

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
PRESIDENT

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JOSELYN GEAGA-ROSENTHAL
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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: # 8

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

JOB ADDRESS: **6112 SOUTH ALVISO AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **4004-021-011**

On December 23, 2014, pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code, the Department of Building and Safety (the "Department") investigated and identified code violations at: **6112 South Alviso Avenue, Los Angeles, California**, (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

Pursuant to Section 98.0421, the property owner was issued an order on December 23, 2014, to pay a code violation inspection fee after violations were identified and verified upon inspection. The code violation inspection fees imposed by the Department are as follows:

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

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed a lien for a total sum of **\$1,288.56** recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "City Council") designate the time and place protest can be heard concerning this matter, as set forth in Sections 7.35.3 and 7.35.5 of the Los Angeles Administrative Code.

It is further requested that the City Council instruct the Department to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$1,288.56** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY


Steve Ongele
Chief, Resource Management Bureau

ATTEST: HOLLY L. WOLCOTT, CITY CLERK

Lien confirmed by
City Council on:

BY: _____
DEPUTY

EXHIBIT A



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

Property Title Report

Work Order No. T13867
Dated as of: 12/19/2016

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 4004-021-011

Property Address: 6112 S ALVISO AVE ✓ City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : PATRICIA A. ALLEN

Grantor : LARRY SCHNEIDER

Deed Date : 10/22/1986

Recorded : 02/09/1987

Instr No. : 87-0190142

MAILING ADDRESS: PATRICIA A. ALLEN
20703 ARLINE AVE LAKEWOOD CA 90715

SCHEDULE B

LEGAL DESCRIPTION

Lot: 15 Tract No: 7960 Abbreviated Description: LOT:15 CITY:REGION/CLUSTER:
09/09104 TR#:7960 TRACT # 7960 LOT 15 AND N 15 FT OF LOT 16 City/Muni/Twp: REGION/CLUSTER: 09/09104

MORTGAGES/LIENS

Type of Document: ASSIGNMENT OF DEED OF TRUST

Recording Date: 12/13/2011

Document #: 11-1682013

Loan Amount: \$400,000

Lender Name: AMERICAS WHOLESAL LENDER

Borrowers Name: A ALLEN PATRICIA

MAILING ADDRESS: BANK OF AMERICA
450 E. BOUNDARY ST. CHAPIN, SC 29036

Type of Document: Notice Of Default

Recording Date: 07/20/2016

Document #: 16-0848120

MAILING ADDRESS: CLEAR RECON CORP.
4375 JUTLAND DR# 200, SAN DIEGO, CA 92117

RECORDING REQUESTED BY
WORLD TITLE COMPANY
MAIL TAX STATEMENT TO

87 190142

RECORDED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
1 MIN. 1 P.M. FEB 9 1987

FEE \$25 N
A.F.N.F. 1

WHEN RECORDED MAIL TO

Mr Patricia A. Allen
6112 Alvisio Ave.,
Los Angeles, CA

ORDER NO 292-176-19
ESCROW NO 2190 M

SPACE ABOVE THIS LINE FOR RECORDER'S USE

X DOCUMENTARY TRANSFER TAX \$ 85.80
COMPUTED ON FULL VALUE OF PROPERTY CONVEYED, OR
COMPUTED ON FULL VALUE LESS LIENS & ENCUMBRANCES
REMAINING THEREON AT TIME OF SALE

GRANT DEED

Larry C. Schneider
Signature of declarant or agent determining tax. If Firm Name
Incorporated Area City of
TAX PARCEL NUMBER Parcel Book Page

4004-21-11
11-18-1987

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

Larry Schneider, a single man

hereby GRANT(S) to

Patricia A. Allen, an unmarried woman

the following described real property in the City of Los Angeles

County of Los Angeles State of California:

Lot 15 and the Northernly 1/2 of Lot 16 of Tract no. 7960 as per map
recorded in Book 86 Page 3 Of Maps in the office of the County Recorder
of said County.

EXCEPT therefrom all oil, gas, minerals and other hydrocarbons,
below a depth of 500 feet, without the right of surface entry,
as reserved in instruments of record.

Dated October 22, 1986

Larry Schneider
Larry Schneider

STATE OF CALIFORNIA }
COUNTY OF Los Angeles } SS
On October 24, 1986 before me,
the undersigned, a Notary Public in and for said County and State,
personally appeared Larry Schneider

personally known to me
 proved to me on the basis of satisfactory evidence
to be the person(s) whose name(s) subscribed to the within
instrument and acknowledged that executed the same
WITNESS my hand and official seal

Signature *C. W. Withers*



Name (Typed or Printed)

(This area for official notarial seal)

WTC 039 REV. 6/80 6 86

MAIL TAX STATEMENT AS DIRECTED ABOVE.

RECORDED DOCUMENT

Recording Requested By:
Bank of America
Prepared By: **Danilo Cuenca**
450 E. Boundary St.
Chapin, SC 29036
888-603-9011

When recorded mail to:
CoreLogic
450 E. Boundary St.
Attn: Release Dept.
Chapin, SC 29036



DocID# 65014051681515757

Property Address:

6112 Alviso Ave
Los Angeles, CA 90043-3651

CA0-ADT 16567141

12/8/2011

This space for Recorder's use

MIN #: 1000157-0007004689-7

MERS Phone #: 888-679-6377

ASSIGNMENT OF DEED OF TRUST

For Value Received, the undersigned holder of a Deed of Trust (herein "Assignor") whose address is 3300 S.W. 34th Avenue, Suite 101 Ocala, FL 34474 does hereby grant, sell, assign, transfer and convey unto **BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING, LP** whose address is 13150 WORLD GATE DR, HERNDON, VA 20170 all beneficial interest under that certain Deed of Trust described below together with the note(s) and obligations therein described and the money due and to become due thereon with interest and all rights accrued or to accrue under said Deed of Trust.

Original Lender: **AMERICA'S WHOLESALE LENDER**
Original Borrower(s): **PATRICIA A ALLEN, AN UNMARRIED WOMAN**
Original Trustee: **RECONTRUST COMPANY, N.A.**
Date of Deed of Trust: **7/27/2006**
Original Loan Amount: **\$400,000.00**

Recorded in Los Angeles County, CA on: 8/7/2006, book N/A, page N/A and instrument number 06 1737184

IN WITNESS WHEREOF, the undersigned has caused this Assignment of Deed of Trust to be executed on

~~DEC 08 2011~~

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC.

By: 

Barbara Nord Assistant Secretary

State of California
County of Ventura

ROUDABEH BEYGZADEH-ELIAS, NOTARY PUBLIC

On DEC 08 2011 before me, _____, Notary Public, personally appeared
Barbara Nord

, 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 and official seal.

Notary Public: Roudabeh Beygzadeh-Elias
My Commission Expires: June 4, 2015

(Seal)



Title365

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

Clear Recon Corp.
4375 Jutland Drive Suite 200
San Diego, California 92117
866-931-0036



T.S. No.: 042050-CA

APN: 4004-021-011

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Property Address: 6112 ALVISO AVENUE,
LOS ANGELES, CALIFORNIA 90043-3651

Title Order No.: 730-1603460-70

NOTICE OF DEFAULT

Pursuant to CA Civil Code 2923.3

NOTE: THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT ATTACHED

注：本文件包含一个信息摘要

참고사항: 본 첨부 문서에 정보 요약서가 있습니다

NOTA: SE ADJUNTA UN RESUMEN DE LA INFORMACIÓN DE ESTE DOCUMENTO

TALA: MAYROONG BUOD NG IMPORMASYON SA DOKUMENTONG ITO NA NAKALAKIP

LƯU Ý: KÈM THEO ĐÂY LÀ BẢN TRÌNH BÀY TÓM LƯỢC VỀ THÔNG TIN TRONG TÀI LIỆU NÀY

IMPORTANT NOTICE

IF YOUR PROPERTY IS IN FORECLOSURE BECAUSE YOU ARE BEHIND IN YOUR PAYMENTS, IT MAY BE SOLD WITHOUT ANY COURT ACTION, and you may have legal right to bring your account in good standing by paying all of your past due payments plus permitted costs and expenses within the time permitted by law for reinstatement of your account, which is normally five business days prior to the date set for the sale of your property. No sale date may be set until approximately 90 days from the date this notice of default may be recorded (which date of recordation appears on this notice).

This amount is \$29,855.33 as of 7/15/2016, and will increase until your account becomes current. While your property is in foreclosure, you still must pay other obligations (such as insurance and taxes) required by your note and deed of trust or mortgage. If you fail to make future payments on the loan, pay taxes on the property, provide insurance on the property, or pay other obligations as required in the note and deed of trust or mortgage, the beneficiary or mortgagee may insist that you do so in order to reinstate your account in

ED

good standing. In addition, the beneficiary or mortgagee may require as a condition of reinstatement that you provide reliable written evidence that you paid all senior liens, property taxes, and hazard insurance premiums.

Upon your written request, the beneficiary or mortgagee will give you a written itemization of the entire amount you must pay. You may not have to pay the entire unpaid portion of your account, even though full payment was demanded, but you must pay all amounts in default at the time payment is made. However, you and your beneficiary or mortgagee may mutually agree in writing prior to the time the notice of sale is posted (which may not be earlier than three months after this notice of default is recorded) to, among other things, (1) provide additional time in which to cure the default by transfer of the property or otherwise; or (2) establish a schedule of payments in order to cure your default; or both (1) and (2).

Following the expiration of the time period referred to in the first paragraph of this notice, unless the obligation being foreclosed upon or a separate written agreement between you and your creditor permits a longer period, you have only the legal right to stop the sale of your property by paying the entire amount demanded by your creditor. To find out the amount you must pay, or to arrange for payment to stop the foreclosure, or if your property is in foreclosure for any other reason, contact:

BANK OF AMERICA, N.A.
C/O Clear Recon Corp.
4375 Jutland Drive Suite 200
San Diego, California 92117
Phone: 858-750-7600

If you have any questions, you should contact a lawyer or the governmental agency which may have insured your loan. Notwithstanding the fact that your property is in foreclosure, you may offer your property for sale, provided the sale is concluded prior to the conclusion of the foreclosure. Remember, **YOU MAY LOSE LEGAL RIGHTS IF YOU DO NOT TAKE PROMPT ACTION.**

NOTICE IS HEREBY GIVEN: CLEAR RECON CORP. is either the original trustee, the duly appointed substituted trustee or the designated agent of the holder of the beneficial interest under a deed of trust dated 7/27/2006, executed by PATRICIA A ALLEN, AN UNMARRIED WOMAN, as Trustor, to secure certain obligations in favor of the beneficiary thereunder, recorded 8/7/2006, as Instrument No. 06 1737184, of Official Records in the Office of the Recorder of Los Angeles County, California, encumbering the land as fully described on said Deed of Trust

That a breach of, and default in, the obligations for which such Deed of Trust is security has occurred in that payment has not been made of:

Trustee Sale No.: 042050-CA Title Order No.: 730-1603460-70

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Installment of Principal and Interest plus impounds and/or advances which became due on 7/1/2015 plus late charges, and all subsequent installments of principal, interest, balloon payments, plus impounds and/or advances and late charges that become payable.

That by reason thereof, BANK OF AMERICA, N.A., the present beneficiary under such Deed of Trust has deposited with said trustee such Deed of Trust and all documents evidencing obligations secured thereby and has declared and does hereby declare all sums secured thereby immediately due and payable and has elected and does hereby elect to cause the trust property to be sold to satisfy the obligations secured thereby.

CLEAR RECON CORP.

Date Executed: JUL 15 2016

BY:



, Authorized Signor

**BERNIS M. GONYEA
CLEAR RECON CORP.
4375 Jutland Drive Suite 200
San Diego, California 92117**

Bank of America



Home Loans

Mail Stop: PTX A-65
7105 Corporate Drive
Plano, TX 75024

C3_13168 CA-DECLARATIONS 18009 3/3/2015

Notice Date: March 23, 2016

Patricia A Allen
20703 Arline Ave
Lakewood, CA 90715

Property Address:
6112 Alviso Avenue
Los Angeles, CA 90043

CALIFORNIA DECLARATION

I, Constanza Elaine Killa, Mtg Servicing Specialist Lead of Bank of America ("BANA") at BANA Home Loans, declare under the laws of the State of California, that I have reviewed Bank of America, N.A.'s business records maintained in the ordinary course of business, and having personal knowledge of the contents of those records, hereby state, that those business records reflect that:

BANK OF AMERICA, N.A. has,

- 1. Contacted the borrower to assess the borrower's financial situation and to explore options for the borrower to avoid foreclosure in accordance with California Civil Code §2923.55(b)(2).
- 2. Tried with due diligence to contact the borrower in order to assess their financial situation and to explore options for the borrower to avoid foreclosure in accordance with California Civil Code Section 2923.55(f), including by:
 - a. providing the borrower a toll-free telephone number providing access to a live representative during business hours;
 - b. posting a prominent link on its internet website homepage to the information required by California Civil Code §2923.55(f)(5)(A)-(D);
 - c. sending a letter via first class mail to the borrower(s);
 - d. attempting to contact the borrower on three separate days at a different time each day;
 - e. sending a letter via certified mail, return receipt requested.
- 3. Determined that the provisions of California Civil Code §2923.55 do not apply because the loan was not for owner-occupied residential real property (principal residence), as defined by California Civil Code § 2924.15.

03/23/16 Plano, TX
Date and Place

Constanza Elaine
Name of Signer

Property Detail Report

For Property Located At :
6112 ALVISO AVE, LOS ANGELES, CA 90043-3651



Owner Information

Owner Name: ALLEN PATRICIA A
 Mailing Address: 20703 ARLINE AVE, LAKEWOOD CA 90715-1427 C051
 Vesting Codes: //

Location Information

Legal Description: TRACT # 7960 LOT 15 AND N 15 FT OF LOT 16
 County: LOS ANGELES, CA APN: 4004-021-011
 Census Tract / Block: 2351.00 / 2 Alternate APN:
 Township-Range-Sect: Subdivision: 7960
 Legal Book/Page: 86-3 Map Reference: 51-B4 /
 Legal Lot: 16 Tract #: 7960
 Legal Block: School District: LOS ANGELES
 Market Area: PHHT 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: 02/09/1987 / 10/1986 1st Mtg Amount/Type: \$62,400 / PRIVATE PARTY
 Sale Price: \$78,000 1st Mtg Int. Rate/Type: /
 Sale Type: FULL 1st Mtg Document #:
 Document #: 190142 2nd Mtg Amount/Type: \$7,800 / PRIVATE PARTY
 Deed Type: GRANT DEED 2nd Mtg Int. Rate/Type: /
 Transfer Document #: Price Per SqFt: \$100.26
 New Construction: Multi/Split Sale:
 Title Company: WORLD TITLE CO.
 Lender:
 Seller Name: SCHNEIDER LARRY

Prior Sale Information

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

Property Characteristics

Gross Area:		Parking Type:	PARKING AVAIL	Construction:	
Living Area:	778	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:	1	Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	1	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:	/	Foundation:	RAISED	Quality:	
# of Stories:	1.00	Roof Material:	ROLL COMPOSITION	Condition:	
Other Improvements:					

Site Information

Zoning:	LAR1	Acres:	0.11	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	4,820	Lot Width/Depth:	45 x 107	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$128,606	Assessed Year:	2016	Property Tax:	\$1,685.14
Land Value:	\$90,032	Improved %:	30%	Tax Area:	212
Improvement Value:	\$38,574	Tax Year:	2016	Tax Exemption:	
Total Taxable Value:	\$128,606				

Comparable Summary

For Property Located At



6112 ALVISO AVE, LOS ANGELES, CA 90043-3651

5 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: 5

	Subject Property	Low	High	Average
Sale Price	\$78,000	\$365,000	\$685,000	\$520,800
Bldg/Living Area	778	756	890	834
Price/Sqft	\$100.26	\$428.40	\$795.56	\$621.25
Year Built	1926	1922	1926	1923
Lot Area	4,820	5,256	5,712	5,482
Bedrooms	2	2	2	2
Bathrooms/Restrooms	1	1	1	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$128,606	\$104,265	\$280,000	\$204,552
Distance From Subject	0.00	0.13	0.43	0.29

*= user supplied for search only

<input checked="" type="checkbox"/>	# F	Address	Sale Price	Yr Bilt	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
Subject Property										
<input checked="" type="checkbox"/>		6112 ALVISO AVE	\$78,000	1926	2	1	02/09/1987	778	4,820	0.0
Comparables										
<input checked="" type="checkbox"/>	1	6022 KENISTON AVE	\$685,000	1924	2	1	10/17/2016	890	5,712	0.13
<input checked="" type="checkbox"/>	2	6320 KENISTON AVE	\$681,000	1926	2	1	10/26/2016	856	5,440	0.17
<input checked="" type="checkbox"/>	3	924 E BRETT ST	\$440,000	1923	2	1	04/27/2017	756	5,407	0.35
<input checked="" type="checkbox"/>	4	1060 E FAIRVIEW BLVD	\$433,000	1922	2	1	12/13/2016	816	5,256	0.36
<input checked="" type="checkbox"/>	5	1023 E 65TH ST	\$365,000	1922	2	1	11/29/2016	852	5,596	0.43

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

6112 ALVISO AVE, LOS ANGELES, CA 90043-3651**5 Comparable(s) Selected.**

Report Date: 05/16/2017

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$78,000	\$365,000	\$685,000	\$520,800
Bldg/Living Area	778	756	890	834
Price/Sqft	\$100.26	\$428.40	\$795.56	\$621.25
Year Built	1926	1922	1926	1923
Lot Area	4,820	5,256	5,712	5,482
Bedrooms	2	2	2	2
Bathrooms/Restrooms	1	1	1	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$128,606	\$104,265	\$280,000	\$204,552
Distance From Subject	0.00	0.13	0.43	0.29

* = user supplied for search only

Comp #:1 Distance From Subject:0.13 (miles)
 Address: **6022 KENISTON AVE, LOS ANGELES, CA 90043-3711**
 Owner Name: **WEIKERT GLENN E/LOMBARDO AMY J S**
 Seller Name: **BOMO INVESTMENTS LLC**
 APN: **4004-025-006** Map Reference: **51-B4 /** Living Area: **890**
 County: **LOS ANGELES, CA** Census Tract: **2351.00** Total Rooms: **5**
 Subdivision: **4036** Zoning: **LAR1** Bedrooms: **2**
 Rec Date: **10/17/2016** Prior Rec Date: **09/22/2015** Bath(F/H): **1 /**
 Sale Date: **10/06/2016** Prior Sale Date: **09/10/2015** Yr Built/Eff: **1924 / 1924**
 Sale Price: **\$685,000** Prior Sale Price: **\$280,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **1271651** Acres: **0.13** Fireplace: **Y / 1**
 1st Mtg Amt: **\$616,500** Lot Area: **5,712** Pool:
 Total Value: **\$280,000** # of Stories: **1.00** Roof Mat: **COMPOSITION SHINGLE**
 Land Use: **SFR** Park Area/Cap#: **/ 1** Parking: **PARKING AVAIL**

Comp #:2 Distance From Subject:0.17 (miles)
 Address: **6320 KENISTON AVE, LOS ANGELES, CA 90043-3733**
 Owner Name: **SPENCER DAVID C/BOENZI TERESA A**
 Seller Name: **DOGTOWN INVESTMENTS LLC**
 APN: **4004-026-006** Map Reference: **51-B5 /** Living Area: **856**
 County: **LOS ANGELES, CA** Census Tract: **2351.00** Total Rooms: **5**
 Subdivision: **6387** Zoning: **LAR1** Bedrooms: **2**
 Rec Date: **10/26/2016** Prior Rec Date: **01/12/2016** Bath(F/H): **1 /**
 Sale Date: **09/28/2016** Prior Sale Date: **10/28/2015** Yr Built/Eff: **1926 / 1926**
 Sale Price: **\$681,000** Prior Sale Price: **\$350,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **1318665** Acres: **0.12** Fireplace: **Y / 1**
 1st Mtg Amt: **\$612,900** Lot Area: **5,440** Pool:
 Total Value: **\$185,000** # of Stories: **1.00** Roof Mat: **ROLL COMPOSITION**
 Land Use: **SFR** Park Area/Cap#: **/ 1** Parking: **PARKING AVAIL**

Comp #:3 Distance From Subject:0.35 (miles)
 Address: **924 E BRETT ST, INGLEWOOD, CA 90302-1414**
 Owner Name: **MARTINEZ ALVARO & MARITZA V**
 Seller Name: **MADRIGAL FRANCISCO B & ANA B**
 APN: **4013-020-013** Map Reference: **51-B5 /** Living Area: **756**
 County: **LOS ANGELES, CA** Census Tract: **6009.12** Total Rooms: **5**
 Subdivision: **5357** Zoning: **INR2YY** Bedrooms: **2**
 Rec Date: **04/27/2017** Prior Rec Date: **07/01/1993** Bath(F/H): **1 /**
 Sale Date: **03/15/2017** Prior Sale Date:
 Sale Price: **\$440,000** Prior Sale Price: **\$125,000** Yr Built/Eff: **1923 / 1923**
 Sale Type: **FULL** Prior Sale Type: **FULL** Air Cond:
 Document #: **466437** Acres: **0.12** Style: **CONVENTIONAL**
 1st Mtg Amt: **\$412,250** Lot Area: **5,407** Fireplace: **/**
 Total Value: **\$179,452** # of Stories: **1.00** Pool:
 Land Use: **SFR** Park Area/Cap#: **/ 1** Roof Mat: **COMPOSITION SHINGLE ATTACHED GARAGE**
 Parking: **PARKING AVAIL**

Comp #:4 Distance From Subject:0.36 (miles)
 Address: **1060 E FAIRVIEW BLVD, INGLEWOOD, CA 90302-1429**
 Owner Name: **CLEVELAND SCHARLANEA R**
 Seller Name: **RIVERA FERNANDO & ANABEL**
 APN: **4013-014-002** Map Reference: **51-B5 /** Living Area: **816**
 County: **LOS ANGELES, CA** Census Tract: **6009.12** Total Rooms: **3**
 Subdivision: **5357** Zoning: **INP1YY** Bedrooms: **2**
 Rec Date: **12/13/2016** Prior Rec Date: **03/28/2003** Bath(F/H): **1 /**
 Sale Date: **12/09/2016** Prior Sale Date: **03/11/2003** Yr Built/Eff: **1922 / 1922**
 Sale Price: **\$433,000** Prior Sale Price: **\$224,000** Air Cond: **YES**
 Sale Type: **FULL** Prior Sale Type: **UNKNOWN** Style: **CONVENTIONAL**
 Document #: **1575371** Acres: **0.12** Fireplace: **/**
 1st Mtg Amt: **\$442,309** Lot Area: **5,256** Pool:
 Total Value: **\$274,043** # of Stories: **1.00** Roof Mat: **COMPOSITION SHINGLE**
 Land Use: **SFR** Park Area/Cap#: **/ 1** Parking: **PARKING AVAIL**

Comp #:	5			Distance From Subject:	0.43 (miles)
Address:	1023 E 65TH ST, INGLEWOOD, CA 90302-1805				
Owner Name:	MEDINA PORFIRIO				
Seller Name:	DELGADILLO ENRIQUE & ESTELA				
APN:	4013-013-028	Map Reference:	65-D5 /	Living Area:	852
County:	LOS ANGELES, CA	Census Tract:	6009.12	Total Rooms:	4
Subdivision:	4476	Zoning:	INR2YY	Bedrooms:	2
Rec Date:	11/29/2016	Prior Rec Date:	04/30/1986	Bath(F/H):	1 /
Sale Date:	11/21/2016	Prior Sale Date:	03/1986	Yr Built/Eff:	1922 / 1932
Sale Price:	\$365,000	Prior Sale Price:	\$62,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	1492808	Acres:	0.13	Fireplace:	/
1st Mtg Amt:	\$292,000	Lot Area:	5,596	Pool:	
Total Value:	\$104,265	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

EXHIBIT D

ASSIGNED INSPECTOR: **DALE SCHWARTZ**

Date: **May 17, 2017**

JOB ADDRESS: **6112 SOUTH ALVISO AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **4004-021-011**

CASE#: **669462**

ORDER NO: **A-3672545**

EFFECTIVE DATE OF ORDER TO COMPLY: **December 23, 2014**

COMPLIANCE EXPECTED DATE: **January 22, 2015**

DATE COMPLIANCE OBTAINED: **November 21, 2016**

LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3672545

Location: Garage

2. **The approximate 12'x 15' construction of a storage room attached to the garage 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 permi(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, 12.21A.1.(a) of the L.A.M.C.

Location: Rear yard

3. **The approximate 12'x 40' construction of an "L" shaped patio cover attached to the rear and north side of house 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 permi(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, 12.21A.1.(a) of the L.A.M.C.

Location: Rear and side yards

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

You are therefore ordered to: Repair and maintain all electrical service, lines, switches, outlets, fixtures and fixture coverings and supports in good repair. Broken, loose, frayed, inoperative, defective or missing portions shall be repaired or replaced.

Code Section(s) in Violation: 91.8104.8, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

Location: Entire house

Comments: Repair all inoperable electrical receptacles.

5. **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.

Location: Kitchen

Comments: Repair all roof leaks

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

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.



CODE ENFORCEMENT BUREAU

For routine City business and non-emergency services: Call 3-1-1

www.ladbs.org

10660418291732379

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.

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 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.

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 + Community Investment Department (HCIDLA) at (866) 557-RENT (7368) or go to: <http://hcidla.lacity.org>

If you have any questions or require any additional information please feel free to contact me at (323)846-2657. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector : A Alon for Bruce Todd Date: December 16, 2014

BRUCE TODD
4301 S CENTRAL AVE
LOS ANGELES, CA 90011
(323)846-2657
Bruce.Todd@lacity.org

REVIEWED BY

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