

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: **10518 SOUTH GORMAN AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **6066-014-073**

On May 6, 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: **10518 South Gorman 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 April 6, 2016 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>
Late Charge/Collection Fee (250%)	\$ 2,490.00
System Development Surcharge Late Fee	50.40
Accumulated Interest (1%/month)	164.89
Title Report Fee	42.00
Grand Total	\$ 2,747.29

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 **\$2,747.29** 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 **\$2,747.29** 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 WOLCOTT, CITY CLERK

Lien confirmed by
City Council on:

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. T14035
Dated as of: 03/08/2017

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)

APN #: 6066-014-073

Property Address: 10518 S GORMAN AVE ✓ **City:** Los Angeles **County:** Los Angeles

VESTING INFORMATION

Type of Document: QUITCLAIM DEED
Grantee : CARRIE CHAPMAN
Grantor : THE CITY OF LOS ANGELES
Deed Date : 07/27/1993 **Recorded :** 08/03/1993
Instr No. : 93-1495056

MAILING ADDRESS: CARRIE CHAPMAN
10333 SANTA MONICA BLVD LOS ANGELES CA 90025

SCHEDULE B

LEGAL DESCRIPTION

Lot: 651,652 **Abbreviated Description:** LOT:651,652 **CITY:REGION/CLUSTER:** 14/14137
FORTHMANN TRACT LOTS 651 AND LOT 652 City/Muni/Twp: REGION/CLUSTER: 14/14137

MORTGAGES/LIENS

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



93 1495056

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
31
10 AM, AUG 3 1993
MIN. PAST

RECORDED AT THE REQUEST OF
THE CITY OF LOS ANGELES

FEE \$8 M
2 3

PLEASE MAIL TO:

Joseph Hantman
10333 Santa Monica Blvd.
Los Angeles CA 90025

DOC. TRANS. TAX \$ 0
DEPARTMENT OF PUBLIC WORKS
Bureau of Engineering
Real Estate Division

APN# 6066-014-073

Robert J. Weigel
Title Officer

QUITCLAIM DEED Release of Lien

MAIL TAX STATEMENTS TO:

R/W 47000-76

Above Address

THE CITY OF LOS ANGELES, a municipal corporation, for a valuable consideration, receipt of which is hereby acknowledged, does hereby renise, release and forever quitclaim to:

Carrie Chapman, a widow

all right, title and interest acquired by deed recorded 12-15-66 as document No D1508-496 of Official Records, in the Office of the County Recorder of Los Angeles County, in and to the real property in the City of Los Angeles, County of Los Angeles, State of California, described as follows:

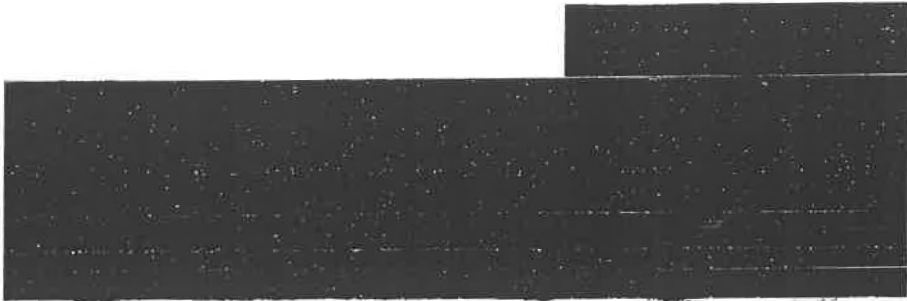
Lots 651, 652 in the Forthmann Tract, as per map recorded in Book 7, Page 158 and 159 of Maps, in the office of the County Recorder of Los Angeles County.

SUBJECT to existing liens for assessment or bonds for public improvements or maintenance charges.

SUBJECT to covenants, conditions, restrictions, reservations, easements, rights and rights of way of record and easements and rights of way for public purposes.

SUBJECT to all county taxes now due or delinquent including penalties and interest.

It is intended by this deed to convey only such right, title and interest acquired by the grantor herein by virtue of the deed hereinabove set forth affecting the above described property.



2.

R/W 47000-76

IN WITNESS WHEREOF, the City of Los Angeles, in accordance with Division 7, Chapter 1, Article 4.5 of the Los Angeles Administrative Code, has caused these presents to be executed on its behalf, by and through the Board of Public Works of the City of Los Angeles, and has caused its corporate seal to be hereto affixed by the City Clerk of the City of Los Angeles this _____ day of _____

JUL 27 1993
Approved as to form and for execution.

JAMES K. HAHN, City Attorney

By [Signature]
LESLIE R. PINCHUM, Deputy
JUL 27 1993

Attest:

THE CITY OF LOS ANGELES
By the Board of Public Works
of the City of Los Angeles

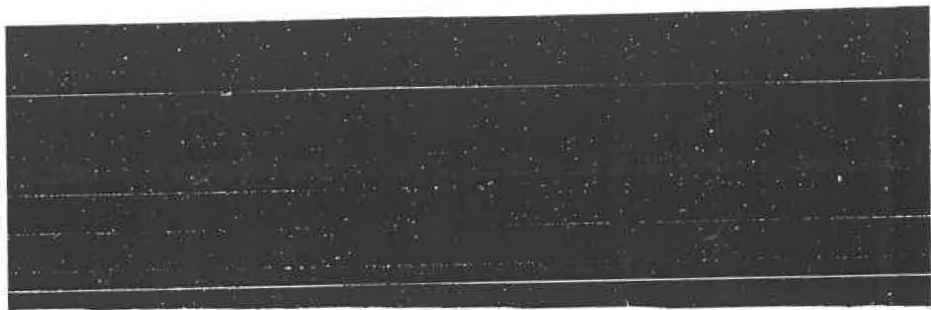
By [Signature]
President, Board of Public
Works

NANCY RUSSELL, City Clerk

By [Signature]
Deputy

DEM0D2

93-1495056



STATE OF CALIFORNIA }
COUNTY OF Los Angeles } ss.

3

On 7/27/93 before me, Steven Mark Rosenberg,
personally appeared Felice Marcus

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 Steven Mark Rosenberg

93-1495056



(This area for official notarial seal)

EXHIBIT B

ASSIGNED INSPECTOR: **SERGIO RODRIGUEZ**

Date: **May 17, 2017**

JOB ADDRESS: **10518 SOUTH GORMAN AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **6066-014-073**

Last Full Title: **03/08/2017**

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1). CARRIE CHAPMAN
10333 SANTA MONICA BLVD.
LOS ANGELES, CA 90025-6905
CAPACITY: OWNER

Property Detail Report

For Property Located At :
 ,, CA



Owner Information

Owner Name: **CHAPMAN CARRIE**
 Mailing Address: **10333 SANTA MONICA BLVD, LOS ANGELES CA 90025-6905 C008**
 Vesting Codes: **WD / /**

Location Information

Legal Description: **FORTHMANN TRACT LOTS 651 AND LOT 652**
 County: **LOS ANGELES, CA** APN: **6066-014-073**
 Census Tract / Block: **2430.00 / 3** Alternate APN:
 Township-Range-Sect: Subdivision: **FORTHMANN TR**
 Legal Book/Page: Map Reference: **58-E4 /**
 Legal Lot: **652** Tract #:
 Legal Block: School District: **LOS ANGELES**
 Market Area: **C37** School District Name:
 Neighbor Code: Munic/Township:

Owner Transfer Information

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

Last Market Sale Information

Recording/Sale Date: **08/03/1993 /** 1st Mtg Amount/Type: **/**
 Sale Price: 1st Mtg Int. Rate/Type: **/**
 Sale Type: 1st Mtg Document #: **/**
 Document #: **1495056** 2nd Mtg Amount/Type: **/**
 Deed Type: **QUIT CLAIM DEED** 2nd Mtg Int. Rate/Type: **/**
 Transfer Document #: Price Per SqFt:
 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

Year Built / Eff: /	Total Rooms/Offices	Garage Area:
Gross Area:	Total Restrooms:	Garage Capacity:
Building Area:	Roof Type:	Parking Spaces:
Tot Adj Area:	Roof Material:	Heat Type:
Above Grade:	Construction:	Air Cond:
# of Stories:	Foundation:	Pool:
Other Improvements:	Exterior wall:	Quality:
	Basement Area:	Condition:

Site Information

Zoning: LAR1	Acres: 0.15	County Use: VACANT RESIDENTIAL (010V)
Lot Area: 6,495	Lot Width/Depth: 50 x 130	State Use:
Land Use: RESIDENTIAL LOT	Commercial Units:	Water Type:
Site Influence:	Sewer Type:	Building Class:

Tax Information

Total Value: \$3,080	Assessed Year: 2016	Property Tax: \$107.45
Land Value: \$3,080	Improved %:	Tax Area: 460
Improvement Value:	Tax Year: 2016	Tax Exemption:
Total Taxable Value: \$3,080		

Comparable Summary

For Property Located At

,, CA



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

[View Report](#)

[Configure Display Fields](#)

[Modify Comparable Search Criteria](#)

Summary Statistics For Selected Properties: 20

	Subject Property	Low	High	Average
Sale Price	\$0	\$140,000	\$1,475,000	\$421,200
Bldg/Living Area	0	0	0	0
Price/Sqft	\$0.00	\$0.00	\$0.00	\$0.00
Year Built	0	0	0	0
Lot Area	6,495	792	20,030	4,375
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	0.00	0.00	0.00	0.00
Total Value	\$3,080	\$1,004	\$284,270	\$73,293
Distance From Subject	0.00	0.27	2.53	1.27

*= 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								08/03/1993		6,495	0.0
Comparables											
<input checked="" type="checkbox"/>	1		10826 GORMAN AVE	\$359,000				02/16/2017		3,128	0.27
<input checked="" type="checkbox"/>	2		2020 E 103RD ST	\$155,000				04/17/2017		3,250	0.38
<input checked="" type="checkbox"/>	3		10923 GRAPE ST	\$140,000				09/20/2016		3,250	0.46
<input checked="" type="checkbox"/>	4		1950 E 97TH ST	\$339,000				02/17/2017		2,500	0.68
<input checked="" type="checkbox"/>	5		2303 E 117TH ST	\$415,000				10/27/2016		3,490	0.88
<input checked="" type="checkbox"/>	6		1783 E IMPERIAL HWY	\$170,000				02/23/2017		5,435	0.93
<input checked="" type="checkbox"/>	7		9714 DEFIANCE AVE	\$399,000				04/18/2017		2,918	0.99
<input checked="" type="checkbox"/>	8			\$399,000				04/18/2017		2,919	0.99
<input checked="" type="checkbox"/>	9		1552 E 109TH ST	\$245,000				10/28/2016		10,837	0.99
<input checked="" type="checkbox"/>	10		2134 E 118TH ST	\$275,000				09/29/2016		20,030	1.02
<input checked="" type="checkbox"/>	11		9103 S FIR AVE	\$605,000				10/06/2016		4,455	1.05
<input checked="" type="checkbox"/>	12		9023 ELM ST	\$336,000				11/23/2016		1,728	1.11
<input checked="" type="checkbox"/>	13			\$1,475,000				12/09/2016		2,691	1.37
<input checked="" type="checkbox"/>	14			\$600,000				01/31/2017		2,185	1.55
<input checked="" type="checkbox"/>	15		2211 CENTER ST	\$200,000				03/08/2017		3,062	1.8
<input checked="" type="checkbox"/>	16		13019 S MONA BLVD	\$375,000				02/27/2017		4,494	1.83
<input checked="" type="checkbox"/>	17			\$355,000				02/03/2017		2,426	2.07
<input checked="" type="checkbox"/>	18			\$690,000				08/26/2016		1,479	2.16
<input checked="" type="checkbox"/>	19		3524 OLIVE ST	\$492,000				12/12/2016		6,433	2.36
<input checked="" type="checkbox"/>	20			\$400,000				04/17/2017		792	2.53

Comparable Sales Report

For Property Located At

,, CA

**20 Comparable(s) Selected.**

Report Date: 05/16/2017

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$0	\$140,000	\$1,475,000	\$421,200
Bldg/Living Area	0	0	0	0
Price/Sqft	\$0.00	\$0.00	\$0.00	\$0.00
Year Built	0	0	0	0
Lot Area	6,495	792	20,030	4,375
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	0.00	0.00	0.00	0.00
Total Value	\$3,080	\$1,004	\$284,270	\$73,293
Distance From Subject	0.00	0.27	2.53	1.27

*= user supplied for search only

Comp #: **1** Distance From Subject: **0.27 (miles)**
 Address: **10826 GORMAN AVE, LOS ANGELES, CA 90059**
 Owner Name: **PEREZ ZOLIA L/LOPEZ GLORIA**
 Seller Name: **PYRAMID INVS**
 APN: **6068-011-051** Map Reference: **/** Building Area:
 County: **LOS ANGELES, CA** Census Tract: **2430.00** Total Rooms/Offices:
 Subdivision: Zoning: **LAR1** Total Restrooms:
 Rec Date: **02/16/2017** Prior Rec Date: Yr Built/Eff: **/**
 Sale Date: **01/10/2017** Prior Sale Date: Air Cond:
 Sale Price: **\$359,000** Prior Sale Price: Pool:
 Sale Type: **FULL** Prior Sale Type: Roof Mat:
 Document #: **192775** Acres: **0.07**
 1st Mtg Amt: **\$352,497** Lot Area: **3,128**
 Total Value: **\$105,000** # of Stories:
 Land Use: **RESIDENTIAL LOT** Park Area/Cap#: **/**

Comp #: **2** Distance From Subject: **0.38 (miles)**
 Address: **2020 E 103RD ST, LOS ANGELES, CA 90002**
 Owner Name: **RAMIREZ JOSE O/SALGUERO ANA M**
 Seller Name: **UNLIMITED CONSTRUCTION EL INC**
 APN: **6066-006-043** Map Reference: **58-E3 /** Building Area:
 County: **LOS ANGELES, CA** Census Tract: **2430.00** Total Rooms/Offices:
 Subdivision: **FORTHMANN TR** Zoning: **LARD2** Total Restrooms:
 Rec Date: **04/17/2017** Prior Rec Date: **12/23/2016** Yr Built/Eff: **/**
 Sale Date: **04/11/2017** Prior Sale Date: **11/29/2016** Air Cond:
 Sale Price: **\$155,000** Prior Sale Price: **\$39,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **420280** Acres: **0.07**
 1st Mtg Amt: Lot Area: **3,250**
 Total Value: **\$115,436** # of Stories:
 Land Use: **RESIDENTIAL LOT** Park Area/Cap#: **/**

Comp #: **3** Distance From Subject: **0.46 (miles)**
 Address: **10923 GRAPE ST, LOS ANGELES, CA 90059**
 Owner Name: **BARRIOS WILY/RODRIGUEZ YOLANDA**
 Seller Name: **HUDSON ROSE**
 APN: **6067-007-013** Map Reference: **58-E4 /** Building Area:
 County: **LOS ANGELES, CA** Census Tract: **2431.00** Total Rooms/Offices:
 Subdivision: **WALTON TR** Zoning: **LAR1** Total Restrooms:
 Rec Date: **09/20/2016** Prior Rec Date: Yr Built/Eff: **/**
 Sale Date: **09/14/2016** Prior Sale Date: Air Cond:
 Sale Price: **\$140,000** Prior Sale Price: Pool:
 Sale Type: **FULL** Prior Sale Type: Roof Mat:
 Document #: **1137748** Acres: **0.07**
 1st Mtg Amt: Lot Area: **3,250**
 Total Value: **\$1,004** # of Stories:
 Land Use: **RESIDENTIAL LOT** Park Area/Cap#: **/**

Comp #: **4** Distance From Subject: **0.68 (miles)**
 Address: **1950 E 97TH ST, LOS ANGELES, CA 90002-3103**
 Owner Name: **MORALES JOSE T A/AMEZCUA JOSE M**
 Seller Name: **CONCEPT W INC**
 APN: **6046-018-037** Map Reference: **58-E3 /** Building Area:
 County: **LOS ANGELES, CA** Census Tract: **2422.00** Total Rooms/Offices:
 Subdivision: **NEVADA VISTA VILLA TR** Zoning: **LAR2** Total Restrooms:
 Rec Date: **02/17/2017** Prior Rec Date: **02/09/2016** Yr Built/Eff: **/**
 Sale Date: **12/15/2016** Prior Sale Date: **01/19/2016** Air Cond:
 Sale Price: **\$339,000** Prior Sale Price: **\$70,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **197949** Acres: **0.06**
 1st Mtg Amt: **\$332,859** Lot Area: **2,500**
 Total Value: **\$54,051** # of Stories:
 Land Use: **RESIDENTIAL LOT** Park Area/Cap#: **/**

Comp #: **5** Distance From Subject: **0.88 (miles)**
 Address: **2303 E 117TH ST, LOS ANGELES, CA 90059**
 Owner Name: **GARCIA MERRIL & HILDA**
 Seller Name: **NORTH BEVERLY DEV INC**
 APN: **6150-016-037** Map Reference: **58-E5 /** Building Area:
 County: **LOS ANGELES, CA** Census Tract: **5406.00** Total Rooms/Offices:
 Subdivision: **ROSCOE TR** Zoning: **LCR2*** Total Restrooms:
 Rec Date: **10/27/2016** Prior Rec Date: **01/25/2008** Yr Built/Eff: **/**
 Sale Date: **08/17/2016** Prior Sale Date: **10/17/2007** Air Cond:
 Sale Price: **\$415,000** Prior Sale Price: **\$266,500** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **1323692** Acres: **0.08**
 1st Mtg Amt: **\$407,483** Lot Area: **3,490**
 Total Value: **\$108,000** # of Stories:
 Land Use: **RESIDENTIAL LOT** Park Area/Cap#: **/**

Comp #: **6** Distance From Subject: **0.93 (miles)**
 Address: **1783 E IMPERIAL HWY, LOS ANGELES, CA 90059**
 Owner Name: **CONCEPT W INC**
 Seller Name: **PDS INVESTMENT CORP**
 APN: **6069-029-076** Map Reference: **58-D5 /** Building Area:
 County: **LOS ANGELES, CA** Census Tract: **2427.00** Total Rooms/Offices:
 Subdivision: **DURBAR PARK** Zoning: **LARD2** Total Restrooms:
 Rec Date: **02/23/2017** Prior Rec Date: Yr Built/Eff: **/**
 Sale Date: **01/20/2017** Prior Sale Date: Air Cond:
 Sale Price: **\$170,000** Prior Sale Price: Pool:
 Sale Type: **FULL** Prior Sale Type: Roof Mat:
 Document #: **217466** Acres: **0.12**
 1st Mtg Amt: **\$150,000** Lot Area: **5,435**
 Total Value: **\$53,050** # of Stories:
 Land Use: **RESIDENTIAL LOT** Park Area/Cap#: **/**

Comp #: **7** Distance From Subject: **0.99 (miles)**
 Address: **9714 DEFIANCE AVE, LOS ANGELES, CA 90002**
 Owner Name: **CARNEY DEV & INVESTMENTS INC**
 Seller Name: **LA CAPITAL LLC**
 APN: **6048-017-020** Map Reference: **58-D3 /** Building Area:
 County: **LOS ANGELES, CA** Census Tract: **2423.00** Total Rooms/Offices:
 Subdivision: **CROWN ADD** Zoning: **LAR1** Total Restrooms:
 Rec Date: **04/18/2017** Prior Rec Date: **07/24/1987** Yr Built/Eff: **/**
 Sale Date: **03/03/2017** Prior Sale Date: Air Cond:
 Sale Price: **\$399,000** Prior Sale Price: Pool:
 Sale Type: **FULL** Prior Sale Type: Roof Mat:
 Document #: **425841** Acres: **0.07**
 1st Mtg Amt: **\$299,000** Lot Area: **2,918**
 Total Value: **\$4,940** # of Stories:
 Land Use: **RESIDENTIAL LOT** Park Area/Cap#: **/**

Comp #: **8** Distance From Subject: **0.99 (miles)**
 Address: **,, CA**
 Owner Name: **CARNEY DEV & INVESTMENTS INC**
 Seller Name: **LA CAPITAL LLC**
 APN: **6048-017-021** Map Reference: **58-D3 /** Building Area:
 County: **LOS ANGELES, CA** Census Tract: **2423.00** Total Rooms/Offices:
 Subdivision: **CROWN ADD** Zoning: **LAR1** Total Restrooms:
 Rec Date: **04/18/2017** Prior Rec Date: **07/24/1987** Yr Built/Eff: **/**
 Sale Date: **03/03/2017** Prior Sale Date: Air Cond:
 Sale Price: **\$399,000** Prior Sale Price: Pool:
 Sale Type: **FULL** Prior Sale Type: Roof Mat:
 Document #: **425841** Acres: **0.07**
 1st Mtg Amt: **\$299,000** Lot Area: **2,919**
 Total Value: **\$2,455** # of Stories:
 Land Use: **RESIDENTIAL LOT** Park Area/Cap#: **/**

Comp #: **9** Distance From Subject: **0.99 (miles)**
 Address: **1552 E 109TH ST, LOS ANGELES, CA 90059**
 Owner Name: **SANTANA INVESTORS LLC**
 Seller Name: **MCCLELLAND WOODROW**
 APN: **6070-004-013** Map Reference: **58-D4 /** Building Area:
 County: **LOS ANGELES, CA** Census Tract: **2420.00** Total Rooms/Offices:
 Subdivision: **2** Zoning: **LAR2** Total Restrooms:
 Rec Date: **10/28/2016** Prior Rec Date: **01/29/1998** Yr Built/Eff: **/**
 Sale Date: **10/12/2016** Prior Sale Date: **01/06/1998** Air Cond:
 Sale Price: **\$245,000** Prior Sale Price: **\$46,500** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **1334659** Acres: **0.25**
 1st Mtg Amt: **\$159,000** Lot Area: **10,837**
 Total Value: **\$62,036** # of Stories:
 Land Use: **RESIDENTIAL LOT** Park Area/Cap#: **/**

Comp #: **10** Distance From Subject: **1.02 (miles)**
 Address: **2134 E 118TH ST, LOS ANGELES, CA 90059-2612**
 Owner Name: **MORRIS MELVIN**
 Seller Name: **76 M INC**
 APN: **6150-020-011** Map Reference: **58-E5 /** Building Area:
 County: **LOS ANGELES, CA** Census Tract: **5406.00** Total Rooms/Offices:
 Subdivision: **SPRINGDALE TR** Zoning: **LCR1*** Total Restrooms:
 Rec Date: **09/29/2016** Prior Rec Date: **04/01/2005** Yr Built/Eff: **/**
 Sale Date: **09/20/2016** Prior Sale Date: **03/09/2005** Air Cond:
 Sale Price: **\$275,000** Prior Sale Price: **\$399,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **1186216** Acres: **0.46**
 1st Mtg Amt: Lot Area: **20,030**
 Total Value: **\$284,270** # of Stories:
 Land Use: **RESIDENTIAL LOT** Park Area/Cap#: **/**

Comp #: **11** Distance From Subject: **1.05 (miles)**
 Address: **9103 S FIR AVE, LOS ANGELES, CA 90002-1816**
 Owner Name: **FERTA LLC**
 Seller Name: **PM DEVS LLC**
 APN: **6045-014-052** Map Reference: **/** Building Area:
 County: **LOS ANGELES, CA** Census Tract: **5354.00** Total Rooms/Offices:
 Subdivision: **MOGIS #2** Zoning: **LCR2*** Total Restrooms:
 Rec Date: **10/06/2016** Prior Rec Date: Yr Built/Eff: **/**
 Sale Date: **06/23/2016** Prior Sale Date: Air Cond:
 Sale Price: **\$605,000** Prior Sale Price: Pool:
 Sale Type: **FULL** Prior Sale Type: Roof Mat:
 Document #: **1227728** Acres: **0.10**
 1st Mtg Amt: **\$423,500** Lot Area: **4,455**
 Total Value: **\$95,993** # of Stories:
 Land Use: **RESIDENTIAL LOT** Park Area/Cap#: **/**

Comp #: **12** Distance From Subject: **1.11 (miles)**
 Address: **9023 ELM ST, LOS ANGELES, CA 90002-1806**
 Owner Name: **BRIONES JOSE A**
 Seller Name: **VARGAS JULIO C**
 APN: **6044-021-007** Map Reference: **58-E2 /** Building Area:
 County: **LOS ANGELES, CA** Census Tract: **5354.00** Total Rooms/Offices:
 Subdivision: **5863** Zoning: **LCR2*** Total Restrooms:
 Rec Date: **11/23/2016** Prior Rec Date: **07/30/2015** Yr Built/Eff: **/**
 Sale Date: **09/28/2016** Prior Sale Date: **07/24/2015** Air Cond:
 Sale Price: **\$336,000** Prior Sale Price: **\$22,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **1479377** Acres: **0.04**
 1st Mtg Amt: **\$336,000** Lot Area: **1,728**
 Total Value: **\$22,000** # of Stories:
 Land Use: **RESIDENTIAL LOT** Park Area/Cap#: **/**

Comp #: 13 Distance From Subject: 1.37 (miles)
 Address: ,, CA
 Owner Name: DOUGLASS SEAN
 Seller Name: DOUGLASS SAMUEL W TRUST
 APN: 6191-009-004 Map Reference: 59-B5 / Building Area:
 County: LOS ANGELES, CA Census Tract: 5402.02 Total Rooms/Offices:
 Subdivision: 2551 Zoning: LYR3YY Total Restrooms:
 Rec Date: 12/09/2016 Prior Rec Date: 07/17/1979 Yr Built/Eff: /
 Sale Date: 09/30/2016 Prior Sale Date: Air Cond:
 Sale Price: \$1,475,000 Prior Sale Price: \$135,000 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:
 Document #: 1564003 Acres: 0.06
 1st Mtg Amt: \$1,516,724 Lot Area: 2,691
 Total Value: \$17,795 # of Stories:
 Land Use: RESIDENTIAL LOT Park Area/Cap#: /

Comp #: 14 Distance From Subject: 1.55 (miles)
 Address: ,, CA
 Owner Name: KIM SOO Y/SONG YEON S
 Seller Name: LEE JOANNA J
 APN: 6202-027-039 Map Reference: 58-F1 / Building Area:
 County: LOS ANGELES, CA Census Tract: 5348.04 Total Rooms/Offices:
 Subdivision: 3992 Zoning: LCC2* Total Restrooms:
 Rec Date: 01/31/2017 Prior Rec Date: 09/09/2002 Yr Built/Eff: /
 Sale Date: 01/17/2017 Prior Sale Date: 07/19/2002 Air Cond:
 Sale Price: \$600,000 Prior Sale Price: \$440,000 Pool:
 Sale Type: FULL Prior Sale Type: UNKNOWN Roof Mat:
 Document #: 127353 Acres: 0.05
 1st Mtg Amt: \$400,000 Lot Area: 2,185
 Total Value: \$101,856 # of Stories:
 Land Use: RESIDENTIAL LOT Park Area/Cap#: /

Comp #: 15 Distance From Subject: 1.8 (miles)
 Address: 2211 CENTER ST, HUNTINGTON PARK, CA 90255
 Owner Name: MARBRISSA LLC
 Seller Name: 7950 CENTER STREET LLC
 APN: 6202-040-016 Map Reference: 58-E1 / Building Area:
 County: LOS ANGELES, CA Census Tract: 5353.00 Total Rooms/Offices:
 Subdivision: FLORENCE STATION TR Zoning: LCM2* Total Restrooms:
 Rec Date: 03/08/2017 Prior Rec Date: 12/31/1986 Yr Built/Eff: /
 Sale Date: 02/24/2017 Prior Sale Date: 12/1986 Air Cond:
 Sale Price: \$200,000 Prior Sale Price: \$93,630 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:
 Document #: 270629 Acres: 0.07
 1st Mtg Amt: \$200,000 Lot Area: 3,062
 Total Value: \$67,614 # of Stories:
 Land Use: RESIDENTIAL LOT Park Area/Cap#: /

Comp #: 16 Distance From Subject: 1.83 (miles)
 Address: 13019 S MONA BLVD, COMPTON, CA 90222
 Owner Name: HERRERA ABELARDO C/CARREON CONSUELO V
 Seller Name: LOPEZ GONZALO
 APN: 6154-007-010 Map Reference: 64-F1 / Building Area:
 County: LOS ANGELES, CA Census Tract: 5415.00 Total Rooms/Offices:
 Subdivision: EAST RICHLAND TR Zoning: LCR1YY Total Restrooms:
 Rec Date: 02/27/2017 Prior Rec Date: 09/04/2009 Yr Built/Eff: /
 Sale Date: 12/28/2016 Prior Sale Date: 08/25/2009 Air Cond:
 Sale Price: \$375,000 Prior Sale Price: \$70,000 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:
 Document #: 227203 Acres: 0.10
 1st Mtg Amt: \$355,500 Lot Area: 4,494
 Total Value: \$122,122 # of Stories:
 Land Use: RESIDENTIAL LOT Park Area/Cap#: /

Comp #: 17 Distance From Subject: 2.07 (miles)
 Address: ,, CA
 Owner Name: CHAVEZ JORGE & MAURICIO
 Seller Name: OVIATT CARMEN
 APN: 6154-013-019 Map Reference: 64-F1 /
 County: LOS ANGELES, CA Census Tract: 5415.00 Building Area:
 Subdivision: 4265 Zoning: LCR1* Total Rooms/Offices:
 Rec Date: 02/03/2017 Prior Rec Date: 06/13/1990 Total Restrooms:
 Sale Date: 01/12/2017 Prior Sale Date: 06/1990 Yr Built/Eff: /
 Sale Price: \$355,000 Prior Sale Price:
 Sale Type: FULL Prior Sale Type: Air Cond:
 Document #: 144548 Acres: 0.06 Pool:
 1st Mtg Amt: \$348,570 Lot Area: 2,426 Roof Mat:
 Total Value: \$1,004 # of Stories:
 Land Use: RESIDENTIAL LOT Park Area/Cap#: /

Comp #: 18 Distance From Subject: 2.16 (miles)
 Address: ,, CA
 Owner Name: MAP-STG LLC
 Seller Name: SANDOVAL JOSE S
 APN: 6216-030-040 Map Reference: /
 County: LOS ANGELES, CA Census Tract: 5360.00 Building Area:
 Subdivision: 6666 Zoning: SGR3YY Total Rooms/Offices:
 Rec Date: 08/26/2016 Prior Rec Date: Total Restrooms:
 Sale Date: 07/29/2016 Prior Sale Date: Yr Built/Eff: /
 Sale Price: \$690,000 Prior Sale Price:
 Sale Type: FULL Prior Sale Type: Air Cond:
 Document #: 1021860 Acres: 0.03 Pool:
 1st Mtg Amt: Lot Area: 1,479 Roof Mat:
 Total Value: \$62,639 # of Stories:
 Land Use: RESIDENTIAL LOT Park Area/Cap#: /

Comp #: 19 Distance From Subject: 2.36 (miles)
 Address: 3524 OLIVE ST, HUNTINGTON PARK, CA 90255-6503
 Owner Name: ALVAREZ EDUARDO & LETICIA
 Seller Name: ORDONEZ JAVIER
 APN: 6214-012-009 Map Reference: 59-B1 /
 County: LOS ANGELES, CA Census Tract: 5345.02 Building Area:
 Subdivision: 2599 Zoning: HPR1* Total Rooms/Offices:
 Rec Date: 12/12/2016 Prior Rec Date: 05/22/2014 Total Restrooms:
 Sale Date: 11/17/2016 Prior Sale Date: 05/08/2014 Yr Built/Eff: /
 Sale Price: \$492,000 Prior Sale Price: \$170,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Pool:
 Document #: 1572372 Acres: 0.15 Roof Mat:
 1st Mtg Amt: \$481,124 Lot Area: 6,433
 Total Value: \$176,040 # of Stories:
 Land Use: RESIDENTIAL LOT Park Area/Cap#: /

Comp #: 20 Distance From Subject: 2.53 (miles)
 Address: ,, CA
 Owner Name: DOMINGUEZ LUIS A SR & LUIS A JR
 Seller Name: GONZALEZ JAVIER R
 APN: 6167-011-015 Map Reference: 65-A2 /
 County: LOS ANGELES, CA Census Tract: 5416.03 Building Area:
 Subdivision: 7243 Zoning: CORM* Total Rooms/Offices:
 Rec Date: 04/17/2017 Prior Rec Date: 03/11/2003 Total Restrooms:
 Sale Date: 02/14/2017 Prior Sale Date: 02/12/2003 Yr Built/Eff: /
 Sale Price: \$400,000 Prior Sale Price: \$3,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Pool:
 Document #: 420326 Acres: 0.02 Roof Mat:
 1st Mtg Amt: \$387,845 Lot Area: 792
 Total Value: \$8,559 # of Stories:
 Land Use: RESIDENTIAL LOT Park Area/Cap#: /

EXHIBIT D

ASSIGNED INSPECTOR: **SERGIO RODRIGUEZ**
JOB ADDRESS: **10518 SOUTH GORMAN AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **6066-014-073**

Date: **May 17, 2017**

CASE#: **715278**
ORDER NO: **A-4026314**

EFFECTIVE DATE OF ORDER TO COMPLY: **April 6, 2016**
COMPLIANCE EXPECTED DATE: **May 6, 2016**
DATE COMPLIANCE OBTAINED: **No Compliance to Date**

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-4026314

1050502201608880

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

CHAPMAN, CARRIE
10333 SANTA MONICA BLVD
LOS ANGELES, CA 90025

CASE #: 715278
ORDER #: A-4026314
EFFECTIVE DATE: April 06, 2016
COMPLIANCE DATE: May 06, 2016

On 3/25/16 the
Date
undersigned mailed this notice by
regular mail, postage prepaid, to
the addressee as shown on the last
equalized assessment roll.
Signature

OWNER OF
SITE ADDRESS: 10518 S GORMAN AVE

ASSESSORS PARCEL NO.: 6066-014-073

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. Excessive or overgrown vegetation on the premises.

You are therefore ordered to: Cut and remove the excessive or overgrown vegetation and weeds from the premises.

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

Location: Vacant accessible lot.

2. Open storage of inoperable vehicles.

You are therefore ordered to: Discontinue the open storage of inoperable vehicle(s).

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

Location: Vacant accessible lot.

Comments: Remove all inoperable vehicles from lot.

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



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

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

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

Location: Vacant accessible lot

4. The owner or person in control has permitted nuisance conditions to exist on the parcel or in and around any building or structure located on the parcel.

You are therefore ordered to: Abate all nuisance conditions.

Code Section(s) in Violation: 91.8904.1, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Location: Vacant lot.

Comments: Secure lot from access of squatters and dumping.

5. Open lot an attractive nuisance.

You are therefore ordered to: Fence (or repair the existing fence) the entire lot in accordance with the enclosed fence specifications.

Code Section(s) in Violation: 91.8904.1 of the L.A.M.C.

Location: Vacant lot.

Comments: Provide barrier/fence to prevent access by squatters, and to prevent dumping.

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.

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.

1050502201608880

If you have any questions or require any additional information please feel free to contact me at (310)417-8663.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector : John Jones

Date: March 23, 2016

JOHN JONES
7166 MANCHESTER AVENUE, #10B
LOS ANGELES, CA 90045
(310)417-8663

John.W.Jones@lacity.org


REVIEWED BY



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