient as a financing statement. In addition, Borrower agrees to execute and deliver to Lender, upon Lender's request, any financing statements, as well as extensions, renewals and amendments thereof, and reproductions of this Security Instrument in such form as Lender may require to perfect a security interest with respect to said items. Borrower shall pay all costs of filing such financing statements and any extensions, renewals, amendments and releases thereof, and shall pay all reasonable costs and expenses of any record searches for financing statements Lender may reasonably require. Without the prior written consent of Lender, Borrower shall not create or suffer to be created pursuant to the Uniform Commercial Code any other security interest in said items, including replacements and additions thereto. For purposes of filing and recording this Security Instrument in, among other places, the real estate records of the county in which the Property is located, the following information is included: (i) the Borrower shall be deemed the "Debtor" with the address set forth for the Borrower on the first page of this Security Instrument which the Borrower certifies is accurate, (ii) the Lender shall be deemed to be the "Secured Party" with the address set forth for the Lender on the first page of this Security Instrument and shall have all of the rights of a secured party under the Uniform Commercial Code, (iii) this Security Instrument covers goods which are or are to become fixtures, (iv) the name of the record owner of the land is Borrower, and (v) if Borrower is an entity, the organizational identification number of Borrower is N/A, and the Borrower is organized under the laws of N/A. Upon Borrower's breach of any covenant, representation, warranty or agreement of Borrower contained in this Security Instrument, including the covenants to pay when due all sums secured by this Security Instrument, Lender shall have the remedies of a secured party under the Uniform Commercial Code and, at Lender's option, may also invoke the remedies provided in this Security Instrument as to such items. In exercising any of said remedies, Lender may proceed against the items of real property and any items of personal property specified above as part of the Property separately or together and in any order whatsoever, without in any way affecting the availability of Lender's remedies under the Uniform Commercial Code or of the remedies provided in this Security Instrument.

(22) Any default under this Security Instrument shall constitute a default under all promissory notes and security instruments Borrower has executed in favor of Lender. Borrower shall be in default if, during the Loan application process, Borrower or any persons or entities

acting at the direction of Borrower or with Borrower's knowledge or consent gave intentionally or materially false, misleading, or inaccurate information or statements to Lender (or failed to provide Lender with material information) in connection with the Loan. Material representations include, but are not limited to, representations concerning Borrower's use of the Property solely for business and/or commercial purposes.

(23) State-Specific Provisions. State specific provisions, if any, are outlined on Exhibit B attached hereto and incorporated herein. In the event of any inconsistencies between the terms and conditions of this Section and any other terms and conditions of this Security Instrument, the terms of this Section shall control and be binding.

(24) Wherever possible, each provision of this Security Instrument shall be interpreted in such manner as to be effective and valid pursuant to applicable law, but if any provision of this Security Instrument shall be prohibited by or invalid pursuant to applicable law, such provision shall be ineffective to the extent of such prohibition or invalidity, without invalidating the remainder of such provision or the remaining provisions of this Security Instrument.


(25) **WAIVER OF JURY TRIAL.** THE BORROWER IRREVOCABLY WAIVES ANY AND ALL RIGHT IT MAY HAVE TO A TRIAL BY JURY IN ANY ACTION, PROCEEDING OR CLAIM OF ANY NATURE RELATING TO THIS SECURITY INSTRUMENT, ANY DOCUMENTS EXECUTED IN CONNECTION WITH THIS SECURITY INSTRUMENT OR ANY TRANSACTION CONTEMPLATED IN ANY OF SUCH DOCUMENTS. THE BORROWER ACKNOWLEDGES THAT THE FOREGOING WAIVER IS KNOWING AND VOLUNTARY.

(26) Indemnity. The Borrower agrees to indemnify Lender, each legal entity, if any who controls the Lender and each of their respective directors, officers and employees (each an "Indemnified Party", collectively the "Indemnified Parties"), and to hold each Indemnified Party harmless from and against, any and all claims, damages, losses, liabilities and expenses (including all reasonable fees and charges of internal or external counsel with whom any Indemnified Party may consult and all expenses of litigation and preparation therefor) which any Indemnified Party may incur or which may be asserted against any Indemnified Party by any person, entity or governmental authority (including any person or entity claiming derivatively on behalf of the Borrower), in connection with or arising out of the matters referred to in this Security Instrument or in the other Loan Documents, whether (a) arising from or incurred in connection with any breach of a representative, warranty or covenant by the Borrower, or (b) arising out of or resulting from any suit, action, claim, proceeding or governmental investigation, pending or threatened, whether based on statute, regulation or order, or tort, or contract or otherwise, before any court or governmental authority; provided, however, that the foregoing indemnity agreement shall not apply to any claims, damages, losses, liabilities and expenses solely attributable to an Indemnified Party's willful misconduct. The indemnity agreement contained in this Section shall survive the termination of this Security Instrument, payment of any Loan and assignment of any rights hereunder.

[SIGNATURE PAGE FOLLOWS]

The undersigned Borrower requests that a copy of any Notice of Default and of any Notice of Sale hereunder be mailed to him/her at his/her address hereinbefore set forth.

BORROWER:


Kima Mikaelian

Kima Mikaelian

ACKNOWLEDGMENT

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)
) ss
COUNTY OF LOS ANGELES)

On SEP. 9 2021, before me, M. MOURADIAN, a Notary Public,
personally appeared _____

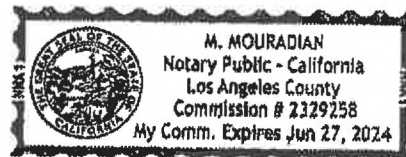
(Insert name and title exactly as they appear on signature page)

KIMA MIKHAELIAN,
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 Ca. that the
foregoing paragraph is true and correct.

WITNESS my hand and official seal.

M. Mouradian
Notary Public



(Seal)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

EXHIBIT A
(DESCRIPTION OF PROPERTY)

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 2238-008-005

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:

LOT 27 OF TRACT NO. 14496, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 361, PAGE(S) 45 THROUGH 46 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXHIBIT B

CALIFORNIA STATE-SPECIFIC PROVISIONS

Section 23.1 Inconsistencies. In the event of any inconsistencies between the terms and conditions of this Section and the terms and conditions of this Security Instrument, the terms of this Section shall control and be binding.

Section 23.2 Choice of Law. California law shall exclusively govern the enforcement and interpretation of this Security Instrument.

EXHIBIT B

ASSIGNED INSPECTOR: **DAVID HICKMAN**

Date: **February 18, 2025**

JOB ADDRESS: **6702 NORTH RANCHITO AVENUE, LOS ANGELES, CA**

ASSESSOR PARCEL NO. (APN): **2238-008-005**

Last Full Title: **05/22/2024**

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- 1) KIMA MIKAELIAN AND MANE ZARGARYAN
6702 RANCHITO AVENUE
VAN NUYS, CA 91405-4834
CAPACITY: OWNERS

- 2) MARI MARSOUBIAN
1272 PLEASANT RIDGE DRIVE
ALTADENA, CA 91001
CAPACITY: INTERESTED PARTY

Property Detail Report

For Property Located At :

6702 RANCHITO AVE, VAN NUYS, CA 91405-4834



RealQuest

Owner Information

Owner Name: MIKAELIAN KIMA/ZARGARYAN MANE
 Mailing Address: 6702 RANCHITO AVE, VAN NUYS CA 91405-4834 C003
 Vesting Codes: UW // JT

Location Information

Legal Description:	TRACT # 14496 LOT 27	APN:	2238-008-005
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	1281.01 / 1	Subdivision:	14496
Township-Range-Sect:		Map Reference:	15-E4 /
Legal Book/Page:	361-45	Tract #:	14496
Legal Lot:	27	School District:	LOS ANGELES
Legal Block:		School District Name:	LOS ANGELES
Market Area:	VG	Munic/Township:	LOS ANGELES
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	10/18/2022 / 10/15/2022	Deed Type:	GRANT DEED
Sale Price:		1st Mtg Document #:	
Document #:	998401		

Last Market Sale Information

Recording/Sale Date:	01/25/2006 / 11/22/2005	1st Mtg Amount/Type:	\$480,000 / CONV
Sale Price:	\$600,000	1st Mtg Int. Rate/Type:	6.50 / ADJ
Sale Type:	FULL	1st Mtg Document #:	176374
Document #:	176373	2nd Mtg Amount/Type:	\$120,000 / CONV
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/ FIXED
Transfer Document #:		Price Per SqFt:	\$473.93
New Construction:		Multi/Split Sale:	
Title Company:	COMMONWEALTH LAND TITLE CO.		
Lender:	INDYMAC BK FSB		
Seller Name:	HAZROIAN HAMO		

Prior Sale Information

Prior Rec/Sale Date:	10/24/2005 / 10/03/2005	Prior Lender:	WMC MTG CORP
Prior Sale Price:	\$589,000	Prior 1st Mtg Amt/Type:	\$471,200 / CONV
Prior Doc Number:	2548431	Prior 1st Mtg Rate/Type:	8.99 / ADJUSTABLE INT RATE

Prior Deed Type: GRANT DEED

Property Characteristics

Gross Area:		Parking Type:	PARKING AVAIL	Construction:	
Living Area:	1,266	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:	COVERED PATIO
Bedrooms:	3	Finish Bsmnt Area:		Pool:	POOL
Bath(F/H):	2 /	Basement Type:		Air Cond:	CENTRAL
Year Built / Eff:	1950 / 1977	Roof Type:		Style:	CONVENTIONAL
Fireplace:	/	Foundation:	RAISED	Quality:	AVERAGE
# of Stories:	1	Roof Material:	COMPOSITION SHINGLE	Condition:	AVERAGE

Other Improvements: FENCE

Site Information

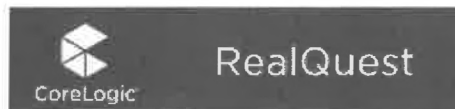
Zoning:	LAR1	Acres:	0.17	County Use:	SINGLE FAMILY RESID (0101)
Lot Area:	7,388	Lot Width/Depth:	55 x 135	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	PUBLIC
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$814,891	Assessed Year:	2023	Property Tax:	\$10,076.55
Land Value:	\$606,709	Improved %:	26%	Tax Area:	13
Improvement Value:	\$208,182	Tax Year:	2023	Tax Exemption:	
Total Taxable Value:	\$814,891				

Comparable Sales Report

For Property Located At

**6702 RANCHITO AVE, VAN NUYS, CA 91405-4834****7 Comparable(s) Selected.**

Report Date: 05/31/2024

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$600,000	\$820,000	\$1,500,000	\$1,034,857
Bldg/Living Area	1,266	1,202	1,418	1,302
Price/Sqft	\$473.93	\$585.30	\$1,220.50	\$802.90
Year Built	1950	1947	1953	1949
Lot Area	7,388	6,507	7,986	7,307
Bedrooms	3	3	3	3
Bathrooms/Restrooms	2	1	2	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$814,891	\$96,555	\$691,718	\$381,204
Distance From Subject	0.00	0.13	0.48	0.30

* = user supplied for search only

Comp #:1

Distance From Subject:0.13 (miles)

Address: **6603 RANCHITO AVE, VAN NUYS, CA 91405-4833**Owner Name: **EIGHT LUCKS & LLC**Seller Name: **SNOW INVESTMENTS LLC**APN: **2238-005-028**Map Reference: **15-E4 /**Living Area: **1,401**County: **LOS ANGELES, CA**Census Tract: **1281.01**Total Rooms: **7**Subdivision: **13220**Zoning: **LAR1**Bedrooms: **3**Rec Date: **05/23/2024**Prior Rec Date: **02/13/2023**Bath(F/H): **2 /**Sale Date: **05/14/2024**Prior Sale Date: **12/30/2022**Yr Built/Eff: **1947 / 1949**Sale Price: **\$820,000**Prior Sale Price: **\$710,000**Air Cond: **EVAP COOLER**Sale Type: **FULL**Prior Sale Type: **FULL**Style: **CONVENTIONAL**Document #: **338787**Acres: **0.18**Fireplace: **Y / 1**1st Mtg Amt: **\$615,000**Lot Area: **7,986**

Pool:

Total Value: **\$691,718**# of Stories: **1**Roof Mat: **COMPOSITION**Land Use: **SFR**Park Area/Cap#: **/**Parking: **PARKING AVAIL****SHINGLE**

Comp #:2			Distance From Subject:0.21 (miles)
Address:	13956 HARTLAND ST, VAN NUYS, CA 91405-4109		
Owner Name:	KOSTELAK RUSSELL/KOSTELAK LAURA		
Seller Name:	TILLER ADAM		
APN:	2216-017-005	Map Reference:	15-E4 /
County:	LOS ANGELES, CA	Census Tract:	1279.20
Subdivision:	16577	Zoning:	LAR1
Rec Date:	10/06/2023	Prior Rec Date:	03/22/2019
Sale Date:	09/25/2023	Prior Sale Date:	03/15/2019
Sale Price:	\$1,095,000	Prior Sale Price:	\$645,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	681602	Acres:	0.18
1st Mtg Amt:	\$766,500	Lot Area:	7,704
Total Value:	\$691,568	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,265
		Total Rooms:	6
		Bedrooms:	3
		Bath(F/H):	2 /
		Yr Built/Eff:	1950 / 1952
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	POOL
		Roof Mat:	WOOD SHAKE
		Parking:	PARKING AVAIL

Comp #:3			Distance From Subject:0.24 (miles)
Address:	6844 COSTELLO AVE, VAN NUYS, CA 91405-4105		
Owner Name:	AVAKIAN HAIK S		
Seller Name:	AYVAZIAN ANNA		
APN:	2216-016-015	Map Reference:	15-E4 /
County:	LOS ANGELES, CA	Census Tract:	1279.20
Subdivision:	16577	Zoning:	LAR1
Rec Date:	01/16/2024	Prior Rec Date:	06/30/2023
Sale Date:	12/13/2023	Prior Sale Date:	05/31/2023
Sale Price:	\$1,085,000	Prior Sale Price:	\$755,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	31554	Acres:	0.17
1st Mtg Amt:	\$868,000	Lot Area:	7,394
Total Value:	\$96,555	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,392
		Total Rooms:	5
		Bedrooms:	3
		Bath(F/H):	1 /
		Yr Built/Eff:	1950 / 1952
		Air Cond:	
		Style:	UNKNOWN
		Fireplace:	/
		Pool:	POOL
		Roof Mat:	WOOD SHAKE
		Parking:	PARKING AVAIL

Comp #:4			Distance From Subject:0.30 (miles)
Address:	13944 HAMLIN ST, VAN NUYS, CA 91401-1507		
Owner Name:	JOHNSON NICK/POLUSZYNSKI GREYLYN		
Seller Name:	GANDARILLAS MARISOL TRUST		
APN:	2238-023-004	Map Reference:	15-E5 /
County:	LOS ANGELES, CA	Census Tract:	1281.01
Subdivision:	4601	Zoning:	LAR1
Rec Date:	04/09/2024	Prior Rec Date:	06/19/1998
Sale Date:	03/20/2024	Prior Sale Date:	06/01/1998
Sale Price:	\$970,000	Prior Sale Price:	\$149,500
Sale Type:	FULL	Prior Sale Type:	
Document #:	230527	Acres:	0.15
1st Mtg Amt:	\$920,837	Lot Area:	6,751
Total Value:	\$229,420	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,202
		Total Rooms:	6
		Bedrooms:	3
		Bath(F/H):	1 /
		Yr Built/Eff:	1947 / 1947
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	COMPOSITION SHINGLE
		Parking:	PARKING AVAIL

Comp #:5			Distance From Subject:0.31 (miles)
Address:	6935 RANCHITO AVE, VAN NUYS, CA 91405-4162		
Owner Name:	KAZAZIAN DAVID G		
Seller Name:	6935 RANCHITO LLC		
APN:	2216-018-025	Map Reference:	15-E4 /
County:	LOS ANGELES, CA	Census Tract:	1279.20
Subdivision:	16577	Zoning:	LAR1
Rec Date:	12/28/2023	Prior Rec Date:	04/21/1987
Sale Date:	12/07/2023	Prior Sale Date:	03/1987
		Living Area:	1,229
		Total Rooms:	6
		Bedrooms:	3
		Bath(F/H):	1 /
		Yr Built/Eff:	1950 / 1951

Sale Price:	\$1,500,000	Prior Sale Price:	\$137,000	Air Cond:	WINDOW
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	912954	Acres:	0.18	Fireplace:	Y / 1
1st Mtg Amt:	\$1,124,000	Lot Area:	7,656	Pool:	
Total Value:	\$635,000	# of Stories:	1	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	DETACHED GARAGE

Comp #:	6	Distance From Subject: 0.46 (miles)			
Address:	7043 MATILIJA AVE, VAN NUYS, CA 91405-3332				
Owner Name:	MKHIKIAN ANNA A/UCHIYAMA CHRISTOPHER H				
Seller Name:	SMITH GRACE A TRUST				
APN:	2216-030-030	Map Reference:	15-E4 /	Living Area:	1,418
County:	LOS ANGELES, CA	Census Tract:	1279.20	Total Rooms:	6
Subdivision:	17912	Zoning:	LAR1	Bedrooms:	3
Rec Date:	12/08/2023	Prior Rec Date:	01/14/1976	Bath(F/H):	2 /
Sale Date:	11/22/2023	Prior Sale Date:		Yr Built/Eff:	1952 / 1952
Sale Price:	\$855,000	Prior Sale Price:	\$51,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	858005	Acres:	0.15	Fireplace:	Y / 1
1st Mtg Amt:	\$670,000	Lot Area:	6,507	Pool:	
Total Value:	\$117,768	# of Stories:	1	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:	7	Distance From Subject: 0.48 (miles)			
Address:	13542 HAMLIN ST, VAN NUYS, CA 91401-1709				
Owner Name:	VALLEYVISTA PROPERTIES LLC				
Seller Name:	CASTRO LUIS & MARIA D				
APN:	2329-006-005	Map Reference:	15-F5 /	Living Area:	1,210
County:	LOS ANGELES, CA	Census Tract:	1235.20	Total Rooms:	6
Subdivision:	17890	Zoning:	LAR1	Bedrooms:	3
Rec Date:	05/16/2024	Prior Rec Date:	02/20/1998	Bath(F/H):	1 /
Sale Date:	04/16/2024	Prior Sale Date:	02/02/1998	Yr Built/Eff:	1953 / 1953
Sale Price:	\$919,000	Prior Sale Price:	\$134,500	Air Cond:	EVAP COOLER
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	320762	Acres:	0.16	Fireplace:	/
1st Mtg Amt:		Lot Area:	7,151	Pool:	
Total Value:	\$206,397	# of Stories:	1	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	DETACHED GARAGE

EXHIBIT D

ASSIGNED INSPECTOR: DAVID HICKMAN

Date: February 18, 2025

JOB ADDRESS: 6702 NORTH RANCHITO AVENUE, LOS ANGELES, CA

ASSESSOR PARCEL NO. (APN): 2238-008-005

CASE NO.: 945711

ORDER NO.: A-5663461

EFFECTIVE DATE OF ORDER TO COMPLY: February 10, 2022

COMPLIANCE EXPECTED DATE: March 12, 2022

DATE COMPLIANCE OBTAINED: No Compliance to date

.....

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

VIOLATIONS:

SEE ATTACHED ORDER # A-5663461

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

MIKAELIAN, KIMA
6702 RANCHITO AVE
VAN NUYS, CA 91405

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

FEB 02 2022

CASE #: 945711
ORDER #: A-5663461
EFFECTIVE DATE: February 10, 2022
COMPLIANCE DATE: March 12, 2022

OWNER OF

SITE ADDRESS: 6702 N RANCHITO AVE
ASSESSORS PARCEL NO.: 2238-008-005
ZONE: R1; One-Family Zone

To the address as shown on the
last equalized assessment roll
with a signature

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. The 35' x 20' construction of a storage building to the rear of single family dwelling was 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), AND 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 permit(s) and expose the work for proper inspection.

Code Section(s) in Violation: 91.8105, 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: Rear of property.

Comments: Storage building built with out permits

2. The remodel of the pool was 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),

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

AND 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 permit(s) and expose the work for proper inspection.

Code Section(s) in Violation: 91.8105, 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: Pool

Comments: Pool remodeled and repiped with out permits

3. Electrical work has been done without the required permits and approvals.

You are therefore ordered to: Obtain all required electrical permits and approvals.

Code Section(s) in Violation: 93.0201, 93.0104, 91.103.1 12.21A.1.(a) of the L.A.M.C.

Comments: New electrical service installed on storage building.

4. Mechanical (heating, air conditioning, refrigeration or ventilation) work has been done without the required permits and approvals.

You are therefore ordered to: Obtain all required mechanical permits and approvals.

Code Section(s) in Violation: 95.112.1, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Comments: 4 HVAC units installed on storage building.

5. Plumbing work has been done without the required permits and approvals.

You are therefore ordered to: Obtain all required plumbing permits and approvals.

Code Section(s) in Violation: 94.103.1.1, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Comments: Sump pump installed on storage building.

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.

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

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.

TAX WARNING: THIS NOTICE AFFECTS OWNERS OF RENTAL HOUSING.

The Department of Building and Safety has determined by inspection that this building is substandard per Section 17274 and 24436.5 of the State Revenue and Taxation Code. These sections provide in part that a taxpayer who derives rental income from housing determined by the local regulatory agency to be substandard by reason of violation of state or local codes dealing with health, safety or building, cannot deduct from state personal income tax and bank and corporation income tax, deductions for interest, depreciation or taxes attributable to such substandard structure where the substandard conditions are not corrected within six (6) months after notice of violation by the regulatory agency. Please note that the effective date of this order marks the beginning of the six (6) month period referred to above. The department is required by law to notify the State Franchise Tax Board of failure to comply with these code sections.

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)374-9851.

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

Inspector:



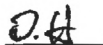
BRYAN MEYER

14410 SYLVAN STREET SUITE 105

VAN NUYS, CA 91401

(818)374-9851

Bryan.Meyer@lacity.org



REVIEWED BY

Date: February 02, 2022

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