

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

FRANK M. BUSH  
GENERAL MANAGER

OSAMA YOUNAN, P.E.  
EXECUTIVE OFFICER

May 17, 2017

Council District: # 15

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

JOB ADDRESS: **1236 WEST 3<sup>RD</sup> STREET, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **7452-021-021**

On November 18, 2014, and March 23, 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: **1236 West 3<sup>rd</sup> Street, 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 18, 2014, and March 23, 2016, 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	\$ 672.00
System Development Surcharge	40.32
System Development Surcharge Late Fee	100.80
Late Charge/Collection Fee (250%)	1,680.00
Title Report Fee	42.00
<b>Grand Total</b>	<b>\$ 2,535.12</b>

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 **\$2,535.12** 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 **\$2,535.12** 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 L. WOLCOTT, CITY CLERK

BY: \_\_\_\_\_  
DEPUTY



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

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***Property Title Report***

**Work Order No. T13846**  
**Dated as of: 12/19/2016**

**Prepared for: City of Los Angeles**

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**SCHEDULE A**

*(Reported Property Information)*

**APN #: 7452-021-021**

**Property Address: 1236 W 3RD ST      City: Los Angeles      County: Los Angeles**

**VESTING INFORMATION**

**Type of Document: INTERSPOUSAL TRANSFER DEED**

**Grantee : JANET LOIE BALDWIN**

**Grantor : JAMES CRAIG BALDWIN**

**Deed Date : 09/15/1994**

**Recorded : 12/07/1994**

**Instr No. : 94-2176288**

**MAILING ADDRESS: JANET LOIE BALDWIN**  
**1236 W 3RD ST SAN PEDRO CA 90732**

**SCHEDULE B**

**LEGAL DESCRIPTION**

**Lot: 21 Block: 10 Abbreviated Description: LOT:21 BLK:10 CITY:REGION/CLUSTER:  
14/14183 CENTINELA TRACT LOT 21 BLK 10 City/Muni/Twp: REGION/CLUSTER: 14/14183**

**MORTGAGES/LIENS**

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

RECORDING REQUESTED BY  
LAW OFFICES OF  
JACK I. ESENSTEN

94 2176288

AND WHEN RECORDED MAIL TO:

Name Janet Loie Baldwin  
Street Address 1236 W. 3rd Street  
City San Pedro, CA 90732  
Zip

RECORDED/FILED IN OFFICIAL RECORDS  
RECORDER'S OFFICE  
LOS ANGELES COUNTY  
CALIFORNIA  
4 MIN. 8 A.M. DEC 7 1994  
PAST

SPACE ABOVE THIS LINE FOR RECORDER'S USE FEE

\$7  
C

# Interspousal Transfer Deed

ITD 877 ID

THIS FORM FURNISHED BY TRUSTORS SECURITY SERVICE

181619

## Grant Deed (Excluded from Reappraisal Under Proposition 13, i.e., Calif. Const. Art 13A§1 et. seq.)

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

Documentary transfer tax is \$ None

- Computed on full value of property conveyed, or  Computed on full value less value of liens and encumbrances remaining at time of sale, or  is exempt from imposition of the Documentary Transfer Tax pursuant to Revenue and Tax Code §11927(a), on transferring community, quasi-community, or quasi-marital property, assets between spouses, pursuant to a judgment, an order, or a written agreement between spouses in contemplation of any such judgement or order.
- Other exemptions: (state reason and give Code § or Ordinance number) \_\_\_\_\_
- Unincorporated area:  City of San Pedro and  
This is a Interspousal Transfer under §63 of the Revenue and Taxation Code and Grantor(s) has (have) checked the applicable exclusion from Reappraisal under Proposition 13:
- A transfer to a trustee for the beneficial use of a spouse, or the surviving spouse of a deceased transferor, or by a trustee of such a trust to the spouse of the trustor,
- A transfer which takes effect upon the death of a spouse,
- A transfer to a spouse or former spouse in connection with a property settlement agreement or decree of dissolution of a marriage or legal separation, or
- A creation, transfer, or termination, solely between spouses, of any co-owner's interest.
- The distribution of a legal entity's property to a spouse or former spouse in exchange for the interest of such spouse in the legal entity in connection with a property settlement agreement or a decree of dissolution of a marriage or legal separation.
- Other: \_\_\_\_\_

GRANTOR(S): JAMES CRAIG BALDWIN

hereby GRANT(S) to JANET LOIE BALDWIN

the following described real property in the County of Los Angeles, State of California

Lot 21, Block 10 of the Centinela Tract, in the City of Los Angeles, County of Los Angeles, State of California as per map recorded in Book 8, Page 175 of Maps, in the office of the County Recorder of said county.

Dated 9/15/94

*James Craig Baldwin*  
JAMES CRAIG BALDWIN

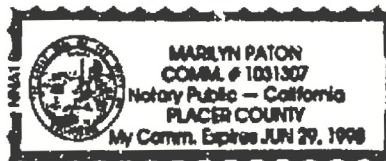
State of California  
County of Placer

On November 7, 1994  
before me, Marilyn Paton  
personally appeared James Craig Baldwin

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 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.

WITNESS my hand and official seal.

Signature Marilyn Paton



MAIL TAX STATEMENTS TO: Janet Baldwin 1236 W. 3rd St., San Pedro, CA 90732

NAME

ADDR

ASSESSORS PARCEL NO.



RECORDING REQUESTED BY

AND WHEN RECORDED MAIL DOCUMENT AND TAX STATEMENT TO:

NAME Janet L Baldwin

STREET ADDRESS 1226 W 3<sup>rd</sup> St  
SAN PEDRO, Calif 90732

CITY, STATE & ZIP CODE SAN PEDRO, Calif 90732

TITLE ORDER NO.

ESCROW NO.

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

**SIMPLE REVOCABLE TRANSFER ON DEATH (TOD) DEED**

(California Probate Code Section 5642)

ASSESSOR'S PARCEL NUMBER: 7452-021-021

This document is exempt from documentary transfer tax under Revenue & Taxation Code 11930.

This document is exempt from preliminary change of ownership report under Revenue & Taxation Code 480.3.

IMPORTANT NOTICE: THIS DEED MUST BE RECORDED ON OR BEFORE 60 DAYS AFTER THE DATE IT IS SIGNED AND NOTARIZED.

Use this deed to transfer the residential property described below directly to your named beneficiaries when you die. YOU SHOULD CAREFULLY READ ALL OF THE INFORMATION ON THE OTHER PAGES OF THIS FORM. You may wish to consult an attorney before using this deed. It may have results that you do not want. Provide only the information asked for in the form. DO NOT INSERT ANY OTHER INFORMATION OR INSTRUCTIONS. This form MUST be RECORDED on or before 60 days after the date it is signed and notarized or it will not be effective.

PROPERTY DESCRIPTION Print the legal description of the residential property affected by this deed:

LOT 21 BLOCK 10 OF THE CENTINELA TRACT SAN PEDRO <sup>LOS ANGELES</sup> <sub>COUNTY</sub>

BENEFICIARY(IES) Print the FULL NAME(S) of the person(s) who will receive the property on your death (DO NOT use general terms like "my children") and state the RELATIONSHIP that each named person has to you (spouse, son, daughter, friend, etc.):

SON - JAMES KAREN ROQUE BALDWIN BORN DEC 3 - 1975

**TRANSFER ON DEATH**

I transfer all of my interest in the described property to the named beneficiary(ies) on my death. I may revoke this deed. When recorded, this deed revokes any TOD deed that I made before signing this deed.

Sign and print your name below (your name should exactly match the name shown on your title documents)

NOTE: This deed only transfers MY ownership share of the property. The deed does NOT transfer the share of any co-owner of the property. Any co-owner who wants to name a TOD beneficiary must execute and RECORD a SEPARATE deed.

5-13-16

Date

Janet L Baldwin

Signature of Grantor

Janet L. Baldwin

Typed or Printed Name of Grantor

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

STATE OF California

COUNTY OF Los Angeles

On May 13, 2016 before me, Young Sharpe, Notary Public

(Date)

(Name and title of the officer)

personally appeared Janet L. Baldwin who proved to me on the basis of

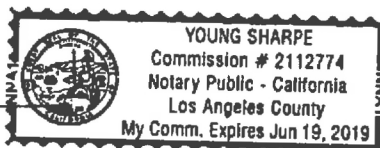
(Name of person signing)

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

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

WITNESS my hand and official seal.

Young Sharpe  
Signature of officer



\* There are various types of deed forms depending on each person's legal status. Before you use this form you may want to consult an attorney if you have questions concerning which document form is appropriate for your transaction.

(Seal)



# EXHIBIT B

ASSIGNED INSPECTOR: **ANDREW BEELI**  
JOB ADDRESS: **1236 WEST 3<sup>RD</sup> STREET, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **7452-021-021**

Date: **May 17, 2017**

Last Full Title: **12/19/2016**

Last Update to Title:

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## LIST OF OWNERS AND INTERESTED PARTIES

- 1). JANET LOIE BALDWIN  
1236 WEST 3<sup>RD</sup> STREET  
SAN PEDRO, CA 90732-3214                      CAPACITY: OWNER

**Property Detail Report**

For Property Located At :  
**1236 W 3RD ST, SAN PEDRO, CA 90732-3214**



**Owner Information**

Owner Name: **BALDWIN JANET L**  
 Mailing Address: **1236 W 3RD ST, SAN PEDRO CA 90732-3214 C075**  
 Vesting Codes: **//**

**Location Information**

Legal Description:	<b>CENTINELA TRACT LOT 21</b>	APN:	<b>7452-021-021</b>
County:	<b>LOS ANGELES, CA</b>	Alternate APN:	
Census Tract / Block:	<b>2964.02 / 1</b>	Subdivision:	<b>CENTINELA TR</b>
Township-Range-Sect:		Map Reference:	<b>78-E3 /</b>
Legal Book/Page:	<b>216-13</b>	Tract #:	
Legal Lot:	<b>21</b>	School District:	<b>LOS ANGELES</b>
Legal Block:	<b>10</b>	School District Name:	
Market Area:	<b>187</b>	Munic/Township:	
Neighbor Code:			

**Owner Transfer Information**

Recording/Sale Date:	<b>12/07/1994 /</b>	Deed Type:	<b>INTERSPOUSAL DEED TRANSFER</b>
Sale Price:		1st Mtg Document #:	
Document #:	<b>2176288</b>		

**Last Market Sale Information**

Recording/Sale Date:	<b>/</b>	1st Mtg Amount/Type:	<b>/</b>
Sale Price:		1st Mtg Int. Rate/Type:	<b>/</b>
Sale Type:		1st Mtg Document #:	<b>/</b>
Document #:		2nd Mtg Amount/Type:	<b>/</b>
Deed Type:		2nd Mtg Int. Rate/Type:	<b>/</b>
Transfer Document #:		Price Per SqFt:	
New Construction:		Multi/Split Sale:	
Title Company:			
Lender:			
Seller Name:			

**Prior Sale Information**

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

**Property Characteristics**

Gross Area:		Parking Type:	<b>PARKING AVAIL</b>	Construction:	
Living Area:	<b>763</b>	Garage Area:		Heat Type:	<b>HEATED</b>
Tot Adj Area:		Garage Capacity:	<b>1</b>	Exterior wall:	<b>SHINGLE SIDING</b>
Above Grade:		Parking Spaces:	<b>1</b>	Porch Type:	
Total Rooms:	<b>4</b>	Basement Area:		Patio Type:	
Bedrooms:	<b>2</b>	Finish Bsmnt Area:		Pool:	
Bath(F/H):	<b>1 /</b>	Basement Type:		Air Cond:	
Year Built / Eff:	<b>1923 / 1928</b>	Roof Type:		Style:	<b>CONVENTIONAL</b>
Fireplace:	<b>Y / 1</b>	Foundation:	<b>RAISED</b>	Quality:	
# of Stories:	<b>1.00</b>	Roof Material:	<b>COMPOSITION</b>	Condition:	
			<b>SHINGLE</b>		

Other Improvements: **FENCE;ADDITION**

**Site Information**

Zoning:	<b>LAR1</b>	Acres:	<b>0.11</b>	County Use:	<b>SINGLE FAMILY RESID (0100)</b>
Lot Area:	<b>5,001</b>	Lot Width/Depth:	<b>40 x 125</b>	State Use:	
Land Use:	<b>SFR</b>	Res/Comm Units:	<b>1 /</b>	Water Type:	
Site Influence:				Sewer Type:	<b>TYPE UNKNOWN</b>

**Tax Information**

Total Value:	<b>\$72,611</b>	Assessed Year:	<b>2016</b>	Property Tax:	<b>\$885.68</b>
Land Value:	<b>\$44,967</b>	Improved %:	<b>38%</b>	Tax Area:	<b>14</b>
Improvement Value:	<b>\$27,644</b>	Tax Year:	<b>2016</b>	Tax Exemption:	<b>HOMEOWNER</b>
Total Taxable Value:	<b>\$65,611</b>				

## Comparable Summary

For Property Located At



**1236 W 3RD ST, SAN PEDRO, CA 90732-3214**

**6 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: 6

	Subject Property	Low	High	Average
Sale Price	\$0	\$375,000	\$580,000	\$451,750
Bldg/Living Area	763	783	876	836
Price/Sqft	\$0.00	\$436.05	\$716.05	\$542.52
Year Built	1923	1918	1953	1936
Lot Area	5,001	5,006	6,809	6,002
Bedrooms	2	2	2	2
Bathrooms/Restrooms	1	1	1	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$72,611	\$40,331	\$413,972	\$236,584
Distance From Subject	0.00	0.10	0.25	0.17

\*= 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
<b>Subject Property</b>										
		1236 W 3RD ST		1923	2	1		763	5,001	0.0
<b>Comparables</b>										
<input checked="" type="checkbox"/>	1	1263 W 1ST ST	\$400,000	1924	2	1	12/08/2016	876	5,006	0.1
<input checked="" type="checkbox"/>	2	1289 W 1ST ST	\$390,500	1953	2	1	03/08/2017	821	5,008	0.11
<input checked="" type="checkbox"/>	3	1320 W 2ND ST	\$580,000	1947	2	1	03/31/2017	810	6,359	0.13
<input checked="" type="checkbox"/>	4	1131 W SANTA CRUZ ST	\$515,000	1918	2	1	12/21/2016	864	6,809	0.2
<input checked="" type="checkbox"/>	5	1211 W 6TH ST	\$450,000	1953	2	1	03/31/2017	783	6,302	0.23
<input checked="" type="checkbox"/>	6	125 N BANDINI ST	\$375,000	1922	2	1	10/13/2016	860	6,526	0.25



**Comparable Sales Report**

For Property Located At



CoreLogic

RealQuest Professional

**1236 W 3RD ST, SAN PEDRO, CA 90732-3214****6 Comparable(s) Selected.**

Report Date: 05/16/2017

**Summary Statistics:**

	<b>Subject</b>	<b>Low</b>	<b>High</b>	<b>Average</b>
Sale Price	\$0	\$375,000	\$580,000	\$451,750
Bldg/Living Area	763	783	876	836
Price/Sqft	\$0.00	\$436.05	\$716.05	\$542.52
Year Built	1923	1918	1953	1936
Lot Area	5,001	5,006	6,809	6,002
Bedrooms	2	2	2	2
Bathrooms/Restrooms	1	1	1	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$72,611	\$40,331	\$413,972	\$236,584
Distance From Subject	0.00	0.10	0.25	0.17

\* = user supplied for search only

Comp #:**1** Distance From Subject:**0.1 (miles)**  
 Address: **1263 W 1ST ST, SAN PEDRO, CA 90732-3201**  
 Owner Name: **CASTILLO TESSIE**  
 Seller Name: **CALIFORNIA FEDL MTG**  
 APN: **7452-015-006** Map Reference: **78-E3 /** Living Area: **876**  
 County: **LOS ANGELES, CA** Census Tract: **2964.02** Total Rooms: **5**  
 Subdivision: **CENTINELA** Zoning: **LAR1** Bedrooms: **2**  
 Rec Date: **12/08/2016** Prior Rec Date: **10/05/2012** Bath(F/H): **1 /**  
 Sale Date: **12/05/2016** Prior Sale Date: **09/24/2012** Yr Built/Eff: **1924 / 1926**  
 Sale Price: **\$400,000** Prior Sale Price: **\$235,000** Air Cond:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**  
 Document #: **1553050** Acres: **0.11** Fireplace: **/**  
 1st Mtg Amt: **\$223,060** Lot Area: **5,006** Pool:  
 Total Value: **\$244,453** # of Stories: **1.00** Roof Mat: **COMPOSITION**  
 Land Use: **SFR** Park Area/Cap#: **/** SHINGLE  
 Parking:

Comp #:**2** Distance From Subject:**0.11 (miles)**  
 Address: **1289 W 1ST ST, SAN PEDRO, CA 90732-3201**  
 Owner Name: **DE SANTIAGO ALEJANDRO**  
 Seller Name: **CORREA REALTY LLC**  
 APN: **7452-015-002** Map Reference: **78-E3 /** Living Area: **821**  
 County: **LOS ANGELES, CA** Census Tract: **2964.02** Total Rooms: **4**  
 Subdivision: **CENTINELA TR** Zoning: **LAR1** Bedrooms: **2**  
 Rec Date: **03/08/2017** Prior Rec Date: **02/10/2017** Bath(F/H): **1 /**  
 Sale Date: **02/13/2017** Prior Sale Date: **01/23/2017** Yr Built/Eff: **1953 / 1953**  
 Sale Price: **\$390,500** Prior Sale Price: **\$315,000** Air Cond:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**  
 Document #: **270075** Acres: **0.12** Fireplace: **/**  
 1st Mtg Amt: **\$378,543** Lot Area: **5,008** Pool:  
 Total Value: **\$180,133** # of Stories: **1.00** Roof Mat: **COMPOSITION**  
 Land Use: **SFR** Park Area/Cap#: **/ 1** SHINGLE  
 Parking: **PARKING AVAIL**

Comp #:**3** Distance From Subject:**0.13 (miles)**  
 Address: **1320 W 2ND ST, SAN PEDRO, CA 90732-3210**  
 Owner Name: **JAMIESON LORI/VELEZ ALEX**  
 Seller Name: **DELUCA MICHAEL P & KRISTEN**  
 APN: **7452-016-015** Map Reference: **78-E3 /** Living Area: **810**  
 County: **LOS ANGELES, CA** Census Tract: **2964.02** Total Rooms: **4**  
 Subdivision: **BLUNCK & MARTENS TR** Zoning: **LAR1** Bedrooms: **2**  
 Rec Date: **03/31/2017** Prior Rec Date: **08/19/2016** Bath(F/H): **1 /**  
 Sale Date: **02/24/2017** Prior Sale Date: **08/18/2016** Yr Built/Eff: **1947 / 1947**  
 Sale Price: **\$580,000** Prior Sale Price: **\$300,000** Air Cond:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**  
 Document #: **358312** Acres: **0.15** Fireplace: **/**  
 1st Mtg Amt: **\$569,494** Lot Area: **6,359** Pool:  
 Total Value: **\$413,972** # of Stories: **1.00** Roof Mat: **COMPOSITION**  
 Land Use: **SFR** Park Area/Cap#: **/ 1** SHINGLE  
 Parking: **PARKING AVAIL**

Comp #:**4** Distance From Subject:**0.2 (miles)**  
 Address: **1131 W SANTA CRUZ ST, SAN PEDRO, CA 90731-1939**  
 Owner Name: **TREJO HENRY A**  
 Seller Name: **ROBINSON JAMIE B**  
 APN: **7452-012-005** Map Reference: **78-E2 /** Living Area: **864**  
 County: **LOS ANGELES, CA** Census Tract: **2964.02** Total Rooms: **5**  
 Subdivision: **2085** Zoning: **LAR1** Bedrooms: **2**  
 Rec Date: **12/21/2016** Prior Rec Date: **06/24/2011** Bath(F/H): **1 /**  
 Sale Date: **11/29/2016** Prior Sale Date: **05/20/2011** Yr Built/Eff: **1918 / 1918**  
 Sale Price: **\$515,000** Prior Sale Price: **\$275,000** Air Cond:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**  
 Document #: **1622190** Acres: **0.16** Fireplace: **/**  
 1st Mtg Amt: **\$412,000** Lot Area: **6,809** Pool: **POOL**  
 Total Value: **\$297,619** # of Stories: **1.00** Roof Mat: **COMPOSITION**  
 Land Use: **SFR** Park Area/Cap#: **/ 1** SHINGLE  
 Parking: **PARKING AVAIL**

Comp #:5 Distance From Subject:0.23 (miles)  
 Address: **1211 W 6TH ST, SAN PEDRO, CA 90731-2925**  
 Owner Name: **PACIFIC SEAL DEV LLC**  
 Seller Name: **MORELLO ELISA M**  
 APN: **7452-036-038**      Map Reference: **78-F3 /**      Living Area: **783**  
 County: **LOS ANGELES, CA**      Census Tract: **6099.00**      Total Rooms: **4**  
 Subdivision: **18943**      Zoning: **LCR1\***      Bedrooms: **2**  
 Rec Date: **03/31/2017**      Prior Rec Date: **05/28/1999**      Bath(F/H): **1 /**  
 Sale Date: **03/08/2017**      Prior Sale Date: **05/24/1999**      Yr Built/Eff: **1953 / 1953**  
 Sale Price: **\$450,000**      Prior Sale Price: **\$183,500**      Air Cond:        
 Sale Type: **FULL**      Prior Sale Type: **FULL**      Style: **CONVENTIONAL**  
 Document #: **359607**      Acres: **0.14**      Fireplace: **/**  
 1st Mtg Amt:      Lot Area: **6,302**      Pool:        
 Total Value: **\$242,995**      # of Stories: **1.00**      Roof Mat: **GRAVEL & ROCK**  
 Land Use: **SFR**      Park Area/Cap#: **/ 1**      Parking: **PARKING AVAIL**

Comp #:6 Distance From Subject:0.25 (miles)  
 Address: **125 N BANDINI ST, SAN PEDRO, CA 90731-1909**  
 Owner Name: **GUTHRIE RYAN W & LEAH C**  
 Seller Name: **GARCIA MARY L**  
 APN: **7452-013-019**      Map Reference: **78-F2 /**      Living Area: **860**  
 County: **LOS ANGELES, CA**      Census Tract: **6099.00**      Total Rooms: **4**  
 Subdivision: **1034**      Zoning: **LCC2\***      Bedrooms: **2**  
 Rec Date: **10/13/2016**      Prior Rec Date:      Bath(F/H): **1 /**  
 Sale Date: **10/03/2016**      Prior Sale Date:      Yr Built/Eff: **1922 / 1924**  
 Sale Price: **\$375,000**      Prior Sale Price:      Air Cond:        
 Sale Type: **FULL**      Prior Sale Type:      Style: **CONVENTIONAL**  
 Document #: **1252153**      Acres: **0.15**      Fireplace: **/**  
 1st Mtg Amt: **\$356,250**      Lot Area: **6,526**      Pool:        
 Total Value: **\$40,331**      # of Stories: **1.00**      Roof Mat: **COMPOSITION SHINGLE**  
 Land Use: **SFR**      Park Area/Cap#: **/ 1**      Parking: **PARKING AVAIL**



# EXHIBIT D

ASSIGNED INSPECTOR: **ANDREW BEELI**  
JOB ADDRESS: **1236 WEST 3<sup>RD</sup> STREET, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **7452-021-021**

**Date: May 17, 2017**

**CASE#: 709723**  
**ORDER NO: A-4016424**

EFFECTIVE DATE OF ORDER TO COMPLY: **March 23, 2016**  
COMPLIANCE EXPECTED DATE: **April 22, 2016**  
DATE COMPLIANCE OBTAINED: **No Compliance to Date**

.....

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

**VIOLATIONS:**

SEE ATTACHED ORDER # A-4016424

1050816201615002

**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**

**SUBSTANDARD ORDER AND NOTICE OF FEE**

**BALDWIN, JANET L.  
1236 W 3RD ST  
SAN PEDRO, CA 90732**

**CASE #: 709723  
ORDER #: A-4016424  
EFFECTIVE DATE: March 23, 2016  
COMPLIANCE DATE: April 22, 2016**

**OWNER OF  
SITE ADDRESS: 1236 W 3RD ST**

**ASSESSORS PARCEL NO.: 7452-021-021  
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:**

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

**VIOLATION(S):**

- 1. The premises are Substandard due to an accumulation of weeds, vegetation, junk, dead organic matter, debris, garbage, offal, rat harborages, stagnant water, combustible materials and similar materials or conditions.**

**You are therefore ordered to: Abate all Substandard conditions noted above which constitute fire, health or safety hazards and maintain the premises in good repair.**

**Code Section(s) in Violation: 91.8902.10; 91.8902, 91.103.1, 12.21A.1.(a) of the L.A.M.C.**

- 2. Over height fences and walls, including latticework, ornamental fences, screen walls, hedges or thick growths of shrubs or trees.**



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

You are therefore ordered to: Lower Fences, Walls, including latticework, ornamental fences, screen walls, hedges or thick growths of shrubs or trees to a maximum height of forty two inches in the required front yard.

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

**3. The approximate 12' x 16' and 10' x 18' canopy was/is constructed without the required permits and approvals.**

You are therefore ordered to: 1) Demolish and remove all construction work performed without the required permit(s). 2) Restore the existing structure(s) to its originally approved condition, OR 3) Submit plans, obtain the required permits and expose the work for proper inspections.

Code Section(s) in Violation: 91.8105, 91.106.1.1, 91.106.1.2, 91.108.4, 91.106.3.2, 91.103.1, 93.0104, 94.103.1.1, 95.112.1, 91.5R106.1.1, 91.5R106.1.2, 91.5R108.4, 91.5R106.3.2, 91.5R103.1, 12.08A, 12.21A.1.(a) of the L.A.M.C.

Location: Required front and rear yard.

**4. Maintenance and repair of existing building and premises.**

You are therefore ordered to: Repair and maintain the water proofing of the roofing system.

Code Section(s) in Violation: 91.8104.3, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

**5. Right of entry for inspection.**

You are therefore ordered to: Allow the representative from the Los Angeles Department of Building and Safety to enter the property and conduct an inspection.

Code Section(s) in Violation: 98.0105, 91.103.1, 93.0104, 94.103.1.1, 95.112.1, 12.21A.1.(a) of the L.A.M.C.

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

**NON-COMPLIANCE FEE WARNING:**

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

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

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

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

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

**PENALTY WARNING:**

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



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**INVESTIGATION FEE REQUIRED:**

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

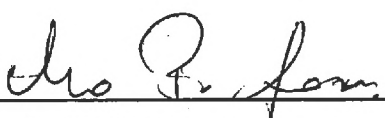
**APPEAL PROCEDURES:**

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

**NOTICE:**

Relocation assistance may be required if a tenant is evicted in order to comply with an order from a governmental agency. (LAMC 151.09.A.11 & 163.00 to 163.07) For information, call the **Los Angeles Housing Department (LAHD)** at (213) 808-8888 or go to: <http://lahd.lacity.org>

If you have any questions or require any additional information please feel free to contact me at (310)732-4532. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector :  Date: March 11, 2016

HECTOR RODRIGUEZ  
638 S. BEACON ST., ROOM 276  
SAN PEDRO, CA 90731  
(310)732-4532  
[Hector.Rodriguez@lacity.org](mailto:Hector.Rodriguez@lacity.org)

  
REVIEWED BY

# EXHIBIT D

ASSIGNED INSPECTOR: **ANDREW BEELI**  
JOB ADDRESS: **1236 WEST 3<sup>RD</sup> STREET, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **7452-021-021**

Date: **May 17, 2017**

CASE#: **665518**  
ORDER NO: **A-3649057**

EFFECTIVE DATE OF ORDER TO COMPLY: **November 18, 2014**  
COMPLIANCE EXPECTED DATE: **December 18, 2014**  
DATE COMPLIANCE OBTAINED: **May 7, 2015**

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

### VIOLATIONS:

SEE ATTACHED ORDER # A-3649057

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

VAN AMBATIELOS  
PRESIDENT

E. FELICIA BRANNON  
VICE-PRESIDENT

JOSELYN GEAGA-ROSENTHAL

GEORGE HOVAGUTMIAN

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

BALDWIN, JANET L  
1236 W 3RD ST  
SAN PEDRO, CA 90732

CASE #: 665518

ORDER #: A-3649057

EFFECTIVE DATE: November 18, 2014

COMPLIANCE DATE: December 18, 2014



MAILED

NOV 10 2014

FLM

OWNER OF

SITE ADDRESS: 1236 W 3RD ST

ASSESSORS PARCEL NO.: 7452-021-021

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

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

Code Section(s) in Violation: 91.8104, 91.8104.2, 91.103.1, 12.08A, 12.21A.1.(a) 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 \$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.



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5-7-15



**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 (310)732-4531. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: \_\_\_\_\_



Date: November 07, 2014

MARIAN PODPORA  
638 S. BEACON ST., ROOM 276  
SAN PEDRO, CA 90731  
(310)732-4531  
marian.podpora@lacity.org

  
REVIEWED BY