

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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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

May 13, 2025

Council District: # 6

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

JOB ADDRESS: **6803 NORTH ALDEA AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2230-001-013**
Re: Invoice # 882201-3

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: **6803 North Aldea 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 on August 1, 2022 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. The Department imposed non-compliance fee as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance fee	660.00
Late Charge/Collection fee (250%)	1,650.00
Accumulated Interest (1%/month)	304.84
Title Report fee	30.00
Grand Total	\$ 2,644.84

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 **\$2,644.84** 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 the LADBS to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$2,644.84** 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

AM
Ana Mae Yutan
Chief, Resource Management Bureau

ATTEST: HOLLY WOLCOTT, 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. T18271
Dated as of: 11/08/2024

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 2230-001-013

Property Address: 6803 N ALDEA AVE City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee: BABAK NOSRATI

Grantor: ALLEN D. SHUGAR

Deed Date : 02/15/2022

Recorded : 04/14/2022

Instr No. : 22-0414589

MAILING ADDRESS: BABAK NOSRATI

21748 ULMUS DR, WOODLAND HILLS, CA 91364-5255

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 12 Tract No: 12222 Brief Description: TRACT # 12222 LOT 12

MORTGAGES/LIENS

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

This page is part of your document - DO NOT DISCARD



20220414589



Pages:
0004

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

04/14/22 AT 08:00AM

FEES : 28.00

TAXES : 5,796.00

OTHER : 0.00

PAID : 5,824.00



LEADSHEET



202204140260039

00022214575



013325169

SEQ:
02

SECURE - 8:00AM



THIS FORM IS NOT TO BE DUPLICATED

1585056

RECORDING REQUESTED BY:
Stewart Title - WLV

AND WHEN RECORDED MAIL TO:

Babak Nosrati
21748 Ulmus Drive
Woodland Hills, CA 91364

THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.: 1585056

Escrow No.: 300-002501

AP#: 2230-001-013

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$1,138.50

CITY TRANSFER TAX \$4,657.50

☒ computed on full value of property conveyed, or

☐ computed on full value less value of liens or encumbrances remaining at time of sale.

☐ Unincorporated area ☒ City of Los Angeles **AND**

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

Allen D. Shugar, an Unmarried Man

hereby GRANT(s) to:

Babak Nosrati, a Married Man, as his sole and separate property

the real property in the City of Los Angeles, County of Los Angeles, State of California, described as:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF

Also Known as: 6803 Aldea Avenue, Van Nuys, CA 91406

DATED: February 15, 2022

**Signature Page attached hereto
and made a part hereof**

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

Title Order No.: 1585056

Escrow No.: 300-002501

AP#: 2230-001-013

SIGNATURE PAGE

Title of Document: GRANT DEED

Date of Document: February 15, 2022



Allen D. Shugar

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

COUNTY OF Los Angeles

On February 17, 2022

before me, Melinda Thorne

A Notary Public personally appeared

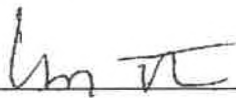
Allen D. Shugar

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



(Seal)

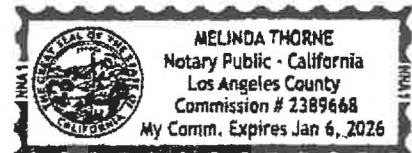


EXHIBIT "A"
LEGAL DESCRIPTION

The land referred to herein is situated in the State of California, County of Los Angeles, City of Los Angeles and described as follows:

LOS ANGELES

Lot 12 of Tract #12222, In the City of ^ County of Los Angeles, State of California, as per Map recorded in Book 279, Pages 39 and 40 of Maps, in the Office of the County Recorder of said County.

APN: 2230-001-013

(End of Legal Description)

EXHIBIT B

ASSIGNED INSPECTOR: **CHRISTOPHER LEKO**
JOB ADDRESS: **6803 NORTH ALDEA AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2230-001-013**

Date: May 13, 2025

Last Full Title: **11/08/2024**

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- | | |
|--|-----------------|
| 1) BABAK NOSRATI
21748 ULMUS DRIVE
WOODLAND HILLS, CA 91364-5255 | CAPACITY: OWNER |
|--|-----------------|

Property Detail Report

For Property Located At :

6803 ALDEA AVE, VAN NUYS, CA 91406-4424

RealQuest

Owner Information

Owner Name: **NOSRATI BABAK**
 Mailing Address: **21748 ULMUS DR, WOODLAND HILLS CA 91364-5255 C005**
 Vesting Codes: **//**

Location Information

Legal Description:	TRACT # 12222 LOT 12	APN:	2230-001-013
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	1320.02 / 2	Subdivision:	12222
Township-Range-Sect:		Map Reference:	14-E4 /
Legal Book/Page:	279-39	Tract #:	12222
Legal Lot:	12	School District:	LOS ANGELES
Legal Block:		School District Name:	LOS ANGELES
Market Area:	LKBL	Munic/Township:	LOS ANGELES
Neighbor Code:			

Owner Transfer Information

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

Last Market Sale Information

Recording/Sale Date:	04/14/2022 / 02/15/2022	1st Mtg Amount/Type:	/
Sale Price:	\$1,035,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	
Document #:	414589	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$687.25
New Construction:		Multi/Split Sale:	
Title Company:	STEWART TITLE-WLV		
Lender:			
Seller Name:	SHUGAR ALLEN D		

Prior Sale Information

Prior Rec/Sale Date:	06/24/1998 / 10/17/1997	Prior Lender:	
Prior Sale Price:		Prior 1st Mtg Amt/Type:	/
Prior Doc Number:	1067028	Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	GRANT DEED		

Property Characteristics

Gross Area:		Parking Type:	PARKING AVAIL	Construction:	
Living Area:	1,506	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:		Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:	7	Basement Area:		Patio Type:	
Bedrooms:	3	Finish Bsmnt Area:		Pool:	
Bath(F/H):	1 /	Basement Type:		Air Cond:	
Year Built / Eff:	1947 / 1947	Roof Type:		Style:	CONVENTIONAL
Fireplace:	Y / 2	Foundation:	RAISED	Quality:	
# of Stories:	1	Roof Material:	WOOD SHAKE	Condition:	
Other Improvements:	FENCE; ADDITION; LAUNDRY ROOM				

Site Information

Zoning:	LARA	Acres:	0.45	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	19,558	Lot Width/Depth:	104 x 188	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	
Site Influence:	CORNER			Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$1,076,813	Assessed Year:	2024	Property Tax:	\$13,721.23
Land Value:	\$861,451	Improved %:	20%	Tax Area:	16
Improvement Value:	\$215,362	Tax Year:	2024	Tax Exemption:	
Total Taxable Value:	\$1,076,813				

Comparable Sales Report

For Property Located At

**6803 ALDEA AVE, VAN NUYS, CA 91406-4424****11 Comparable(s) Selected.**

Report Date: 04/16/2025

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$1,035,000	\$790,000	\$1,085,000	\$923,091
Bldg/Living Area	1,506	1,312	1,714	1,447
Price/Sqft	\$687.25	\$518.37	\$780.67	\$642.51
Year Built	1947	1949	2016	1956
Lot Area	19,558	1,987	8,511	6,908
Bedrooms	3	2	4	3
Bathrooms/Restrooms	1	1	3	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$1,076,813	\$110,329	\$941,561	\$510,532
Distance From Subject	0.00	0.29	0.50	0.40

*= user supplied for search only

Comp #1

Distance From Subject:0.29 (miles)

Address:	17156 VOSE ST, VAN NUYS, CA 91406-3630		
Owner Name:	MARQUEZ JONATHAN E L/MADERO LIZETTE		
Seller Name:	VOORHEIS HOLDINGS LP		
APN:	2227-024-010	Map Reference:	14-E4 /
County:	LOS ANGELES, CA	Census Tract:	1320.02
Subdivision:	15968	Zoning:	LAR1
Rec Date:	11/01/2024	Prior Rec Date:	06/14/1972
Sale Date:	10/17/2024	Prior Sale Date:	
Sale Price:	\$910,000	Prior Sale Price:	\$31,500
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	751609	Acres:	0.20
1st Mtg Amt:	\$893,517	Lot Area:	8,511
Total Value:	\$308,169	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,362
		Total Rooms:	6
		Bedrooms:	3
		Bath(F/H):	1 /
		Yr Built/Eff:	1950 / 1952
		Air Cond:	CENTRAL
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	WOOD SHAKE
		Parking:	ATTACHED GARAGE

Comp #2

Distance From Subject:0.31 (miles)

Address:	17007 BASSETT ST, VAN NUYS, CA 91406-4515		
Owner Name:	RKMK HOLDINGS LLC		
Seller Name:	MCCORMICK J R & S A F/TR		
APN:	2230-007-027	Map Reference:	14-E4 /
County:	LOS ANGELES, CA	Census Tract:	1320.02
		Living Area:	1,321
		Total Rooms:	5

Subdivision:	15441	Zoning:	LAR1	Bedrooms:	2
Rec Date:	03/18/2025	Prior Rec Date:	10/29/1976	Bath(F/H):	1 /
Sale Date:	03/07/2025	Prior Sale Date:		Yr Built/Eff:	1949 / 1952
Sale Price:	\$815,000	Prior Sale Price:	\$44,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	170519	Acres:	0.15	Fireplace:	/
1st Mtg Amt:	\$750,000	Lot Area:	6,602	Pool:	
Total Value:	\$110,329	# of Stories:	1	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:3 Distance From Subject:0.35 (miles)

Address: **6909 ENCINO AVE, VAN NUYS, CA 91406-4329**

Owner Name: **FORD PETER/CHERIN MAE**

Seller Name: **VELASQUEZ L & L F/TR**

APN:	2229-004-009	Map Reference:	14-D4 /	Living Area:	1,566
County:	LOS ANGELES, CA	Census Tract:	1320.01	Total Rooms:	5
Subdivision:	14362	Zoning:	LAR1	Bedrooms:	3
Rec Date:	12/12/2024	Prior Rec Date:	03/07/1995	Bath(F/H):	1 /
Sale Date:	10/30/2024	Prior Sale Date:		Yr Built/Eff:	1950 / 1951
Sale Price:	\$845,000	Prior Sale Price:	\$135,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	881092	Acres:	0.18	Fireplace:	/
1st Mtg Amt:	\$676,000	Lot Area:	8,054	Pool:	POOL
Total Value:	\$222,280	# of Stories:	1	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:4 Distance From Subject:0.36 (miles)

Address: **6921 ENCINO AVE, VAN NUYS, CA 91406-4329**

Owner Name: **NAGAPETYAN S & V LIVING TRUST**

Seller Name: **DUMAS ARMEN & RITA TRUST**

APN:	2229-004-007	Map Reference:	14-D4 /	Living Area:	1,353
County:	LOS ANGELES, CA	Census Tract:	1320.01	Total Rooms:	5
Subdivision:	14362	Zoning:	LAR1	Bedrooms:	2
Rec Date:	02/25/2025	Prior Rec Date:	04/15/1988	Bath(F/H):	2 /
Sale Date:	02/19/2025	Prior Sale Date:		Yr Built/Eff:	1950 / 1950
Sale Price:	\$885,000	Prior Sale Price:	\$155,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	118849	Acres:	0.18	Fireplace:	/
1st Mtg Amt:		Lot Area:	8,053	Pool:	
Total Value:	\$290,835	# of Stories:	1	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:5 Distance From Subject:0.40 (miles)

Address: **7106 ANDASOL AVE, VAN NUYS, CA 91406-3540**

Owner Name: **MERGET KURTIS B/MERGET CAROLINE C**

Seller Name: **COFFEY NICHOLAS**

APN:	2228-029-004	Map Reference:	14-E4 /	Living Area:	1,345
County:	LOS ANGELES, CA	Census Tract:	1320.02	Total Rooms:	5
Subdivision:	14935	Zoning:	LAR1	Bedrooms:	3
Rec Date:	11/04/2024	Prior Rec Date:	08/14/2020	Bath(F/H):	2 /
Sale Date:	10/07/2024	Prior Sale Date:	08/12/2020	Yr Built/Eff:	1951 / 1957
Sale Price:	\$1,050,000	Prior Sale Price:	\$740,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	753859	Acres:	0.19	Fireplace:	Y / 1
1st Mtg Amt:	\$837,545	Lot Area:	8,097	Pool:	
Total Value:	\$785,292	# of Stories:	1	Roof Mat:	COMPOSITION SHINGLE

Land Use: **SFR** Park Area/Cap#: **/** Parking: **PARKING AVAIL**

Comp #:6 Distance From Subject:0.40 (miles)
 Address: **6449 GRAVES AVE, VAN NUYS, CA 91406-5454**
 Owner Name: **HOUSE LAUREL W/ALONSO ROBERTO C**
 Seller Name: **HOOKE P & M J JOINT TRUST**
 APN: **2230-018-011** Map Reference: **14-E5 /** Living Area: **1,312**
 County: **LOS ANGELES, CA** Census Tract: **1320.02** Total Rooms: **6**
 Subdivision: **18798** Zoning: **LAR1** Bedrooms: **3**
 Rec Date: **12/12/2024** Prior Rec Date: **09/03/2021** Bath(F/H): **2 /**
 Sale Date: **11/15/2024** Prior Sale Date: **08/31/2021** Yr Built/Eff: **1955 / 1956**
 Sale Price: **\$1,000,000** Prior Sale Price: **\$905,000** Air Cond: **CENTRAL**
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **880822** Acres: **0.16** Fireplace: **Y / 1**
 1st Mtg Amt: **\$766,000** Lot Area: **7,109** Pool: **POOL**
 Total Value: **\$941,561** # of Stories: **1** Roof Mat: **WOOD SHAKE**
 Land Use: **SFR** Park Area/Cap#: **/** Parking: **PARKING AVAIL**

Comp #:7 Distance From Subject:0.44 (miles)
 Address: **16906 MARLIN PL, VAN NUYS, CA 91406-4525**
 Owner Name: **CODREANU IRINA/ENACHI RADU**
 Seller Name: **FRANK MATTHEW & ALISON**
 APN: **2230-006-014** Map Reference: **14-E4 /** Living Area: **1,714**
 County: **LOS ANGELES, CA** Census Tract: **1320.02** Total Rooms: **4**
 Subdivision: **15441** Zoning: **LAR1** Bedrooms: **3**
 Rec Date: **11/27/2024** Prior Rec Date: **03/26/2021** Bath(F/H): **3 /**
 Sale Date: **10/30/2024** Prior Sale Date: **02/11/2021** Yr Built/Eff: **1949 / 1971**
 Sale Price: **\$999,000** Prior Sale Price: **\$855,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **836610** Acres: **0.15** Fireplace: **/**
 1st Mtg Amt: **\$899,999** Lot Area: **6,422** Pool:
 Total Value: **\$907,331** # of Stories: **1** Roof Mat: **COMPOSITION SHINGLE**
 Land Use: **SFR** Park Area/Cap#: **/** Parking: **PARKING AVAIL**

Comp #:8 Distance From Subject:0.46 (miles)
 Address: **7045 ENCINO AVE, VAN NUYS, CA 91406-3521**
 Owner Name: **GORLICK LIVING TRUST**
 Seller Name: **CLYMER JILL T**
 APN: **2228-026-007** Map Reference: **14-D4 /** Living Area: **1,530**
 County: **LOS ANGELES, CA** Census Tract: **1320.02** Total Rooms: **5**
 Subdivision: **14948** Zoning: **LAR1** Bedrooms: **4**
 Rec Date: **08/13/2024** Prior Rec Date: **12/14/2009** Bath(F/H): **2 /**
 Sale Date: **08/12/2024** Prior Sale Date: **10/07/2009** Yr Built/Eff: **1951 / 1951**
 Sale Price: **\$1,085,000** Prior Sale Price: **\$355,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **541296** Acres: **0.19** Fireplace: **Y / 1**
 1st Mtg Amt: **\$250,000** Lot Area: **8,102** Pool: **POOL**
 Total Value: **\$361,985** # of Stories: **1** Roof Mat: **WOOD SHAKE**
 Land Use: **SFR** Park Area/Cap#: **/** Parking: **PARKING AVAIL**

Comp #:9 Distance From Subject:0.46 (miles)
 Address: **17605 LEMAY ST, VAN NUYS, CA 91406-5330**
 Owner Name: **BIERLY ALLISON/VICKERY FORREST**
 Seller Name: **ABRAMS MAX & KELLY**
 APN: **2229-014-010** Map Reference: **14-D4 /** Living Area: **1,388**

County:	LOS ANGELES, CA	Census Tract:	1320.01	Total Rooms:	6
Subdivision:	13753	Zoning:	LAR1	Bedrooms:	3
Rec Date:	12/30/2024	Prior Rec Date:	07/31/2014	Bath(F/H):	2 /
Sale Date:	12/02/2024	Prior Sale Date:	06/18/2014	Yr Built/Eff:	1950 / 1971
Sale Price:	\$985,000	Prior Sale Price:	\$447,500	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	928510	Acres:	0.13	Fireplace:	Y / 1
1st Mtg Amt:	\$837,250	Lot Area:	5,854	Pool:	
Total Value:	\$527,272	# of Stories:	1	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:10 Distance From Subject:0.47 (miles)

Address: **17401 ENADIA WAY, VAN NUYS, CA 91406-3543**

Owner Name: **MARJANIAN SATENIG S**

Seller Name: **SALTVEIT MIKAL**

APN:	2228-019-023	Map Reference:	14-E3 /	Living Area:	1,524
County:	LOS ANGELES, CA	Census Tract:	1320.02	Total Rooms:	5
Subdivision:	16583	Zoning:	LAR1	Bedrooms:	3
Rec Date:	11/26/2024	Prior Rec Date:	03/23/2016	Bath(F/H):	2 /
Sale Date:	10/26/2024	Prior Sale Date:	02/17/2016	Yr Built/Eff:	1951 / 1953
Sale Price:	\$790,000	Prior Sale Price:	\$497,500	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	829887	Acres:	0.17	Fireplace:	Y / 2
1st Mtg Amt:	\$632,000	Lot Area:	7,202	Pool:	
Total Value:	\$577,385	# of Stories:	1	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:11 Distance From Subject:0.50 (miles)

Address: **16854 BALBOA LN, VAN NUYS, CA 91406-4596**

Owner Name: **TATSUMI LONNIE S/VU ANNIE L**

Seller Name: **OSM BALBOA HOMES LP**

APN:	2225-023-083	Map Reference:	/	Living Area:	1,502
County:	LOS ANGELES, CA	Census Tract:	1321.02	Total Rooms:	
Subdivision:		Zoning:	LAR1	Bedrooms:	3
Rec Date:	09/27/2024	Prior Rec Date:	08/24/2017	Bath(F/H):	3 /
Sale Date:	08/19/2024	Prior Sale Date:	08/21/2017	Yr Built/Eff:	2016 / 2016
Sale Price:	\$790,000	Prior Sale Price:	\$5,550,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	661122	Acres:	0.05	Fireplace:	/
1st Mtg Amt:	\$632,000	Lot Area:	1,987	Pool:	
Total Value:	\$583,411	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

EXHIBIT D

ASSIGNED INSPECTOR: **CHRISTOPHER LEKO**
JOB ADDRESS: **6803 NORTH ALDEA AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2230-001-013**

Date: May 13, 2025

CASE NO.: 959055
ORDER NO.: A-5769844

EFFECTIVE DATE OF ORDER TO COMPLY: **August 1, 2022**
COMPLIANCE EXPECTED DATE: **August 31, 2022**
DATE COMPLIANCE OBTAINED: **September 04, 2024**

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

VIOLATIONS:

SEE ATTACHED ORDER # A-5769844

BOARD OF
BUILDING AND SAFETY
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LOS ANGELES, CA 90012

OSAMA YOUNAN, P.E.

GENERAL MANAGER
SUPERINTENDENT OF BUILDING

JOHN WEIGHT
EXECUTIVE OFFICER

ORDER TO COMPLY AND NOTICE OF FEE

BABRAK NOSRATI
21748 ULMUS DR.
WOODLAND HILLS, CA 91364

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

JUL 26 2022

CASE #: 959055
ORDER #: A-5769844
EFFECTIVE DATE: August 01, 2022
COMPLIANCE DATE: August 31, 2022

OWNER OF

SITE ADDRESS: 6803 N ALDEA AVE
ASSESSORS PARCEL NO.: 2230-001-013
ZONE: RA; Suburban Zone

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

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 approximate 26' X 60' construction of a steel storage building 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), OR 2) submit plans, obtain the required permits and expose the work for proper inspections.

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: Location at the rear Northwest portion of property.

2. Cargo container.

You are therefore ordered to: 1) Submit plans, obtain a use of land permit, inspections, approvals and clearances and a Certificate of Occupancy, for storage purposes only, for the 8 ft x 20 ft cargo container on the site. 2) Discontinue the use of the cargo container.

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.



CODE ENFORCEMENT BUREAU
For routine City business and non-emergency services: Call 3-1-1
www.ladbs.org

Code Section(s) in Violation: 91.0106.3.2.1, 91.0108.1, 91.0109.1, 12.21A.1.(a), and 12.26E.2. of the L.A.M.C.

Location: Located rear Southwest portion of property

3. Open storage within the required rear yard.

You are therefore ordered to: Discontinue the open storage in the required rear yard.

Code Section(s) in Violation: 12.03, 12.21A.1.(a) and 12.21C.1.(g) of the L.A.M.C.

4. Rubbish, garbage, trash and debris on the premises.

You are therefore ordered to: 1) Remove the rubbish, garbage, trash and debris from the premises.
2) Maintain the premises in a clean and sanitary condition.

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

Location: Rear Southwest corner

5. Over height fence(s) in the required front and rear yard.

You are therefore ordered to: Reduce the height of the fence in the required front and rear yard to the maximum allowable height of 3.5' and 6' respectively feet above grade.

Code Section(s) in Violation: 12.21A.1.(a), 12.22C.20.(f)(2) and 12.22C.20.(f)(3) of the L.A.M.C.

6. An inspection is required for the work performed on the attached carport, permit #12014-20000-00026.

You are therefore ordered to: Obtain all required inspections including a final inspection.

Code Section(s) in Violation: 91.108.1, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Comments: Attached carport at rear of dwelling.

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.

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

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)374-9848.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

[Signature]

July 19, 2022

DA
REVIEWED BY

GLA DBS
DEPARTMENT OF BUILDING AND SAFETY

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