

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

MARSHA L. BROWN
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CITY OF LOS ANGELES
CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

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

ROBERT R. "BUD" OVROM
GENERAL MANAGER

RAYMOND S. CHAN, C.E., S.E.
EXECUTIVE OFFICER

May 18, 2011

Council District: # 1 ✓

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

JOB ADDRESS: 3117 NORTH AMETHYST STREET, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN) : 5209-007-014

On November 12, 2007, February 13, 2009 and November 17, 2009, pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code, the Department of Building and Safety (the "Department") investigated and identified code violations at: **3117 N. Amethyst St., Los Angeles, California** (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

Following the Department's investigation an order or orders to comply were issued to the property owner and all interested parties. Pursuant to Section 98.0411(a) the order warned that "a proposed noncompliance fee may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or slight modification is filed within 15 days after the compliance date." The owners failed to comply within the time prescribed by ordinance. The Department imposed non-compliance fee as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance Code Enforcement fee	\$ 750.00
Late Charge/Collection fee (250%)	1,875.00
Accumulated Interest (1%/month)	508.96
Title Report fee	53.00
Grand Total	\$ 3,186.96

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed a lien for a total sum of **\$ 3,186.96** recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "City 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 the City Council instruct the Department to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$ 3,186.96** 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

Karen Penera
Acting Chief, Resource Management Bureau

Lien confirmed by
City Council on:

ATTEST: JUNE LAGMAY, CITY CLERK

BY: _____
DEPUTY

WestCoast Title Company



400 S. Alhambra Ave. Ste B
Monterey Park, Ca. 91755
Phone 626-548-2479 818-337-0474 fax

<i>Work Order No. T7659</i>	<i>Prepared for: City of Los Angeles</i>
<i>Type of Report: GAP Report</i>	
<i>Order Date: 03-10-2011</i>	<i>Dated as of: 03-07-2011</i>
	<i>Fee: \$48.00</i>

-SCHEDULE A-
(Reported Property Information)

For Assessors Parcel Number: 5209-007-041

Situs Address: 3117 N. Amethyst Street City: Los Angeles County: Los Angeles

-VESTING INFORMATION (Ownership)

The last Recorded Document Transferring Fee Title Recorded on: 02-07-1984
As Document Number: 84-154976
Documentary Transfer Tax: None
In Favor of: Teodora Luna, an unmarried woman as her sole and separate property

Mailing Address: Teodora Luna
3117 Amethyst Street
Los Angeles, CA 90032

-SCHEDULE B-

-The Property Reported Herein is Described as follows:

Lot 524 and 525 of Rose Hill, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 6, Page(s) 2 and 3 of Maps, in the office of the County Recorder of said County.

WestCoast Title Company

400 S. Alhambra Ave. Ste B
Monterey Park, Ca. 91755
Phone 626-548-2479 818-337-0474 fax

Page 2
Order Number: T7659

-Schedule B Continued-

- 1. A Notice of Pending Lien Recorded 05-23-2008
as Document Number 08-0919858
Filed by the City of Los Angeles Dept. of Building and Safety*
- 2. A Notice of Sub Standard Property Recorded on: 01-16-2009
as Document Number: 09-0060891
Filed by the City of Los Angeles, Code Enforcement Department*
- 3. A Notice of Pending Lien Recorded 06-05-2009
as Document Number 09-0839572
Filed by the City of Los Angeles Dept. of Building and Safety*
- 4. A Notice of Pending Lien Recorded 03-19-2010
as Document Number 10-0382154
Filed by the City of Los Angeles Dept. of Building and Safety*

A Statement of information may be required to provide further information on the owners listed below:

No Statement of information is required.

End of Report



APN No.	6208-007-041			
Site Address	3117 AMETHYST ST LOS ANGELES CA 90032			
Mailing Address	3117 AMETHYST ST LOS ANGELES CA 90032			
Legal Description	ROSE HILL COURT LOTS 524 AND LotSec: 525			
Owners Name(s)	LUNA, TEODORA			
Special Name				
Date Of Transfer	02/07/1984			
Tax Data CORRECTED BILL				
Land Value	\$14,393	Taxes	1st Half	2nd Half
Improvement	\$12,541	Status	**PAID**	**PAID**
Homeowners Exemption	7000	Pril Date	11/05/2008	11/05/2008
Net Total	\$10,348	Total Tax		\$403.33
		Tax Install	201.67	201.66
		Penalty	20.17	30.17
		Balance Due	.00	.00
		Total Tax Due		.00
Special Assessments Included In Total Tax Amount				
Acct no.	188.51	Agency:	CITY LT MAINT 21	Amount: 53.07
Acct no.	001.70	Agency:	TRAUMA/EMERG SRV80	Amount: 20.38
Acct no.	036.82	Agency:	COUNTY PARK DIST21	Amount: 19.33
Acct no.	188.71	Agency:	CITY 911 FUND 21	Amount: 6.37
Acct no.	030.71	Agency:	FLOOD CONTROL 82	Amount: 27.35
Acct no.	188.69	Agency:	LA STORMWATER 21	Amount: 21.90
Acct no.	188.50	Agency:	LACITY PARK DIST21	Amount: 18.29
Acct no.	081.81	Agency:	LACO VECTR CNTRL88	Amount: 7.55
		Special Assessments Total:		173.14
Region: 04	Use Code: 0100	Zoning: LAR1	SQ. Ft: 548	Yr Bilt: 1923
				Yr. Sold to State: 0000

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84- 154976

WORLD TITLE COMPANY

RECORDING REQUESTED BY

WHO WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENT TO:

NAME: THEODORA LOPEZ
ADDRESS: 3117 ANTHEMIST ST.
CITY: LOS ANGELES CALIFORNIA 90032
STATE: CA
ZIP: 90032

RECORDED IN OFFICIAL RECORDS
OF LOS ANGELES COUNTY, CA
FEB 7 1984 AT 8 A.M.
Recorder's Office

FEE
\$4
0

GRANT DEED

THE UNDERSIGNED GRANTOR(s) DECLARE(s)
 DOCUMENTARY TRANSFER TAX is \$ _____ Clft-Deed
 computed on full value of property conveyed, or
 computed on full value less value of liens or encumbrances remaining at time of sale, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged.
NICHOLAS LOPEZ AND CATALINA LOPEZ

hereby GRANTOR(s) to THEODORA LOPEZ AN UNMARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY

the following described real property in the

County of LOS ANGELES, State of California:
Lots 524 and 525 of Base Hill, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 8, Pages 2 and 3 of Maps, in the office of the County.

RECORDER OF SAID COUNTY.
The street address and other common designations:
3117 ANTHEMIST ST., LOS ANGELES, CA, 90032

This conveyance is a gift and is exempt pursuant to Ordinance 9443 " ACCOMMODATION ONLY
THIS INSTRUMENT FILED FOR RECORD BY WORLD TITLE COMPANY IS AN ACCOMMODATION ONLY. IT HAS NOT BEEN CLAIMED AS TO ITS EXECUTION OR AS TO ITS EFFECTS UPON TITLE.

Dated JANUARY 30, 1984
STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.
On JANUARY 30, 1984 before me, the undersigned, a Notary Public in and for said State, personally appeared CATALINA LOPEZ AND NICHOLAS LOPEZ

Nicholas Lopez
NICHOLAS LOPEZ
Catalina Lopez
CATALINA LOPEZ



known to me to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged that they executed the same. WITNESS my hand and official seal.

Notary Public *James Flores* JAMES FLORES

(This area for official colored seal)

MAIL TAX STATEMENTS AS DIRECTED ABOVE.

RECORDING REQUESTED BY:
CITY OF LOS ANGELES

WHEN RECORDED MAIL TO:

Department of Building and Safety
Financial Services Division
201 N. Figueroa St., 9th Floor
Los Angeles, CA 90012

05/23/08



20080919858

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF PENDING LIEN

Notice is hereby given that, pursuant to the provisions of Section 98.0402 of Division 4 of Article 8 of Chapter IX of the Los Angeles Municipal Code (LAMC), the City of Los Angeles has incurred the cost of inspections of the property described below. The City of Los Angeles intends to impose a lien against the property described below to recover the cost of such inspections, plus appropriate fees and fines, as authorized by LAMC Section 98.0402 and Section 7.35.5 of Article 4.6 of Chapter 1 of Division 7 of the Los Angeles Administrative Code, upon confirmation of the City Council.

For further information regarding this notice and the status of Department proceedings, please contact Nancy Truong of the Department of Building and Safety between 9:00 a.m. and 11:00 a.m., Monday through Friday. (Invoice No. 4443197)

Telephone Number: (213) 482-6890

Office Location: 201 N. Figueroa St., Suite 940

The property subject to this Notice of Pending Lien is that certain real property in the City of Los Angeles, County of Los Angeles, State of California, described as follows:

ROSE HILL COURT 524 M B 8-2/3

ROSE HILL COURT 525 M B 8-2/3

THIS NOTICE WILL CONTINUE IN FULL FORCE AND EFFECT UNTIL THE CITY OF LOS ANGELES RECORDS A SUBSEQUENT NOTICE OF TERMINATION OF PENDING LIEN OR A NOTICE OF LIEN.

APN 5209-007-041

AKA 3117 N AMETHYST ST
LOS ANGELES

Owner:
LUNA TEODORA
3117 AMETHYST ST
LOS ANGELES CA, 90032

DATED: This 09th Day of May, 2008

CITY OF LOS ANGELES
ANDREW A. ADELMAN, P.E.
General Manager, Department of Building and Safety

By Karen Penner
Karen Penner, Acting Bureau Chief
Resource Management Bureau

2

RECORDING REQUEST BY
City of Los Angeles
WHEN RECORDED MAIL TO
Department of Building and Safety
Code Enforcement Bureau
3550 Wilshire Blvd., Suite 1800
Los Angeles, CA
90010



SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF BUILDING(S), STRUCTURE(S), OR PREMISES CLASSIFIED AS EITHER HAZARDOUS, SUBSTANDARD OR A NUISANCE - ABATEMENT PROCEEDINGS

Notice is hereby given that, pursuant to the provisions of Division 89 of Article 1 of Chapter IX of the Los Angeles Municipal Code (LAMC), the Department of Building and Safety has determined the building(s), structure(s), premises or portion(s) thereof, located at the site described below, to be a SUBSTANDARD property, as defined in Section 91.8902 (LAMC). The owner of the property has been duly notified pursuant to the above code section.

If the owner or any other party having or acquiring any right, title or interest in the property fails or refuses to comply with the notice as ordered, the Department shall initiate procedures that will result in the work being done under City Contract. The costs, plus administrative fees, will be assessed as a lien against the property. This notice will continue in force until the Department of Building and Safety records a subsequent notice of termination.

For further information regarding this notice and the status of Department proceedings, please feel free to contact the Code Enforcement Bureau Inspector listed below.

FELIX ARROYO
(213)252-3042
(888)524-2845
3550 WILSHIRE BLVD. SUITE 1800
LOS ANGELES, CA 90010-2419

Case No.: 199315

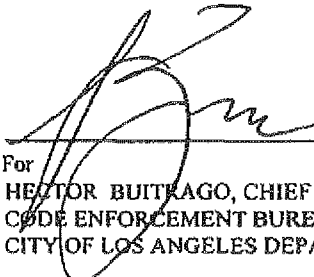
Assessor's Map Book: 5209 Page: 007 Parcel: 041

Identified by Los Angeles County Tax Assessors records as:

3117 N AMETHYST ST
LOS ANGELES, CA 90032

DATED: This 16th day of January, 2009

Owner:
LUNA, TEODORA,
3117 AMETHYST ST
LOS ANGELES, CA 90032


For
HECTOR BUITRAGO, CHIEF
CODE ENFORCEMENT BUREAU
CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY

January 16, 2009

RECORDING REQUESTED BY:
CITY OF LOS ANGELES

WHEN RECORDED MAIL TO:

Department of Building and Safety
Financial Services Division
201 N. Figueroa St., 9th Floor
Los Angeles, CA 90012



SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF PENDING LIEN

Notice is hereby given that, pursuant to the provisions of Section 98.0402 of Division 4 of Article 8 of Chapter IX of the Los Angeles Municipal Code (LAMC), the City of Los Angeles has incurred the cost of inspections of the property described below. The City of Los Angeles intends to impose a lien against the property described below to recover the cost of such inspections, plus appropriate fees and fines, as authorized by LAMC Section 98.0402 and Section 7.35.5 of Article 4.6 of Chapter I of Division 7 of the Los Angeles Administrative Code, upon confirmation of the City Council.

For further information regarding this notice and the status of Department proceedings, please contact Nancy Truong of the Department of Building and Safety between 9:00 a.m. and 11:00 a.m., Monday through Friday. (Invoice No. 4608745)

Telephone Number: (213) 482-6890

Office Location: 201 N. Figueroa St., Suite 940

The property subject to this Notice of Pending Lien is that certain real property in the City of Los Angeles, County of Los Angeles, State of California, described as follows:

ROSE HILL COURT 524 M B 8-2/3

ROSE HILL COURT 525 M B 8-2/3

THIS NOTICE WILL CONTINUE IN FULL FORCE AND EFFECT UNTIL THE CITY OF LOS ANGELES RECORDS A SUBSEQUENT NOTICE OF TERMINATION OF PENDING LIEN OR A NOTICE OF LIEN.

APN 5209-007-041

AKA 3117 N AMETHYST ST
LOS ANGELES

Owner:
LUNA TEODORA
3117 AMETHYST ST
LOS ANGELES CA, 90032

DATED: This 29th Day of May, 2009

CITY OF LOS ANGELES
ANDREW A. ADELMAN, P.E.
General Manager, Department of Building and Safety

By

for Karen Penera, Bureau Chief
Resource Management Bureau

RECORDING REQUESTED BY:
CITY OF LOS ANGELES

WHEN RECORDED MAIL TO:

Department of Building and Safety
Financial Services Division
201 N. Figueroa St., 9th Floor
Los Angeles, CA 90012



2

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF PENDING LIEN

Notice is hereby given that, pursuant to the provisions of Section 98.0402 of Division 4 of Article 8 of Chapter IX of the Los Angeles Municipal Code (LAMC), the City of Los Angeles has incurred the cost of inspections of the property described below. The City of Los Angeles intends to impose a lien against the property described below to recover the cost of such inspections, plus appropriate fees and fines, as authorized by LAMC Section 98.0402 and Section 7.35.5 of Article 4.6 of Chapter I of Division 7 of the Los Angeles Administrative Code, upon confirmation of the City Council.

For further information regarding this notice and the status of Department proceedings, please contact Nancy Truong of the Department of Building and Safety between 9:00 a.m. and 11:00 a.m., Monday through Friday. (Invoice No. 4794006)

Telephone Number: (213) 482-6890

Office Location: 201 N. Figueroa St., Suite 940

The property subject to this Notice of Pending Lien is that certain real property in the City of Los Angeles, County of Los Angeles, State of California, described as follows:

ROSE HILL COURT 524 M B 8-2/3

ROSE HILL COURT 525 M B 8-2/3

THIS NOTICE WILL CONTINUE IN FULL FORCE AND EFFECT UNTIL THE CITY OF LOS ANGELES RECORDS A SUBSEQUENT NOTICE OF TERMINATION OF PENDING LIEN OR A NOTICE OF LIEN.

APN 5209-007-041

AKA 3117 N AMETHYST ST NON-FUNCT
LOS ANGELES

Owner:

LUNA TEODORA
3117 AMETHYST ST
LOS ANGELES CA,90032

DATED: This 09th Day of March, 2010

CITY OF LOS ANGELES

By




Karen Penner, Bureau Chief
Resource Management Bureau

EXHIBIT B

ASSIGNED INSPECTOR: JAVIER ALIPIO

Date: May 18, 2011

JOB ADDRESS: 3117 NORTH AMETHYST STREET, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 5209-007-014

Last Full Title: 3/7/11

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1). TEODORA LUNA
3117 AMETHYST STREET
LOS ANGELES, CA 90032

CAPACITY: OWNERS

Property Detail Report



CoreLogic

RealQuest Professional

For Property Located At

3117 AMETHYST ST, LOS ANGELES, CA 90032-1807

Owner Information:

Owner Name: LUNA TEODORA
 Mailing Address: 3117 AMETHYST ST, LOS ANGELES CA 90032-1807 C033
 Phone Number: Vesting Codes: //

Location Information:

Legal Description: ROSE HILL COURT LOTS 524 AND LOT 525
 County: LOS ANGELES, CA APN: 5209-007-041
 Census Tract / Block: 1991.10 / 2 Alternate APN:
 Township-Range-Sect: Subdivision: ROSE HILL COURT
 Legal Book/Page: Map Reference: 36-C5 / 595-C6
 Legal Lot: 525 Tract #: LOS ANGELES
 Legal Block: School District:
 Market Area: Munic/Township:
 Neighbor Code:

Owner Transfer Information:

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

Last Market Sale Information:

Recording/Sale Date: 02/07/1984 / 1st Mtg Amount/Type: /
 Sale Price: 1st Mtg Int. Rate/Type: /
 Sale Type: 1st Mtg Document #: /
 Document #: 154976 2nd Mtg Amount/Type: /
 Deed Type: DEED (REG) 2nd Mtg Int. Rate/Type: /
 Transfer Document #: Price Per SqFt:
 New Construction: Multi/Split Sale:
 Title Company:
 Lender:
 Seller Name: OWNER RECORD

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: 548	Parking Type:	Construction:
Living Area: 548	Garage Area:	Heat Type: HEATED SHINGLE SIDING
Tot Adj Area:	Garage Capacity:	Exterior wall:
Above Grade:	Parking Spaces:	Porch Type:
Total Rooms: 2	Basement Area:	Patio Type:
Bedrooms: 1	Finish Bsmnt Area:	Pool:
Bath(F/H): 1 /	Basement Type:	Air Cond: YES
Year Built / Eff: 1923 / 1923	Roof Type:	Style: CONVENTIONAL
Fireplace: /	Foundation: SLAB	Quality:
# of Stories: 1.00	Roof Material: ROLL COMPOSITION	Condition:
Other Improvements: FENCE;ADDITION		

Site Information:

Zoning: LAR1	Acres: 0.14	County Use: SINGLE FAMILY RESID (0100)
Flood Zone:	Lot Area: 6,298	State Use:
Flood Panel:	Lot Width/Depth: x	Site Influence:
Flood Panel Date:	Res/Comm Units: 1 /	Sewer Type:
Land Use: SFR		Water Type:

Tax Information:

Total Value: \$26,810	Assessed Year: 2010	Property Tax: \$426.99
Land Value: \$14,299	Improved %: 47%	Tax Area: 4
Improvement Value: \$12,511	Tax Year: 2010	Tax Exemption: HOMEOWNER
Total Taxable Value: \$19,810		

Comparable Summary

For Property Located At



CoreLogic

RealQuest Professional

3117 AMETHYST ST, LOS ANGELES, CA 90032-1807

2 Comparable(s) found. (Click on the address to view more property information)

➤ [View Report](#)

➤ [Configure Display Fields](#)

➤ [Modify Comparable Search Criteria](#)

Summary Statistics For Selected Properties: 2

	Subject Property	Low	High	Average
Sale Price	\$0	\$108,000	\$108,000	\$108,000
Bldg/Living Area	548	540	620	580
Price/Sqft	\$0.00	\$200.00	\$200.00	\$200.00
Year Built	1923	1913	1921	1917
Lot Area	6,298	3,136	3,260	3,198
Bedrooms	1	1	2	2
Bathrooms/Restrooms	1	1	1	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$26,810	\$79,000	\$171,700	\$125,350
Distance From Subject	0.00	0.18	0.40	0.29

*= user supplied for search only

<input checked="" type="checkbox"/>	#	Address	Sale Price	Yr Blt	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
Subject Property										
		3117 AMETHYST ST		1923	1	1	02/07/1984	548	6,298	0.0
Comparables										
<input checked="" type="checkbox"/>	1	4358 ESERALDA ST		1913	1	1	02/24/2011	620	3,136	0.18
<input checked="" type="checkbox"/>	2	4396 O NEILL ST	\$108,000	1921	2	1	02/07/2011	540	3,260	0.4

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

3117 AMETHYST ST, LOS ANGELES, CA 90032-1807**2 Comparable(s) Selected.**

Report Date: 03/04/2011

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$0	\$108,000	\$108,000	\$108,000
Bldg/Living Area	548	540	620	580
Price/Sqft	\$0.00	\$200.00	\$200.00	\$200.00
Year Built	1923	1913	1921	1917
Lot Area	6,298	3,136	3,260	3,198
Bedrooms	1	1	2	2
Bathrooms/Restrooms	1	1	1	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$26,810	\$79,000	\$171,700	\$125,350
Distance From Subject	0.00	0.18	0.40	0.29

* = user supplied for search only

Comp #: 1
 Address: 4358 ESERALDA ST, LOS ANGELES, CA 90032-1802
 Owner Name: SOUTH COASTAL INVESTMENTS LLC
 Seller Name: FEDERAL NATL MTG ASSN FNMA
 APN: 5305-022-007
 County: LOS ANGELES, CA
 Subdivision: ROSE HILL COURT
 Rec Date: 02/24/2011
 Sale Date: 02/11/2011
 Sale Price:
 Sale Type: N
 Document #: 291278
 1st Mtg Amt:
 Total Value: \$171,700
 Land Use: SFR

Map Reference: 36-C5 / 595-C6
 Census Tract: 1991.10
 Zoning: LAR1
 Prior Rec Date: 05/08/2008
 Prior Sale Date: 03/28/2008
 Prior Sale Price: \$380,000
 Prior Sale Type: FULL
 Acres: 0.07
 Lot Area: 3,136
 # of Stories: 1.00
 Park Area/Cap#: /

Living Area: 620
 Total Rooms: 4
 Bedrooms: 1
 Bath(F/H): 1 /
 Yr Built/Eff: 1913 / 1913
 Air Cond:
 Style: CONVENTIONAL
 Fireplace: /
 Pool:
 Roof Mat: ROLL
 COMPOSITION
 Parking:

Distance From Subject: 0.18 (miles)

Comp #: 2
 Address: 4396 O NEILL ST, LOS ANGELES, CA 90032-2626
 Owner Name: FELIX CARLOS
 Seller Name: FEDERAL HOME LOAN MTG CORP
 APN: 5214-004-006
 County: LOS ANGELES, CA
 Subdivision: 22
 Rec Date: 02/07/2011
 Sale Date: 01/28/2011
 Sale Price: \$108,000
 Sale Type: FULL
 Document #: 202677
 1st Mtg Amt: \$105,262
 Total Value: \$79,000
 Land Use: SFR

Map Reference: 36-C5 / 595-D7
 Census Tract: 2014.01
 Zoning: LAR1
 Prior Rec Date: 05/15/2003
 Prior Sale Date: 03/28/2003
 Prior Sale Price: \$140,000
 Prior Sale Type: FULL
 Acres: 0.07
 Lot Area: 3,260
 # of Stories: 1.00
 Park Area/Cap#: /

Living Area: 540
 Total Rooms: 4
 Bedrooms: 2
 Bath(F/H): 1 /
 Yr Built/Eff: 1921 / 1923
 Air Cond: YES
 Style: CONVENTIONAL
 Fireplace: /
 Pool:
 Roof Mat: ROLL
 COMPOSITION
 Parking:

Distance From Subject: 0.4 (miles)

EXHIBIT D

ASSIGNED INSPECTOR: JAVIER ALIPIO

Date: May 18, 2011

JOB ADDRESS: 3117 NORTH AMETHYST STREET, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 5209-007-014

ORDER NO: A-1597367

CASE NO: 211669

EFFECTIVE DATE OF ORDER TO COMPLY: 10-29-07

COMPLIANCE EXPECTED DATE: 11-12-07

DATE COMPLIANCE OBTAINED: 10-23-08

LIST OF IDENTIFIED CODE VIOLATIONS

SEE ATTACHED ORDER TO COMPLY

ORDER NO: A-1597367 / CASE NO: 211669

1010220200851795

**BOARD OF
BUILDING AND SAFETY
COMMISSIONERS**

MARSHA L. BROWN
PRESIDENT

PEDRO BIRBA
VICE-PRESIDENT

VAN AMBATIELOS
HELENA JUBANY
ELENORE A. WILLIAMS

**CITY OF LOS ANGELES
CALIFORNIA**



ANTONIO R. VILLARAIGOSA
MAYOR

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

ANDREW A. ADELMAN, P.E.
GENERAL MANAGER

RAYMOND CHAN
EXECUTIVE OFFICER

ORDER TO COMPLY

LUNA, TEODORA
3117 AMETHYST ST
LOS ANGELES, CA 90032

CASE #: 211669
ORDER #: A-1597367
EFFECTIVE DATE: October 29, 2007
COMPLIANCE DATE: November 12, 2007

OWNER OF
SITE ADDRESS: 3117 N AMETHYST ST
ASSESSORS PARCEL NO.: 5209-007-041
ZONE: RI; 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.) as follows:

VIOLATION(S):

1. Open storage of Auto parts, machine, motor, appliance or other similar device in a residential zone.

You are therefore ordered to: 1) Discontinue the open storage of Autos, parts, and appliances in a residential zone.

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

Location: Rear of property.

Comments: Appliance tires auto parts, etc. being used for retaining wall.

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

You are therefore ordered to: 1) Obtain all required plumbing permits and approvals.

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

Comments: Waste and septic system.

3. Private sewage disposal system which has failed, is in an overflowing condition, or is insanitary.

You are therefore ordered to: 1) Repair or replace the private sewage disposal system which has failed, is in an overflowing condition, or is insanitary.

Code Section(s) in Violation: 94.101.15.2, 94.103.1.1, 12.21A.1.(a) of the L.A.M.C.

4. Plumbing fixtures, shower enclosures, wastewater drain lines, water supply lines, counters, drainboards, and adjoining wall and floor areas are not maintained.

You are therefore ordered to: 1) Repair or replace leaking drain or supply lines, cracked, chipped or damaged fixtures.

Code Section(s) in Violation: 91.8104, 91.8104.7, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Comments: Septic system requires immediate attention.



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1-888-LA4-BUILD (1-888-524-2845)
www.ladbs.org

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

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

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

Location: Required yards.

Comments: Open storage of trash,debris

PENALTY WARNING:

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

INVESTIGATION FEE REQUIRED:

Whenever any work has been commenced without authorization by a permit or application for inspection, and which violates provisions of Articles 1 through 8 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.) , and if no order has been issued by the department or a court of law requiring said work to proceed, a special investigation fee which shall be double the amount charged for an application for inspection, license or permit fee, but not less than \$400.00 , shall be collected on each permit, license or application for inspection. Section 98.0402 (a) L.A.M.C.

APPEAL PROCEDURES:

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

NON-COMPLIANCE FEE WARNING:

A proposed noncompliance fee in the amount of \$100.00 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 NOTICE, MAY RESULT IN A LATE CHARGE OF TWO (2) TIMES THE NON-COMPLIANCE FEE PLUS A 50 PERCENT COLLECTION FEE.

1010220200861793

If you have any questions or require any additional information please feel free to contact me at (213)252-3042.
Office hours are 7:00 a.m. to 5:00 p.m. Monday through Friday.

Inspector: *Felix Arroyo*

Date: October 11, 2007

FELIX ARROYO
3550 WILSHIRE BLVD. SUITE 1800
LOS ANGELES, CA 90010
(213)252-3042

JA
REVIEWED BY *

EG

On OCT 15 2007 the

Date
undersigned mailed this notice by
regular mail, postage prepaid, to
the addressee as shown on the last
equalized assessment roll.

Signature



CODE ENFORCEMENT BUREAU
1-888-LA4-BUILD (1-888-524-2845)
www.ladbs.org

EXHIBIT D

ASSIGNED INSPECTOR: JAVIER ALIPIO

Date: May 18, 2011

JOB ADDRESS: 3117 NORTH AMETHYST STREET, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 5209-007-014

ORDER NO: A-1994080

CASE NO:199315

EFFECTIVE DATE OF ORDER TO COMPLY: 1-14-09

COMPLIANCE EXPECTED DATE: 2-13-09

DATE COMPLIANCE OBTAINED: NO COMPLIANCE TO DATE

LIST OF IDENTIFIED CODE VIOLATIONS

SEE ATTACHED ORDER TO COMPLY)

ORDER NO: A-1994080 / CASE NO: 199315

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

MARSHA L. BROWN
PRESIDENT
VAN AMBATELOS
VICE-PRESIDENT
VICTOR H. CUEVAS
HELENA JUBANY
ELENORE A. WILLIAMS

CITY OF LOS ANGELES
CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

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

ANDREW A. ADELMAN, P.E.
GENERAL MANAGER
RAYMOND CHAN
EXECUTIVE OFFICER

SUBSTANDARD ORDER

LUNA, TEODORA
3117 AMETHYST ST
LOS ANGELES, CA 90032

CASE #: 199315
ORDER #: A-1994080

On JAN 12 2009 the

EFFECTIVE DATE: January 14, 2009
COMPLIANCE DATE: February 13, 2009

Date
undersigned mailed this notice by
regular mail, postage prepaid, to
the addressee as shown on the last
equalized assessment roll.

OWNER OF
SITE ADDRESS: 3117 N AMETHYST ST
ASSESSORS PARCEL NO.: 5209-007-041
ZONE: R1; One-Family Zone

Signature

This order is a supplement to any and all preceding orders issued by the Department of Building and Safety relative to the case number noted above. You are hereby required to comply with the terms of this and all preceding orders.

As a result of an inspection of the property (Site Address) listed above, this office has determined the building(s) to be SUBSTANDARD as pursuant to the provisions of Division 89 of Article 1 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.). You are therefore ordered to secure all required permits and begin the necessary work to eliminate the following code violations within 30 days from the effective date of this order. All necessary work shall be completed within 90 days from the effective date of this order. If the necessary permits are not obtained or the required work is not physically commenced within 45 days from the effective date of this order, the Department of Building and Safety may order the owner to cause the building(s) to be vacated.

VIOLATION(S):

1. Unapproved occupancy or use of the underfloor converted to unapproved habitable rooms

You are therefore ordered to: 1) Discontinue the unapproved occupancy or use of the underfloor unapproved habitable rooms.

Code Section(s) in Violation: 91.104.2.5, 91.103.1, 12.26E and 12.21A.1.(a) of the L.A.M.C.

2. Open storage within the required yards.

You are therefore ordered to: 1) Discontinue the open storage of the required Yard(s).

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

Comments: All open storage and tarp coverings.

3. Restore the required covered off street parking.

You are therefore ordered to: 1) Provide and maintain the required covered off street parking.

Code Section(s) in Violation: 12.21A.1.(a), and 12.21A.4.(m) of the L.A.M.C.

4. The construction of the underfloor unapproved habitable rooms and underfloor unapproved sleeping room of garage was/is constructed without the required permits and approvals.



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

You are therefore ordered to: 1) Demolish and remove all construction work performed without the required permit(s).
2) Restore the existing structure(s) to its originally approved condition.

OR

3) Submit plans, obtain the required permits and make the structure(s) comply with all requirements of the L.A.M.C.

Code Section(s) in Violation: 91.8105, 91.106.1.1, 91.106.1.2, 91.108.4, 91.106.3.2, 91.103.1, 93.0104, 94.103.1.1, 95.112.1, 12.21A.1.(a) of the L.A.M.C.

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

You are therefore ordered to: 1) Obtain all required electrical permits and approvals.

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

Comments: All unapproved electrical wiring.

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

You are therefore ordered to: 1) Obtain all required plumbing permits and approvals.

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

Comments: All unapproved plumbing.

7. The building or premises is Substandard due to illegal occupancy..

You are therefore ordered to: Discontinue the use and occupancy of all buildings or portions thereof occupied for living, sleeping, cooking or dining purposes which were not designed or intended to be used for such occupancies.

Code Section(s) in Violation: 91.8902.14, 91.8902, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Comments: All unapproved underfloor habitable rooms and unapproved underfloor of garage sleeping room.

NOTE: A certificate has been filed with the County Recorder noting the above substandard condition.

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 day from the Compliance Date, will result in imposition of the fee noted below.

A proposed noncompliance fee in the amount of **\$100.00** 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 \$350.00.

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



PENALTY WARNING:

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

INVESTIGATION FEE REQUIRED:

Whenever any work has been commenced without authorization by a permit or application for inspection, and which violates provisions of Articles I through 8 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.), and if no order has been issued by the department or a court of law requiring said work to proceed, a special investigation fee which shall be double the amount charged for an application for inspection, license or permit fee, but not less than \$400.00, shall be collected on each permit, license or application for inspection. Section 98.0402 (a) L.A.M.C.

APPEAL PROCEDURES:

There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine error or abuse of discretion, or requests for slight modification of the requirements contained in this order when appropriate fees have been paid. Section 98.0403.1 and 98.0403.2 L.A.M.C.

NOTIFICATION OF THE HOUSING DEPARTMENT:

The Department of Building and Safety is required by law to refer to the Housing Department any building containing an untenable residential unit. Failure to correct the deficiencies noted on this order will subject this property and units to inclusion in the City of Los Angeles Rent Reduction Program and Rent Escrow Account Program. Section 152.03 and 151.06.5 L.A.M.C.

If you have any questions or require any additional information please feel free to contact me at (213)252-3042. Office hours are 7:00 a.m. to 5:00 p.m. Monday through Friday.

Inspector: *Felix Arroyo*

Date: December 17, 2008

FELIX ARROYO
3550 WILSHIRE BLVD. SUITE 1800
LOS ANGELES, CA 90010
(213)252-3042

[Signature]
REVIEWED BY



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

EXHIBIT D

ASSIGNED INSPECTOR: JAVIER ALIPIO

Date: May 18, 2011

JOB ADDRESS: 3117 NORTH AMETHYST STREET, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 5209-007-014

ORDER NO: A-2377861

CASE NO:199315

EFFECTIVE DATE OF ORDER TO COMPLY: 11/2/09

COMPLIANCE EXPECTED DATE: 11/17/09

DATE COMPLIANCE OBTAINED: NO COMPLIANCE TO DATE

LIST OF IDENTIFIED CODE VIOLATIONS

SEE ATTACHED ORDER TO COMPLY)

ORDER NO: A-2377861 / CASE NO: 199315

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

MARSHA L. BROWN
PRESIDENT

VAN AMBATIELOS
VICE-PRESIDENT

VICTOR H. CUEVAS
HELENA JUBANY
ELENORE A. WILLIAMS

CITY OF LOS ANGELES
CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

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

RAYMOND S. CHAN, C.E., S.E.
INTERIM GENERAL MANAGER

ORDER TO COMPLY

LUNA, TEODORA
3117 AMETHYST ST
LOS ANGELES, CA 90032

OCT 27 2009
Date
undersigned mailed this notice by
regular mail, postage prepaid, to
the addressee shown on the last
equalized assessment roll.
Signature

CASE #: 199315
ORDER #: A-2377861
EFFECTIVE DATE: November 02, 2009
COMPLIANCE DATE: November 17, 2009

OWNER OF
SITE ADDRESS: 3117 N AMETHYST ST NON-FUNCTIONAL SEPTIC SYSTEM, SEWAGE DISPOSAL OVERFLOW
AND OPEN STORAGE OF AUTO PARTS AND APPLIANCES
ASSESSORS PARCEL NO.: 5209-007-041
ZONE: R1; One-Family Zone

This order is a supplement to any and all preceding orders issued by the Department of Building and Safety relative to the case number
noted above. You are hereby required to comply with the terms of this and all preceding orders.

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

VIOLATION(S):

- 1. Failure to comply with a valid department order.**
You are therefore ordered to: Comply with Department Order # 1422449 with an effective date of 04/10/07.
Code Section(s) in Violation: 91.103.3, 91.103.1, 12.21A.1.(a) of the L.A.M.C.
- 2. Unapproved occupancy or use of the underfloor converted to unapproved habitable rooms**
You are therefore ordered to: 1) Discontinue the unapproved occupancy or use of the underfloor unapproved habitable rooms.
Code Section(s) in Violation: 91.104.2.5, 91.103.1, 12.26E and 12.21A.1.(a) of the L.A.M.C.
- 3. Open storage within the required yards.**
You are therefore ordered to: 1) Discontinue the open storage of the required Yard(s).
Code Section(s) in Violation: 12.21A.1.(a) and 12.21C.1.(g) of the L.A.M.C.
Comments: All open storage and tarp coverings.
- 4. Restore the required covered off street parking.**
You are therefore ordered to: 1) Provide and maintain the required covered off street parking.
Code Section(s) in Violation: 12.21A.1.(a), and 12.21A.4.(m) of the L.A.M.C.



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

5. The construction of the underfloor unapproved habitable rooms and underfloor unapproved sleeping room of garage was/is constructed without the required permits and approvals.

You are therefore ordered to: 1) Demolish and remove all construction work performed without the required permit(s).
2) Restore the existing structure(s) to its originally approved condition.

OR

3) Submit plans, obtain the required permits and make the structure(s) comply with all requirements of the L.A.M.C.

Code Section(s) in Violation: 91.8105, 91.106.1.1, 91.106.1.2, 91.108.4, 91.106.3.2, 91.103.1, 93.0104, 94.103.1.1, 95.112.1, 12.21A.1.(a) of the L.A.M.C.

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

You are therefore ordered to: 1) Obtain all required electrical permits and approvals.

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

Comments: All unapproved electrical wiring.

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

You are therefore ordered to: 1) Obtain all required plumbing permits and approvals.

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

Comments: All unapproved plumbing.

8. The building or premises is Substandard due to illegal occupancy..

You are therefore ordered to: Discontinue the use and occupancy of all buildings or portions thereof occupied for living, sleeping, cooking or dining purposes which were not designed or intended to be used for such occupancies.

Code Section(s) in Violation: 91.8902.14, 91.8902, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Comments: All unapproved underfloor habitable rooms and unapproved underfloor of garage sleeping room.

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 day from the Compliance Date, will result in imposition of the fee noted below.

A proposed noncompliance fee in the amount of \$550.00 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 \$1,925.00.

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

PENALTY WARNING:

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

INVESTIGATION FEE REQUIRED:

Whenever any work has been commenced without authorization by a permit or application for inspection, and which violates provisions of Articles 1 through 8 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.) , and if no order has been issued by the department or a court of law requiring said work to proceed, a special investigation fee which shall be double the amount charged for an application for inspection, license or permit fee, but not less than \$400.00 , shall be collected on each permit, license or application for inspection. Section 98.0402 (a) L.A.M.C.

APPEAL PROCEDURES:

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

If you have any questions or require any additional information please feel free to contact me at (213)252-3042.
Office hours are 7:00 a.m. to 5:00 p.m. Monday through Friday.

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Inspector: *Felix Arroyo*

Date: October 27, 2009

FELIX ARROYO
3550 WILSHIRE BLVD. SUITE 1800
LOS ANGELES, CA 90010
(213)252-3042

[Signature]
REVIEWED BY

