

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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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: # 10

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

JOB ADDRESS: 1520 SOUTH CARMONA AVENUE, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 5069-028-011

On January 14, 2016 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: **1520 South Carmona 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.

In addition, pursuant to Section 98.0421, the property owner was issued an order December 15, 2015 to pay a code violation inspection fee after violations were identified and verified upon inspection. The non-compliance and code violation inspection fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance Code Enforcement Fee	\$ 660.00
Late Charge/Collection Fee (250%)	2,490.00
Code Violation Investigation Fee	336.00
System Development Surcharge	20.16
System Development Surcharge Late Fee	50.40
Accumulated Interest (1%/month)	73.72
Title Report Fee	42.00
Grand Total	\$ 3,672.28

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 **\$3,672.28** 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 **\$3,672.28** 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

Lien confirmed by
City Council on:

ATTEST: HOLLY WOLCOTT, CITY CLERK

BY: _____
DEPUTY



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

Property Title Report

Work Order No. T13933
Dated as of: 12/21/2016

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)

APN #: 5069-028-011

Property Address: 1520 S CARMONA AVE ✓ **City:** Los Angeles **County:** Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : DAVIDE PAIS

Grantor : CELESTINO RODRIGUEZ,; DEISY LEON,; THE 1520 CARMONA AVENUE
PARTNERSHIP#4; OLGA RAMIREZ,

Deed Date : 05/12/2016

Recorded : 05/25/2016

Instr No. : 16-0599159

MAILING ADDRESS: DAVIDE PAIS
1520 CARMONA AVE LOS ANGELES CA 90019

SCHEDULE B

LEGAL DESCRIPTION

Lot: 11 **Block:** 5 **Tract No:** 5091 **Abbreviated Description:** LOT:11 BLK:5

CITY:REGION/CLUSTER: 09/09169 **TR#:**5091 **TRACT #** 5091 **LOT** 11 **BLK** 5 **City/Muni/Twp:**

REGION/CLUSTER: 09/09169

MORTGAGES/LIENS

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

This page is part of your document - DO NOT DISCARD



20160599159



Pages:
0002

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

05/25/16 AT 12:28PM

FEES:	22.00
TAXES:	0.00
OTHER:	0.00
PAID:	22.00



LEADSHEET



201605253280059

00012135033



007575072

SEQ:
02

DAR - Counter (Upfront Scan)



THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY:

DAVIDE PAIS

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

**DAVIDE PAIS
1520 CARMONA AVENUE
LOS ANGELES CA. 90019**

A.P.N.: 5069-028-011

GRANT DEED

The undersigned GRANTOR (s) DECLARE (s) under penalty of perjury that the following is true and correct:

DOCUMENTARY TRANSFER TAX IS \$ NONE - CONVEYANCE WHERE THE LIENS AND CONSIDERATION ARE EQUAL OR MORE THAN THE VALUE OF THE PROPERTY AND NO FURTHER CONSIDERATION IS GIVEN.

"THIS IS A BONAFIDE GIFT AND THE GRANTOR RECEIVED NOTHING IN RETURN. R & T 11911."

Unincorporated area: city of LOS ANGELES CA. 90019 AND

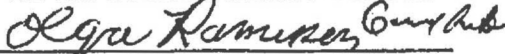
GRANTOR (S) CELESTINO RODRIGUEZ, DEISY LEON AND OLGA RAMIREZ ALL AS GENERAL PARTNERS OF THE 1520 CARMONA AVENUE PARTNERSHIP#4 hereby GRANT (S) TO: DAVIDE PAIS the following described property in the County, of LOS ANGELES, State of California:

LOT 11 OF BLOCK 5, OF TRACT NO. 5091, AS PER MAP RECORDED IN BOOK 53, PAGE 88 OF MAPS IN THE OFFICE OF SAID LOS ANGELES COUNTY.

Dated: MAY 12, 2016



CELESTINO RODRIGUEZ AS GENERAL PARTNER OF THE 1520 CARMONA AVENUE PARTNERSHIP#4



OLGA RAMIREZ AS GENERAL PARTNER OF THE 1520 CARMONA AVENUE PARTNERSHIP#4



DEISY LEON AS GENERAL PARTNER OF THE 1520 CARMONA AVENUE PARTNERSHIP#4

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

STATE OF LOUISIANA

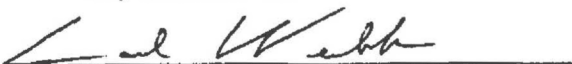
CADDO PARISH} SS.

On May 16, 2016 before me Carl Webb, Notary Public, personally

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

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

WITNESS my hand official seal.





CARL WEBB
Notary Public
Notary ID No. 44673
Caddo Parish, Louisiana

EXHIBIT B

ASSIGNED INSPECTOR: **KEITH EDGHILL**

Date: **May 18, 2017**

JOB ADDRESS: **1520 SOUTH CARMONA AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5069-028-011**

Last Full Title: **12/21/2016**

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

1). DAVIDE PAIS
 1520 CARMONA AVE
 LOS ANGELES, CA 90019-3905

CAPACITY: OWNER

Property Detail Report

For Property Located At:
1520 CARMONA AVE, LOS ANGELES, CA 90019-3905



Owner Information

Owner Name: PAIS DAVIDE
 Mailing Address: 1520 CARMONA AVE, LOS ANGELES CA 90019-3905 C037
 Vesting Codes: //

Location Information

Legal Description:	TRACT # 5091 LOT 11	APN:	5069-028-011
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	2171.00 / 3	Subdivision:	5091
Township-Range-Sect:		Map Reference:	42-F3 /
Legal Book/Page:	53-88	Tract #:	5091
Legal Lot:	11	School District:	LOS ANGELES
Legal Block:	5	School District Name:	
Market Area:	C16	Munic/Township:	

Owner Transfer Information

Recording/Sale Date:	05/25/2016 / 05/12/2016	Deed Type:	GRANT DEED
Sale Price:		1st Mtg Document #:	
Document #:	599159		

Last Market Sale Information

Recording/Sale Date:	09/06/2005 / 08/11/2005	1st Mtg Amount/Type:	\$464,000 / CONV
Sale Price:	\$580,000	1st Mtg Int. Rate/Type:	6.88 / ADJ
Sale Type:	FULL	1st Mtg Document #:	2137215
Document #:	2137214	2nd Mtg Amount/Type:	\$116,000 / CONV
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/ FIXED
Transfer Document #:		Price Per SqFt:	\$546.14
New Construction:		Multi/Split Sale:	

Title Company: FIRST AMERICAN TITLE/LOS ANGEL
 Lender: FIRST FRANKLIN FIN'L CORP
 Seller Name: MAYNARD VINCENT I

Prior Sale Information

Prior Rec/Sale Date:	08/06/1971 /	Prior Lender:	/
Prior Sale Price:	\$18,000	Prior 1st Mtg Amt/Type:	/
Prior Doc Number:		Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	DEED (REG)		

Property Characteristics

Gross Area:		Parking Type:	ATTACHED GARAGE	Construction:	
Living Area:	1,062	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:	2	Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:	5	Basement Area:		Patio Type:	
Bedrooms:	2	Finish Bsmnt Area:		Pool:	
Bath(F/H):	1 /	Basement Type:		Air Cond:	
Year Built / Eff:	1926 / 1926	Roof Type:		Style:	SPANISH
Fireplace:	Y / 1	Foundation:	RAISED	Quality:	AVERAGE
# of Stories:	1.00	Roof Material:	ROLL COMPOSITION	Condition:	FAIR
Other Improvements:	FENCE				

Site Information

Zoning:	LAR2	Acres:	0.12	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	5,081	Lot Width/Depth:	40 x 127	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$830,000	Assessed Year:	2016	Property Tax:	\$10,053.76
Land Value:	\$500,000	Improved %:	40%	Tax Area:	67
Improvement Value:	\$330,000	Tax Year:	2016	Tax Exemption:	
Total Taxable Value:	\$830,000				

Comparable Summary

For Property Located At



1520 CARMONA AVE, LOS ANGELES, CA 90019-3905

13 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: 13

	Subject Property	Low	High	Average
Sale Price	\$580,000	\$453,000	\$2,100,000	\$930,346
Bldg/Living Area	1,062	936	1,214	1,070
Price/Sqft	\$546.14	\$379.08	\$1,729.82	\$862.79
Year Built	1926	1923	1953	1930
Lot Area	5,081	3,091	7,129	5,297
Bedrooms	2	2	2	2
Bathrooms/Restrooms	1	1	2	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$830,000	\$40,852	\$766,295	\$411,345
Distance From Subject	0.00	0.05	0.48	0.30

*= 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												
<input type="checkbox"/>			1520 CARMONA AVE	\$580,000	1926	2		1	09/06/2005	1,062	5,081	0.0
Comparables												
<input checked="" type="checkbox"/>	1		1535 CARMONA AVE	\$1,187,500	1923	2		1	04/05/2017	1,102	5,391	0.05
<input checked="" type="checkbox"/>	2		1563 S CURSON AVE	\$720,000	1928	2		1	12/01/2016	1,104	3,091	0.15
<input checked="" type="checkbox"/>	3		1636 ELLSMERE AVE	\$780,000	1928	2		1	03/16/2017	992	3,385	0.22
<input checked="" type="checkbox"/>	4		1619 S BURNSIDE AVE	\$745,000	1925	2		1	04/26/2017	1,118	4,767	0.24
<input checked="" type="checkbox"/>	5		1628 S BURNSIDE AVE	\$585,000	1929	2		1	01/06/2017	977	4,800	0.26
<input checked="" type="checkbox"/>	6		1741 HAUSER BLVD	\$2,100,000	1926	2		1	04/28/2017	1,214	6,758	0.28
<input checked="" type="checkbox"/>	7		1451 S SPAULDING AVE	\$1,182,000	1923	2		1	08/22/2016	1,038	7,129	0.32
<input checked="" type="checkbox"/>	8		1826 COCHRAN PL	\$725,000	1953	2		1	12/13/2016	936	6,324	0.33
<input checked="" type="checkbox"/>	9		1367 S COCHRAN AVE	\$815,000	1940	2		2	10/07/2016	998	4,492	0.36
<input checked="" type="checkbox"/>	10		1901 S BURNSIDE AVE	\$860,000	1924	2		1	04/25/2017	1,064	4,490	0.38
<input checked="" type="checkbox"/>	11		1745 S SPAULDING AVE	\$900,000	1928	2		1	01/11/2017	1,113	4,808	0.44
<input checked="" type="checkbox"/>	12		1522 S ORANGE GROVE AVE	\$1,042,000	1924	2		1	11/23/2016	1,064	6,885	0.45
<input checked="" type="checkbox"/>	13		1849 CLYDE AVE	\$453,000	1946	2		1	01/18/2017	1,195	6,538	0.48

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

1520 CARMONA AVE, LOS ANGELES, CA 90019-3905**13 Comparable(s) Selected.**

Report Date: 05/16/2017

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$580,000	\$453,000	\$2,100,000	\$930,346
Bldg/Living Area	1,062	936	1,214	1,070
Price/Sqft	\$546.14	\$379.08	\$1,729.82	\$862.79
Year Built	1926	1923	1953	1930
Lot Area	5,081	3,091	7,129	5,297
Bedrooms	2	2	2	2
Bathrooms/Restrooms	1	1	2	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$830,000	\$40,852	\$766,295	\$411,345
Distance From Subject	0.00	0.05	0.48	0.30

* = user supplied for search only

Comp #:1 Distance From Subject:0.05 (miles)
 Address: **1535 CARMONA AVE, LOS ANGELES, CA 90019-3906**
 Owner Name: **TAYLOR YAMARA/MEHARRY JOHN R**
 Seller Name: **YOM TOV LLC**
 APN: **5069-025-008** Map Reference: **42-F3 /** Living Area: **1,102**
 County: **LOS ANGELES, CA** Census Tract: **2171.00** Total Rooms: **5**
 Subdivision: **5091** Zoning: **LAR2** Bedrooms: **2**
 Rec Date: **04/05/2017** Prior Rec Date: **04/06/2016** Bath(F/H): **1 /**
 Sale Date: **03/02/2017** Prior Sale Date: **03/22/2016** Yr Built/Eff: **1923 / 1923**
 Sale Price: **\$1,187,500** Prior Sale Price: **\$770,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **375069** Acres: **0.12** Fireplace: **/**
 1st Mtg Amt: **\$949,600** Lot Area: **5,391** Pool:
 Total Value: **\$40,852** # of Stories: **1.00** Roof Mat: **COMPOSITION**
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **SHINGLE**
PARKING AVAIL

Comp #:2 Distance From Subject:0.15 (miles)
 Address: **1563 S CURSON AVE, LOS ANGELES, CA 90019-3807**
 Owner Name: **PINTAR INV CO RESIDL LP**
 Seller Name: **PREMMER FAYE W TRUST**
 APN: **5069-020-026** Map Reference: **42-F3 /** Living Area: **1,104**
 County: **LOS ANGELES, CA** Census Tract: **2169.00** Total Rooms: **5**
 Subdivision: **9711** Zoning: **LAR2** Bedrooms: **2**
 Rec Date: **12/01/2016** Prior Rec Date: **07/25/1977** Bath(F/H): **1 /**
 Sale Date: **11/23/2016** Prior Sale Date:
 Sale Price: **\$720,000** Prior Sale Price: **\$27,500** Yr Built/Eff: **1928 / 1928**
 Sale Type: **FULL** Prior Sale Type: **FULL** Air Cond:
 Document #: **1511510** Acres: **0.07** Style: **SPANISH**
 1st Mtg Amt: Lot Area: **3,091** Fireplace: **Y / 1**
 Total Value: **\$53,624** # of Stories: **1.00** Pool:
 Land Use: **SFR** Park Area/Cap#: **/ 1** Roof Mat: **ROLL**
 Parking: **COMPOSITION**
DETACHED
GARAGE

Comp #:3 Distance From Subject:0.22 (miles)
 Address: **1636 ELLSMERE AVE, LOS ANGELES, CA 90019-3826**
 Owner Name: **LITTLE FAMILY TRUST/LITTLE JOSEPH M & CASIE**
 Seller Name: **HART MICHAEL C**
 APN: **5069-021-017** Map Reference: **42-F3 /** Living Area: **992**
 County: **LOS ANGELES, CA** Census Tract: **2169.00** Total Rooms: **5**
 Subdivision: **9711** Zoning: **LAR1** Bedrooms: **2**
 Rec Date: **03/16/2017** Prior Rec Date: **11/17/2011** Bath(F/H): **1 /**
 Sale Date: **03/10/2017** Prior Sale Date: **10/14/2011** Yr Built/Eff: **1928 / 1928**
 Sale Price: **\$780,000** Prior Sale Price: **\$430,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **SPANISH**
 Document #: **299421** Acres: **0.08** Fireplace: **/**
 1st Mtg Amt: **\$585,000** Lot Area: **3,385** Pool:
 Total Value: **\$456,245** # of Stories: **1.00** Roof Mat: **ROLL**
 Land Use: **SFR** Park Area/Cap#: **/ 1** Parking: **COMPOSITION**
PARKING AVAIL

Comp #:4 Distance From Subject:0.24 (miles)
 Address: **1619 S BURNSIDE AVE, LOS ANGELES, CA 90019-5135**
 Owner Name: **HAVANDJIAN ALINA**
 Seller Name: **J & J RENOVATIONS LLC**
 APN: **5064-005-018** Map Reference: **42-F4 /** Living Area: **1,118**
 County: **LOS ANGELES, CA** Census Tract: **2183.00** Total Rooms: **6**
 Subdivision: **5469** Zoning: **LARD1.5** Bedrooms: **2**
 Rec Date: **04/26/2017** Prior Rec Date: **12/14/2016** Bath(F/H): **1 /**
 Sale Date: **04/18/2017** Prior Sale Date: **12/06/2016** Yr Built/Eff: **1925 / 1936**
 Sale Price: **\$745,000** Prior Sale Price: **\$571,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **459300** Acres: **0.11** Fireplace: **/**
 1st Mtg Amt: **\$592,000** Lot Area: **4,767** Pool:
 Total Value: **\$140,158** # of Stories: **1.00** Roof Mat: **ROLL**
 Land Use: **SFR** Park Area/Cap#: **/ 1** Parking: **COMPOSITION**
PARKING AVAIL

Comp #:**5** Distance From Subject:**0.26 (miles)**
 Address: **1628 S BURNSIDE AVE, LOS ANGELES, CA 90019-5134**
 Owner Name: **CMWOC PROPERTIES II LLC**
 Seller Name: **GONZALEZ ANA**
 APN: **5064-002-014** Map Reference: **42-F4 /** Living Area: **977**
 County: **LOS ANGELES, CA** Census Tract: **2183.00** Total Rooms: **5**
 Subdivision: **5469** Zoning: **LARD1.5** Bedrooms: **2**
 Rec Date: **01/06/2017** Prior Rec Date: **04/20/2001** Bath(F/H): **1 /**
 Sale Date: **10/19/2016** Prior Sale Date: **04/12/2001** Yr Built/Eff: **1929 / 1929**
 Sale Price: **\$585,000** Prior Sale Price: **\$180,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **SPANISH**
 Document #: **21844** Acres: **0.11** Fireplace: **/**
 1st Mtg Amt: Lot Area: **4,800** Pool:
 Total Value: **\$229,107** # of Stories: **1.00** Roof Mat: **ROLL**
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **COMPOSITION**
PARKING AVAIL

Comp #:**6** Distance From Subject:**0.28 (miles)**
 Address: **1741 HAUSER BLVD, LOS ANGELES, CA 90019-5111**
 Owner Name: **DMA TRUST**
 Seller Name: **YOM TOV LLC**
 APN: **5064-009-027** Map Reference: **42-F4 /** Living Area: **1,214**
 County: **LOS ANGELES, CA** Census Tract: **2183.00** Total Rooms: **5**
 Subdivision: **5281** Zoning: **LARD1.5** Bedrooms: **2**
 Rec Date: **04/28/2017** Prior Rec Date: **02/19/2016** Bath(F/H): **1 /**
 Sale Date: **04/13/2017** Prior Sale Date: **01/25/2016** Yr Built/Eff: **1926 / 1927**
 Sale Price: **\$2,100,000** Prior Sale Price: **\$305,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **474077** Acres: **0.16** Fireplace: **Y / 1**
 1st Mtg Amt: Lot Area: **6,758** Pool:
 Total Value: **\$315,160** # of Stories: **1.00** Roof Mat: **COMPOSITION**
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **SHINGLE**
PARKING AVAIL

Comp #:**7** Distance From Subject:**0.32 (miles)**
 Address: **1451 S SPAULDING AVE, LOS ANGELES, CA 90019-3815**
 Owner Name: **ROMANO JULIA E**
 Seller Name: **JONES BOB TRUST**
 APN: **5069-010-025** Map Reference: **42-F3 /** Living Area: **1,038**
 County: **LOS ANGELES, CA** Census Tract: **2169.00** Total Rooms: **5**
 Subdivision: **4448** Zoning: **LAR2** Bedrooms: **2**
 Rec Date: **08/22/2016** Prior Rec Date: **10/30/2013** Bath(F/H): **1 /**
 Sale Date: **08/08/2016** Prior Sale Date: **09/20/2013** Yr Built/Eff: **1923 / 1923**
 Sale Price: **\$1,182,000** Prior Sale Price: **\$640,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **993561** Acres: **0.16** Fireplace: **Y / 1**
 1st Mtg Amt: Lot Area: **7,129** Pool:
 Total Value: **\$662,739** # of Stories: **1.00** Roof Mat: **COMPOSITION**
 Land Use: **SFR** Park Area/Cap#: **/ 1** Parking: **SHINGLE**
PARKING AVAIL

Comp #:**8** Distance From Subject:**0.33 (miles)**
 Address: **1826 COCHRAN PL, LOS ANGELES, CA 90019-5222**
 Owner Name: **POLONE VICTORIA**
 Seller Name: **PETTERSSON DAN**
 APN: **5064-001-023** Map Reference: **43-A4 /** Living Area: **936**
 County: **LOS ANGELES, CA** Census Tract: **2183.00** Total Rooms: **4**
 Subdivision: **11723** Zoning: **LAR1** Bedrooms: **2**
 Rec Date: **12/13/2016** Prior Rec Date: **06/08/2004** Bath(F/H): **1 /**
 Sale Date: **11/30/2016** Prior Sale Date: **05/10/2004** Yr Built/Eff: **1953 / 1953**
 Sale Price: **\$725,000** Prior Sale Price: **\$489,500** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **1578968** Acres: **0.15** Fireplace: **Y / 1**
 1st Mtg Amt: Lot Area: **6,324** Pool:
 Total Value: **\$587,901** # of Stories: **1.00** Roof Mat: **COMPOSITION**
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **SHINGLE**
PARKING AVAIL

Comp #:9 Distance From Subject:0.36 (miles)
 Address: 1367 S COCHRAN AVE, LOS ANGELES, CA 90019-2853
 Owner Name: FONG NATALIE Q & JOHN G & CHARLOTTE J
 Seller Name: JV REAL ESTATE PARTNERS INC
 APN: 5085-036-030 Map Reference: 43-A3 / Living Area: 998
 County: LOS ANGELES, CA Census Tract: 2171.00 Total Rooms: 2
 Subdivision: 4588 Zoning: LAR3 Bedrooms: 2
 Rec Date: 10/07/2016 Prior Rec Date: 05/30/2014 Bath(F/H): 2 /
 Sale Date: 08/08/2016 Prior Sale Date: 05/22/2014 Yr Built/Eff: 1940 / 1940
 Sale Price: \$815,000 Prior Sale Price: \$493,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style:
 Document #: 1234950 Acres: 0.10 Fireplace: /
 1st Mtg Amt: \$625,500 Lot Area: 4,492 Pool:
 Total Value: \$683,262 # of Stories: Roof Mat:
 Land Use: SFR Park Area/Cap#: / Parking:

Comp #:10 Distance From Subject:0.38 (miles)
 Address: 1901 S BURNSIDE AVE, LOS ANGELES, CA 90016-1114
 Owner Name: HOTCHKISS ANDREW/MURRAY SEAN
 Seller Name: COUGHLIN BRYCE & BRIAN
 APN: 5064-006-024 Map Reference: 42-F4 / Living Area: 1,064
 County: LOS ANGELES, CA Census Tract: 2183.00 Total Rooms: 5
 Subdivision: 5469 Zoning: LARD1.5 Bedrooms: 2
 Rec Date: 04/25/2017 Prior Rec Date: 09/15/2011 Bath(F/H): 1 /
 Sale Date: 04/03/2017 Prior Sale Date: 09/01/2011 Yr Built/Eff: 1924 / 1987
 Sale Price: \$860,000 Prior Sale Price: \$380,000 Air Cond: CENTRAL
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 453066 Acres: 0.10 Fireplace: Y / 1
 1st Mtg Amt: \$620,000 Lot Area: 4,490 Pool:
 Total Value: \$403,192 # of Stories: 1.00 Roof Mat: COMPOSITION
 Land Use: SFR Park Area/Cap#: / 1 Parking: SHINGLE
 PARKING AVAIL

Comp #:11 Distance From Subject:0.44 (miles)
 Address: 1745 S SPAULDING AVE, LOS ANGELES, CA 90019-5034
 Owner Name: KLEINMAN BRANDON
 Seller Name: GOLDBERGER SHERRY
 APN: 5069-007-027 Map Reference: 42-F4 / Living Area: 1,113
 County: LOS ANGELES, CA Census Tract: 2169.00 Total Rooms: 5
 Subdivision: 7176 Zoning: LAR1 Bedrooms: 2
 Rec Date: 01/11/2017 Prior Rec Date: 09/13/2013 Bath(F/H): 1 /
 Sale Date: 12/13/2016 Prior Sale Date: 09/05/2013 Yr Built/Eff: 1928 / 1928
 Sale Price: \$900,000 Prior Sale Price: \$740,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: SPANISH
 Document #: 42871 Acres: 0.11 Fireplace: Y / 1
 1st Mtg Amt: \$540,000 Lot Area: 4,808 Pool:
 Total Value: \$766,295 # of Stories: 1.00 Roof Mat: ROLL
 Land Use: SFR Park Area/Cap#: / 1 Parking: COMPOSITION
 PARKING AVAIL

Comp #:12 Distance From Subject:0.45 (miles)
 Address: 1522 S ORANGE GROVE AVE, LOS ANGELES, CA 90019-4922
 Owner Name: MAMAN DAVID & SORAYA
 Seller Name: HUGH FINKLE ENTS LLC
 APN: 5068-026-020 Map Reference: 42-E3 / Living Area: 1,064
 County: LOS ANGELES, CA Census Tract: 2169.00 Total Rooms: 5
 Subdivision: 4713 Zoning: LAR3 Bedrooms: 2
 Rec Date: 11/23/2016 Prior Rec Date: 12/21/2005 Bath(F/H): 1 /
 Sale Date: 09/13/2016 Prior Sale Date: 11/29/2005 Yr Built/Eff: 1924 / 1925
 Sale Price: \$1,042,000 Prior Sale Price: \$1,500,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: SPANISH
 Document #: 1476735 Acres: 0.16 Fireplace: Y / 1
 1st Mtg Amt: \$528,000 Lot Area: 6,885 Pool:
 Total Value: \$626,980 # of Stories: 1.00 Roof Mat: ROLL
 Land Use: SFR Park Area/Cap#: / 1 Parking: COMPOSITION
 PARKING AVAIL

Comp #:	13	Distance From Subject:	0.48 (miles)
Address:	1849 CLYDE AVE, LOS ANGELES, CA 90019-5002		
Owner Name:	JAIMES AGUSTIN		
Seller Name:	CASTRO JOSE G		
APN:	5064-021-014	Map Reference:	42-F4 /
County:	LOS ANGELES, CA	Census Tract:	2703.00
Subdivision:	6460	Zoning:	LARD2
Rec Date:	01/18/2017	Prior Rec Date:	06/29/2012
Sale Date:	05/17/2016	Prior Sale Date:	06/22/2012
Sale Price:	\$453,000	Prior Sale Price:	\$360,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	69921	Acres:	0.15
1st Mtg Amt:	\$444,795	Lot Area:	6,538
Total Value:	\$381,971	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 1
		Living Area:	1,195
		Total Rooms:	5
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Built/Eff:	1946 / 1946
		Air Cond:	WINDOW
		Style:	CONVENTIONAL
		Fireplace:	/
		Pool:	POOL
		Roof Mat:	COMPOSITION SHINGLE
		Parking:	PARKING AVAIL

EXHIBIT D

ASSIGNED INSPECTOR: **KEITH EDGHILL**

Date: May 18, 2017

JOB ADDRESS: **1520 SOUTH CARMONA AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5069-028-011**

CASE#: 701738

ORDER NO: A-3937383

EFFECTIVE DATE OF ORDER TO COMPLY: **December 15, 2015**

COMPLIANCE EXPECTED DATE: **January 14, 2016**

DATE COMPLIANCE OBTAINED: **No Compliance to Date**

LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3937383

1050429201608736

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

PAIS, DAVIDE
1520 CARMONA AVE
LOS ANGELES, CA 90019

CASE #: 701738
ORDER #: A-3937383
EFFECTIVE DATE: December 15, 2015
COMPLIANCE DATE: January 14, 2016

OWNER OF
SITE ADDRESS: 1520 S CARMONA AVE

ASSESSORS PARCEL NO.: 5069-028-011
ZONE: R2; Two 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. Over height fence in the required front yard.

You are therefore ordered to: Reduce the height of the fence in the required front yard to the maximum allowable height of 3-1/2 feet above grade.

Code Section(s) in Violation: 12.21A.1.(a), 12.22C.20.(f)(2) and 12.22C.20.(f)(3) of the L.A.M.C.

NON-COMPLIANCE FEE WARNING:

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

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

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



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

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

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

PENALTY WARNING:

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

APPEAL PROCEDURES:

There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine 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)252-3957.

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

Inspector : 

Date: December 01, 2015

SERGIO RODRIGUEZ
3550 WILSHIRE BLVD. SUITE 1800
LOS ANGELES, CA 90010
(213)252-3957

Sergio.Rodriguez@lacity.org


REVIEWED BY