

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

June 24, 2026

Council District: # 3

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

JOB ADDRESS: **5710 NORTH FALLBROOK AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2040-006-011**
Re: Invoice #905262-2

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: **5710 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 November 21, 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
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

Chen
Ana Mae Yutan
Chief, LADBS Resource Management Bureau

ATTEST: PATRICE LATTIMORE, CITY CLERK

Lien confirmed by
City Council on:

BY: _____
DEPUTY



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

Property Title Report

Work Order No. T18770
Dated as of: 01/07/2026

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)

APN #: 2040-006-011

Property Address: 5710 N FALLBROOK AVE City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED
Grantee : AVERM SHLOMOF AND AVIGAIL SHLOMOF
Grantor : AVIGAIL SHLOMOF
Deed Date : 04/28/2022 Recorded : 05/09/2022
Instr No. : 22-0498894

MAILING ADDRESS: AVERM SHLOMOF AND AVIGAIL SHLOMOF
18114 KAREN DR, TARZANA, CA 91356-4606

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 18 Tract No: 3558 Brief Description: TRACT NO 3558 N 141.72 FT OF S 866.85 FTOF E 152.67 FT OF W 177.67 FT OF LOT 18

MORTGAGES/LIENS

Type of Document: DEED OF TRUST SECURITY AGREEMENT ASSIGNMENT OF LEASES
Recording Date: 05/09/2022 Document #: 22-0498895
Loan Amount: \$920,000
Lender Name: REDWOOD TRUST DEED SERVICES, INC.
Borrowers Name: AVERM SHLOMOF AND AVIGAIL SHLOMOF

MAILING ADDRESS: REDWOOD TRUST DEED SERVICES, INC.
PO BOX 6875 SANTA ROSA, CA 95406

This page is part of your document - DO NOT DISCARD



20220498894



Pages:
0003

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

05/09/22 AT 08:00AM

FEES:	27.00
TAXES:	0.00
OTHER:	0.00
SB2:	75.00
PAID:	102.00



LEADSHEET



202205090300002

00022310185



013387715

SEQ:
01

SECURE - 8:00AM



THIS FORM IS NOT TO BE DUPLICATED

1661568

RECORDING REQUESTED BY: *EPN*

Stewart Title of California, Inc.

MAIL TAX STATEMENTS
AND WHEN RECORDED MAIL TO:

Mr. and Mrs. Averm Shlomof
18114 Karen Drive
Tarzana, CA 91356

THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.: 1861568

Escrow No.: 222184-TG

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 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,

Avigail Shlomof, A Married Woman as her sole and separate property

hereby GRANT(s) to:

Averm Shlomof and Avigail Shlomof, Husband and Wife as Community Property with Right of Survivorship

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: 5710 Fallbrook Avenue, Woodland Hills area, Los Angeles, CA 91367

AP#: 2040-006-011

Dated April 28, 2022

[Signature]
Avigail Shlomof

AVIGAIL SHLOMOF

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 *4-29-2021* before me,

Ariel Mansell

appeared *Avigail Shlomof*

A Notary Public personally

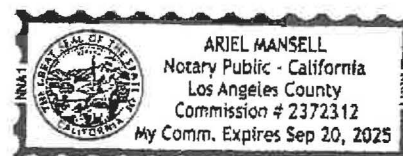
who proved to me on the

basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature *[Signature]*



(Seal)

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

EXHIBIT "A"
LEGAL DESCRIPTION

Order No.: 1661568
Escrow No.: 1661568

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

That portion of the South 30 acres of Lot 18 of Tract No. 3558, in the City of Los Angeles, County of Los Angeles State of California, as per Map recorded in Book 42, Page(s) 9 and 10 of Maps, in the Office of the County Recorder of said County, described as follows:

Beginning at a point on the West line of said Lot 18, which is distant 725.13 feet North from the Southwest corner of said Lot; thence North along said West line 141.72 feet; thence East 177.67 feet; thence South 141.72 feet, thence West 177.67 feet to the point of beginning.

Except therefrom that portion of said land lying within the lines of Tract No. 19793, as per Map recorded in Book 606 Page 27 of Maps, in the Office of the County Recorder of said County.

Except therefrom all oil, gas, minerals and other hydrocarbon substances, lying below a depth of 500 feet from the surface of said property, but with no right of surface entry, where they have been previously reserved in instruments of record.

APN: 2040-006-011

(End of Legal Description)

This page is part of your document - DO NOT DISCARD



20220498895



Pages:
0015

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

05/09/22 AT 08:00AM

FEES:	130.00
TAXES:	0.00
OTHER:	0.00
SB2:	150.00
PAID:	280.00



LEADSHEET



202205090300002

00022310186



013387715

SEQ:
02

SECURE - 8:00AM



THIS FORM IS NOT TO BE DUPLICATED

1661568

RECORDING REQUESTED BY: EPN

Stewart Title of California, Inc.

WHEN RECORDED MAIL TO:

REDWOOD TRUST DEED SERVICES, INC

PO BOX 6875

SANTA ROSA, CA 95406

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Deed of Trust, Security Agreement, Assignment of Leases and
Rents and Fixture Financing Statement

Exempt from fee per GC27388.1;
fee cap of \$225 reached

RECORDING REQUESTED BY:

Stewart Title of California

AND WHEN RECORDED MAIL TO:

Redwood Trust Deed Services, Inc. PO Box 6875 Santa Rosa, CA 95406

Loan Number: 4122022S

APN: 2040-006-011

SPACE ABOVE THIS LINE FOR RECORDER'S USE

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

Note Amount: \$920,000.00

Property Address(es): 5710 Fallbrook Avenue, Woodland Hills, CA 91367

THIS DOCUMENT CONSTITUTES A FIXTURE FILING IN ACCORDANCE WITH CALIFORNIA
COMMERCIAL CODE SECTION 9502

This Deed of Trust, Security Agreement, Assignment of Leases and Rents and Fixture Financing Statement ("Security Instrument") is made 04/28/2022 between **Averm Shlomof and Avigail Shlomof, husband and wife as community property with rights of survivorship**, trustor(s) herein collectively called **"Borrower,"** whose address is 18114 Karen Drive Tarzana CA 91356 and **SEE EXHIBIT "B"**, beneficiary(ies) herein collectively called **"Lender,"** whose address is PO Box 6875; Santa Rosa, CA 95406, and Redwood Trust Deed Services, Inc., herein called **"Trustee."**

WITNESSETH: THAT BORROWER IRREVOCABLY GRANTS, TRANSFERS AND ASSIGNS TO TRUSTEE IN TRUST, WITH POWER OF SALE, TOGETHER WITH RIGHT OF ENTRY AND POSSESSION, the following property (the **"Trust Estate"**):

- (a) all that certain real property now or hereafter acquired, located at: **5710 Fallbrook Avenue, Woodland Hills, CA 91367** (the **"Land"**), more particularly described on the legal description is attached hereto and made a part hereof as per attached **Exhibit "A"** with APN(s): 2040-006-011.
- (b) all buildings, structures and other improvements now or in the future located or to be constructed on the Land (the **"Improvements"**);
- (c) all tenements, hereditaments, appurtenances, privileges, franchises and other rights and interests now or in the future benefitting or otherwise relating to the Land or the Improvements, including easements, rights-of-way, development rights, mineral rights, water and water rights, pumps and pumping plants and all shares of stock evidencing the same (the **"Appurtenances,"** and together with the Land and the Improvements, the **"Real Property"**);
- (d) subject to the assignment to Lender set forth below, all rents, issues, income, revenues, royalties and profits now or in the future payable with respect to or otherwise derived from the Trust Estate or the ownership, use, management, operation, leasing or occupancy of the Trust Estate, including those past due and unpaid (the **"Rents"**);
- (e) all present and future right, title and interest of Borrower in and to all inventory, equipment, fixtures and other goods (as those terms are defined in Division 9 of the California Uniform Commercial Code (the **"UCC"**), and whether existing now or in the future) now or in the future located at, upon or about, or affixed or attached to or installed in, the Real Property, or used or to be used in connection with or otherwise relating to the Real Property or the ownership, use, development, construction, maintenance, management, operation, marketing, leasing or occupancy of the Real Property,

including furniture, furnishings, machinery, appliances, building materials and supplies, generators, boilers, furnaces, water tanks, heating, ventilating and air conditioning equipment and all other types of tangible personal property of any kind or nature, and all accessories, additions, attachments, parts, proceeds, products, repairs, replacements and substitutions of or to any of such property (the “Goods,” and together with the Real Property, the “Property”); and/or

- (f) all present and future right, title and interest of Borrower in and to all accounts, general intangibles, chattel paper, deposit accounts, money, instruments and documents (as those terms are defined in the UCC) and all other agreements, obligations, rights and written materials (in each case whether existing now or in the future) relating to or otherwise arising in connection with or derived from the Property or any other part of the Trust Estate or the ownership, use, development, construction, maintenance, management, operation, marketing, leasing, occupancy, sale or financing of the Property or any other part of the Trust Estate, including (to the extent applicable to the Property or any other portion of the Trust Estate) (i) permits, approvals and other governmental authorizations, (ii) improvement plans and specifications and architectural drawings, (iii) agreements with contractors, subcontractors, suppliers, project managers, supervisors, designers, architects, engineers, sales agents, leasing agents, consultants and property managers, (iv) takeout, refinancing and permanent loan commitments, (v) warranties, guaranties, indemnities and insurance policies (whether or not required to be carried by Lender pursuant to the terms hereof), together with insurance payments and unearned insurance premiums, (vi) claims, demands, awards, settlements and other payments arising or resulting from or otherwise relating to any insurance (whether or not Lender is named as a loss payee of such insurance) or any loss or destruction of, injury or damage to, trespass on or taking, condemnation (or conveyance in lieu of condemnation) or public use of any of the Property, (vii) license agreements, service and maintenance agreements, purchase and sale agreements and purchase options, together with advance payments, security deposits and other amounts paid to or deposited with Borrower under any such agreements, (viii) reserves, deposits, bonds, deferred payments, refunds, rebates, discounts, cost savings, escrow proceeds, sale proceeds and other rights to the payment of money, trade names, trademarks, goodwill and all other types of intangible personal property of any kind or nature, and (ix) all supplements, modifications, amendments, renewals, extensions, proceeds, replacements and substitutions of or to any of such property (the “Intangibles”).

Borrower further grants to Trustee and Lender, pursuant to the UCC, a security interest in all present and future right, title and interest of Borrower in and to all Goods and Intangibles and all of the Trust Estates described above in which a security interest may be created under the UCC (collectively, the “**Personal Property**”). This Security Instrument constitutes a security agreement under the UCC, conveying a security interest in the Personal Property to Lender. Lender shall have, in addition to all rights and remedies provided herein, all the rights and remedies of a “secured party” under the UCC and other applicable California law. Borrower covenants and agrees that this Security Instrument constitutes a fixture filing under Section 9313 and 9402(6) of the UCC.

For the purpose of securing in such order of priority as Lender may elect: (1) payment of an indebtedness in the sum of **\$920,000.00** (evidenced by that certain Promissory Note (“**Note**”) of even date herewith executed by Borrower to the order of Lender and any and all modifications, extensions or renewals thereof, whether hereafter evidenced by said Note or otherwise; (2) payment of interest on said indebtedness according to the terms of said Note; (3) payment of all other sums, with interest as herein provided, becoming due or payable under the provisions hereof to Lender; (4) due, prompt and complete observance, performance and discharge of each and every condition, obligation, covenant and agreement contained herein, or in said Note, or in any loan agreement relative to any indebtedness evidenced by said Note or in any document or instrument evidencing, securing or pertaining to the indebtedness evidenced by said Note (“**Loan Documents**”) and all indebtedness, modifications, renewals or extensions of any of the foregoing; and/or (5) payment of such additional sums with interest thereon as may be hereafter borrowed from Lender, its successors or assigns by Borrower or the then record owner or owners of the Trust Estate when evidenced by another promissory note or notes, which are by the terms thereof secured by this Security Instrument.

Borrower shall pay before delinquent all taxes and assessments affecting the subject real property or any part thereof, which appear to be prior or superior hereto, all cost, fees and expenses of this trust and all lawful charges, costs and expenses of any reinstatement of this Security Instrument following default.

A default under any other Security Instrument securing the above-referenced Note shall constitute a default under this Security Instrument as well. A default under any other Note by Borrower to Lender shall constitute a default under this Security Instrument, as well as any other Security Instruments by Borrower to Lender.

Each of the following shall be considered an Event of Default of this Security Instrument:

- a. Any Borrower or Guarantor occupying the Property as their residence unless the application for this loan clearly and unequivocally indicates that the loan is a business purpose loan secured by a primary residence;
- b. The failure of Borrower to pay any of the Obligations including, but not limited to, the Principal and/or any payment due, and/or accrued interest due under the Note, or any impound payment due on or before the scheduled payment date and/or maturity date without any requirements of notice from the Lender of such failure to pay under the Note;
- c. The failure of Borrower to make any payment of principal or interest or other charge due under the Note;
- d. The failure of Borrower to comply with or to perform any other term, obligation, covenant or condition in this Security Instrument or in the Loan Agreement or any of the Loan Documents or to comply with or to perform any term, obligation or covenant or condition contained in any other agreement between Borrower and Lender;
- e. The sale or attempted sale of the Property by Borrower without the consent of Lender;
- f. The removal or attempted removal by Borrower of any Real Property and/or Personal Property included in the Trust Estate without the consent of Lender;
- g. Abandonment of the subject Property by Borrower;
- h. The filing, execution or occurrence of: i) a petition in bankruptcy by or against Borrower, ii) a petition or answer seeking a reorganization, composition, readjustment, liquidation, dissolution or other relief of the same or different kind under any provision of the Bankruptcy Code, iii) adjunction of Borrower as a bankrupt or insolvent, or insolvency in the bankruptcy equity sense, iv) an assignment by Borrower for the benefit of creditors, whether by trust, mortgage or otherwise, v) a petition or other proceeding by or against Borrower for the appointment of a trustee, receiver, guardian, conservator or liquidator of Borrower with respect to all or substantially all of its property, and/or vi) Borrower's dissolution or liquidation, or the taking of possession of Borrower's property by any governmental authority in connection with dissolution or liquidation;
- i. A determination by Lender that the security of the Security Instrument is inadequate or in danger of being impaired or threatened from any cause whatsoever; and/or
- j. The occurrence of any Event of Default under (i) this Security Instrument, (ii) the Loan Agreement or (iii) any other documents, certifications or agreements Borrower has entered into in connection with the Note or the Loan Documents.

If there are Security Instruments of trust or mortgages upon the Property or other encumbrances which are prior in time or prior in right to this Security Instrument, then Borrower promises for the benefit of Lender to comply with the terms of those prior Security Instruments of trust, mortgages or encumbrances. If Borrower fails to comply with such terms and defaults on those prior Security Instruments of trust, mortgages or obligations, such default shall also be considered a default of this Security Instrument, and Trustee or Lender herein may advance the moneys necessary to remedy such defaults and shall apply the same, including reasonable attorney's fees, upon any indebtedness secured hereby, and in such order as Lender may determine in its sole and absolute discretion. Lender may also proceed on the prior in time or prior in right encumbrance default by exercising the same remedies it has on this Security Instrument.

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

(1) To pay, perform, observe and discharge each and every condition, obligation, covenant and agreement for which this Security Instrument has been given as security as provided above.

(2) To keep said 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 said 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 said Property in violation of law; to cultivate, irrigate, fertilize, fumigate, prune and do all other acts which from the character or use of said Property may be reasonably necessary, the specific enumerations herein not excluding the general.

(3) Borrower agrees to provide, maintain and deliver to Lender at Borrower's expense, fire and extended coverage insurance in an amount of not less than the full replacement value of any building which may exist on the subject Property, with loss payable to Lender. Borrower shall provide fire insurance protection on Borrower's furniture, fixtures and Personal Property in or on the subject 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 Borrower and Lender. In addition, Borrower shall, at Borrower's expense, maintain in full force policies of liability insurance and, if applicable, flood insurance, with Lender as an additional insured thereunder on a primary non-contributing basis, insuring Lender 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 Borrower's interest hereunder or the use and occupancy of the subject Property by Borrower. Such insurance shall be in the following amounts: (1) combined single limit liability insurance covering property damage and bodily injury; (2) flood insurance equal to the replacement cost of the subject Property, or up to \$920,000.00 whichever is less, is required if the collateral is located in a flood zone.

The amount collected under any fire or other insurance policy may be applied by Lender upon any indebtedness secured hereby and in such order as Lender may determine, or at the option of Lender the entire amount so collected or any part thereof may be released to Lender. Such application or release shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice. Borrower shall not do or omit to do any act which will in any way impair or invalidate any insurance policy required by this Security Instrument. All insurance policies shall contain a written obligation of the insurer to notify Lender in writing at least thirty (30) days prior to any cancellation thereof.

(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 attorney's 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, defend or collect any and all amounts due under this Security Instrument and to foreclose this Security Instrument.

(5) To pay at least ten days before delinquency all taxes and assessments affecting said Property, including assessments on appurtenant water stock; to immediately pay and remove all encumbrances, charges and liens, with interest, on said Property or any part thereof, which may encumber any of the Trust Estate; and to pay all costs, fees and expenses of the Trust Estate.

(6) To pay immediately and without demand all sums so expended by Lender or Trustee, with interest from date of expenditure at the default amount in the Note or as allowed by law in effect at the date hereof, 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.

(7) Borrower shall hold Trustee and Lender harmless from, and indemnify them for, any and all claims raised by any third party against Trustee or Lender resulting from their interests hereunder or the acts of Borrower. Such indemnification shall include reasonable attorney's fees and costs, including cost of evidence of title.

(8) Borrower shall take reasonable care of the Property and any structures thereon. Borrower shall commit and permit no waste, and do no act which will unduly impair or depreciate the value of the Property. If Borrower fails to take reasonable care as required, then Lender, at its option, may make necessary repairs and apply the same, including reasonable attorney's fees, upon any indebtedness secured hereby, and in such order as Lender may determine in its sole and absolute discretion. Borrower shall not abandon any water rights, power rights or any rights of whatever nature which are appurtenant to the Property.

(9) As used in this Section 9: (a) the words "**Hazardous Substances**" mean materials that, because of their quantity, concentration or physical, chemical or infectious characteristics, may cause or pose a present or potential hazard to human health or the environment when improperly used, treated, stored, disposed of, generated, manufactured, transported or otherwise handled. The words "Hazardous Substances" are used in their very broadest sense and include, without limitation, any and all hazardous or toxic substances, materials or waste as defined by or listed under the Environmental Laws. The term "Hazardous Substances" also includes, without limitation, petroleum and petroleum byproducts or any fraction thereof and asbestos; (b) "Environmental Law" means federal laws and laws of jurisdiction where the Property is located that relate to health, safety or environmental protection; (c) "**Environmental Cleanup**" includes any response action, remedial action, or removal action, as defined in Environmental Law; and (d) an "**Environmental Condition**" means a condition that can cause, contribute to, or otherwise trigger an Environmental Cleanup. Borrower, shall not cause or permit the presence, use, disposal, storage, or release of any Hazardous Substances, or threaten to release and Hazardous Substances, on or in the Property. Borrower shall not do, nor allow anyone else to do, anything affecting the Property (a) that is in violation of any Environmental Law, (b) which creates an Environmental Condition, or (c) which, due to the presence, use or release of a Hazardous Substance, creates a condition that adversely affects the value of the Property. The preceding two sentences shall not apply to the presence, use, storage on the Property of small quantities of Hazardous Substances that are generally recognized to be appropriate to normal residential uses and to maintenance of the Property. Borrower shall promptly give Lender and Trustee written notice of (a) any investigation, claim, demand, lawsuit or other action by any governmental or regulatory agency or private party involving the Property and any Hazardous Substance or Environmental Law of which Borrower has actual knowledge, (b) any Environmental Condition, including but not limited to, any spilling, leaking, discharge, release or threat of a Hazardous Substance which adversely affects the value of the Property. If Borrower learns, or is notified by any governmental or regulatory authority, or any private party, that any removal or other remediation of any Hazardous Substance affecting the Property is necessary, Borrower shall promptly take all necessary remedial actions in accordance with Environmental Law. Nothing herein shall create any obligation on Lender or Trustee for an Environmental Cleanup.

(10) At all convenient and reasonable times, upon prior notice to Borrower, Lender shall have the right and license to go on and into the Property to inspect it in order to determine whether the provisions of this Security Instrument are being kept and performed.

(11) Should Borrower fail to make any payment or to do any act as herein provided, then Lender, but without obligation so 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 hereof, Lender being authorized to enter upon said 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; pay, purchase, contest or compromise any encumbrance, charge or lien which encumbers any of the Trust Estate; and, in exercising any such powers, pay necessary expenses, employ counsel and pay their reasonable fees.

(12) Borrower shall not obtain any Property Assessed Clean Energy ("**PACE**") or Home Energy Renovation Opportunity ("**HERO**") loans, liens or impositions that are senior in priority to the lien of this Security Instrument and the creation of any such imposition after the recordation of this Security Instrument shall be a default hereunder and void when created.

B. It is mutually agreed:

(1) That any award in connection with any condemnation for public use of or injury to said 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.

(2) 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 default for failure so to pay.

(3) 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 said Property; consent to the making of any map or plat thereof; join in granting any easement thereon, or join in any extension agreement or any agreement subordinating the lien or charge hereof.

(4) 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 or other disposition as Trustee may choose and upon payment of its fees, Trustee shall reconvey, without warranty, the Property then held hereunder. The recitals in such reconveyance of any matters or facts shall be conclusive proof of the truthfulness thereof. The grantee 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).

(5) That Borrower absolutely and unconditionally hereby assigns, transfers, conveys and sets over to Lender all the Rents; provided, however, prior to any default by Borrower in the payment, observance, performance and discharge of any condition, obligation, covenant or agreement of Borrower contained herein, Borrower shall have the right as the agent and fiduciary representative of Lender for collection and distribution purposes only, to collect and receive the Rents as they become due and payable to be applied by Lender to the payment of the principal and interest and all other sums due or payable on said Note and to the payment of all other sums payable under this Security Instrument and, thereafter, so long as no default as aforesaid has occurred, the balance shall be distributed to the account of Borrower. Upon any such default or any other event of default under the Note or this Security Instrument, 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 or in the name of Borrower, sue for or otherwise collect the Rents, including those past due and unpaid and apply the same, less costs and expenses of operation and collection, including reasonable attorneys' fees and expenses, to the payment of the principal and interest and all other sums due or payable on said Note and to the payment of all other sums payable under this Security Instrument and in such order as Lender may determine. The entering upon and taking possession of the Property, the collection of the Rents 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. All leases and rental agreements now or hereafter affecting the Real Property, including all oil and gas leases and other subsurface leases and the royalties derived therefrom, are hereby assigned and transferred to Lender by the Borrower, and Borrower hereby agrees and covenants that none of said leases or rental agreements will be modified or terminated without the consent in writing of Lender. Borrower shall provide to Lender an unconditional subordination agreement, in form acceptable to Lender, executed by each tenant under a lease or rental agreement, if any, approved by Lender, for a portion of said Real Property executed after the date hereof. Borrower agrees that it will not (a) execute any further assignment of any of its right, title and interest in the Rents without the prior written consent of Lender; (b) accept prepayments of any installments of Rents to become due under any leases or rental agreements in excess of one (1) month except prepayments in the nature of security which security will not exceed an amount equal to one (1) month's rent under the lease or rental agreement; (c) Borrower will not enter into, extend or modify any lease or rental agreement without the prior written consent of the Lender, which Lender may withhold in its sole and absolute discretion, or (d) accept a surrender of any lease or rental agreement.

(6) That upon default by Borrower in payment of any indebtedness secured hereby or in performance of any agreement hereunder, 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 said Property, which notice shall cause to be filed for record. Lender also shall deposit 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 said 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, at 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 said Property by public announcement at such time and place of sale, and from time to time thereafter may postpone such sale by public announcement at the time fixed by the preceding postponement. Trustee shall deliver to such purchaser its Security Instrument conveying the Property so sold, but without any covenant or warranty, express or implied. The recitals in such Security Instrument of any matters or facts shall be conclusive proof of the truthfulness thereof. Any person,

including Lender, Trustee, or Borrower as hereinafter defined, may purchase at such sale. Lender may proceed under the UCC as to all or any part of the Personal Property, and in conjunction therewith may exercise all of the rights, remedies and powers of a secured creditor under the Uniform Commercial Code. When all time periods then legally mandated have expired, and after such notice of sale as may then be legally required has been given, Trustee may sell the Personal Property at a public sale to be held at the time and place specified in the notice of sale. It shall be deemed commercially reasonable for the Trustee to dispose of the Personal Property without giving any warranties as to the Personal Property and specifically disclaiming all disposition warranties. Alternatively, Lender may choose to dispose of some or all of the Trust Estate, in any combination consisting of both Personal Property and Real Property, in one sale to be held in accordance with the law and procedures applicable to real property, as permitted by the UCC. Borrower agrees that such a sale of Personal Property together with Real Property constitutes a commercially reasonable sale of the Personal Property. After deducting all costs, fees and expenses of trustee and of this Trust, including costs of evidence of title in connection with sale, Trustee shall apply the proceeds of sale to payment of: all sums expended under the terms hereof, not then repaid, with accrued interest at the amount allowed by law in effect at the date hereof; all other sums then secured hereby; and the remainder, if any, to the person or persons legally entitled thereto.

(7) 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 where said 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.

(8) That this Security Instrument applies to, inures to the benefit of, and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, successors and assigns. The term Borrower shall mean the person or persons executing this Security Instrument, including pledgees of the Note secured hereby whether or not named as Borrower 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.

(9) 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 a pending sale under any other Security Instrument or of any action or proceeding in which Lender, Borrower or Trustee shall be a party unless brought by Trustee.

(10) If all, or any part, of the subject Property, or any interest therein, is sold, conveyed, alienated, transferred or encumbered (or if a beneficial interest in Borrower is sold, transferred or encumbered and Borrower is not a natural person), whether voluntary or involuntarily, without Lender's prior written consent, which Lender may withhold in its sole and absolute discretion, Lender shall have the right, at its option, except as prohibited by law, to declare any indebtedness or obligations secured hereby, irrespective of the maturity date specified in any Note evidencing the same, immediately due and payable. If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 10 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.

(11) BORROWER SPECIFICALLY ACKNOWLEDGES AND AGREES THAT, UPON THE EVENT OF DEFAULT BY BORROWER UNDER THE NOTE OR THIS SECURITY INSTRUMENT, LENDER MAY AT ANY TIME UTILIZE A PROPERTY MANAGER OR OTHER AGENT TO COLLECT ANY AND ALL RENTS, ISSUES, AND PROFITS ASSIGNED UNDER THIS SECURITY INSTRUMENT DIRECTLY FROM BORROWER AND/OR ANY ONE OR MORE OF BORROWER'S TENANTS.

C. It is also mutually agreed:

(1) If there is more than one Lender of this Security Instrument, then the Lenders holding more than 50% of the recorded beneficial interests of this Security Instrument may govern the actions to be taken on behalf of all Lenders in accordance with California Civil Code Section 2941.9 in the Event of Default or foreclosure for matters that require direction or approval of the Lender, including: i) designation of the broker, servicing agent, and/or other person acting on behalf of the Lenders; and ii) the sale, encumbrance, or lease of the Property owned by the Lenders resulting from foreclosure or receipt of the Security Instrument in lieu of foreclosure (collectively, **"Lender Actions"**).

(2) If a Department of Real Estate (**"DRE"**) licensed real estate broker(s) (collectively, **"Broker"**), or affiliate of Broker, invests in a portion of the Note and is the issuer or servicer of the corresponding Loan, then that Broker is excluded from voting on Lender Actions with respect to the percentage of such Broker's investment in the Loan. For purposes of this paragraph, "affiliate of the Broker" includes any person as defined in Section 25013 of the California Corporations Code who is controlled by, or is under common control with, or who controls, the Broker. **"Control"** means the possession, direct or indirect, of the power to direct or cause the direction of management and policies.

(3) If any lien that is senior to this Security Instrument is in default and such default is not cured within 30 days, Lender shall have the right, without notice to Borrower, to advance to such senior lienholder the entire amount owed to it and to add the advance to the unpaid principal balance of this Note secured by this Security Instrument. In addition, Borrower shall pay an advance fee of 2% of the entire amount advanced to such senior lienholder, paid to Lender, which Lender may add to the unpaid principal balance of this Note secured by this Security Instrument.

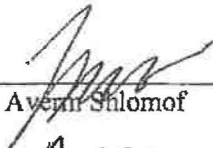
Lender requests that copies of notices of foreclosure from the holder of any lien which has priority over this Security Instrument be sent to Lender's address, as set forth on page one of this Security Instrument, as provided by Section 2924(b) of the California Civil Code.

The undersigned Lender requests that copies of any Notice of Default and Notice of Sale be mailed to him at his address hereinbefore set forth.

(signatures follow on next page)

IN WITNESS WHEREOF, the undersigned has executed and delivered this Security Instrument, effective as of the date first above written.

BORROWER: Averm Shlomof

By: 
Name: Averm Shlomof

AVERM SHLOMOF

CO-BORROWER: Avigail Shlomof

By: 
Name: Avigail Shlomof

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

STATE OF CALIFORNIA

COUNTY OF Los Angeles

)
) ss.
)

On 4-29-2022 before me, Ariel Mansell, Notary Public, personally appeared **Averm Shlomof**, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(ies), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature

[Signature]



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

STATE OF CALIFORNIA

COUNTY OF

Los Angeles

)
) ss.
)

On 4-29-2022 before me, Ariel Mansell, Notary Public, personally appeared **Avigail Shlomof**, 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

Ariel Mansell

EXHIBIT "A"

APN(s)/Tax Ids. of Collateral Real Property:

2040-006-011

Street Address of Collateral Real Property:

5710 Fallbrook Avenue, Woodland Hills, CA 91367

[Legal Description(s)]

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

That portion of the South 30 acres of Lot 18 of Tract No. 3558, in the City of Los Angeles, County of Los Angeles State of California, as per Map recorded in Book 42, Page(s) 9 and 10 of Maps, in the Office of the County Recorder of said County, described as follows:

Beginning at a point on the West line of said Lot 18, which is distant 725.13 feet North from the Southwest corner of said Lot; thence North along said West line 141.72 feet; thence East 177.67 feet; thence South 141. 72 feet, thence West 177 .67 feet to the point of beginning.

Except therefrom that portion of said land lying within the lines of Tract No. 19793, as per Map recorded in Book 606 Page 27 of Maps, in the Office of the County Recorder of said County.

Except therefrom all oil, gas, minerals and other hydrocarbon substances, lying below a depth of 500 feet from the surface of said property, but with no right of surface entry, where they have been previously reserved in instruments of record.

APN: 2040-006-011

TITLE: #1661568

Property: 5710 Fallbrook Avenue, Woodland Hills, CA 91367

APN: 2040-006-011

EXHIBIT "B"

MICHAEL L. LEVIN 2012 REVOCABLE TRUST, MICHAEL L. LEVIN TTEE U/A DTD 12/21/2012, AS TO AN UNDIVIDED 500,000/920,000 INTEREST AND HELEN KWONG, A SINGLE WOMAN, AS TO AN UNDIVIDED 200,000/920,000 INTEREST AND XIAOJUN TU AND XUEJUAN ZHANG, HUSBAND AND WIFE AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP, AS TO AN UNDIVIDED 120,000/920,000 INTEREST AND SUSAN KWONG, TRUSTEE OF THE SUSAN W. KWONG LIVING TRUST DATED JULY 31, 2007, AS TO AN UNDIVIDED 100,000/920,000 INTEREST, AS TENANTS IN COMMON

EXHIBIT B

ASSIGNED INSPECTOR: **AUGUSTUS ALBAS**

Date: **June 24, 2026**

JOB ADDRESS: **5710 NORTH FALLBROOK AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2040-006-011**

Last Full Title: **01/07/2026**

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

1) AVERM SHLOMOF AND AVIGAIL SHLOMOF
18114 KAREN DRIVE
TARZANA, CA 91356-4606

CAPACITY: OWNERS

2) REDWOOD TRUST DEED SERVICES, INC.
P.O. BOX 6875
SANTA ROSA, CA 95406

CAPACITY: INTERESTED PARTY

Property Detail Report

For Property Located At :

**5710 FALLBROOK AVE, WOODLAND HILLS, CA
91367-4227**

RealQuest

Owner Information

Owner Name: **SHLOMOF AVERM/SHLOMOF AVIGAIL**
 Mailing Address: **18114 KAREN DR, TARZANA CA 91356-4606 C004**
 Vesting Codes: **//**

Location Information

Legal Description: **TRACT NO 3558 N 141.72 FT OF S 866.85 FT OF E 152.67 FT OF W 177.67 FT OF LOT 18**
 County: **LOS ANGELES, CA** APN: **2040-006-011**
 Census Tract / Block: **1372.03 / 2** Alternate APN:
 Township-Range-Sect: **42-9** Subdivision: **3558**
 Legal Book/Page: **18** Map Reference: **/**
 Legal Lot: **18** Tract #: **3558**
 Legal Block: **WHLL** School District: **LOS ANGELES**
 Market Area: **WHLL** School District Name: **LOS ANGELES**
 Neighbor Code: **WHLL** Munic/Township: **LOS ANGELES**

Owner Transfer Information

Recording/Sale Date: **05/09/2022 / 04/28/2022** Deed Type: **GRANT DEED**
 Sale Price: **498894** 1st Mtg Document #:
 Document #: **498894**

Last Market Sale Information

Recording/Sale Date: **10/10/2013 / 09/05/2013** 1st Mtg Amount/Type: **\$405,000 /**
 Sale Price: **\$540,000** 1st Mtg Int. Rate/Type: **/**
 Sale Type: **UNKNOWN** 1st Mtg Document #: **1465520**
 Document #: **1465519** 2nd Mtg Amount/Type: **/**
 Deed Type: **GRANT DEED** 2nd Mtg Int. Rate/Type: **/**
 Transfer Document #: **GRANT DEED** Price Per SqFt: **\$214.12**
 New Construction: **GRANT DEED** Multi/Split Sale:
 Title Company: **OTHER**
 Lender: **PRIVATE INDIVIDUAL**
 Seller Name: **SHLOMOF AVERN & AVIGAIL**

Prior Sale Information

Prior Rec/Sale Date: **08/05/2002 / 07/03/2002** Prior Lender: **WILMINGTON FIN INC**
 Prior Sale Price: **\$325,000** Prior 1st Mtg Amt/Type: **\$250,000 / CONV**
 Prior Doc Number: **1824808** Prior 1st Mtg Rate/Type: **8.63 / ADJUSTABLE INT RATE**
 Prior Deed Type: **GRANT DEED** **LOAN**

Property Characteristics

Gross Area:		Parking Type:	Construction:
Living Area:	2,522	Garage Area:	Heat Type: CENTRAL
Tot Adj Area:		Garage Capacity:	Exterior wall:
Above Grade:		Parking Spaces:	Porch Type:
Total Rooms:		Basement Area:	Patio Type:
Bedrooms:	4	Finish Bsmnt Area:	Pool:
Bath(F/H):	3 /	Basement Type:	Air Cond: CENTRAL
Year Built / Eff:	1947 / 1960	Roof Type:	Style:
Fireplace:	/	Foundation:	Quality:
# of Stories:		Roof Material:	Condition:
Other Improvements:			

Site Information

Zoning:	LAR1	Acres:	0.50	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	21,670	Lot Width/Depth:	142 x 153	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	
Site Influence:	CORNER			Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$951,530	Assessed Year:	2025	Property Tax:	\$11,923.04
Land Value:	\$572,258	Improved %:	40%	Tax Area:	16
Improvement Value:	\$379,272	Tax Year:	2025	Tax Exemption:	
Total Taxable Value:	\$951,530				

Comparable Sales Report

For Property Located At

**5710 FALLBROOK AVE, WOODLAND HILLS, CA 91367-4227****6 Comparable(s) Selected.**

Report Date: 02/05/2026

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$540,000	\$1,090,000	\$2,300,000	\$1,528,167
Bldg/Living Area	2,522	2,149	2,803	2,492
Price/Sqft	\$214.12	\$423.30	\$944.95	\$615.23
Year Built	1947	1952	1964	1957
Lot Area	21,670	6,305	35,780	14,342
Bedrooms	4	3	4	4
Bathrooms/Restrooms	3	2	3	3
Stories	0.00	0.00	0.00	0.00
Total Value	\$951,530	\$454,194	\$1,471,616	\$910,067
Distance From Subject	0.00	0.20	0.44	0.33

*= user supplied for search only

Comp #:1

Distance From Subject:0.20 (miles)

Address:	22820 CALIFA ST, WOODLAND HILLS, CA 91367-4209		
Owner Name:	SWISA DAVID/SWISA TIFFANY		
Seller Name:	RICHARDSON FAMILY TRUST		
APN:	2041-018-018	Map Reference:	/
County:	LOS ANGELES, CA	Census Tract:	1373.01
Subdivision:	9528	Zoning:	LARA
Rec Date:	09/09/2025	Prior Rec Date:	10/12/2023
Sale Date:	08/22/2025	Prior Sale Date:	09/28/2023
Sale Price:	\$1,550,000	Prior Sale Price:	\$1,550,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	612976	Acres:	0.41
1st Mtg Amt:	\$1,240,000	Lot Area:	18,006
Total Value:	\$535,011	# of Stories:	
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	2,803
		Total Rooms:	
		Bedrooms:	4
		Bath(F/H):	3 /
		Yr Built/Eff:	1952 / 1978
		Air Cond:	CENTRAL
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	
		Parking:	

Comp #:**2** Distance From Subject:**0.26 (miles)**
 Address: **22607 HATTERAS ST, WOODLAND HILLS, CA 91367-4447**
 Owner Name: **OGUZ OZKAN/OGUZ OZNUR**
 Seller Name: **AFROOZ BABAK B & SAEIDEH**
 APN: **2040-004-060** Map Reference: **/** Living Area: **2,575**
 County: **LOS ANGELES, CA** Census Tract: **1372.03** Total Rooms:
 Subdivision: **3558** Zoning: **LAR1** Bedrooms: **4**
 Rec Date: **10/29/2025** Prior Rec Date: **01/04/2005** Bath(F/H): **3 /**
 Sale Date: **10/10/2025** Prior Sale Date: **12/21/2004** Yr Built/Eff: **1964 / 1964**
 Sale Price: **\$1,090,000** Prior Sale Price: **\$700,000** Air Cond: **CENTRAL**
 Sale Type: **FULL** Prior Sale Type: **FULL** Style:
 Document #: **750927** Acres: **0.14** Fireplace: **/**
 1st Mtg Amt: **\$817,500** Lot Area: **6,305** Pool:
 Total Value: **\$899,677** # of Stories: Roof Mat:
 Land Use: **SFR** Park Area/Cap#: **/** Parking:

Comp #:**3** Distance From Subject:**0.27 (miles)**
 Address: **22642 BERDON ST, WOODLAND HILLS, CA 91367-4301**
 Owner Name: **GHARIBIAN RAZMIK JR**
 Seller Name: **NILSON ERIC J & DONNA E**
 APN: **2040-018-018** Map Reference: **/** Living Area: **2,378**
 County: **LOS ANGELES, CA** Census Tract: **1372.03** Total Rooms:
 Subdivision: **7221** Zoning: **LAR1** Bedrooms: **3**
 Rec Date: **12/09/2025** Prior Rec Date: **11/09/1995** Bath(F/H): **2 /**
 Sale Date: **11/24/2025** Prior Sale Date: Yr Built/Eff: **1954 / 1970**
 Sale Price: **\$1,150,000** Prior Sale Price: **\$158,500** Air Cond: **CENTRAL**
 Sale Type: **FULL** Prior Sale Type: **FULL** Style:
 Document #: **889993** Acres: **0.15** Fireplace: **/**
 1st Mtg Amt: **\$650,000** Lot Area: **6,751** Pool:
 Total Value: **\$454,194** # of Stories: Roof Mat:
 Land Use: **SFR** Park Area/Cap#: **/** Parking:

Comp #:**4** Distance From Subject:**0.36 (miles)**
 Address: **22563 TIARA ST, WOODLAND HILLS, CA 91367-3336**
 Owner Name: **SWANGNATE SARUNYA**
 Seller Name: **PEYKAN LLC**
 APN: **2040-003-025** Map Reference: **/** Living Area: **2,149**
 County: **LOS ANGELES, CA** Census Tract: **1372.03** Total Rooms:
 Subdivision: **28835** Zoning: **LARS** Bedrooms: **4**
 Rec Date: **06/27/2025** Prior Rec Date: **10/03/2024** Bath(F/H): **3 /**
 Sale Date: **06/11/2025** Prior Sale Date: **09/26/2024** Yr Built/Eff: **1964 / 1964**
 Sale Price: **\$1,319,000** Prior Sale Price: **\$1,110,000** Air Cond: **CENTRAL**
 Sale Type: **FULL** Prior Sale Type: **FULL** Style:
 Document #: **431863** Acres: **0.17** Fireplace: **/**
 1st Mtg Amt: **\$1,207,874** Lot Area: **7,516** Pool:
 Total Value: **\$1,110,000** # of Stories: Roof Mat:
 Land Use: **SFR** Park Area/Cap#: **/** Parking:

Comp #:**5** Distance From Subject:**0.44 (miles)**
 Address: **22410 COLLINS ST, WOODLAND HILLS, CA 91367-4430**
 Owner Name: **KASPI ELRON**
 Seller Name: **RABINOVITCH HAI & MASHA**
 APN: **2040-037-011** Map Reference: **/** Living Area: **2,616**
 County: **LOS ANGELES, CA** Census Tract: **1372.03** Total Rooms:
 Subdivision: **22059** Zoning: **LARE11** Bedrooms: **4**
 Rec Date: **09/09/2025** Prior Rec Date: **02/13/2018** Bath(F/H): **3 /**
 Sale Date: **08/15/2025** Prior Sale Date: **01/25/2018** Yr Built/Eff: **1960 / 1970**
 Sale Price: **\$1,760,000** Prior Sale Price: **\$870,000** Air Cond: **CENTRAL**

Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	616031	Acres:	0.27	Fireplace:	/
1st Mtg Amt:	\$1,232,000	Lot Area:	11,695	Pool:	
Total Value:	\$989,905	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:6

Distance From Subject:0.44 (miles)

Address: **22722 CALVERT ST, WOODLAND HILLS, CA 91367-3201**Owner Name: **AHARON TOMER**Seller Name: **KUO LI-PAI-CHIA**APN: **2039-017-010**Map Reference: **/**Living Area: **2,434**County: **LOS ANGELES, CA**Census Tract: **1351.02**

Total Rooms:

Subdivision: **9588**Zoning: **LARA**Bedrooms: **3**Rec Date: **07/03/2025**Prior Rec Date: **09/30/2016**Bath(F/H): **3 /**Sale Date: **05/16/2025**Prior Sale Date: **08/12/2016**Yr Built/Eff: **1952 / 1970**Sale Price: **\$2,300,000**Prior Sale Price: **\$1,268,000**Air Cond: **CENTRAL**Sale Type: **FULL**Prior Sale Type: **FULL**

Style:

Document #: **447699**Acres: **0.82**Fireplace: **/**1st Mtg Amt: **\$1,725,000**Lot Area: **35,780**

Pool:

Total Value: **\$1,471,616**

of Stories:

Roof Mat:

Land Use: **SFR**Park Area/Cap#: **/**

Parking:

EXHIBIT D

ASSIGNED INSPECTOR: **AUGUSTUS ALBAS**

Date: **June 24, 2026**

JOB ADDRESS: **5710 NORTH FALLBROOK AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2040-006-011**

CASE NO.: **993612**

ORDER NO.: **A-6108479**

EFFECTIVE DATE OF ORDER TO COMPLY: **November 21, 2023**

COMPLIANCE EXPECTED DATE: **December 21, 2023**

DATE COMPLIANCE OBTAINED: **January 8, 2024**

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

VIOLATIONS:

SEE ATTACHED ORDER # A-6108479

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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

CITY OF LOS ANGELES
CALIFORNIA



KAREN BASS
MAYOR

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

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

JOHN WEIGHT
EXECUTIVE OFFICER

ORDER TO COMPLY AND NOTICE OF FEE

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

SHLOMOF, AVERM AND AVIGAIL
5710 FALLBROOK AVE
WOODLAND HILLS, CA 91367

NOV 07 2023

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

CASE #: 993612

ORDER #: A-6108479

EFFECTIVE DATE: November 21, 2023
COMPLIANCE DATE: **December 21, 2023**

APPL OF

SITE ADDRESS: **5710 N FALLBROOK AVE**
ASSESSORS PARCEL NO.: 2040-006-011
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. Several vehicles parked on unapproved surface.

You are therefore ordered to: All vehicles to be stored and parked on paved surface.

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

Location: Front yard.

Comments: Remove vehicles from unpaved surface.

2. Storage of commercial vehicle(s) in the R1 zone.

You are therefore ordered to: Discontinue the storage of the commercial vehicle(s) in the R1 zone

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

Location: Front yard.

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

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.

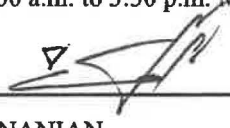
Any questions regarding invoices or how to pay fees should be directed to financial services at (213) 482-6890.

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: November 07, 2023


ARA SINANIAN
14410 SYLVAN STREET SUITE 105
VAN NUYS, CA 91401
(818)374-9864
ara.sinanian@lacity.org

REVIEWED BY _____