

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
PRESIDENT

E. FELICIA BRANNON
VICE PRESIDENT

JOSELYN GEAGA-ROSENTHAL
GEORGE HOVAGUIMIAN
JAVIER NUNEZ

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

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

FRANK M. BUSH
GENERAL MANAGER

OSAMA YOUNAN, P.E.
EXECUTIVE OFFICER

May 18, 2017

Council District: # 9

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

JOB ADDRESS: **900 EAST 91ST STREET, LOS ANGELES, CA**
(AKA: 9108 WADSWORTH AVENUE, LOS ANGELES, CA)
ASSESSORS PARCEL NO. (APN): **6042-030-018**

On November 3, 2014, 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: **900 East 91st Street, (Aka: 9108 Wadsworth 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.

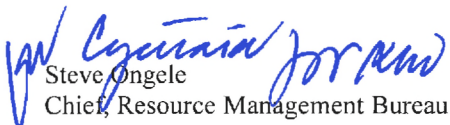
Pursuant to Section 98.0421, the property owner was issued an order on November 3, 2014, to pay a code violation inspection fee after violations were identified and verified upon inspection. The code violation inspection fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
Code Violation Investigation Fee	\$ 336.00
System Development Surcharge	20.16
System Development Surcharge Late Fee	50.40
Late Charge/Collection Fee (250%)	840.00
Title Report Fee	<u>42.00</u>
Grand Total	\$ <u>1,288.56</u>

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 **\$1,288.56** 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 **\$1,288.56** 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


Steve Ongele
Chief, Resource Management Bureau

ATTEST: HOLLY L. WOLCOTT, CITY CLERK

Lien confirmed by
City Council on:

BY: _____
DEPUTY

EXHIBIT A



5711 W. SLAUSON AVE., SUITE 170
CULVER CITY, CA 90230
Phone 310-649-2020 310-649-0030 Fax

Property Title Report

Work Order No. T13847
Dated as of: 12/19/2016

Prepared for: City of Los Angeles

SCHEDULE A (Reported Property Information)

APN #: 6042-030-018

Property Address: 900 E 91ST ST ✓ City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: SHORT FORM DEED

Grantee : BURNELL BRINKLEY AND DOROTHY BRINKLEY

Grantor : N/A

Deed Date : 04/06/1970

Recorded : 04/09/1970

Instr No. : 1061

MAILING ADDRESS: BURNELL BRINKLEY AND DOROTHY BRINKLEY
902 E 91ST ST LOS ANGELES CA 90002

SCHEDULE B

LEGAL DESCRIPTION

Lot: 100 Tract No: 6631 Abbreviated Description: LOT:100 CITY:REGION/CLUSTER:
14/14134 TR#:6631 TRACT NO. 6631 LOT 100 City/Muni/Twp: REGION/CLUSTER: 14/14134

MORTGAGES/LIENS

Type of Document:

Recording Date: 12/23/2005

Document #: 05-3166092

Loan Amount: \$95,000

Lender Name: COLONY MORTGAGE LENDERS INC

Borrowers Name: BURNELL BRINKLEY

MAILING ADDRESS: COUNTRYWIDE HOME LOANS, INC.
P.O. BOX 10423 MS:SV-79 VAN NUYS, CA 91499

APR 9 1970

1061

Order No. 50190 - AL
Escrow No. FNA-22
RECORDING REQUESTED BY
TRANSAMERICA TITLE INSURANCE CO.
When Recorded Mail to:
PEOPLES FEDERAL SAVINGS & LOAN ASSN.
150 S. Market St. (P.O. Box 399)

RECORDED IN OFFICIAL RECORDS
OF LOS ANGELES COUNTY, CALIF.
2 Min. 8 A.M. APR 9 1970
Past
RAY E. LEE, Registrar-Recorder

Inglewood, CA 90301
FNA Form No. 1184-B
(Rev. January 1968)

SPACE ABOVE THIS LINE FOR RECORDER'S USE

041-253064

FE
\$2
E

SHORT FOR DEED OF TRUST AND ASSIGNMENT OF RENTS
adopting and including by reference certain provisions of a deed of trust recorded in the counties
named herein. A copy of said provisions is appended hereto

THIS DEED OF TRUST, made this 3rd day of April, 1970,
BETWEEN BURNELL BRINKLEY AND DOROTHY BRINKLEY, husband and wife as Trustor,
whose address is 902 East 31st Street, Los Angeles, CA 90002
(Street and Number) (City) (State)
QUEENCHESTER CORPORATION, a California Corporation as Trustee, and
PEOPLES FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation as Beneficiary.

WITNESSETH: That Trustor irrevocably GRANTS, TRANSFERS, and ASSIGNS TO TRUSTEE IN TRUST, WITH POWER
OF SALE, the property in Los Angeles County, California,
described as:

Lot 100 of Tract No. 6631 as per map recorded in Book 71
Pages 50 to 55, inclusive of Maps in the office of the
County Recorder of said County

TOGETHER WITH the rents, issues, and profits thereof, SUBJECT, HOWEVER, to the right, power and authority conferred upon
Beneficiary, pursuant to paragraph 21 of the provisions incorporated herein by reference, to collect and apply such rents, issues, and
profits.
FOR THE PURPOSE OF SECURING Performance of each agreement of Trustor adopted and included by reference or herein con-
tained and payment of the sum of \$15,050.00 with interest thereon according to the terms of a promissory note of even
date herewith, payable to Beneficiary or order and made by Trustor.

By executing and delivering this Deed of Trust, and the Note secured hereby, the parties agree that all provisions of that portion
of the Fictitious Deed of Trust hereinafter referred to commencing with paragraph 1 and ending with paragraph 33 thereof are hereby
incorporated herein and made an integral part hereof for all purposes the same as if set forth herein at length. The Fictitious Deed
of Trust above referred to was recorded on November 7, 1962, in the Official Records in the office of the County Recorders of the follow-
ing counties in California in the book, volume, or reel and at the page or image or file number designated after the name of each county,
to wit:

County	Book, vol. or reel	Page, image, or file number	County	Book, vol. or reel	Page, image, or file number	County	Book, vol. or reel	Page, image, or file number	County	Book, vol. or reel	Page, image, or file number
Alameda	716	930-932	Kings	818	260	Placer	940	225	Sierra	33	255
Alpine	1	134	Lake	386	485	Plumas	160	323	Siskiyou	482	128
Amador	113	464	Lassen	178	992	Riverside	3254	194	Solano	1168	465
Butte	1210	224	Los Angeles	72687	385	Sacramento	4546	95	Sonoma	1933	982
Calaveras	157	535	Madera	845	178	San Benito	281	521	Stanislaus	1868	170
Colusa	306	446	Marin	1028	79	San Bernardino	5737	960	Sutter	664	589
Contra Costa	4280	120	Mariposa	82	81	San Diego	Series A, 101529	101529	Tehama	420	566
Del Norte	15	628	Mendocino	610	398	San Francisco	A-409	557	Trinity	99	492
El Dorado	6	260	Merced	1589	941	San Joaquin	2617	169	Tulare	2374	129
Fresno	4788	440	Modoc	186	1421	San Luis Obispo	1210	58	Tuolumne	148	480
Glenn	440	113	Mono	67	277	San Mateo	4327	210	Ventura	2328	229
Humboldt	710	548	Monterey	113	56	Santa Barbara	1961	666	Yolo	693	172
Imperial	1177	165	Napa	662	513	Santa Clara	5782	98	Yuba	389	9
Inyo	224	324	Nevada	325	690	Santa Cruz	1505	61			
Kern	364	719	Orange	6314	462	Shasta	724	238			

The Undersigned Trustor requests that a copy of any notice of default and of any notice of sale hereunder be mailed to him at
the address hereinbefore set forth.

Signature of Trustor

Burnell Brinkley
Burnell Brinkley
Dorothy Brinkley
Dorothy Brinkley

STATE OF CALIFORNIA

COUNTY OF Los Angeles

On this 6th day of April, 1970, before me
a Notary Public in and for said County, personally appeared Burnell Brinkley and Dorothy Brinkley

known to me to be the person(s) whose name(s)
subscribed to the within instrument, and acknowledged that they executed the same.

WITNESS my hand and official seal

[SEAL]

Notary Public
Notary Public in and for said County and State.

My Commission Expires

APR 9 1970

1061

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05 3166092

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Recording requested by
Countrywide Document Custody Services,
A Division of Treasury Bank, N.A.

Record & Return to:
Countrywide Home Loans, Inc.
PO Box 10423 MS:SV-79
Van Nuys, CA 91499-6211
ID# _____

CORPORATION ASSIGNMENT OF DEED OF TRUST

Doc. ID# 00800078742005N
Commitment# 8000037

For value received, the undersigned, Countrywide Document Custody Services, A
Division of Treasury Bank, N.A., 1800 Tapo Canyon Rd., Simi Valley, Ca. 93063,
hereby grants, assigns and transfers to:
Countrywide Home Loans, Inc.
1800 Tapo Canyon Road, Simi Valley, CA 93063

All beneficial interest under that certain Deed of Trust dated 12/06/04,
executed by: BURNELL BRINKLEY & DOROTHY BRINKLEY, Trustor as per TRUST DEED
recorded as Instrument No. 043312716 on 12/22/04 in Book _____ Page _____
of official records in the County Recorder's Office of LOS ANGELES
County, CALIFORNIA.
Tax Parcel = 6042-030-018, LOS ANGELES COUNTY TAX COLLECTOR
Original Mortgage \$95,000.00
9108 WADSWORTH AVENUE, LOS ANGELES, CA 90002

Together with the Note or Notes therein described or referred to, the money
due and to become due thereon with interest, and all rights accrued or to
accrue under said Deed of Trust.

Countrywide Document Custody Services, A Division of
Treasury Bank, N.A.

By [Signature]
CELIA RODRIGUEZ, COLLATERAL PROCESSING OFFICER

Dated: 01/13/2005
State of California
County of Ventura

On 01/13/2005 before me, SAEED NIAKAN, personally appeared CELIA RODRIGUEZ,
personally known to me (or 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
duly 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 persons
acted, executed the instrument. Witness my hand and official seal.

Signature: [Signature]
SAEED NIAKAN

Prepared by: MARIBEL LEDEZMA
1800 Tapo Canyon Rd. SV-20
Simi Valley, CA 93063
Phone#: (805) 577-4383 Ext: 4383

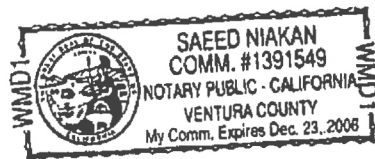


EXHIBIT B

ASSIGNED INSPECTOR: MARIO CUEVAS

Date: May 18, 2017

JOB ADDRESS: 900 EAST 91ST STREET, LOS ANGELES, CA

(AKA: 9108 WADSWORTH AVENUE, LOS ANGELES, CA)

ASSESSORS PARCEL NO. (APN): 6042-030-018

Last Full Title: 12/19/2016

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1). BURNELL AND DOROTHY BRINKLEY
902 E 91ST ST
LOS ANGELES, CA 90002-1626
CAPACITY: OWNER
- 2). COUNTRYWIDE HOME LOANS, INC
PO BOX 1042
MS: SV-79
VAN NUYS, CA 91499
CAPACITY: INTERESTED PARTY

Property Detail Report

For Property Located At:
9108 WADSWORTH AVE, LOS ANGELES, CA 90002



Owner Information

Owner Name: **BRINKLEY BURNELL & DOROTHY**
 Mailing Address: **902 E 91ST ST, LOS ANGELES CA 90002-1626 C031**
 Vesting Codes: **//**

Location Information

Legal Description:	TRACT NO. 6631 LOT 100	APN:	6042-030-018
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	2400.20 / 3	Subdivision:	6631
Township-Range-Sect:		Map Reference:	58-C2 /
Legal Book/Page:	71-50	Tract #:	6631
Legal Lot:	100	School District:	LOS ANGELES
Legal Block:		School District Name:	
Market Area:	C37	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:	04/09/1970 /	1st Mtg Amount/Type:	/
Sale Price:	\$15,500	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	
Document #:		2nd Mtg Amount/Type:	/
Deed Type:	DEED (REG)	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$19.23
New Construction:		Multi/Split Sale:	
Title Company:			
Lender:			
Seller Name:			

Prior Sale Information

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

Property Characteristics

Gross Area:		Parking Type:		Construction:	
Living Area:	806	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:		Exterior wall:	
Above Grade:		Parking Spaces:		Porch Type:	
Total Rooms:		Basement Area:		Patio Type:	
Bedrooms:	2	Finish Bsmnt Area:		Pool:	
Bath(F/H):	1 /	Basement Type:		Air Cond:	
Year Built / Eff:	1962 / 1962	Roof Type:		Style:	
Fireplace:	/	Foundation:		Quality:	
# of Stories:	1.00	Roof Material:		Condition:	
Other Improvements:					

Site Information

Zoning:	LAR1	Acres:	0.11	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	4,746	Lot Width/Depth:	41 x 116	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	
Site Influence:	CORNER			Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$29,362	Assessed Year:	2016	Property Tax:	\$681.51
Land Value:	\$14,266	Improved %:	51%	Tax Area:	460
Improvement Value:	\$15,096	Tax Year:	2016	Tax Exemption:	
Total Taxable Value:	\$29,362				

Comparable Summary

For Property Located At



9108 WADSWORTH AVE, LOS ANGELES, CA 90002

10 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: 10

	Subject Property	Low	High	Average
Sale Price	\$15,500	\$245,000	\$505,000	\$322,500
Bldg/Living Area	806	739	893	851
Price/Sqft	\$19.23	\$283.15	\$683.36	\$383.64
Year Built	1962	1925	1950	1930
Lot Area	4,746	2,512	5,279	4,239
Bedrooms	2	2	3	2
Bathrooms/Restrooms	1	1	2	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$29,362	\$21,287	\$216,425	\$146,892
Distance From Subject	0.00	0.11	0.37	0.26

*= user supplied for search only

<input checked="" type="checkbox"/>	# F	Address	Sale Price	Yr Blt	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
Subject Property										
		9108 WADSWORTH AVE	\$15,500	1962	2	1	04/09/1970	806	4,746	0.0
Comparables										
<input checked="" type="checkbox"/>	1	925 E 90TH ST	\$287,500	1926	3	1	01/27/2017	892	5,044	0.11
<input checked="" type="checkbox"/>	2	935 E 89TH ST	\$505,000	1936	2	1	09/19/2016	739	5,046	0.17
<input checked="" type="checkbox"/>	3	1128 E 91ST ST	\$245,000	1925	2	1	11/18/2016	836	2,544	0.18
<input checked="" type="checkbox"/>	4	8816 WADSWORTH AVE	\$450,000	1925	2	1	11/07/2016	854	3,779	0.22
<input checked="" type="checkbox"/>	5	739 E 94TH ST	\$325,000	1926	2	1	01/06/2017	893	5,029	0.24
<input checked="" type="checkbox"/>	6	9304 HOOPER AVE	\$305,000	1929	2	2	03/02/2017	876	2,512	0.29
<input checked="" type="checkbox"/>	7	1230 E 91ST ST	\$306,000	1927	2	1	04/26/2017	832	3,485	0.32
<input checked="" type="checkbox"/>	8	1251 E 91ST ST	\$275,000	1930	2	1	04/13/2017	888	4,950	0.36
<input checked="" type="checkbox"/>	9	1130 E 87TH PL	\$252,000	1926	2	1	12/22/2016	890	5,279	0.36
<input checked="" type="checkbox"/>	10	9431 PACE AVE	\$274,500	1950	2	1	11/23/2016	812	4,721	0.37

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

9108 WADSWORTH AVE, LOS ANGELES, CA 90002**10 Comparable(s) Selected.**

Report Date: 05/16/2017

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$15,500	\$245,000	\$505,000	\$322,500
Bldg/Living Area	806	739	893	851
Price/Sqft	\$19.23	\$283.15	\$683.36	\$383.64
Year Built	1962	1925	1950	1930
Lot Area	4,746	2,512	5,279	4,239
Bedrooms	2	2	3	2
Bathrooms/Restrooms	1	1	2	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$29,362	\$21,287	\$216,425	\$146,892
Distance From Subject	0.00	0.11	0.37	0.26

* = user supplied for search only

Comp #:1 Distance From Subject:0.11 (miles)

Address:	925 E 90TH ST, LOS ANGELES, CA 90002-1618		
Owner Name:	CARDENA WENDY M		
Seller Name:	MUNGUIA JOSE E		
APN:	6042-028-012	Map Reference:	58-C2 /
County:	LOS ANGELES, CA	Census Tract:	2400.20
Subdivision:	6631	Zoning:	LAR1
Rec Date:	01/27/2017	Prior Rec Date:	10/15/2009
Sale Date:	01/20/2017	Prior Sale Date:	09/08/2009
Sale Price:	\$287,500	Prior Sale Price:	\$138,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	114897	Acres:	0.12
1st Mtg Amt:	\$282,292	Lot Area:	5,044
Total Value:	\$150,471	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	892
		Total Rooms:	5
		Bedrooms:	3
		Bath(F/H):	1 /
		Yr Built/Eff:	1926 / 1936
		Air Cond:	
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	
		Parking:	

Comp #:2 Distance From Subject:0.17 (miles)

Address:	935 E 89TH ST, LOS ANGELES, CA 90002-1609		
Owner Name:	DEL REAL FERNANDO A		
Seller Name:	EXPOSURE INC		
APN:	6042-027-009	Map Reference:	58-C2 /
County:	LOS ANGELES, CA	Census Tract:	2400.20
Subdivision:	6631	Zoning:	LAR1
Rec Date:	09/19/2016	Prior Rec Date:	03/26/2015
Sale Date:	06/07/2016	Prior Sale Date:	03/19/2015
Sale Price:	\$505,000	Prior Sale Price:	\$205,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1134020	Acres:	0.12
1st Mtg Amt:	\$495,853	Lot Area:	5,046
Total Value:	\$208,125	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	739
		Total Rooms:	
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Built/Eff:	1936 / 1936
		Air Cond:	
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	
		Parking:	

Comp #:3 Distance From Subject:0.18 (miles)

Address:	1128 E 91ST ST, LOS ANGELES, CA 90002-1714		
Owner Name:	CHHUN RATANA		
Seller Name:	VAZQUEZ-CASTILLO BRIDGET		
APN:	6043-008-008	Map Reference:	58-C2 /
County:	LOS ANGELES, CA	Census Tract:	5352.00
Subdivision:	7421	Zoning:	LCR2*
Rec Date:	11/18/2016	Prior Rec Date:	08/31/2010
Sale Date:	09/15/2016	Prior Sale Date:	06/23/2010
Sale Price:	\$245,000	Prior Sale Price:	\$120,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1450088	Acres:	0.06
1st Mtg Amt:	\$196,000	Lot Area:	2,544
Total Value:	\$129,868	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	836
		Total Rooms:	
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Built/Eff:	1925 / 1925
		Air Cond:	
		Style:	
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	
		Parking:	

Comp #:4 Distance From Subject:0.22 (miles)

Address:	8816 WADSWORTH AVE, LOS ANGELES, CA 90002-1135		
Owner Name:	LAGUARDIA RUBEN/ZEPEDA NEPTALI		
Seller Name:	LA GUARDIA INVESTMENTS INC		
APN:	6042-026-014	Map Reference:	58-C2 /
County:	LOS ANGELES, CA	Census Tract:	2400.10
Subdivision:	6631	Zoning:	LAR2
Rec Date:	11/07/2016	Prior Rec Date:	02/13/2014
Sale Date:	10/14/2016	Prior Sale Date:	02/05/2014
Sale Price:	\$450,000	Prior Sale Price:	\$140,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1383113	Acres:	0.09
1st Mtg Amt:	\$389,193	Lot Area:	3,779
Total Value:	\$216,425	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	854
		Total Rooms:	
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Built/Eff:	1925 / 1930
		Air Cond:	
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	
		Parking:	

Comp #:5 Distance From Subject:0.24 (miles)
 Address: 739 E 94TH ST, LOS ANGELES, CA 90002-1908
 Owner Name: ANGUIANO AMELIA
 Seller Name: VANISHING POINT PROPERTIES INC
 APN: 6050-007-025 Map Reference: 58-C2 / Living Area: 893
 County: LOS ANGELES, CA Census Tract: 2407.00 Total Rooms: 5
 Subdivision: 8359 Zoning: LAR1 Bedrooms: 2
 Rec Date: 01/06/2017 Prior Rec Date: 03/29/2016 Bath(F/H): 1 /
 Sale Date: 12/06/2016 Prior Sale Date: 03/16/2016 Yr Built/Eff: 1926 / 1926
 Sale Price: \$325,000 Prior Sale Price: \$210,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style:
 Document #: 23442 Acres: 0.12 Fireplace: Y / 1
 1st Mtg Amt: \$260,000 Lot Area: 5,029 Pool:
 Total Value: \$64,507 # of Stories: 1.00 Roof Mat:
 Land Use: SFR Park Area/Cap#: / Parking:

Comp #:6 Distance From Subject:0.29 (miles)
 Address: 9304 HOOPER AVE, LOS ANGELES, CA 90002-2035
 Owner Name: VASQUEZ REYNA
 Seller Name: TALAVERA ANGELA M
 APN: 6049-004-024 Map Reference: 58-C2 / Living Area: 876
 County: LOS ANGELES, CA Census Tract: 5352.00 Total Rooms: 5
 Subdivision: 6384 Zoning: LCR3YY Bedrooms: 2
 Rec Date: 03/02/2017 Prior Rec Date: 09/24/2010 Bath(F/H): 2 /
 Sale Date: 01/19/2017 Prior Sale Date: 07/19/2010 Yr Built/Eff: 1929 / 1939
 Sale Price: \$305,000 Prior Sale Price: \$179,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 244982 Acres: 0.06 Fireplace: /
 1st Mtg Amt: \$299,475 Lot Area: 2,512 Pool:
 Total Value: \$193,721 # of Stories: 1.00 Roof Mat: COMPOSITION
 Land Use: SFR Park Area/Cap#: / Parking: SHINGLE

Comp #:7 Distance From Subject:0.32 (miles)
 Address: 1230 E 91ST ST, LOS ANGELES, CA 90002-1716
 Owner Name: ZWETOW TERESA P
 Seller Name: RIVAS JOSE M & DORA A
 APN: 6043-009-008 Map Reference: 58-C2 / Living Area: 832
 County: LOS ANGELES, CA Census Tract: 5352.00 Total Rooms: 4
 Subdivision: 7421 Zoning: LCR2* Bedrooms: 2
 Rec Date: 04/26/2017 Prior Rec Date: 08/01/2001 Bath(F/H): 1 /
 Sale Date: 04/10/2017 Prior Sale Date: 05/03/2001 Yr Built/Eff: 1927 / 1931
 Sale Price: \$306,000 Prior Sale Price: \$108,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style:
 Document #: 460603 Acres: 0.08 Fireplace: /
 1st Mtg Amt: Total Value: \$134,761 # of Stories: 1.00 Roof Mat:
 Land Use: SFR Park Area/Cap#: / Parking:

Comp #:8 Distance From Subject:0.36 (miles)
 Address: 1251 E 91ST ST, LOS ANGELES, CA 90002-1717
 Owner Name: HERNANDEZ ESTEFANI C G/RAMOS ERIC A
 Seller Name: ALEMAN DAISY
 APN: 6043-010-030 Map Reference: 58-D2 / Living Area: 888
 County: LOS ANGELES, CA Census Tract: 5352.00 Total Rooms: 5
 Subdivision: 7421 Zoning: LCR2* Bedrooms: 2
 Rec Date: 04/13/2017 Prior Rec Date: 05/06/2011 Bath(F/H): 1 /
 Sale Date: 01/24/2017 Prior Sale Date: 04/05/2011 Yr Built/Eff: 1930 / 1935
 Sale Price: \$275,000 Prior Sale Price: \$179,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style:
 Document #: 409599 Acres: 0.11 Fireplace: /
 1st Mtg Amt: \$265,821 Lot Area: 4,950 Pool:
 Total Value: \$193,720 # of Stories: 1.00 Roof Mat:
 Land Use: SFR Park Area/Cap#: / Parking:

Comp #: 9		Distance From Subject: 0.36 (miles)	
Address: 1130 E 87TH PL, LOS ANGELES, CA 90002-1137			
Owner Name: CASA REAL PROPERTIES LLC			
Seller Name: WHITEHEAD IOLA S G TRUST			
APN: 6043-003-009	Map Reference: 58-C2 /	Living Area: 890	
County: LOS ANGELES, CA	Census Tract: 5351.02	Total Rooms: 2	
Subdivision: 7421	Zoning: LCR2*	Bedrooms: 2	
Rec Date: 12/22/2016	Prior Rec Date:	Bath(F/H): 1 /	
Sale Date: 11/15/2016	Prior Sale Date:	Yr Built/Eff: 1926 / 1926	
Sale Price: \$252,000	Prior Sale Price:	Air Cond:	
Sale Type: FULL	Prior Sale Type:	Style:	
Document #: 1626418	Acres: 0.12	Fireplace: /	
1st Mtg Amt: \$188,813	Lot Area: 5,279	Pool:	
Total Value: \$21,287	# of Stories: 1.00	Roof Mat:	
Land Use: SFR	Park Area/Cap#: /	Parking:	

Comp #: 10		Distance From Subject: 0.37 (miles)	
Address: 9431 PACE AVE, LOS ANGELES, CA 90002-2143			
Owner Name: RAMIREZ RENE A			
Seller Name: ANR HOLIDAY PROPERTIES			
APN: 6049-013-008	Map Reference: 58-D2 /	Living Area: 812	
County: LOS ANGELES, CA	Census Tract: 5352.00	Total Rooms: 4	
Subdivision: 6384	Zoning: LCR2*	Bedrooms: 2	
Rec Date: 11/23/2016	Prior Rec Date: 08/01/2012	Bath(F/H): 1 /	
Sale Date: 10/31/2016	Prior Sale Date: 07/03/2012	Yr Built/Eff: 1950 / 1950	
Sale Price: \$274,500	Prior Sale Price: \$1,275,000	Air Cond:	
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL	
Document #: 1476120	Acres: 0.11	Fireplace: /	
1st Mtg Amt: \$266,148	Lot Area: 4,721	Pool:	
Total Value: \$156,032	# of Stories: 1.00	Roof Mat: COMPOSITION SHINGLE	
Land Use: SFR	Park Area/Cap#: /	Parking:	

EXHIBIT D

ASSIGNED INSPECTOR: MARIO CUEVAS

Date: May 18, 2017

JOB ADDRESS: 900 EAST 91ST STREET, LOS ANGELES, CA

(AKA: 9108 WADSWORTH AVENUE, LOS ANGELES, CA)

ASSESSORS PARCEL NO. (APN): 6042-030-018

CASE#: 663149

ORDER NO: A-3638329

EFFECTIVE DATE OF ORDER TO COMPLY: November 3, 2014

COMPLIANCE EXPECTED DATE: December 3, 2014

DATE COMPLIANCE OBTAINED: April 25, 2016

LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3638329

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
PRESIDENT

E. FELICIA BRANNON
VICE-PRESIDENT

JOSELYN GEAGA-ROSENTHAL

GEORGE HOVAGUIMIAN

JAVIER NUNEZ

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.
GENERAL MANAGER

FRANK BUSH
EXECUTIVE OFFICER

ORDER TO COMPLY AND NOTICE OF FEE

BRINKLEY, BURNELL AND DOROTHY
902 E 91ST ST
LOS ANGELES, CA 90002



MAILED
OCT 30 2014

FLM

CASE #: 663149
ORDER #: A-3638329
EFFECTIVE DATE: November 03, 2014
COMPLIANCE DATE: December 03, 2014

OWNER OF

SITE ADDRESS: 900 E 91ST ST ZIMAS SHOWS 900 E 91ST BUT VISIBLE ADDRESS IS 902 E 91ST, CORNER OF
WADSWORTH AND 91ST

ASSESSORS PARCEL NO.: 6042-030-018

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. Maintenance and repair of existing building.

You are therefore ordered to: Maintain the existing building and/or premises in a safe and sanitary condition and good repair.

Code Section(s) in Violation: 91.8104, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

Location: Interior

2. Maintenance and repair of existing building and premises.

You are therefore ordered to: Repair and maintain all doors, windows, cabinets, frames and similar finishes in a clean and sanitary condition.

Code Section(s) in Violation: 91.8104.5.1, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

Location: Interior of single family dwelling

4-25-14



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 **\$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.

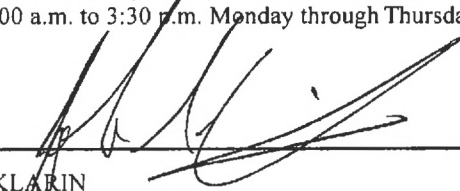
APPEAL PROCEDURES:

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)789-1488. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: _____

Date: October 24, 2014


JOHN KLARIN
8475 S. VERMONT AVE.
LOS ANGELES, CA 90044
(323)789-1488
John.Klarin@lacity.org

REVIEWED BY _____