

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

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

RAYMOND S. CHAN, C.E., S.E.
SUPERINTENDENT OF BUILDING
INTERIM GENERAL MANAGER

December 2, 2013

Council District: # 8

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

JOB ADDRESS: 5727 SOUTH NORMANDIE AVENUE, LOS ANGELES, CA
(AKA: 5725 SOUTH NORMANDIE AVENUE, LOS ANGELES, CA)
ASSESSORS PARCEL NO. (APN): 5003-032-030

On July 9, 2010, 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: **5727 South Normandie Avenue, (aka: 5725 South Normandie Avenue), 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	\$ 550.00
Late Charge/Collection fee (250%)	1,375.00
Accumulated Interest (1%/month)	849.50
Title Report fee	48.00
Grand Total	\$ 2,822.50

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 **\$2,822.50** 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 **\$2,822.50** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY

for Steve Ongele
Chief, Resource Management Bureau

ATTEST: HOLLY WOLCOTT, CITY CLERK

Lien confirmed by
City Council on:

BY: _____
DEPUTY

Westcoast Title



& Abstract Company, Inc.

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

<i>Work Order No. T9465</i>	<i>Prepared for: City of Los Angeles</i>	
<i>Type of Report: GAP Report</i>		
<i>Order Date: 06-06-2013</i>	<i>Dated as of: 06-03-2013</i>	<i>Fee: \$48.00</i>

-SCHEDULE A-
(Reported Property Information)

For Assessors Parcel Number: 5003-032-030

Situs Address: 5727 S Normandie Ave. City: Los Angeles County: Los Angeles

-VESTING INFORMATION (Ownership)

The last Recorded Document Transferring Fee Title Recorded on: 08-14-1987
As Document Number: 87-1304565
Documentary Transfer Tax: \$55.00
In Favor of: Bernard Morris

Mailing Address: Bernard Morris ✓
9000 S. Hoover St.
Los Angeles, CA 90044

-SCHEDULE B-

-The Property Reported Herein is Described as follows:

A portion of Lot 144 of Burck/Gwynn. Companies, Normandy Avenue Tract, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 12, Page(s) 82 and 83 of Maps, in the office of the County Recorder of said County.

Westcoast Title & Abstract Company, Inc.

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

Page 2
Order Number: T9465

-Schedule B Continued-

*1. A Notice of Pending Lien Recorded 12-03-2010
as Document Number 10-1780127
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: 5005-052-050
 Described As: LOT 144 EX OF STBURCK GWYNN CO'S NORMANDIE AVE TRACT
 Address: 5725 S NORMANDIE AVE LOS ANGELES CA 90037
 City: LOS ANGELES CITY-44
 Billing Address: 9000 S HOOVER ST LOS ANGELES CA 90044
 Assessed Owner(s): MORRIS,BERNARD

Tax Rate Area:	0000204	Value	Conveyance Date:	08/14/1987
Use Code:	1100	Land:	Conveying Instrument:	1304565
Store		Improvements:	Date Transfer Acquired:	
Region Code:	25	Personal Property:	Vesting:	
Flood Zone:		Fixtures:	Year Built:	1947
Zoning Code:	LARD1.5	Inventory:	Year Last Modified:	1947
Taxability Code:		Exemptions	Square Footage	
Tax Rate:		Homeowner:	Land:	
Bill #:		Inventory:	Improvements:	1800
Issue Date:	10/15/2012	Personal Property:	Tax Defaulted:	
		Religious:	Total Tax:	1,716.14
		All Other:		
		Net Taxable Value:		109,694.00

Installment	Amount	Penalty	Due Date	Status	Payment Date	Balance
1st	858.08	85.80	12/10/2012	PAID W/ PENALTY	04/11/2013	0.00
2nd	858.06	95.81	04/10/2013	PAID	04/11/2013	0.00
Total Balance:						0.00

Account	Special Lien Description	Amount
30.71	L.A. COUNTY FLOOD CONTROL	52.26
36.92	LA CO PARK DISTRICTS	13.92
1.70	L.A. CITY TRAUMA/EMERGENCY SERV.	76.32
61.11	L.A. CNTY WEST MOSQ ABATE	5.72
188.50	L.A. CITY LDSCP & LIGHT DIST 96-1	12.99
188.51	LOS ANGELES LIGHT MAINT	122.96
188.71	L.A. POLICE/911 BOND TAX	2.08
188.69	L.A. STORMWATER POLL ABATE	41.66

** PRIOR REDEEMED **

PLEASE CONTACT TITLE-TAX FOR REDEMPTION AMOUNTS
 OPEN TAX ORDER NUMBER REQUIRED FOR ADDITIONAL INFORMATION

Open Orders with same APN			
Company	Department	Title Unit	Order #
CTI		43	126084151

THIS INFORMATION IS PROVIDED FOR CUSTOMER SERVICE PURPOSES ONLY. PROPERTY INSIGHT DOES NOT
 WARRANT, NOR GUARANTEE THE ACCURACY NOR COMPLETENESS OF THE INFORMATION SHOWN ON THIS
 REPORT

87-1304565

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO

NAME: Bernard Morris
Address: 9000 S. Hoover St.
City & State: Los Angeles, Ca 90044
ZIP: 90044

RECORDED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
31 MIN. 10 A.M. AUG 14 1987
PAST.

FEE \$5 C

Title Order No. Escrow No.

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

The undersigned declares that the documentary transfer tax is \$55.00 and is
 computed on the full value of the interest or property conveyed, or is
 computed on the full value less the value of liens or encumbrances remaining thereon at the time of sale. The land, tenement or realty is located in
 unincorporated area city of Los Angeles and

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

HOMER W. HAZURE JR. is the person who acquired title as an unmarried man

hereby GRANT(S) to

man as his sole and separate property

the following described property in the City of Los Angeles
county of Los Angeles state of California:

A portion of Lot 144 of Burck/Gwyr, Companies, Normandy Tract, recorded in Book 12, Pages 82 and

Property commonly known as: 5725 and 5727 S. Normandie Ave.
Los Angeles, Ca

Dated August 5th, 1987

Homer W. Hazure Jr.
HOMER W. HAZURE JR.

STATE OF CALIFORNIA
COUNTY OF Los Angeles
On this the 5th day of August, 1987
Notary Public in and for said County and State, personally appeared

HOMER W. HAZURE JR.

personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name subscribed to the within instrument and acknowledged that he executed the same

Murrel L. Brown
Signature of Notary

1987 before me the undersigned, a

FOR NOTARY SEAL OR STAMP
OFFICIAL SEAL
MURREL L. BROWN
Notary Public - California
LOS ANGELES COUNTY
My Comm. Exp. June 18, 1991
Assessor's Parcel No.

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SO SHOWN, MAIL AS DIRECTED ABOVE

Name Street Address City & State

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. 4923334)

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:

BURCK-GWYNN COMPANY'S NORMANDIE AVENUE TRACT 144 M B 12-82/83

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 5003-032-030
AKA 5727 S NORMANDIE AVE
LOS ANGELES

Owner:
MORRIS BERNARD
8421 BYRD AVENUE
INGLEWOOD CA, 903056416

DATED: This 01st Day of November, 2010

CITY OF LOS ANGELES

By

Karen Penner, Acting Bureau Chief
Resource Management Bureau

EXHIBIT B

ASSIGNED INSPECTOR: BRUCE TODD Date: December 2, 2013
JOB ADDRESS: 5727 SOUTH NORMANDIE AVENUE, LOS ANGELES, CA
(AKA: 5725 SOUTH NORMANDIE AVENUE, LOS ANGELES, CA)
ASSESSORS PARCEL NO. (APN): 5003-032-030

Last Full Title: 10/17/2013 Last Update to Title:
.....

LIST OF OWNERS AND INTERESTED PARTIES

- 1). BERNARD MORRIS
9000 S. HOOVER STREET
LOS ANGELES, CA. 90044 CAPACITY: OWNER

Property Detail Report

For Property Located At :
5725 S NORMANDIE AVE, LOS ANGELES, CA 90037



Owner Information

Owner Name: **MORRIS BERNARD**
 Mailing Address: **9000 S HOOVER ST, LOS ANGELES CA 90044-6416 C006**
 Vesting Codes: **MM / /**

Location Information

Legal Description: **BURCK GWYNN CO'S NORMANDIE AVE TRACT EX OF ST LOT 144**
 County: **LOS ANGELES, CA** APN: **5003-032-030**
 Census Tract / Block: **2326.00 / 3** Alternate APN:
 Township-Range-Sect: Subdivision: **BURCK-GWYNNE COS**
 Legal Book/Page: Map Reference: **NORMANDIE AVE TR**
 Legal Lot: **144** Tract #: **51-E4 / 673-J5**
 Legal Block: School District: **LOS ANGELES**
 Market Area: **C34** School District Name:
 Neighbor Code: Munic/Township:

Owner Transfer Information

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

Last Market Sale Information

Recording/Sale Date: **08/14/1987 / 08/1987** 1st Mtg Amount/Type: **/**
 Sale Price: **\$50,000** 1st Mtg Int. Rate/Type: **/**
 Sale Type: **FULL** 1st Mtg Document #: **/**
 Document #: **1304565** 2nd Mtg Amount/Type: **/**
 Deed Type: **GRANT DEED** 2nd Mtg Int. Rate/Type: **/**
 Transfer Document #: Price Per SqFt: **\$27.78**
 New Construction: Multi/Split Sale:
 Title Company:

Lender:
 Seller Name: **HAZURE HOMER W JR**

Prior Sale Information

Prior Rec/Sale Date: **11/10/1975 /** Prior Lender:
 Prior Sale Price: **\$32,000** Prior 1st Mtg Amt/Type: **/**
 Prior Doc Number: Prior 1st Mtg Rate/Type: **/**
 Prior Deed Type: **DEED (REG)**

Property Characteristics

Year Built / Eff:	1947 / 1947	Total Rooms/Offices		Garage Area:	
Gross Area:	1,800	Total Restrooms:		Garage Capacity:	
Building Area:	1,800	Roof Type:		Parking Spaces:	
Tot Adj Area:		Roof Material:	ROLL COMPOSITION	Heat Type:	
Above Grade:		Construction:		Air Cond:	NONE
# of Stories:	1.00	Foundation:	CONCRETE	Pool:	
Other Improvements:		Exterior wall:	STUCCO	Quality:	AVERAGE
		Basement Area:		Condition:	

Site Information

Zoning:	LARD1.5	Acres:	0.13	County Use:	STORES (1100)
Lot Area:	5,544	Lot Width/Depth:	x	State Use:	
Land Use:	STORE BUILDING	Commercial Units:		Water Type:	
Site Influence:	CORNER	Sewer Type:		Building Class:	

Tax Information

Total Value:	\$111,887	Assessed Year:	2013	Property Tax:	\$1,716.14
Land Value:	\$85,480	Improved %:	24%	Tax Area:	204
Improvement Value:	\$26,407	Tax Year:	2012	Tax Exemption:	
Total Taxable Value:	\$111,887				

Comparable Summary

For Property Located At



CoreLogic

RealQuest Professional

5725 S NORMANDIE AVE, LOS ANGELES, CA 90037

20 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: 20

	Subject Property	Low	High	Average
Sale Price	\$50,000	\$135,000	\$6,000,000	\$1,037,895
Bldg/Living Area	1,800	1,540	2,008	1,780
Price/Sqft	\$27.78	\$70.00	\$2,988.05	\$582.66
Year Built	1947	1907	2007	1954
Lot Area	5,544	2,376	44,391	9,381
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	1	1	1
Stories	1.00	1.00	2.00	1.20
Total Value	\$111,887	\$41,929	\$3,354,658	\$602,580
Distance From Subject	0.00	2.42	11.07	6.12

*= user supplied for search only

<input checked="" type="checkbox"/>	# F	Address	Sale Price	Yr Bilt	Bed Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
Subject Property									
		5725 S NORMANDIE AVE	\$50,000	1947		08/14/1987	1,800	5,544	0.0
Comparables									
<input checked="" type="checkbox"/>	1	8416 S 8TH AVE	\$230,000	1958		09/12/2013	1,800	3,002	2.42
<input checked="" type="checkbox"/>	2	9305 S VAN NESS AVE	\$1,440,000	1954		06/13/2013	1,575	8,505	2.76
<input checked="" type="checkbox"/>	3	857 W 95TH ST	\$250,000	1991		08/26/2013	1,820	7,992	2.79
<input checked="" type="checkbox"/>	4	8301 HOOPER AVE	\$270,000	1946	1	10/28/2013	2,000	3,806	3.22
<input checked="" type="checkbox"/>	5	2333 W WASHINGTON BLVD	\$800,000	1966		09/04/2013	1,770	4,976	3.54
<input checked="" type="checkbox"/>	6	1016 TOWNE AVE 102	\$2,170,000	2007		08/15/2013	1,640	44,391	4.21
<input checked="" type="checkbox"/>	7	1016 TOWNE AVE 105	\$2,800,000	2007		04/17/2013	1,630	44,391	4.21
<input checked="" type="checkbox"/>	8	10957 WILMINGTON AVE	\$135,000	1940		07/12/2013	1,560	7,500	5.12
<input checked="" type="checkbox"/>	9	12852 HAWTHORNE BLVD	\$885,000	1944		03/08/2013	1,994	6,082	5.91
<input checked="" type="checkbox"/>	10	11344 LONG BEACH BLVD	\$410,000	1930		07/01/2013	2,000	2,376	6.69
<input checked="" type="checkbox"/>	11	1047 N STATE ST	\$140,000	1972		08/08/2013	2,000	4,613	6.92
<input checked="" type="checkbox"/>	12	7101 MELROSE AVE	\$6,000,000	1977		04/22/2013	2,008	10,432	6.95
<input checked="" type="checkbox"/>	13	7515 MELROSE AVE	\$1,500,000	1929		06/25/2013	1,730	4,401	7.17
<input checked="" type="checkbox"/>	14	5101 GAGE AVE	\$425,000	1948		06/28/2013	1,737	5,674	7.28
<input checked="" type="checkbox"/>	15	1005 W GARDENA BLVD	\$525,000	1907		09/09/2013	1,540	3,256	7.48
<input checked="" type="checkbox"/>	16	12608 W WASHINGTON BLVD	\$600,000	1952		10/15/2013	1,917	3,737	7.59
<input checked="" type="checkbox"/>	17	607 HUNTLEY DR	\$580,000	1923		07/10/2013	1,596	5,296	7.87
<input checked="" type="checkbox"/>	18	8136 GARFIELD AVE	\$250,000	1958		03/04/2013	1,543	5,395	8.38

<input checked="" type="checkbox"/>	19	600 S MONTEBELLO BLVD	\$310,000	1950	05/31/2013	1,735	6,680	10.87
<input checked="" type="checkbox"/>	20	1104 E COLORADO ST		1929	10/25/2013	2,000	5,108	11.07

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

5725 S NORMANDIE AVE, LOS ANGELES, CA 90037

20 Comparable(s) Selected.

Report Date: 11/14/2013

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$50,000	\$135,000	\$6,000,000	\$1,037,895
Bldg/Living Area	1,800	1,540	2,008	1,780
Price/Sqft	\$27.78	\$70.00	\$2,988.05	\$582.66
Year Built	1947	1907	2007	1954
Lot Area	5,544	2,376	44,391	9,381
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	1	1	1
Stories	1.00	1.00	2.00	1.20
Total Value	\$111,887	\$41,929	\$3,354,658	\$602,580
Distance From Subject	0.00	2.42	11.07	6.12

*= user supplied for search only

Comp #:	1	Distance From Subject:	2.42 (miles)
Address:	8416 S 8TH AVE, INGLEWOOD, CA 90305-1333		
Owner Name:	PATTON J M & B M FAMILY TRUST/LAXINETA FAMILY TRUST		
Seller Name:	HOLDEN E L JR LIVING TRUST		
APN:	4010-007-011	Map Reference:	57-C1 / 703-F2
County:	LOS ANGELES, CA	Census Tract:	6008.01
Subdivision:	11156	Zoning:	INC2YY
Rec Date:	09/12/2013	Prior Rec Date:	06/15/1995
Sale Date:	07/15/2013	Prior Sale Date:	
Sale Price:	\$230,000	Prior Sale Price:	\$118,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1331324	Acres:	0.07
1st Mtg Amt:		Lot Area:	3,002
Total Value:	\$181,518	# of Stories:	
Land Use:	STORE BUILDING	Park Area/Cap#:	/

Comp #:	2	Distance From Subject:	2.76 (miles)
Address:	9305 S VAN NESS AVE, INGLEWOOD, CA 90305-3039		
Owner Name:	DANIELPOUR SEPIDEH		
Seller Name:	FIRST CA INVESTMENT LLC		
APN:	4027-001-019	Map Reference:	57-D2 / 703-G4
County:	LOS ANGELES, CA	Census Tract:	6007.02
Subdivision:	532	Zoning:	INC2VV
Rec Date:	06/13/2013	Prior Rec Date:	12/16/2010
Sale Date:	06/07/2013	Prior Sale Date:	11/22/2010
Sale Price:	\$1,440,000	Prior Sale Price:	\$1,135,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	886345	Acres:	0.20
1st Mtg Amt:	\$255,000	Lot Area:	8,505
Total Value:	\$494,190	# of Stories:	
Land Use:	STORE BUILDING	Park Area/Cap#:	/

Comp #:	3	Distance From Subject:	2.79 (miles)
Address:	857 W 95TH ST, LOS ANGELES, CA 90044		
Owner Name:	APB PROPERTIES LLC		
Seller Name:	OB CAPITAL LLC		
APN:	6039-017-076	Map Reference:	57-F3 / 704-A4
County:	LOS ANGELES, CA	Census Tract:	2404.01
Subdivision:	SUNNY SIDE	Zoning:	LAC2
Rec Date:	08/26/2013	Prior Rec Date:	01/30/1985
Sale Date:	08/08/2013	Prior Sale Date:	
Sale Price:	\$250,000	Prior Sale Price:	\$55,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1248316	Acres:	0.18
1st Mtg Amt:		Lot Area:	7,992
Total Value:	\$41,929	# of Stories:	
Land Use:	STORE BUILDING	Park Area/Cap#:	/

Comp #:	4	Distance From Subject:	3.22 (miles)
Address:	8301 HOOPER AVE, LOS ANGELES, CA 90001-3708		
Owner Name:	SINGH KULVINDER/KAUR KULVINDER		
Seller Name:	S K LEE INC		
APN:	6028-022-020	Map Reference:	58-C1 / 704-F2
County:	LOS ANGELES, CA	Census Tract:	5351.01
Subdivision:	8491	Zoning:	LCR3YY
Rec Date:	10/28/2013	Prior Rec Date:	
Sale Date:	10/17/2013	Prior Sale Date:	
Sale Price:	\$270,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	1535989	Acres:	0.09
1st Mtg Amt:	\$243,000	Lot Area:	3,806
Total Value:	\$79,527	# of Stories:	
Land Use:	STORE BUILDING	Park Area/Cap#:	/

Comp #:	5			Distance From Subject:	3.54 (miles)
Address:	2333 W WASHINGTON BLVD, LOS ANGELES, CA 90018-1446				
Owner Name:	3 JAYS PROPERTIES LLC				
Seller Name:	CHUNG FRANK I & CHOON S				
APN:	5073-016-010	Map Reference:	43-D4 / 633-H6	Building Area:	1,770
County:	LOS ANGELES, CA	Census Tract:	2213.02	Total Rooms/Offices:	
Subdivision:	ANGELUS VISTA	Zoning:	LACM	Total Restrooms:	
Rec Date:	09/04/2013	Prior Rec Date:	01/24/2005	Yr Built/Eff:	1966 / 1966
Sale Date:	07/16/2013	Prior Sale Date:	01/19/2005	Air Cond:	NONE
Sale Price:	\$800,000	Prior Sale Price:	\$450,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	ROLL COMPOSITION
Document #:	1286980	Acres:	0.11		
1st Mtg Amt:		Lot Area:	4,976		
Total Value:	\$509,373	# of Stories:	1.00		
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:	6			Distance From Subject:	4.21 (miles)
Address:	1016 TOWNE AVE 102, LOS ANGELES, CA 90021-2078				
Owner Name:	YJK ENT LLC				
Seller Name:	CHONG DAVID				
APN:	5132-009-022	Map Reference:	/ 634-F6	Building Area:	1,640
County:	LOS ANGELES, CA	Census Tract:	2260.02	Total Rooms/Offices:	
Subdivision:	66284	Zoning:	LAM2	Total Restrooms:	
Rec Date:	08/15/2013	Prior Rec Date:	03/25/2008	Yr Built/Eff:	2007 / 2007
Sale Date:	04/19/2013	Prior Sale Date:	03/05/2008	Air Cond:	NONE
Sale Price:	\$2,170,000	Prior Sale Price:	\$1,471,500	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	1199873	Acres:	1.02		
1st Mtg Amt:		Lot Area:	44,391		
Total Value:	\$1,920,000	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:	7			Distance From Subject:	4.21 (miles)
Address:	1016 TOWNE AVE 105, LOS ANGELES, CA 90021-2078				
Owner Name:	JLMK GROUP LLC				
Seller Name:	LEE DAVID & S LIVING TRUST				
APN:	5132-009-025	Map Reference:	/ 634-F6	Building Area:	1,630
County:	LOS ANGELES, CA	Census Tract:	2260.02	Total Rooms/Offices:	
Subdivision:	66284	Zoning:	LAM2	Total Restrooms:	
Rec Date:	04/17/2013	Prior Rec Date:	03/24/2008	Yr Built/Eff:	2007 / 2007
Sale Date:	04/03/2013	Prior Sale Date:	02/27/2008	Air Cond:	NONE
Sale Price:	\$2,800,000	Prior Sale Price:	\$1,468,500	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	573449	Acres:	1.02		
1st Mtg Amt:		Lot Area:	44,391		
Total Value:	\$1,910,000	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:	8			Distance From Subject:	5.12 (miles)
Address:	10957 WILMINGTON AVE, LOS ANGELES, CA 90059-1253				
Owner Name:	MEK PROPERTIES & INVS LLC				
Seller Name:	MOORE CAROL A				
APN:	6069-007-002	Map Reference:	58-E4 / 704-G6	Building Area:	1,560
County:	LOS ANGELES, CA	Census Tract:	2427.00	Total Rooms/Offices:	
Subdivision:	DOSTER	Zoning:	LAC2	Total Restrooms:	
Rec Date:	07/12/2013	Prior Rec Date:	12/31/2003	Yr Built/Eff:	1940 / 1940
Sale Date:	06/09/2013	Prior Sale Date:	09/16/2003	Air Cond:	NONE
Sale Price:	\$135,000	Prior Sale Price:	\$40,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	1026596	Acres:	0.17		
1st Mtg Amt:		Lot Area:	7,500		
Total Value:	\$144,317	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:	9	Distance From Subject:	5.91 (miles)
Address:	12852 HAWTHORNE BLVD, HAWTHORNE, CA 90250-4407		
Owner Name:	CHOW ROBERT & MARY H		
Seller Name:	BRINGAS ROGER F		
APN:	4045-001-007	Map Reference:	57-A6 / 733-C2
County:	LOS ANGELES, CA	Census Tract:	6024.03
Subdivision:	BURLEIGH	Zoning:	HAC2*
Rec Date:	03/08/2013	Prior Rec Date:	04/18/2006
Sale Date:	02/25/2013	Prior Sale Date:	04/12/2006
Sale Price:	\$885,000	Prior Sale Price:	\$200,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	354570	Acres:	0.14
1st Mtg Amt:		Lot Area:	6,082
Total Value:	\$411,271	# of Stories:	
Land Use:	STORE BUILDING	Park Area/Cap#:	/

Comp #:	10	Distance From Subject:	6.69 (miles)
Address:	11344 LONG BEACH BLVD, LYNWOOD, CA 90262-3310		
Owner Name:	ORTIZ JUAN J/CURIEL ETELVINA M		
Seller Name:	GARCIA JORGE & GLORIA		
APN:	6173-003-012	Map Reference:	59-A5 / 705-B7
County:	LOS ANGELES, CA	Census Tract:	5402.03
Subdivision:	2551	Zoning:	LYC2*
Rec Date:	07/01/2013	Prior Rec Date:	03/15/2010
Sale Date:	06/05/2013	Prior Sale Date:	02/23/2010
Sale Price:	\$410,000	Prior Sale Price:	\$130,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	968611	Acres:	0.05
1st Mtg Amt:	\$307,500	Lot Area:	2,376
Total Value:	\$226,000	# of Stories:	
Land Use:	STORE BUILDING	Park Area/Cap#:	/

Comp #:	11	Distance From Subject:	6.92 (miles)
Address:	1047 N STATE ST, LOS ANGELES, CA 90033-1332		
Owner Name:	ROSADO MIGDALIA		
Seller Name:	ASHBY D J & L A FAM TRUST		
APN:	5201-017-031	Map Reference:	45-A2 / 635-A3
County:	LOS ANGELES, CA	Census Tract:	2033.00
Subdivision:	296	Zoning:	LAR3
Rec Date:	08/08/2013	Prior Rec Date:	
Sale Date:	07/30/2013	Prior Sale Date:	
Sale Price:	\$140,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	1168887	Acres:	0.11
1st Mtg Amt:	\$140,000	Lot Area:	4,613
Total Value:	\$131,847	# of Stories:	
Land Use:	STORE BUILDING	Park Area/Cap#:	/

Comp #:	12	Distance From Subject:	6.95 (miles)
Address:	7101 MELROSE AVE, LOS ANGELES, CA 90046-7617		
Owner Name:	R & H INVESTMENTS		
Seller Name:	LAROSE LLC		
APN:	5525-009-024	Map Reference:	34-B5 / 593-D6
County:	LOS ANGELES, CA	Census Tract:	1920.01
Subdivision:	5310	Zoning:	LAC4
Rec Date:	04/22/2013	Prior Rec Date:	07/31/2007
Sale Date:	04/02/2013	Prior Sale Date:	06/25/2007
Sale Price:	\$6,000,000	Prior Sale Price:	\$3,145,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	595652	Acres:	0.24
1st Mtg Amt:		Lot Area:	10,432
Total Value:	\$3,354,658	# of Stories:	
Land Use:	STORE BUILDING	Park Area/Cap#:	/

Comp #:	13	Distance From Subject:	7.17 (miles)
Address:	7515 MELROSE AVE, LOS ANGELES, CA 90046-7417		
Owner Name:	JOLIE MELROSE LLC		
Seller Name:	OVERSTREET MONTE		
APN:	5526-012-025	Map Reference:	34-A5 / 593-C6
County:	LOS ANGELES, CA	Census Tract:	1920.02
Subdivision:	5377	Zoning:	LAC4
Rec Date:	06/25/2013	Prior Rec Date:	06/15/1988
Sale Date:	06/19/2013	Prior Sale Date:	06/1988
Sale Price:	\$1,500,000	Prior Sale Price:	\$205,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	941391	Acres:	0.10
1st Mtg Amt:		Lot Area:	4,401
Total Value:	\$963,711	# of Stories:	2.00
Land Use:	STORE BUILDING	Park Area/Cap#:	/

Comp #:	14	Distance From Subject:	7.28 (miles)
Address:	5101 GAGE AVE, BELL, CA 90201-1528		
Owner Name:	LEE SARAH H		
Seller Name:	HAWARA ZAHER M		
APN:	6315-026-001	Map Reference:	53-D5 / 675-F7
County:	LOS ANGELES, CA	Census Tract:	5338.05
Subdivision:	5668	Zoning:	BLC3R*
Rec Date:	06/28/2013	Prior Rec Date:	06/18/2004
Sale Date:	02/06/2013	Prior Sale Date:	06/08/2004
Sale Price:	\$425,000	Prior Sale Price:	\$200,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	963572	Acres:	0.13
1st Mtg Amt:	\$325,000	Lot Area:	5,674
Total Value:	\$230,911	# of Stories:	
Land Use:	STORE BUILDING	Park Area/Cap#:	/

Comp #:	15	Distance From Subject:	7.48 (miles)
Address:	1005 W GARDENA BLVD, GARDENA, CA 90247-4905		
Owner Name:	GUILLEN MARICELA S TRUST		
Seller Name:	MA YOUNGHIE E		
APN:	6113-021-005	Map Reference:	63-F4 / 734-B6
County:	LOS ANGELES, CA	Census Tract:	6031.01
Subdivision:	GARDENA	Zoning:	GACR
Rec Date:	09/09/2013	Prior Rec Date:	05/31/2005
Sale Date:	09/03/2013	Prior Sale Date:	04/01/2005
Sale Price:	\$525,000	Prior Sale Price:	\$520,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1307674	Acres:	0.07
1st Mtg Amt:		Lot Area:	3,256
Total Value:	\$294,302	# of Stories:	1.00
Land Use:	STORE BUILDING	Park Area/Cap#:	/

Comp #:	16	Distance From Subject:	7.59 (miles)
Address:	12608 W WASHINGTON BLVD, CULVER CITY, CA 90066-2304		
Owner Name:	ATLANTIS TRUST		
Seller Name:	MATTESON CARMEL A		
APN:	4231-023-005	Map Reference:	49-F3 / 672-C5
County:	LOS ANGELES, CA	Census Tract:	7028.03
Subdivision:	6617	Zoning:	CCC3YY
Rec Date:	10/15/2013	Prior Rec Date:	05/05/1992
Sale Date:	08/12/2013	Prior Sale Date:	04/1992
Sale Price:	\$600,000	Prior Sale Price:	\$71,000
Sale Type:	FULL	Prior Sale Type:	
Document #:	1475626	Acres:	0.09
1st Mtg Amt:		Lot Area:	3,737
Total Value:	\$420,938	# of Stories:	1.00
Land Use:	STORE BUILDING	Park Area/Cap#:	/

Comp #:	17	Distance From Subject:	7.87 (miles)
Address:	607 HUNTLEY DR, WEST HOLLYWOOD, CA 90069-5006		
Owner Name:	TSU IRENE TRUST		
Seller Name:	NAGY IVAN		
APN:	4337-014-056	Map Reference:	33-D5 / 592-J7
County:	LOS ANGELES, CA	Census Tract:	7004.00
Subdivision:	4912	Zoning:	WDC1A*
Rec Date:	07/10/2013	Prior Rec Date:	
Sale Date:	07/05/2013	Prior Sale Date:	
Sale Price:	\$580,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	1011587	Acres:	0.12
1st Mtg Amt:		Lot Area:	5,296
Total Value:	\$150,533	# of Stories:	
Land Use:	STORE BUILDING	Park Area/Cap#:	/

Comp #:	18	Distance From Subject:	8.38 (miles)
Address:	8136 GARFIELD AVE, BELL GARDENS, CA 90201-6210		
Owner Name:	DDD & ASSOCIATES LLC		
Seller Name:	MID-CITIES FINANCIAL INC		
APN:	6230-026-022	Map Reference:	59-F2 / 705-H3
County:	LOS ANGELES, CA	Census Tract:	5342.03
Subdivision:	10878	Zoning:	BGCM*
Rec Date:	03/04/2013	Prior Rec Date:	06/27/1996
Sale Date:	02/21/2013	Prior Sale Date:	
Sale Price:	\$250,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	323014	Acres:	0.11
1st Mtg Amt:	\$162,500	Lot Area:	5,395
Total Value:	\$405,100	# of Stories:	1.00
Land Use:	STORE BUILDING	Park Area/Cap#:	/

Comp #:	19	Distance From Subject:	10.87 (miles)
Address:	600 S MONTEBELLO BLVD, MONTEBELLO, CA 90640-5704		
Owner Name:	SANGHA KANWALJIT K/SINGH CHARANJIT		
Seller Name:	BALCOM TRUST		
APN:	6349-028-015	Map Reference:	54-D2 / 676-D3
County:	LOS ANGELES, CA	Census Tract:	5321.02
Subdivision:	8382	Zoning:	MNC1*
Rec Date:	05/31/2013	Prior Rec Date:	05/31/1985
Sale Date:	05/28/2013	Prior Sale Date:	
Sale Price:	\$310,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	813915	Acres:	0.15
1st Mtg Amt:	\$200,000	Lot Area:	6,680
Total Value:	\$67,644	# of Stories:	
Land Use:	STORE BUILDING	Park Area/Cap#:	/

Comp #:	20	Distance From Subject:	11.07 (miles)
Address:	1104 E COLORADO ST, GLENDALE, CA 91205-1309		
Owner Name:	KAMKAR BABAK/NALBANDIAN ARA		
Seller Name:	LITRELL 1991 FAMILY TRUST		
APN:	5674-022-029	Map Reference:	25-D4 / 564-G5
County:	LOS ANGELES, CA	Census Tract:	3021.03
Subdivision:	MCINTYRES WILLIAMS	Zoning:	GLCM*
Rec Date:	10/25/2013	Prior Rec Date:	06/07/1994
Sale Date:	08/05/2013	Prior Sale Date:	
Sale Price:		Prior Sale Price:	
Sale Type:	N	Prior Sale Type:	
Document #:	1527849	Acres:	0.12
1st Mtg Amt:	\$435,000	Lot Area:	5,108
Total Value:	\$113,834	# of Stories:	
Land Use:	STORE BUILDING	Park Area/Cap#:	/

EXHIBIT D

ASSIGNED INSPECTOR: **BRUCE TODD**

Date: **December 2, 2013**

JOB ADDRESS: **5727 SOUTH NORMANDIE AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5003-032-030**

CASE#: **383511**

ORDER NO: **A-2550380**

EFFECTIVE DATE OF ORDER TO COMPLY: **June 24, 2010**

COMPLIANCE EXPECTED DATE: **July 9, 2010**

DATE COMPLIANCE OBTAINED: **May 5, 2011**

LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-2550380

**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

ROBERT R. "Bud" OVROM
GENERAL MANAGER
RAYMOND S. CHAN, C.E., S.E.
EXECUTIVE OFFICER

ORDER TO COMPLY

BERNARD MORRIS
8421 BYRD AVENUE
INGLEWOOD, CA 90305-6416

CASE #: 383511
ORDER #: A-2550380
EFFECTIVE DATE: June 24, 2010
COMPLIANCE DATE: July 09, 2010

101081201032430

OWNER OF
SITE ADDRESS: 5727 S NORMANDIE AVE
ASSESSORS PARCEL NO.: 5003-032-030
ZONE: RD1.5; Min. Per Unit 1,500

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. Building premises are not maintained.

You are therefore ordered to: 1) Maintain building premises clean and free of debris, rubbish, garbage, trash, overgrown vegetation and other similar materials.

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

Location: Rear lot

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.



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

PDJ
JUN 17 2010

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.

If you have any questions or require any additional information please feel free to contact me at (323)789-2786.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: Bruce Todd

Date: June 17, 2010

BRUCE TODD
8475 S. VERMONT AVE.
LOS ANGELES, CA 90044
(323)789-2786

HT
REVIEWED BY