

CITY OF LOS ANGELES  
CALIFORNIA

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

VAN AMBATIELOS  
PRESIDENT

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VICE PRESIDENT

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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

October 20, 2016

Council District: # 9

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

**JOB ADDRESS: 326 WEST GAGE AVENUE, LOS ANGELES, CA**  
**ASSESSORS PARCEL NO. (APN): 6005-002-008**

On July 15, 2015, 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: **326 West Gage 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 June 15, 2015 to pay a code violation inspection fee after violations were identified and verified upon inspection. The non-compliance and code violation inspection fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance Code Enforcement fee	\$ 660.00
Late Charge/Collection fee (250%)	2,490.00
Code Violation Investigation fee	336.00
System Development Surcharge	20.16
System Development Surcharge late fee	50.40
Accumulated Interest (1%/month)	259.14
Title Report fee	<u>42.00</u>
<b>Grand Total</b>	<b>\$ <u>3,857.70</u></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 **\$3,857.70** recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "City Council") designate the time and place protest can be heard concerning this matter, as set forth in Sections 7.35.3 and 7.35.5 of the Los Angeles Administrative Code.

It is further requested that the City Council instruct the Department to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$3,857.70** 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**

*for*   
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

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**Property Title Report**

Work Order No. T13684  
Dated as of: 08/31/2016

Prepared for: City of Los Angeles

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**SCHEDULE A**

(Reported Property Information)

APN #: 6005-002-008

Property Address: 326 W GAGE AVE

City: Los Angeles

County: Los Angeles

**VESTING INFORMATION**

Type of Document: GRANT DEED

Grantee : NORMA H GONZALEZ LOPEZ ✓

Grantor : FARID MIR AND KAMIL YOUSSEFZADEH

Deed Date : 08/19/2011

Recorded : 02/16/2012

Instr No. : 12-0261158

MAILING ADDRESS: NORMA H GONZALEZ LOPEZ  
9663 SANTA MONICA BLVD # 1091 BEVERLY HILLS CA 90210

**SCHEDULE B**

**LEGAL DESCRIPTION**

Lot: 4 Tract No: 8032 Abbreviated Description: LOT:4 CITY:REGION/CLUSTER:  
12/12405 TR#:8032 TRACT # 8032 EX OF ST LOT 4 City/Muni/Twp: REGION/CLUSTER: 12/12405

**MORTGAGES/LIENS**

Type of Document: DEED OF TRUST

Recording Date: 02/16/2012

Document #: 12-0261159

Loan Amount: \$214,423

Lender Name: GEO CORP INC

Borrowers Name: NORMA H GONZALEZ LOPEZ,

MAILING ADDRESS: GEO CORP INC  
901 CORPORATE CENTER DR. STE 401 MONTEREY PARK, CA 91754

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02/16/2012



\*20120261158\*

RECORDING REQUESTED BY:  
Advantage Title, Inc.

AND WHEN RECORDED MAIL TO:

Norma Gonzalez  
326-326 W. Gage Ave  
Los Angeles, CA 90003

THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.: 210-1107549-20

Escrow No.: 02-017030-GO

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**GRANT DEED**

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

**DOCUMENTARY TRANSFER TAX is \$242.00 CITY TRANSFER TAX \$990.00**

- computed on full value of property conveyed, or
- computed on full value less value of liens or encumbrances remaining at time of sale.
- Unincorporated area  City of Los Angeles **AND**

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

**Farid Mir, a Married Man, and Kamil Youssefzadeh, a Married Man, each as to an undivided 50% interest as Tenants in Common**

hereby GRANT(s) to:

**Norma H. Gonzalez Lopez, an Unmarried Woman**

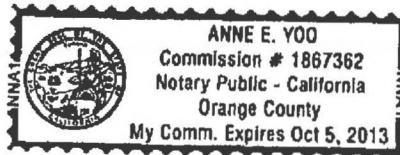
the real property in the City of Los Angeles, County of Los Angeles, State of California, described as:  
**LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF**  
Also Known as: 326 W. Gage Street, Los Angeles, CA 90003  
AP#: 6005-002-008

DATED August 9, 2011  
STATE OF CALIFORNIA  
COUNTY OF Los Angeles  
On August 10, 2011  
before me, Anne E. Yoo  
A Notary Public in and for said State personally appeared  
KAMIL YOUSSEFZADEH

[Signature]  
Farid Mir

[Signature]  
Kamil Youssefzadeh

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.



Signature

[Signature]

(Seal)

MAIL TAX STATEMENTS TO PARTY SHOWN BELOW; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE:

GB

# CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

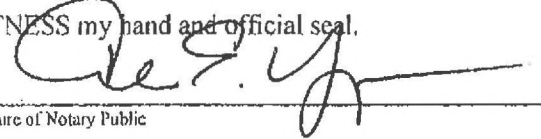
County of Los Angeles

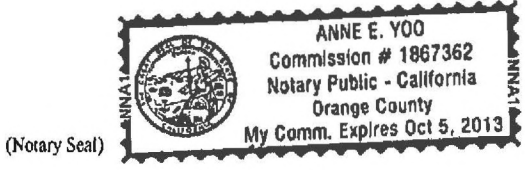
On JAN 31, 2011 before me, ANNE E. YOO, NOTARY PUBLIC  
(Here insert name and title of the officer)

personally appeared FARID MIR

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.  
  
Signature of Notary Public



## ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT  
GRANT DEED  
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages 1 Document Date 8-9-11

(Additional information)

**INSTRUCTIONS FOR COMPLETING THIS FORM**  
*Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.*

**CAPACITY CLAIMED BY THE SIGNER**

Individual (s)  
 Corporate Officer  
(Title)

Partner(s)  
 Attorney-in-Fact  
 Trustee(s)  
 Other \_\_\_\_\_

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they, is /are ) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
  - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document

Advantage Title, Inc.

Recording Requested By:  
GEO-CORP, INC.



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And After Recording Return To:  
GEO-CORP, INC.  
901 CORPORATE CENTER DR. SUITE 401  
MONTEREY PARK, CALIFORNIA 91754  
Loan Number: 1157572723

110 7549

AP 6005-002-008  
[Space Above This Line For Recording Data]

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DEED OF TRUST

FHA CASE NO.  
197-5644546/703

MIN: 1005901-1157572723-4

THIS DEED OF TRUST ("Security Instrument") is made on FEBRUARY 10, 2012  
The trustor is NORMA H. GONZALEZ LOPEZ, AN UNMARRIED WOMAN

("Borrower").

The trustee is ADVANTAGE TITLE INC.  
19500 JAMBOREE ROAD, 1ST FLOOR, IRVINE, CALIFORNIA 92612 ("Trustee").  
The beneficiary is Mortgage Electronic Registration Systems, Inc. ("MERS") (solely as nominee for Lender, as hereinafter defined, and Lender's successors and assigns). MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS.  
GEO-CORP, INC., A FLORIDA CORPORATION

("Lender")

is organized and existing under the laws of FLORIDA  
and has an address of 901 CORPORATE CENTER DRIVE, SUITE 401, MONTEREY  
PARK, CALIFORNIA 91754  
Borrower owes Lender the principal sum of TWO HUNDRED FOURTEEN THOUSAND FOUR  
HUNDRED TWENTY-THREE AND 00/100 Dollars (U.S. \$214,423.00 ).  
This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides  
for monthly payments, with the full debt, if not paid earlier, due and payable on MARCH 1, 2042  
This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest,  
and all renewals, extensions and modifications of the Note; (b) the payment of all other sums, with interest,  
advanced under paragraph 7 to protect the security of this Security Instrument; and (c) the performance of Borrower's  
covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower irrevocably  
grants and conveys to Trustee, in trust, with power of sale, the following described property located in  
LOS ANGELES County, California:

7B

LOT 4 OF TRACT NO. 8032, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 119 PAGE(S) 17 TO 19 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPT THE NORTHERLY 10 FEET THEREOF. A.P.N. : 6005-002-008

See Exhibit "A" Attached

which has the address of 326-326 1/2 WEST GAGE AVENUE

LOS ANGELES, California 90003 ("Property Address")  
[City] [Street] [Zip Code]

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property." Borrower understands and agrees that MERS holds only legal title to the interests granted by Borrower in this Security Instrument; but, if necessary to comply with law or custom, MERS (as nominee for Lender and Lender's successors and assigns) has the right: to exercise any or all of those interests, including, but not limited to, the right to foreclose and sell the Property; and to take any action required of Lender including, but not limited to, releasing or canceling this Security Instrument.

BORROWER COVENANTS that Borrower is lawfully seized of the estate hereby conveyed and has the right to grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

**UNIFORM COVENANTS.** Borrower and Lender covenant and agree as follows:

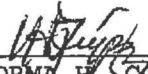
1. **Payment of Principal, Interest and Late Charge.** Borrower shall pay when due the principal of, and interest on, the debt evidenced by the Note and late charges due under the Note.

2. **Monthly Payment of Taxes, Insurance, and Other Charges.** Borrower shall include in each monthly payment, together with the principal and interest as set forth in the Note and any late charges, a sum for (a) taxes and special assessments levied or to be levied against the Property, (b) leasehold payments or ground rents on the Property, and (c) premiums for insurance required under paragraph 4. In any year in which the Lender must pay a mortgage insurance premium to the Secretary of Housing and Urban Development ("Secretary"), or in any year in which such premium would have been required if Lender still held the Security Instrument, each monthly payment shall also include either: (i) a sum for the annual mortgage insurance premium to be paid by Lender to the Secretary, or (ii) a monthly charge instead of a mortgage insurance premium if this Security Instrument is held by the Secretary, in a reasonable amount to be determined by the Secretary. Except for the monthly charge by the Secretary, these items are called "Escrow Items" and the sums paid to Lender are called "Escrow Funds."

Lender may, at any time, collect and hold amounts for Escrow Items in an aggregate amount not to exceed the maximum amount that may be required for Borrower's escrow account under the Real Estate Settlement Procedures Act of 1974, 12 U.S.C. §2601 et seq. and implementing regulations, 24 CFR Part 3500, as they may be amended from time to time ("RESPA"), except that the cushion or reserve permitted by RESPA for unanticipated disbursements or disbursements before the Borrower's payments are available in the account may not be based on amounts due for the mortgage insurance premium.

BY SIGNING BELOW, Borrower accepts and agrees to the terms contained in pages 1 through 9 of this Security Instrument and in any rider(s) executed by Borrower and recorded with it.

The undersigned Borrower requests that a copy of any Notice of Default and any Notice of Sale under this Security Instrument be mailed to Borrower at the address set forth above.

  
\_\_\_\_\_  
NORMA H. GONZALEZ LOPEZ -Borrower (Seal)

\_\_\_\_\_  
(Seal)  
-Borrower

\_\_\_\_\_  
(Seal)  
-Borrower

\_\_\_\_\_  
(Seal)  
-Borrower

\_\_\_\_\_  
(Seal)  
-Borrower

\_\_\_\_\_  
(Seal)  
-Borrower

Witness:  
  
\_\_\_\_\_

Witness:  
  
\_\_\_\_\_

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[Space Below This Line For Acknowledgment]

State of CALIFORNIA )  
 ) ss.  
County of LOS ANGELES )

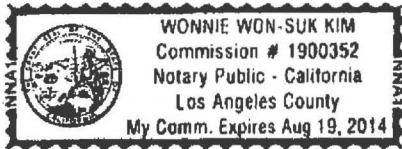
On Feb 11, 2012 before me, Wonnie Won-Suk Kim, Notary Public

personally appeared NORMA H. GONZALEZ LOPEZ

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.



*Wonnie Won-Suk Kim*

NOTARY SIGNATURE

Wonnie Won-Suk Kim

(Typed Name of Notary)

NOTARY SEAL



# EXHIBIT B

ASSIGNED INSPECTOR: **MARIO CUEVAS**

Date: **October 20, 2016**

JOB ADDRESS: **326 WEST GAGE AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **6005-002-008**

Last Full Title: **08/31/2016**

Last Update to Title:

.....

## LIST OF OWNERS AND INTERESTED PARTIES

1). NORMA H GONZALEZ LOPEZ  
9663 SANTA MONICA BLVD #1091  
BEVERLY HILLS, CA 90210

CAPACITY: OWNER

2). GEO CORP INC  
901 CORPORATE CENTER DR. STE 401  
MONTEREY PARK, CA 91754

CAPACITY: INTERESTED PARTIES

## Property Detail Report

For Property Located At :  
**326 W GAGE AVE, LOS ANGELES, CA 90003-1439**



### Owner Information

Owner Name: **LOPEZ NORMA H**  
 Mailing Address: **9663 SANTA MONICA BLVD #1091, BEVERLY HILLS CA 90210-4303 C026**  
 Vesting Codes: **//**

### Location Information

Legal Description:	<b>TRACT # 8032 EX OF ST LOT 4</b>	APN:	<b>6005-002-008</b>
County:	<b>LOS ANGELES, CA</b>	Alternate APN:	
Census Tract / Block:	<b>2393.10 / 1</b>	Subdivision:	<b>8032</b>
Township-Range-Sect:		Map Reference:	<b>52-A5 /</b>
Legal Book/Page:	<b>119-17</b>	Tract #:	<b>8032</b>
Legal Lot:	<b>4</b>	School District:	<b>LOS ANGELES</b>
Legal Block:		School District Name:	
Market Area:	<b>C42</b>	Munic/Township:	
Neighbor Code:			

### Owner Transfer Information

Recording/Sale Date:	<b>/</b>	Deed Type:	
Sale Price:		1st Mtg Document #:	
Document #:			

### Last Market Sale Information

Recording/Sale Date:	<b>02/16/2012 / 08/09/2011</b>	1st Mtg Amount/Type:	<b>\$214,423 / FHA</b>
Sale Price:	<b>\$220,000</b>	1st Mtg Int. Rate/Type:	<b>/</b>
Sale Type:	<b>FULL</b>	1st Mtg Document #:	<b>261159</b>
Document #:	<b>261158</b>	2nd Mtg Amount/Type:	<b>/</b>
Deed Type:	<b>GRANT DEED</b>	2nd Mtg Int. Rate/Type:	<b>/</b>
Transfer Document #:		Price Per SqFt:	<b>\$140.31</b>
New Construction:		Multi/Split Sale:	
Title Company:	<b>ADVANTAGE TITLE CO</b>		
Lender:	<b>GEO-CORP INC</b>		
Seller Name:	<b>MIR FARID</b>		

### Prior Sale Information

Prior Rec/Sale Date:	<b>06/26/2009 / 06/11/2009</b>	Prior Lender:	
Prior Sale Price:	<b>\$160,000</b>	Prior 1st Mtg Amt/Type:	<b>/</b>
Prior Doc Number:	<b>966147</b>	Prior 1st Mtg Rate/Type:	<b>/</b>
Prior Deed Type:	<b>GRANT DEED</b>		

### Property Characteristics

Gross Area:		Parking Type:		Construction:	
Living Area:	<b>1,568</b>	Garage Area:		Heat Type:	
Tot Adj Area:		Garage Capacity:		Exterior wall:	
Above Grade:		Parking Spaces:		Porch Type:	
Total Rooms:		Basement Area:		Patio Type:	
Bedrooms:	<b>3</b>	Finish Bsmnt Area:		Pool:	
Bath(F/H):	<b>2 /</b>	Basement Type:		Air Cond:	<b>YES</b>
Year Built / Eff:	<b>1909 / 1909</b>	Roof Type:		Style:	
Fireplace:	<b>/</b>	Foundation:		Quality:	
# of Stories:		Roof Material:		Condition:	
Other Improvements:					

### Site Information

Zoning:	<b>LAR2</b>	Acres:	<b>0.13</b>	County Use:	<b>DUPLEX (0200)</b>
Lot Area:	<b>5,546</b>	Lot Width/Depth:	<b>x</b>	State Use:	
Land Use:	<b>DUPLEX</b>	Res/Comm Units:	<b>2 /</b>	Water Type:	
Site Influence:				Sewer Type:	

### Tax Information

Total Value:	<b>\$233,426</b>	Assessed Year:	<b>2016</b>	Property Tax:	<b>\$2,940.24</b>
Land Value:	<b>\$116,713</b>	Improved %:	<b>50%</b>	Tax Area:	<b>7</b>
Improvement Value:	<b>\$116,713</b>	Tax Year:	<b>2015</b>	Tax Exemption:	
Total Taxable Value:	<b>\$233,426</b>				

## Comparable Summary

For Property Located At



CoreLogic

RealQuest Professional

**326 W GAGE AVE, LOS ANGELES, CA 90003-1439**

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

▶ View Report

▶ Configure Display Fields

▶ Modify Comparable Search Criteria

### Summary Statistics For Selected Properties: 10

	Subject Property	Low	High	Average
Sale Price	\$220,000	\$217,000	\$415,000	\$328,300
Bldg/Living Area	1,568	1,400	1,768	1,577
Price/Sqft	\$140.31	\$139.59	\$296.43	\$209.21
Year Built	1909	1909	1992	1930
Lot Area	5,546	4,724	5,489	5,140
Bedrooms	3	3	4	4
Bathrooms/Restrooms	2	2	3	2
Stories	0.00	1.00	1.00	1.00
Total Value	\$233,426	\$23,142	\$422,000	\$247,962
Distance From Subject	0.00	0.11	0.48	0.24

\*= 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>										
		326 W GAGE AVE	\$220,000	1909	3	2	02/16/2012	1,568	5,546	0.0
<b>Comparables</b>										
<input checked="" type="checkbox"/>	1	240 W GAGE AVE	\$360,000	1915	3	2	07/06/2016	1,656	5,076	0.11
<input checked="" type="checkbox"/>	2	225 W GAGE AVE	\$358,000	1911	4	2	05/20/2016	1,708	4,724	0.14
<input checked="" type="checkbox"/>	3	225 W 65TH ST	\$341,000	1912	3	2	09/13/2016	1,500	5,098	0.16
<input checked="" type="checkbox"/>	4	444 W 62ND ST	\$220,000	1919	3	2	05/12/2016	1,576	5,160	0.16
<input checked="" type="checkbox"/>	5	224 W 65TH ST	\$273,000	1920	4	2	07/21/2016	1,634	5,130	0.18
<input checked="" type="checkbox"/>	6	226 W 60TH ST	\$217,000	1909	4	2	09/02/2016	1,486	5,119	0.24
<input checked="" type="checkbox"/>	7	6605 S FIGUEROA ST	\$386,000	1992	4	2	07/29/2016	1,768	4,803	0.29
<input checked="" type="checkbox"/>	8	6604 DENVER AVE	\$415,000	1985	4	2	10/03/2016	1,400	5,400	0.31
<input checked="" type="checkbox"/>	9	5921 S FLOWER ST	\$363,000	1921	4	2	03/23/2016	1,641	5,402	0.35
<input checked="" type="checkbox"/>	10	232 W 71ST ST	\$350,000	1924	3	3	06/06/2016	1,405	5,489	0.48

**Comparable Sales Report**

For Property Located At



CoreLogic

RealQuest Professional

**326 W GAGE AVE, LOS ANGELES, CA 90003-1439****10 Comparable(s) Selected.**

Report Date: 10/19/2016

**Summary Statistics:**

	<b>Subject</b>	<b>Low</b>	<b>High</b>	<b>Average</b>
Sale Price	\$220,000	\$217,000	\$415,000	\$328,300
Bldg/Living Area	1,568	1,400	1,768	1,577
Price/Sqft	\$140.31	\$139.59	\$296.43	\$209.21
Year Built	1909	1909	1992	1930
Lot Area	5,546	4,724	5,489	5,140
Bedrooms	3	3	4	4
Bathrooms/Restrooms	2	2	3	2
Stories	0.00	1.00	1.00	1.00
Total Value	\$233,426	\$23,142	\$422,000	\$247,962
Distance From Subject	0.00	0.11	0.48	0.24

\* = user supplied for search only

Comp #:1 Distance From Subject:0.11 (miles)  
 Address: 240 W GAGE AVE, LOS ANGELES, CA 90003-1437  
 Owner Name: SALAS ROSARIO M  
 Seller Name: LOPEZ VICTOR M & BERNARDA  
 APN: 6005-022-011 Map Reference: 52-B5 / Living Area: 1,656  
 County: LOS ANGELES, CA Census Tract: 2393.10 Total Rooms:  
 Subdivision: WALTERS MAIN STREET & Zoning: LAR2 Bedrooms: 3  
 MONETA A  
 Rec Date: 07/06/2016 Prior Rec Date: 04/05/2013 Bath(F/H): 2 /  
 Sale Date: 06/28/2016 Prior Sale Date: 03/14/2013 Yr Built/Eff: 1915 /  
 Sale Price: \$360,000 Prior Sale Price: \$250,000 Air Cond: YES  
 Sale Type: FULL Prior Sale Type: FULL Style:  
 Document #: 780540 Acres: 0.12 Fireplace: /  
 1st Mtg Amt: \$260,000 Lot Area: 5,076 Pool:  
 Total Value: \$260,055 # of Stories: Roof Mat:  
 Land Use: DUPLEX Park Area/Cap#: / Parking:

Comp #:2 Distance From Subject:0.14 (miles)  
 Address: 225 W GAGE AVE, LOS ANGELES, CA 90003-1436  
 Owner Name: GUBATAN TORIBIO J  
 Seller Name: RUBIO MACARIO  
 APN: 6005-021-025 Map Reference: 52-B5 / Living Area: 1,708  
 County: LOS ANGELES, CA Census Tract: 2392.01 Total Rooms:  
 Subdivision: 2 Zoning: LAR2 Bedrooms: 4  
 Rec Date: 05/20/2016 Prior Rec Date: 01/06/2006 Bath(F/H): 2 /  
 Sale Date: 03/22/2016 Prior Sale Date: 11/28/2005 Yr Built/Eff: 1911 / 1912  
 Sale Price: \$358,000 Prior Sale Price: \$429,000 Air Cond:  
 Sale Type: FULL Prior Sale Type: FULL Style:  
 Document #: 579337 Acres: 0.11 Fireplace: /  
 1st Mtg Amt: \$286,400 Lot Area: 4,724 Pool:  
 Total Value: \$422,000 # of Stories: 1.00 Roof Mat:  
 Land Use: DUPLEX Park Area/Cap#: / Parking:

Comp #:3 Distance From Subject:0.16 (miles)  
 Address: 225 W 65TH ST, LOS ANGELES, CA 90003-1423  
 Owner Name: BRISENO HILDA V  
 Seller Name: MEDINA RAMIRO  
 APN: 6005-025-007 Map Reference: 52-B5 / Living Area: 1,500  
 County: LOS ANGELES, CA Census Tract: 2393.10 Total Rooms:  
 Subdivision: WINTON & MCLEODS Zoning: LAR2 Bedrooms: 3  
 FIGUEROA STREET  
 Rec Date: 09/13/2016 Prior Rec Date: 08/30/2013 Bath(F/H): 2 /  
 Sale Date: 07/13/2016 Prior Sale Date: 07/09/2013 Yr Built/Eff: 1912 / 1912  
 Sale Price: \$341,000 Prior Sale Price: \$250,000 Air Cond: YES  
 Sale Type: FULL Prior Sale Type: FULL Style:  
 Document #: 1096085 Acres: 0.12 Fireplace: /  
 1st Mtg Amt: \$312,270 Lot Area: 5,098 Pool:  
 Total Value: \$284,270 # of Stories: Roof Mat:  
 Land Use: DUPLEX Park Area/Cap#: / Parking:

Comp #:4 Distance From Subject:0.16 (miles)  
 Address: 444 W 62ND ST, LOS ANGELES, CA 90003-1006  
 Owner Name: ALEXANDER & SONS INVESTMENTS L  
 Seller Name: COMMISSION REALTY HO TRUST  
 APN: 6004-038-038 Map Reference: 52-A4 / Living Area: 1,576  
 County: LOS ANGELES, CA Census Tract: 2371.02 Total Rooms:  
 Subdivision: 4 Zoning: LAR2 Bedrooms: 3  
 Rec Date: 05/12/2016 Prior Rec Date: Bath(F/H): 2 /  
 Sale Date: 05/10/2016 Prior Sale Date: Yr Built/Eff: 1919 /  
 Sale Price: \$220,000 Prior Sale Price: Air Cond: YES  
 Sale Type: FULL Prior Sale Type: Style:  
 Document #: 543204 Acres: 0.12 Fireplace: /  
 1st Mtg Amt: Lot Area: 5,160 Pool:  
 Total Value: \$332,869 # of Stories: Roof Mat:  
 Land Use: DUPLEX Park Area/Cap#: / Parking:

Comp #:**5** Distance From Subject:**0.18 (miles)**  
 Address: **224 W 66TH ST, LOS ANGELES, CA 90003-1424**  
 Owner Name: **RC DEV INC**  
 Seller Name: **LENARD GROVER C SR**  
 APN: **6012-001-012** Map Reference: **52-B5 /** Living Area: **1,634**  
 County: **LOS ANGELES, CA** Census Tract: **2393.10** Total Rooms:  
 Subdivision: **5** Zoning: **LAR2** Bedrooms: **4**  
 Rec Date: **07/21/2016** Prior Rec Date: Bath(F/H): **2 /**  
 Sale Date: **06/30/2016** Prior Sale Date: Yr Built/Eff: **1920 / 1920**  
 Sale Price: **\$273,000** Prior Sale Price: Air Cond: **YES**  
 Sale Type: **FULL** Prior Sale Type: Style:  
 Document #: **852022** Acres: **0.12** Fireplace: **/**  
 1st Mtg Amt: **\$280,000** Lot Area: **5,130** Pool:  
 Total Value: **\$27,909** # of Stories: Roof Mat:  
 Land Use: **DUPLEX** Park Area/Cap#: **/** Parking:

Comp #:**6** Distance From Subject:**0.24 (miles)**  
 Address: **226 W 60TH ST, LOS ANGELES, CA 90003-1116**  
 Owner Name: **CYPRUS KIP C**  
 Seller Name: **BECKWITH H D 2010 TRUST**  
 APN: **6005-017-007** Map Reference: **52-B4 /** Living Area: **1,486**  
 County: **LOS ANGELES, CA** Census Tract: **2392.01** Total Rooms:  
 Subdivision: **2** Zoning: **LAR2** Bedrooms: **4**  
 Rec Date: **09/02/2016** Prior Rec Date: Bath(F/H): **2 /**  
 Sale Date: **08/12/2016** Prior Sale Date: Yr Built/Eff: **1909 /**  
 Sale Price: **\$217,000** Prior Sale Price: Air Cond: **YES**  
 Sale Type: **FULL** Prior Sale Type: Style:  
 Document #: **1058654** Acres: **0.12** Fireplace: **/**  
 1st Mtg Amt: Lot Area: **5,119** Pool:  
 Total Value: **\$23,142** # of Stories: Roof Mat:  
 Land Use: **DUPLEX** Park Area/Cap#: **/** Parking:

Comp #:**7** Distance From Subject:**0.29 (miles)**  
 Address: **6605 S FIGUEROA ST, LOS ANGELES, CA 90003-1031**  
 Owner Name: **LEON JOSE L**  
 Seller Name: **MOLINA RENE E R**  
 APN: **6013-018-029** Map Reference: **52-A5 /** Living Area: **1,768**  
 County: **LOS ANGELES, CA** Census Tract: **2376.00** Total Rooms:  
 Subdivision: **BURKE BROS ADD** Zoning: **LAC2** Bedrooms: **4**  
 Rec Date: **07/29/2016** Prior Rec Date: **11/16/2010** Bath(F/H): **2 /**  
 Sale Date: **05/31/2016** Prior Sale Date: **09/16/2010** Yr Built/Eff: **1992 / 1992**  
 Sale Price: **\$386,000** Prior Sale Price: **\$265,000** Air Cond:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Style:  
 Document #: **893196** Acres: **0.11** Fireplace: **/**  
 1st Mtg Amt: **\$373,117** Lot Area: **4,803** Pool:  
 Total Value: **\$281,173** # of Stories: Roof Mat:  
 Land Use: **DUPLEX** Park Area/Cap#: **/** Parking:

Comp #:**8** Distance From Subject:**0.31 (miles)**  
 Address: **6604 DENVER AVE, LOS ANGELES, CA 90044-6223**  
 Owner Name: **SALAZAR MILTON R/DE SALAZAR LYDIA M**  
 Seller Name: **SANDOVAL EDGAR**  
 APN: **6013-018-038** Map Reference: **52-A5 /** Living Area: **1,400**  
 County: **LOS ANGELES, CA** Census Tract: **2376.00** Total Rooms:  
 Subdivision: **LOS ANGELES** Zoning: **LAR2** Bedrooms: **4**  
 Rec Date: **10/03/2016** Prior Rec Date: **09/22/1994** Bath(F/H): **2 /**  
 Sale Date: **09/29/2016** Prior Sale Date: Yr Built/Eff: **1985 / 1986**  
 Sale Price: **\$415,000** Prior Sale Price: **\$158,000** Air Cond:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Style:  
 Document #: **1206800** Acres: **0.12** Fireplace: **/**  
 1st Mtg Amt: **\$401,149** Lot Area: **5,400** Pool:  
 Total Value: **\$221,329** # of Stories: Roof Mat:  
 Land Use: **DUPLEX** Park Area/Cap#: **/** Parking:

Comp #:**9** Distance From Subject:**0.35 (miles)**  
 Address: **5921 S FLOWER ST, LOS ANGELES, CA 90003-1035**  
 Owner Name: **HERCULES WILLIAM R & TANIA/RODRIGUEZ BLANCA G**  
 Seller Name: **CASTELLANOS MARIO**  
 APN: **6004-037-016** Map Reference: **52-A4 /** Living Area: **1,641**  
 County: **LOS ANGELES, CA** Census Tract: **2371.02** Total Rooms:  
 Subdivision: **689** Zoning: **LAR2** Bedrooms: **4**  
 Rec Date: **03/23/2016** Prior Rec Date: **04/08/2003** Bath(F/H): **2 /**  
 Sale Date: **03/16/2016** Prior Sale Date: **02/11/2003** Yr Built/Eff: **1921 /**  
 Sale Price: **\$363,000** Prior Sale Price: **\$273,000** Air Cond: **YES**  
 Sale Type: **FULL** Prior Sale Type: **FULL** Style:  
 Document #: **315266** Acres: **0.12** Fireplace: **/**  
 1st Mtg Amt: **\$356,425** Lot Area: **5,402** Pool:  
 Total Value: **\$305,854** # of Stories: Roof Mat:  
 Land Use: **DUPLEX** Park Area/Cap#: **/** Parking:

Comp #:**10** Distance From Subject:**0.48 (miles)**  
 Address: **232 W 71ST ST, LOS ANGELES, CA 90003-1837**  
 Owner Name: **CASTELLON RUDY L/TORRES-BARRAGAN FRANCISCO J JR**  
 Seller Name: **CAMPOS BLAS P**  
 APN: **6012-013-041** Map Reference: **52-B5 /** Living Area: **1,405**  
 County: **LOS ANGELES, CA** Census Tract: **2393.10** Total Rooms:  
 Subdivision: **4791** Zoning: **LAR2** Bedrooms: **3**  
 Rec Date: **06/06/2016** Prior Rec Date: **04/23/2014** Bath(F/H): **3 /**  
 Sale Date: **04/12/2016** Prior Sale Date: **04/10/2014** Yr Built/Eff: **1924 /**  
 Sale Price: **\$350,000** Prior Sale Price: **\$310,000** Air Cond: **YES**  
 Sale Type: **FULL** Prior Sale Type: **FULL** Style:  
 Document #: **643034** Acres: **0.13** Fireplace: **/**  
 1st Mtg Amt: **\$343,660** Lot Area: **5,489** Pool:  
 Total Value: **\$321,014** # of Stories: Roof Mat:  
 Land Use: **DUPLEX** Park Area/Cap#: **/** Parking:

# EXHIBIT D

ASSIGNED INSPECTOR: **MARIO CUEVAS**  
JOB ADDRESS: **326 WEST GAGE AVENUE, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **6005-002-008**

Date: **October 20, 2016**

CASE#: **685443**  
ORDER NO: **A-3787431**

EFFECTIVE DATE OF ORDER TO COMPLY: **June 15, 2015**  
COMPLIANCE EXPECTED DATE: **July 15, 2015**  
DATE COMPLIANCE OBTAINED: **No Compliance to Date**

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

### VIOLATIONS:

SEE ATTACHED ORDER # A-3787431



1050204201605199

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

VAN AMBATIOLOS  
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**

LOPEZ, NORMA H  
9663 SANTA MONICA BLVD 1091  
BEVERLY HILLS, CA 90210

CASE #: 685443  
ORDER #: A-3787431  
EFFECTIVE DATE: June 15, 2015  
COMPLIANCE DATE: July 15, 2015

OWNER OF  
SITE ADDRESS: 326 W GAGE AVE SINGLE FAMILY DWELLING  
ASSESSORS PARCEL NO.: 6005-002-008  
ZONE: R2; Two Family Zone

MAILED  
6/15/15

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 building or premises is Substandard due to illegal occupancy.**

You are therefore ordered to: 1) Discontinue the use and occupancy of all buildings or portions thereof occupied for living, sleeping, cooking or dining purposes which were not designed or intended to be used for such occupancies. 2) Demolish and remove all construction work performed and return the property to its permitted state.

Code Section(s) in Violation: 91.8902.14, 91.8902, 91.103.1, 12.21A.1(a) of the L.A.M.C.

**2. The building or premises is Substandard due to hazardous electrical wiring.**



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

You are therefore ordered to: Obtain required permits and make the electrical wiring comply with all provisions of the L.A.M.C.

Code Section(s) in Violation: 91.8902.4, 91.8902, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Comments: Unapproved Service Panel, unapproved attic and unapproved Single Family Addition.

**3. The approximate 19' x 16' of a patio and 23' x 13 addition to the Single Family Dwelling 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, 12.21A.1.(a) of the L.A.M.C.

**4. Permit number(s) 12041-30000-02754 has/have expired.**

You are therefore ordered to: 1) Renew the expired permit(s) and diligently pursue the remaining approximate 10% of work to completion. OR 2) Demolish and remove the work described on the permit(s) and restore it to the condition which existed prior to the issuance of the permit.

Code Section(s) in Violation: 91.106.4.4.3, 91.5R106.4.4.3, 98.0602.(a) and 98.0602.(b) of the L.A.M.C.

Comments: Service panel relocation.

**5. The remodel of the attic to a living area 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, 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.

**6. 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, 12.21A.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.

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**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 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 (323)846-2639.

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

Inspector :

*Marian Podpora*

Date: June 04, 2015

MARIAN PODPORA  
4301 S CENTRAL AVE  
LOS ANGELES, CA 90011  
(323)846-2639  
marian.podpora@lacity.org

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REVIEWED BY

