

BOARD OF  
BUILDING AND SAFETY  
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CITY OF LOS ANGELES  
CALIFORNIA



KAREN BASS  
MAYOR

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

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

JOHN WEIGHT  
EXECUTIVE OFFICER

June 23, 2026

Council District: # 3

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

JOB ADDRESS: **5535 NORTH FALLBROOK AVENUE, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **2042-001-020**  
Re: Invoice #895518-0

Pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code, the Los Angeles Department of Building and Safety (LADBS) investigated and identified code violations at: **5535 North Fallbrook 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 August 2, 2023 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              |
| <b>Grand Total</b>                    | <b>\$ 1,276.56</b> |

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*  
*Chap*  
Ana Mae Yutan  
Chief, LADBS Resource Management Bureau

*hup*  
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](mailto:latitle@in2-res.com)

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***Property Title Report***

***Work Order No. T18768***  
***Dated as of: 01/07/2026***

***Prepared for: City of Los Angeles***

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***SCHEDULE A***

***(Reported Property Information)***

***APN #: 2042-001-020***

***Property Address: 5535 N FALLBROOK AVE    City: Los Angeles    County: Los Angeles***

***VESTING INFORMATION***

***Type of Document: GRANT DEED***

***Grantee: GENEVA CASTAGANA TRUSTEE OR HER SUCCESSORS IN TRUST UNDER THE CASTAGANA LIVING TRUST***

***Grantor: GENEVA CASTAGANA***

***Deed Date : 02/22/2002***

***Recorded : 05/14/2002***

***Instr No. : 02-1108874***

***MAILING ADDRESS: GENEVA CASTAGANA TRUSTEE OR HER SUCCESSORS IN TRUST UNDER THE CASTAGANA LIVING TRUST  
5207 BAZA AVE, WOODLAND HILLS, CA 91364-1804***

***SCHEDULE B***

***LEGAL DESCRIPTION***

***Lot Number: 16 Tract No: 3558 Brief Description: TRACT # 3558 LOT COM N 89 59'40 W 25 FT AND S 214.91 FT FROM NE COR OF LOT 16 THS ON W LINE OF FALLBROOK AVE 60 FT WITH A***

***MORTGAGES/LIENS***

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



LEAD SHEET

02-1108874

RECORDED/FILED IN OFFICIAL RECORDS  
RECORDER'S OFFICE  
LOS ANGELES COUNTY  
CALIFORNIA

10:01AM MAY 14 2002

SPACE ABOVE THIS LINE FOR RECORDERS USE

TITLE(S)

DEED

FEE

D.T.T.

FEE \$10 1  
2

CODE

20

CODE

19

CODE

9\_\_

Assessor's Identification Number (AIN)

To Be Completed By Examiner OR Title Company In Black Ink

Number of Parcels Shown

2024 001 020

001

THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUEST BY

WHEN RECORDED MAIL TO

NAME

LAW OFFICES OF

MAIL

ADDRESS

BRUCE C. KESWICK

20750 Ventura Blvd., Suite 204

CITY

ZIP CODE

Woodland Hills, California 91364

02-1108874

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

TITLE(S)

GRANT DEED

Recording Requested By: GENEVA CASTAGANA  
5207 BAZA AVENUE  
WOODLAND HILLS, CA 91364

02 1108874

After Recording Mail To: GENEVA CASTAGANA  
5207 BAZA AVENUE  
WOODLAND HILLS, CA 91364

APN: 2042-001-020

**GRANT DEED**  
TITLE OF DOCUMENT

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$ 0.00: This conveyance transfers the grantor's interest into his or her revocable living trust, R&T 11930.

- ( ) Computed on full value of property conveyed, or  
( ) Computed on full value less liens and encumbrances Remaining thereon at time of sales.  
( ) Unincorporated area ( X ) City of Los Angeles

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

GENEVA CASTAGANA

HEREBY GRANT(s) to

GENEVA CASTAGANA, TRUSTEE OR HER SUCCESSORS IN TRUST, UNDER THE CASTAGANA LIVING TRUST dated January 31, 2002

THE FOLLOWING described real property in the County of Los Angeles, State of California, to wit:

The northerly 60 feet of the Southerly 1080 feet of the Westerly 130.4 feet of the Easterly 155.4 feet of Lot 16 of Tract 3558 as per map recorded in Book 42, pages 9 & 10 of Maps in the office of the Recorder of said County

MORE commonly known as: 5535 Fallbrook Avenue, Woodland Hills, CA 91367

SUBJECT TO: Any Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record

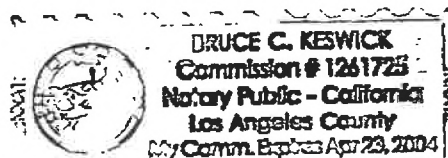
WITNESS my hand, this 22<sup>nd</sup> day of February, 2002

Geneva Castagana  
GENEVA CASTAGANA

STATE OF CALIFORNIA }  
COUNTY OF LOS ANGELES } ss

On February 22, 2002, before me, BRUCE C. KESWICK, a Notary Public, in and for said County and State personally appeared GENEVA CASTAGANA personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.  
WITNESS my hand and official seal.

Bruce C. Keswick  
Notary Public



# EXHIBIT B

ASSIGNED INSPECTOR: AUGUSTUS ALBAS

Date: June 23, 2026

JOB ADDRESS: 5535 NORTH FALLBROOK AVENUE, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 2042-001-020

Last Full Title: 01/07/2026

Last Update to Title:

.....

## LIST OF OWNERS AND INTERESTED PARTIES

- 1) GENEVA CASTAGANA, TRUSTEE OR HER SUCCESSORS  
IN TRUST, UNDER THE CASTAGANA LIVING TRUST  
5207 BAZA AVENUE  
WOODLAND HILLS, CA 91364-1804  
CAPACITY: OWNER

**Property Detail Report****For Property Located At :****5535 FALLBROOK AVE, WOODLAND HILLS, CA  
91367-4327****Owner Information**

Owner Name: **CASTAGANA GENEVA/CASTAGANA TRUST**  
 Mailing Address: **5207 BAZA AVE, WOODLAND HILLS CA 91364-1804 C028**  
 Vesting Codes: **// TR**

**Location Information**

Legal Description: **TRACT # 3558 LOT COM N 89 59'40" W 25 FT AND S 214.91 FT FROM NE COR OF LOT 16 TH S ON W LINE OF FALLBROOK AVE 60 FT WITH A UNIFORM DEPTH OF 130.4 FT W PART OF LOT 16**

|                       |                 |                       |              |
|-----------------------|-----------------|-----------------------|--------------|
| County:               | LOS ANGELES, CA | APN:                  | 2042-001-020 |
| Census Tract / Block: | 1370.00 / 1     | Alternate APN:        |              |
| Township-Range-Sect:  |                 | Subdivision:          | 3558         |
| Legal Book/Page:      | 42-9            | Map Reference:        | /            |
| Legal Lot:            | 16              | Tract #:              | 3558         |
| Legal Block:          |                 | School District:      | LOS ANGELES  |
| Market Area:          | WHLL            | School District Name: | LOS ANGELES  |
| Neighbor Code:        |                 | Munic/Township:       | LOS ANGELES  |

**Owner Transfer Information**

|                      |                         |                     |            |
|----------------------|-------------------------|---------------------|------------|
| Recording/Sale Date: | 05/14/2002 / 02/22/2002 | Deed Type:          | GRANT DEED |
| Sale Price:          |                         | 1st Mtg Document #: |            |
| Document #:          | 1108874                 |                     |            |

**Last Market Sale Information**

|                      |              |                         |        |
|----------------------|--------------|-------------------------|--------|
| Recording/Sale Date: | 06/30/1969 / | 1st Mtg Amount/Type:    | /      |
| Sale Price:          | \$5,500      | 1st Mtg Int. Rate/Type: | /      |
| Sale Type:           | FULL         | 1st Mtg Document #:     |        |
| Document #:          |              | 2nd Mtg Amount/Type:    | /      |
| Deed Type:           | DEED (REG)   | 2nd Mtg Int. Rate/Type: | /      |
| Transfer Document #: |              | Price Per SqFt:         | \$4.14 |
| New Construction:    |              | Multi/Split Sale:       |        |
| Title Company:       |              |                         |        |
| Lender:              |              |                         |        |
| Seller Name:         |              |                         |        |

**Prior Sale Information**

|                      |   |                          |   |
|----------------------|---|--------------------------|---|
| Prior Rec/Sale Date: | / | Prior Lender:            |   |
| Prior Sale Price:    |   | Prior 1st Mtg Amt/Type:  | / |
| Prior Doc Number:    |   | Prior 1st Mtg Rate/Type: | / |
| Prior Deed Type:     |   |                          |   |

**Property Characteristics**

|                     |             |                    |  |                |        |
|---------------------|-------------|--------------------|--|----------------|--------|
| Gross Area:         |             | Parking Type:      |  | Construction:  |        |
| Living Area:        | 1,330       | Garage Area:       |  | Heat Type:     | HEATED |
| Tot Adj Area:       |             | Garage Capacity:   |  | Exterior wall: |        |
| Above Grade:        |             | Parking Spaces:    |  | Porch Type:    |        |
| Total Rooms:        |             | Basement Area:     |  | Patio Type:    |        |
| Bedrooms:           | 2           | Finish Bsmnt Area: |  | Pool:          |        |
| Bath(F/H):          | 2 /         | Basement Type:     |  | Air Cond:      |        |
| Year Built / Eff:   | 1950 / 1950 | Roof Type:         |  | Style:         |        |
| Fireplace:          | /           | Foundation:        |  | Quality:       |        |
| # of Stories:       |             | Roof Material:     |  | Condition:     |        |
| Other Improvements: |             |                    |  |                |        |

**Site Information**

|                 |       |                  |          |             |                            |
|-----------------|-------|------------------|----------|-------------|----------------------------|
| Zoning:         | LAR1  | Acres:           | 0.18     | County Use: | SINGLE FAMILY RESID (0100) |
| Lot Area:       | 7,826 | Lot Width/Depth: | 60 x 130 | State Use:  |                            |
| Land Use:       | SFR   | Res/Comm Units:  | 1 /      | Water Type: |                            |
| Site Influence: |       |                  |          | Sewer Type: | TYPE UNKNOWN               |

**Tax Information**

|                      |          |                |      |                |            |
|----------------------|----------|----------------|------|----------------|------------|
| Total Value:         | \$72,013 | Assessed Year: | 2025 | Property Tax:  | \$1,127.79 |
| Land Value:          | \$34,049 | Improved %:    | 53%  | Tax Area:      | 16         |
| Improvement Value:   | \$37,964 | Tax Year:      | 2025 | Tax Exemption: |            |
| Total Taxable Value: | \$72,013 |                |      |                |            |

**Comparable Sales Report**

For Property Located At

**5535 FALLBROOK AVE, WOODLAND HILLS, CA 91367-4327**

8 Comparable(s) Selected.

Report Date: 02/05/2026

**Summary Statistics:**

|                       | Subject  | Low       | High        | Average     |
|-----------------------|----------|-----------|-------------|-------------|
| Sale Price            | \$5,500  | \$850,000 | \$1,715,000 | \$1,137,250 |
| Bldg/Living Area      | 1,330    | 1,264     | 1,513       | 1,368       |
| Price/Sqft            | \$4.14   | \$669.82  | \$1,309.16  | \$834.20    |
| Year Built            | 1950     | 1948      | 1966        | 1954        |
| Lot Area              | 7,826    | 5,042     | 22,899      | 9,066       |
| Bedrooms              | 2        | 2         | 4           | 3           |
| Bathrooms/Restrooms   | 2        | 1         | 3           | 2           |
| Stories               | 0.00     | 0.00      | 0.00        | 0.00        |
| Total Value           | \$72,013 | \$145,756 | \$915,551   | \$621,870   |
| Distance From Subject | 0.00     | 0.19      | 0.43        | 0.30        |

\* = user supplied for search only

Comp #:1

Distance From Subject:0.19 (miles)

Address: 22920 COLLINS ST, WOODLAND HILLS, CA 91367-4219

Owner Name: 22920 COLLINS ST LLC

Seller Name: THOLEN 1988 FAMILY TRUST OF

APN: 2041-014-012

Map Reference: /

Living Area: 1,341

County: LOS ANGELES, CA

Census Tract: 1370.00

Total Rooms:

Subdivision: 9528

Zoning: LARE9

Bedrooms: 2

Rec Date: 07/18/2025

Prior Rec Date:

Bath(F/H): 2 /

Sale Date: 07/14/2025

Prior Sale Date:

Yr Built/Eff: 1955 / 1955

Sale Price: \$1,450,000

Prior Sale Price:

Air Cond:

Sale Type: FULL

Prior Sale Type:

Style:

Document #: 482120

Acres: 0.53

Fireplace: /

1st Mtg Amt: \$1,160,000

Lot Area: 22,899

Pool:

Total Value: \$145,756

# of Stories:

Roof Mat:

Land Use: SFR

Park Area/Cap#: /

Parking:

Comp #:2 Distance From Subject:0.20 (miles)

Address: 5634 PONCE AVE, WOODLAND HILLS, CA 91367-4338

Owner Name: FRIGILLANA DARYL A/FRIGILLANA BREGGIE A

Seller Name: FITZPATRICK LAURA

|                         |                             |                           |
|-------------------------|-----------------------------|---------------------------|
| APN: 2040-009-052       | Map Reference: /            | Living Area: 1,264        |
| County: LOS ANGELES, CA | Census Tract: 1372.03       | Total Rooms: 3            |
| Subdivision: 3558       | Zoning: LAR1                | Bedrooms: 3               |
| Rec Date: 01/23/2026    | Prior Rec Date: 11/10/2022  | Bath(F/H): 2 /            |
| Sale Date: 01/22/2026   | Prior Sale Date: 10/19/2022 | Yr Built/Eff: 1954 / 1955 |
| Sale Price: \$949,000   | Prior Sale Price: \$880,000 | Air Cond: CENTRAL         |
| Sale Type: FULL         | Prior Sale Type: FULL       | Style: /                  |
| Document #: 54712       | Acres: 0.12                 | Fireplace: /              |
| 1st Mtg Amt: \$759,200  | Lot Area: 5,042             | Pool: /                   |
| Total Value: \$915,551  | # of Stories: /             | Roof Mat: /               |
| Land Use: SFR           | Park Area/Cap#: /           | Parking: /                |

Comp #:3 Distance From Subject:0.20 (miles)

Address: 22636 BERDON ST, WOODLAND HILLS, CA 91367-4301

Owner Name: FRANJIC IGOR/Franjic Marina P

Seller Name: GION MICHAEL J & BELINDA

|                         |                             |                           |
|-------------------------|-----------------------------|---------------------------|
| APN: 2040-018-017       | Map Reference: /            | Living Area: 1,368        |
| County: LOS ANGELES, CA | Census Tract: 1372.03       | Total Rooms: 3            |
| Subdivision: 7221       | Zoning: LAR1                | Bedrooms: 3               |
| Rec Date: 12/19/2025    | Prior Rec Date: 07/27/2016  | Bath(F/H): 3 /            |
| Sale Date: 12/18/2025   | Prior Sale Date: 06/27/2016 | Yr Built/Eff: 1954 / 1968 |
| Sale Price: \$925,000   | Prior Sale Price: \$685,000 | Air Cond: /               |
| Sale Type: FULL         | Prior Sale Type: FULL       | Style: /                  |
| Document #: 925025      | Acres: 0.15                 | Fireplace: /              |
| 1st Mtg Amt: \$475,000  | Lot Area: 6,751             | Pool: /                   |
| Total Value: \$794,994  | # of Stories: /             | Roof Mat: /               |
| Land Use: SFR           | Park Area/Cap#: /           | Parking: /                |

Comp #:4 Distance From Subject:0.31 (miles)

Address: 23026 DOLOROSA ST, WOODLAND HILLS, CA 91367-6105

Owner Name: YOSEF OMRL

Seller Name: GALLO ANTHONY J & CHARLOTTE E

|                          |                             |                           |
|--------------------------|-----------------------------|---------------------------|
| APN: 2042-007-062        | Map Reference: /            | Living Area: 1,513        |
| County: LOS ANGELES, CA  | Census Tract: 1370.00       | Total Rooms: 3            |
| Subdivision: 9545        | Zoning: LARS                | Bedrooms: 3               |
| Rec Date: 06/27/2025     | Prior Rec Date: 09/19/2018  | Bath(F/H): 2 /            |
| Sale Date: 06/11/2025    | Prior Sale Date: 08/17/2018 | Yr Built/Eff: 1966 / 1966 |
| Sale Price: \$1,206,000  | Prior Sale Price: \$731,500 | Air Cond: /               |
| Sale Type: FULL          | Prior Sale Type: FULL       | Style: /                  |
| Document #: 433960       | Acres: 0.23                 | Fireplace: /              |
| 1st Mtg Amt: \$1,025,100 | Lot Area: 9,937             | Pool: /                   |
| Total Value: \$815,995   | # of Stories: /             | Roof Mat: /               |
| Land Use: SFR            | Park Area/Cap#: /           | Parking: /                |

Comp #:5 Distance From Subject:0.34 (miles)

Address: 22532 DOLOROSA ST, WOODLAND HILLS, CA 91367-4442

Owner Name: SHNIRMAN DANI Z/ODENI MAYA

Seller Name: FELDMAN FAMILY TRUST

|                         |                             |                           |
|-------------------------|-----------------------------|---------------------------|
| APN: 2040-022-007       | Map Reference: /            | Living Area: 1,468        |
| County: LOS ANGELES, CA | Census Tract: 1372.03       | Total Rooms: 4            |
| Subdivision: 7568       | Zoning: LAR1                | Bedrooms: 4               |
| Rec Date: 06/13/2025    | Prior Rec Date: 08/05/2003  | Bath(F/H): 2 /            |
| Sale Date: 05/19/2025   | Prior Sale Date: 06/23/2003 | Yr Built/Eff: 1950 / 1982 |
| Sale Price: \$1,048,000 | Prior Sale Price: \$495,000 | Air Cond: CENTRAL         |

|              |                  |                  |              |            |          |
|--------------|------------------|------------------|--------------|------------|----------|
| Sale Type:   | <b>FULL</b>      | Prior Sale Type: | <b>FULL</b>  | Style:     |          |
| Document #:  | <b>397831</b>    | Acres:           | <b>0.15</b>  | Fireplace: | <b>/</b> |
| 1st Mtg Amt: | <b>\$890,800</b> | Lot Area:        | <b>6,752</b> | Pool:      |          |
| Total Value: | <b>\$703,768</b> | # of Stories:    |              | Roof Mat:  |          |
| Land Use:    | <b>SFR</b>       | Park Area/Cap#:  | <b>/</b>     | Parking:   |          |

Comp #:6 Distance From Subject:0.35 (miles)

Address: **5420 SALE AVE, WOODLAND HILLS, CA 91367-4340**

Owner Name: **KUZNETSOV IVAN/TSAREVA EVGENIA**

Seller Name: **ARIAN FAMILY TRUST**

|              |                        |                   |                   |               |                    |
|--------------|------------------------|-------------------|-------------------|---------------|--------------------|
| APN:         | <b>2040-025-014</b>    | Map Reference:    | <b>/</b>          | Living Area:  | <b>1,414</b>       |
| County:      | <b>LOS ANGELES, CA</b> | Census Tract:     | <b>1372.03</b>    | Total Rooms:  |                    |
| Subdivision: | <b>7568</b>            | Zoning:           | <b>LAR1</b>       | Bedrooms:     | <b>3</b>           |
| Rec Date:    | <b>10/28/2025</b>      | Prior Rec Date:   | <b>12/14/2001</b> | Bath(F/H):    | <b>1 /</b>         |
| Sale Date:   | <b>09/19/2025</b>      | Prior Sale Date:  | <b>11/25/2001</b> | Yr Built/Eff: | <b>1955 / 1955</b> |
| Sale Price:  | <b>\$955,000</b>       | Prior Sale Price: | <b>\$261,000</b>  | Air Cond:     | <b>CENTRAL</b>     |
| Sale Type:   | <b>FULL</b>            | Prior Sale Type:  | <b>FULL</b>       | Style:        |                    |
| Document #:  | <b>747275</b>          | Acres:            | <b>0.21</b>       | Fireplace:    | <b>/</b>           |
| 1st Mtg Amt: | <b>\$716,250</b>       | Lot Area:         | <b>9,194</b>      | Pool:         |                    |
| Total Value: | <b>\$428,065</b>       | # of Stories:     |                   | Roof Mat:     |                    |
| Land Use:    | <b>SFR</b>             | Park Area/Cap#:   | <b>/</b>          | Parking:      |                    |

Comp #:7 Distance From Subject:0.39 (miles)

Address: **22724 CALIFA ST, WOODLAND HILLS, CA 91367-4418**

Owner Name: **GOLDSTEIN JEFFREY W/GOLDSTEIN DIANE**

Seller Name: **HARDACRE EDWIN G**

|              |                        |                   |                   |               |                    |
|--------------|------------------------|-------------------|-------------------|---------------|--------------------|
| APN:         | <b>2040-004-033</b>    | Map Reference:    | <b>/</b>          | Living Area:  | <b>1,269</b>       |
| County:      | <b>LOS ANGELES, CA</b> | Census Tract:     | <b>1372.03</b>    | Total Rooms:  |                    |
| Subdivision: | <b>9528</b>            | Zoning:           | <b>LAR1</b>       | Bedrooms:     | <b>2</b>           |
| Rec Date:    | <b>07/01/2025</b>      | Prior Rec Date:   | <b>08/17/1999</b> | Bath(F/H):    | <b>2 /</b>         |
| Sale Date:   | <b>06/18/2025</b>      | Prior Sale Date:  |                   | Yr Built/Eff: | <b>1954 / 1967</b> |
| Sale Price:  | <b>\$850,000</b>       | Prior Sale Price: | <b>\$200,000</b>  | Air Cond:     |                    |
| Sale Type:   | <b>FULL</b>            | Prior Sale Type:  |                   | Style:        |                    |
| Document #:  | <b>439391</b>          | Acres:            | <b>0.12</b>       | Fireplace:    | <b>/</b>           |
| 1st Mtg Amt: | <b>\$680,000</b>       | Lot Area:         | <b>5,201</b>      | Pool:         |                    |
| Total Value: | <b>\$305,834</b>       | # of Stories:     |                   | Roof Mat:     |                    |
| Land Use:    | <b>SFR</b>             | Park Area/Cap#:   | <b>/</b>          | Parking:      |                    |

Comp #:8 Distance From Subject:0.43 (miles)

Address: **22452 DOLOROSA ST, WOODLAND HILLS, CA 91367-4440**

Owner Name: **KHAN KAWSER/AHMED NAFISA**

Seller Name: **EKRAMI BARDIA**

|              |                        |                   |                   |               |                    |
|--------------|------------------------|-------------------|-------------------|---------------|--------------------|
| APN:         | <b>2040-023-013</b>    | Map Reference:    | <b>/</b>          | Living Area:  | <b>1,310</b>       |
| County:      | <b>LOS ANGELES, CA</b> | Census Tract:     | <b>1372.03</b>    | Total Rooms:  |                    |
| Subdivision: | <b>7568</b>            | Zoning:           | <b>LAR1</b>       | Bedrooms:     | <b>2</b>           |
| Rec Date:    | <b>08/06/2025</b>      | Prior Rec Date:   | <b>07/10/2024</b> | Bath(F/H):    | <b>1 /</b>         |
| Sale Date:   | <b>07/15/2025</b>      | Prior Sale Date:  | <b>06/20/2024</b> | Yr Built/Eff: | <b>1948 / 1950</b> |
| Sale Price:  | <b>\$1,715,000</b>     | Prior Sale Price: | <b>\$865,000</b>  | Air Cond:     | <b>CENTRAL</b>     |
| Sale Type:   | <b>FULL</b>            | Prior Sale Type:  | <b>FULL</b>       | Style:        |                    |
| Document #:  | <b>531500</b>          | Acres:            | <b>0.16</b>       | Fireplace:    | <b>/</b>           |
| 1st Mtg Amt: | <b>\$1,543,500</b>     | Lot Area:         | <b>6,754</b>      | Pool:         |                    |
| Total Value: | <b>\$865,000</b>       | # of Stories:     |                   | Roof Mat:     |                    |
| Land Use:    | <b>SFR</b>             | Park Area/Cap#:   | <b>/</b>          | Parking:      |                    |

**EXHIBIT D**

ASSIGNED INSPECTOR: **AUGUSTUS ALBAS**  
JOB ADDRESS: **5535 NORTH FALLBROOK AVENUE, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **2042-001-020**

**Date: June 23, 2026**

**CASE NO.: 987883**  
**ORDER NO.: A-6014250**

EFFECTIVE DATE OF ORDER TO COMPLY: **August 2, 2023**  
COMPLIANCE EXPECTED DATE: **September 1, 2023**  
DATE COMPLIANCE OBTAINED: **No Compliance to Date**

.....

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

**VIOLATIONS:**

SEE ATTACHED ORDER # A-6014250

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

JAVIER NUNEZ  
PRESIDENT

JOSELYN GEAGA-ROSENTHAL  
VICE-PRESIDENT

JACOB STEVENS  
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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 AND NOTICE OF FEE

CASTAGANA, GENEVA TR CASTAGANA TRUST  
5207 BAZA AVE  
WOODLAND HILLS, CA 91364

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

JUL 19 2023

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

CASE #: 987883

ORDER #: A-6014250

EFFECTIVE DATE: August 02, 2023

COMPLIANCE DATE: September 01, 2023

OWNER OF

SITE ADDRESS: 5535 N FALLBROOK AVE

ASSESSORS PARCEL NO.: 2042-001-020

ZONE: R1; One-Family Zone

An inspection has revealed that the property (Site Address) listed above is in violation of the Los Angeles Municipal Code (L.A.M.C.) sections listed below. You are hereby ordered to correct the violation(s) and contact the inspector listed in the signature block at the end of this document for a compliance inspection by the compliance date listed above.

FURTHER, THE CODE VIOLATION INSPECTION FEE (C.V.I.F.) OF \$356.16 (\$336 fee plus a six percent Systems Development Surcharge of \$20.16) **WILL BE BILLED TO THE PROPERTY OWNER.** The invoice/notice will be sent to the owner as it appears on the last equalized assessment roll. Section 98.0421 L.A.M.C.

**NOTE:** FAILURE TO PAY THE C.V.I.F. WITHIN 30 DAYS OF THE INVOICE DATE OF THE BILL NOTED ABOVE WILL RESULT IN A LATE CHARGE OF TWO (2) TIMES THE C.V.I.F. PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$1,176.00. Any person who fails to pay the fee, late charge and collection fee, shall also pay interest. Interest shall be calculated at the rate of one percent per month.

The inspection has revealed that the property is in violation of the Los Angeles Municipal Code as follows:

**VIOLATION(S):**

**1. Open storage of inoperable vehicles.**

You are therefore ordered to: Discontinue the open storage of inoperable vehicle(s).

Code Section(s) in Violation: 12.21A.1.(a), and 12.21A.8.(b) of the L.A.M.C.

Location: Front Yard

**2. Parking in the required front yard in a residential zone.**

You are therefore ordered to: Discontinue the parking of vehicles in the required front yard of the R-1 zone.

Code Section(s) in Violation: 12.21A.1(a), 12.21A.6(a), and 12.21C.1(g) of the L.A.M.C.

Location: Required front yard

Comments: Remove all vehicles that are parked in the front yard and on unapproved parking surfaces.

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, 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

**NON-COMPLIANCE FEE WARNING:**

**YOU ARE IN VIOLATION OF THE L.A.M.C. IT IS YOUR RESPONSIBILITY TO CORRECT THE VIOLATION(S) AND CONTACT THE INSPECTOR LISTED BELOW TO ARRANGE FOR A COMPLIANCE INSPECTION BEFORE THE NON-COMPLIANCE FEE IS IMPOSED.** Failure to correct the violations and arrange for the compliance inspection within 15 days from the Compliance Date, will result in imposition of the fee noted below.

In addition to the C.V.I.F. noted above, a proposed noncompliance fee in the amount of **\$660.00** may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or request for slight modification is filed within 15 days of the compliance date.

If an appeal or request for slight modification is not filed within 15 days of the compliance date or extensions granted therefrom, the determination of the department to impose and collect a non-compliance fee shall be final. Section 98.0411 L.A.M.C.

**NOTE:** FAILURE TO PAY THE NON-COMPLIANCE FEE WITHIN 30 DAYS AFTER THE DATE OF MAILING THE INVOICE, MAY RESULT IN A LATE CHARGE OF TWO (2) TIMES THE NON-COMPLIANCE FEE PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF **\$2,310.00**.

Any person who fails to pay the non-compliance fee, late charge and collection fee shall also pay interest. Interest shall be calculated at the rate of one percent per month.

**PENALTY WARNING:**

Any person who violates or causes or permits another person to violate any provision of the Los Angeles Municipal Code (L.A.M.C.) is guilty of a misdemeanor which is punishable by a fine of not more than \$1000.00 and/or six (6) months imprisonment for each violation. Section 11.00 (m) L.A.M.C.

**APPEAL PROCEDURES:**

There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine 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.

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

Any questions regarding the order to comply and compliance matters contact the inspector noted below at (818)374-9864.

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

Inspector: \_\_\_\_\_

Date: July 19, 2023

ARA SINANIAN  
14410 SYLVAN STREET SUITE 105  
VAN NUYS, CA 91401  
(818)374-9864

ara.sinanian@lacity.org

REVIEWED BY \_\_\_\_\_

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