

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

June 5, 2018

Council District: # 9

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

JOB ADDRESS: **918 EAST 90TH STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **6042-029-020**
Re: Invoice #719583-1, #742049-2

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: **918 East 90th Street, Los Angeles California**, (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

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 January 13, 2017 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)	83.57
Title Report fee	42.00
Grand Total	\$ <u>3,682.13</u>

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 **\$3,682.13** 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 **\$3,682.13** 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



P.O. BOX 5152
CULVER CITY, CA 90231
Phone 310-943-9235 latitle@in2-res.com

Property Title Report

Work Order No. T15354
Dated as of: 05/16/2018

Prepared for: City of Los Angeles

SCHEDULE A ***(Reported Property Information)***

APN #: 6042-029-020

Property Address: 918 E 90TH ST ***City: Los Angeles*** ***County: Los Angeles***

VESTING INFORMATION

Type of Document: QUITCLAIM DEED

Grantee : BRUCE GEORGE BAKER JR

Grantor : MOTEN A BAGBY JR

Deed Date : 10/27/2015

Recorded : 05/04/2016

Instr No. : 16-0508374

MAILING ADDRESS: BRUCE GEORGE BAKER JR
918 E 90TH ST LOS ANGELES CA 90002

SCHEDULE B

LEGAL DESCRIPTION

Lot: 149 Tract No: 6631 Abbreviated Description: LOT:149 TR#:6631 TRACT NO. 6631 LOT 149

MORTGAGES/LIENS

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

This page is part of your document - DO NOT DISCARD



20160508374



Pages:
0004

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

05/04/16 AT 10:27AM

FEES:	31.00
TAXES:	0.00
OTHER:	0.00
PAID:	31.00



LEADSHEET



201605040620008

00012045624



007532351

SEQ:
01

DAR - Counter (Upfront Scan)



THIS FORM IS NOT TO BE DUPLICATED

Recording requested by (name):
Bruce George Baker

And when recorded, mail this deed and tax
statements to (name and address):

Moten A. Bagby Jr.


918 E 90th St

Los Angeles CA, 90002

QUITCLAIM DEED

APN: 6042-029-020

DOCUMENTARY TRANSFER TAX \$0.00
EXEMPTION (R&T CODE) 11911
EXPLANATION * This conveyance established sole and separate property of a spouse. R&T 11911 *


Signature of Declarant or Agent Determining tax

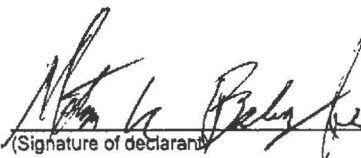
For a valuable consideration, receipt of which is hereby acknowledged,
Moten A Bagby Jr., an Unmarried Man
(Disclaiming Party(ies))

hereby quitclaim(s) to Bruce George Baker Jr, a Single Man
(Property Owner(s))

the following real property in the City of Los Angeles, County of
Los Angeles, California: (insert legal description)

Lot: 149 Tract No: 6631 Abbreviated Description: LOT:149 CITY:REGION/CLUSTER: 14/14134
TR#:6631 TRACT NO. 6631 LOT 149 Comments: IMP1=SFR,1
UNIT, 1043SF, YB: 1930, 02BD/01BA.City/Muni/Twp:REGION/CLUSTER: 14/14134
PLEASE SEE EXHIBIT "A"

Date: 10-27-2015


(Signature of declarant)

MOTEN A. BAGBY JR
(Typed or written name of declarant)

Date: _____

(Signature of declarant)

(Typed or written name of declarant)

This form must be signed in front of a notary.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189



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

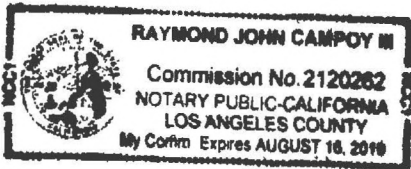
State of California)
County of Los Angeles)

On 10-27-15 before me, Raymond John Campoy III, Notary Public,
Date Here Insert Name and Title of the Officer
personally appeared Motca A. Bagbr JR
Name(s) of Signer(s)

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 [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____
Document Date: _____ Number of Pages: _____
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

LEGAL DESCRIPTION

Real property in the City of Los Angeles, County of Los Angeles, State of California, described as follows:

4

LOT 149, AS SHOWN ON THAT CERTAIN MAP ENTITLED TRACT NO 6631, WHICH MAP WAS FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA IN BOOK 71 OF MAPS PAGE(S) 50 AND 51.

EXCEPT THEREFROM ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE OF SAID PROPERTY, BUT WITH NO RIGHT OF SURFACE ENTRY, AS PROVIDED IN DEEDS OF RECORD.

APN: 6042-029-020

Property Detail Report

EXHIBIT C

For Property Located At :
918 E 90TH ST, LOS ANGELES, CA 90002-1617



Owner Information

Owner Name: **BAKER BRUCE G JR**
 Mailing Address: **918 E 90TH ST, LOS ANGELES CA 90002-1617 C031**
 Vesting Codes: **//**

Location Information

Legal Description:	TRACT NO. 6631 LOT 149	APN:	6042-029-020
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	2400.20 / 3	Subdivision:	6631
Township-Range-Sect:		Map Reference:	58-C2 /
Legal Book/Page:	71-50	Tract #:	6631
Legal Lot:	149	School District:	LOS ANGELES
Legal Block:		School District Name:	
Market Area:	C37	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	05/04/2016 / 10/27/2015	Deed Type:	QUIT CLAIM DEED
Sale Price:		1st Mtg Document #:	
Document #:	508374		

Last Market Sale Information

Recording/Sale Date:	/	1st Mtg Amount/Type:	/
Sale Price:		1st Mtg Int. Rate/Type:	/
Sale Type:		1st Mtg Document #:	
Document #:		2nd Mtg Amount/Type:	/
Deed Type:		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

Gross Area:		Parking Type:		Construction:	
Living Area:	1,043	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:		Exterior wall:	
Above Grade:		Parking Spaces:		Porch Type:	
Total Rooms:		Basement Area:		Patio Type:	
Bedrooms:	2	Finish Bsmnt Area:		Pool:	
Bath(F/H):	1 /	Basement Type:		Air Cond:	
Year Built / Eff:	1930 / 1930	Roof Type:		Style:	
Fireplace:	/	Foundation:		Quality:	
# of Stories:	1.00	Roof Material:		Condition:	
Other Improvements:					

Site Information

Zoning:	LAR1	Acres:	0.11	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	4,842	Lot Width/Depth:	40 x 121	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	
Site Influence:	CORNER			Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$321,300	Assessed Year:	2017	Property Tax:	\$4,183.46
Land Value:	\$224,400	Improved %:	30%	Tax Area:	460
Improvement Value:	\$96,900	Tax Year:	2017	Tax Exemption:	
Total Taxable Value:	\$321,300				

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

918 E 90TH ST, LOS ANGELES, CA 90002-1617**20 Comparable(s) Selected.**

Report Date: 06/05/2018

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$0	\$215,000	\$883,045	\$383,402
Bldg/Living Area	1,043	936	1,198	1,048
Price/Sqft	\$0.00	\$187.61	\$754.09	\$364.83
Year Built	1930	1914	1956	1935
Lot Area	4,842	2,759	5,299	4,826
Bedrooms	2	2	4	3
Bathrooms/Restrooms	1	1	2	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$321,300	\$32,201	\$309,000	\$209,796
Distance From Subject	0.00	0.04	0.44	0.26

* = user supplied for search only

Comp #:		1		Distance From Subject:	0.04 (miles)
Address:	931 E 91ST ST, LOS ANGELES, CA 90002-1627				
Owner Name:	LARIN BRIAN O				
Seller Name:	CHAVEZ LUIS A				
APN:	6042-029-008	Map Reference:	58-C2 /	Living Area:	936
County:	LOS ANGELES, CA	Census Tract:	2400.20	Total Rooms:	
Subdivision:	6631	Zoning:	LAR1	Bedrooms:	3
Rec Date:	12/08/2017	Prior Rec Date:	05/04/2017	Bath(F/H):	2 /
Sale Date:	11/10/2017	Prior Sale Date:	03/27/2017	Yr Built/Eff:	1948 / 1969
Sale Price:	\$370,000	Prior Sale Price:	\$305,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	1427273	Acres:	0.07	Fireplace:	/
1st Mtg Amt:	\$358,900	Lot Area:	3,025	Pool:	
Total Value:	\$225,750	# of Stories:	1.00	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:		2		Distance From Subject:	0.04 (miles)
Address:	929 E 90TH ST, LOS ANGELES, CA 90002-1618				
Owner Name:	SANTIZO MARITZA				
Seller Name:	JUAREZ GERARDO				
APN:	6042-028-011	Map Reference:	58-C2 /	Living Area:	1,003
County:	LOS ANGELES, CA	Census Tract:	2400.20	Total Rooms:	
Subdivision:	6631	Zoning:	LAR1	Bedrooms:	2
Rec Date:	01/02/2018	Prior Rec Date:	06/15/2017	Bath(F/H):	1 /
Sale Date:	11/21/2017	Prior Sale Date:	02/15/2017	Yr Built/Eff:	1956 / 1956
Sale Price:	\$395,000	Prior Sale Price:	\$255,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	3932	Acres:	0.12	Fireplace:	/
1st Mtg Amt:	\$375,250	Lot Area:	5,044	Pool:	
Total Value:	\$163,576	# of Stories:	1.00	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:		3		Distance From Subject:	0.05 (miles)
Address:	935 E 90TH ST, LOS ANGELES, CA 90002-1618				
Owner Name:	SALAS ERNESTO/TARAZON SOFIA S				
Seller Name:	JONES BRIDGETTE				
APN:	6042-028-009	Map Reference:	58-C2 /	Living Area:	1,112
County:	LOS ANGELES, CA	Census Tract:	2400.20	Total Rooms:	5
Subdivision:	6631	Zoning:	LAR1	Bedrooms:	3
Rec Date:	11/30/2017	Prior Rec Date:	11/30/2017	Bath(F/H):	1 /
Sale Date:	10/02/2017	Prior Sale Date:	09/15/2017	Yr Built/Eff:	1925 / 1930
Sale Price:	\$360,000	Prior Sale Price:	\$50,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	1376408	Acres:	0.12	Fireplace:	/
1st Mtg Amt:	\$353,479	Lot Area:	5,043	Pool:	
Total Value:	\$112,891	# of Stories:	1.00	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/ 1	Parking:	DETACHED

GARAGE

Comp #:4 Distance From Subject:0.19 (miles)

Address: 8802 WADSWORTH AVE, LOS ANGELES, CA 90002-1133

Owner Name: AMAYA SANDRA L

Seller Name: STEELE VIRGIL R

APN: 6042-026-017	Map Reference: 58-C2 /	Living Area: 1,146
County: LOS ANGELES, CA	Census Tract: 2400.10	Total Rooms: 3
Subdivision: 6631	Zoning: LAR2	Bedrooms: 3
Rec Date: 01/12/2018	Prior Rec Date: 09/20/2004	Bath(F/H): 1 /
Sale Date: 12/26/2017	Prior Sale Date: 08/23/2004	Yr Built/Eff: 1914 / 1919
Sale Price: \$215,000	Prior Sale Price: \$270,000	Air Cond:
Sale Type: FULL	Prior Sale Type: FULL	Style:
Document #: 38523	Acres: 0.12	Fireplace: /
1st Mtg Amt: \$137,500	Lot Area: 5,299	Pool:
Total Value: \$71,029	# of Stories: 1.00	Roof Mat:
Land Use: SFR	Park Area/Cap#: /	Parking:

Comp #:5 Distance From Subject:0.2 (miles)

Address: 850 E 88TH ST, LOS ANGELES, CA 90002-1029

Owner Name: NEJAD KOUROSH A & MARGARITA A & ARACH A

Seller Name: GUEVARA RENE S

APN: 6042-019-028	Map Reference: 58-C2 /	Living Area: 1,168
County: LOS ANGELES, CA	Census Tract: 2400.10	Total Rooms: 3
Subdivision: 6631	Zoning: LAR2	Bedrooms: 3
Rec Date: 01/12/2018	Prior Rec Date: 06/19/2001	Bath(F/H): 1 /
Sale Date: 01/09/2018	Prior Sale Date: 05/15/2001	Yr Built/Eff: 1928 / 1938
Sale Price: \$410,000	Prior Sale Price: \$148,000	Air Cond:
Sale Type: FULL	Prior Sale Type: FULL	Style:
Document #: 38372	Acres: 0.12	Fireplace: /
1st Mtg Amt: \$402,573	Lot Area: 5,159	Pool:
Total Value: \$192,137	# of Stories: 1.00	Roof Mat:
Land Use: SFR	Park Area/Cap#: /	Parking:

Comp #:6 Distance From Subject:0.21 (miles)

Address: 919 E 94TH ST, LOS ANGELES, CA 90002-1912

Owner Name: JET INVESTMENTS LLC

Seller Name: SRPS LP

APN: 6050-005-025	Map Reference: 58-C2 /	Living Area: 1,008
County: LOS ANGELES, CA	Census Tract: 2407.00	Total Rooms: 3
Subdivision: 8359	Zoning: LAR1	Bedrooms: 3
Rec Date: 04/19/2018	Prior Rec Date: 07/03/1968	Bath(F/H): 1 /
Sale Date: 04/05/2018	Prior Sale Date:	Yr Built/Eff: 1939 / 1939
Sale Price: \$335,000	Prior Sale Price: \$15,000	Air Cond:
Sale Type: FULL	Prior Sale Type: FULL	Style:
Document #: 378400	Acres: 0.12	Fireplace: /
1st Mtg Amt: \$284,750	Lot Area: 5,024	Pool:
Total Value: \$209,021	# of Stories: 1.00	Roof Mat:
Land Use: SFR	Park Area/Cap#: /	Parking:

Comp #:7 Distance From Subject:0.25 (miles)

Address: 930 E 87TH PL, LOS ANGELES, CA 90002-1101

Owner Name: LOPEZ CRISTINA E & MARIA

Seller Name: CLEMENTE JORGE

APN: 6042-025-026	Map Reference: 58-C2 /	Living Area: 970
County: LOS ANGELES, CA	Census Tract: 2400.10	Total Rooms: 2
Subdivision: 6631	Zoning: LAR2	Bedrooms: 2
Rec Date: 02/08/2018	Prior Rec Date: 12/12/2011	Bath(F/H): 1 /
Sale Date: 12/28/2017	Prior Sale Date: 11/07/2011	Yr Built/Eff: 1927 / 1927
Sale Price: \$340,000	Prior Sale Price: \$195,000	Air Cond:
Sale Type: FULL	Prior Sale Type: FULL	Style:
Document #: 134113	Acres: 0.12	Fireplace: /
1st Mtg Amt: \$333,841	Lot Area: 5,159	Pool:
Total Value: \$211,037	# of Stories: 1.00	Roof Mat:
Land Use: SFR	Park Area/Cap#: /	Parking:

Comp #:8 Distance From Subject:0.25 (miles)

Address: 1115 E 88TH ST, LOS ANGELES, CA 90002-1142

Owner Name: HERNANDEZ TIMOTEO M/BAUSTISTA FELIPA H

Seller Name: WILLIAMS JERRY

APN: 6043-003-021	Map Reference: 58-C2 /	Living Area: 1,056
County: LOS ANGELES, CA	Census Tract: 5351.02	Total Rooms: 3
Subdivision: 7421	Zoning: LCR2*	Bedrooms: 3
Rec Date: 10/11/2017	Prior Rec Date: 12/22/2014	Bath(F/H): 1 /
Sale Date: 10/02/2017	Prior Sale Date: 11/13/2014	Yr Built/Eff: 1953 / 1953
Sale Price: \$369,000	Prior Sale Price: \$260,000	Air Cond:
Sale Type: FULL	Prior Sale Type: FULL	Style:
Document #: 1160314	Acres: 0.12	Fireplace: /
1st Mtg Amt: \$346,860	Lot Area: 5,259	Pool:
Total Value: \$269,242	# of Stories: 1.00	Roof Mat:
Land Use: SFR	Park Area/Cap#: /	Parking:

Comp #: 9		Distance From Subject:0.27 (miles)	
Address: 9406 CLOVIS AVE, LOS ANGELES, CA 90002-1926			
Owner Name: MORALES JEAMILETH T/TORRES CARLOS O C			
Seller Name: PICHE JAIME			
APN: 6049-030-024	Map Reference: 58-C2 /	Living Area: 1,022	
County: LOS ANGELES, CA	Census Tract: 2407.00	Total Rooms: 5	
Subdivision: 7953	Zoning: LARD2	Bedrooms: 3	
Rec Date: 10/03/2017	Prior Rec Date: 02/05/2013	Bath(F/H): 2 /	
Sale Date: 09/28/2017	Prior Sale Date: 11/05/2012	Yr Built/Eff: 1947 / 1959	
Sale Price: \$343,000	Prior Sale Price: \$239,000	Air Cond:	
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL	
Document #: 1128874	Acres: 0.11	Fireplace: /	
1st Mtg Amt: \$336,787	Lot Area: 4,800	Pool:	
Total Value: \$253,585	# of Stories: 1.00	Roof Mat: COMPOSITION SHINGLE	
Land Use: SFR	Park Area/Cap#: /	Parking:	

Comp #: 10		Distance From Subject:0.27 (miles)	
Address: 8811 HOOPER AVE, LOS ANGELES, CA 90002-1150			
Owner Name: CAPETILLO IGNACIO & IGNACIO R			
Seller Name: OROZCO ALFREDO			
APN: 6043-004-003	Map Reference: 58-C2 /	Living Area: 968	
County: LOS ANGELES, CA	Census Tract: 5351.02	Total Rooms:	
Subdivision: 7421	Zoning: LCR2*	Bedrooms: 2	
Rec Date: 03/07/2018	Prior Rec Date: 09/25/2015	Bath(F/H): 1 /	
Sale Date: 01/23/2018	Prior Sale Date: 09/21/2015	Yr Built/Eff: 1935 / 1935	
Sale Price: \$340,000	Prior Sale Price: \$280,000	Air Cond:	
Sale Type: FULL	Prior Sale Type: FULL	Style:	
Document #: 220834	Acres: 0.11	Fireplace: /	
1st Mtg Amt: \$323,000	Lot Area: 4,899	Pool:	
Total Value: \$285,600	# of Stories: 1.00	Roof Mat:	
Land Use: SFR	Park Area/Cap#: /	Parking:	

Comp #: 11		Distance From Subject:0.27 (miles)	
Address: 715 E 89TH ST, LOS ANGELES, CA 90002-1605			
Owner Name: PALACIOS JESSICA & KIMBERLY			
Seller Name: MORGAN PICKS TWO LLC			
APN: 6042-007-019	Map Reference: 58-C2 /	Living Area: 1,171	
County: LOS ANGELES, CA	Census Tract: 2400.20	Total Rooms: 4	
Subdivision: 7688	Zoning: LAR1	Bedrooms: 4	
Rec Date: 09/12/2017	Prior Rec Date: 12/12/2003	Bath(F/H): 2 /	
Sale Date: 07/24/2017	Prior Sale Date: 11/05/2003	Yr Built/Eff: 1927 / 1960	
Sale Price: \$883,045	Prior Sale Price: \$165,000	Air Cond:	
Sale Type: FULL	Prior Sale Type: FULL	Style:	
Document #: 1037669	Acres: 0.12	Fireplace: /	
1st Mtg Amt: \$310,337	Lot Area: 5,140	Pool:	
Total Value: \$275,742	# of Stories: 1.00	Roof Mat:	
Land Use: SFR	Park Area/Cap#: /	Parking:	

Comp #: 12		Distance From Subject:0.28 (miles)	
Address: 935 E 95TH ST, LOS ANGELES, CA 90002-1920			
Owner Name: PERERA GARDIYA B & KANTHI K			
Seller Name: NICHOLSON SARAH			
APN: 6050-012-026	Map Reference: 58-C3 /	Living Area: 1,198	
County: LOS ANGELES, CA	Census Tract: 2407.00	Total Rooms:	
Subdivision: 8359	Zoning: LAR1	Bedrooms: 3	
Rec Date: 04/24/2018	Prior Rec Date:	Bath(F/H): 2 /	
Sale Date: 03/23/2018	Prior Sale Date:	Yr Built/Eff: 1940 / 1942	
Sale Price: \$395,000	Prior Sale Price:	Air Cond:	
Sale Type: FULL	Prior Sale Type:	Style:	
Document #: 394464	Acres: 0.12	Fireplace: /	
1st Mtg Amt: \$355,500	Lot Area: 5,026	Pool:	
Total Value: \$183,433	# of Stories: 1.00	Roof Mat:	
Land Use: SFR	Park Area/Cap#: /	Parking:	

Comp #: 13		Distance From Subject:0.29 (miles)	
Address: 831 E 95TH ST, LOS ANGELES, CA 90002-1918			
Owner Name: SILVA CARLOS/ARGUETA SILVIA Y			
Seller Name: MANLEY-MURRY CECELIA M			
APN: 6050-011-023	Map Reference: 58-C3 /	Living Area: 1,001	
County: LOS ANGELES, CA	Census Tract: 2407.00	Total Rooms:	
Subdivision: 8359	Zoning: LAR1	Bedrooms: 2	
Rec Date: 03/19/2018	Prior Rec Date:	Bath(F/H): 1 /	
Sale Date: 12/19/2017	Prior Sale Date:	Yr Built/Eff: 1938 / 1938	
Sale Price: \$375,000	Prior Sale Price:	Air Cond:	
Sale Type: FULL	Prior Sale Type:	Style:	
Document #: 261944	Acres: 0.12	Fireplace: /	
1st Mtg Amt: \$356,250	Lot Area: 5,025	Pool:	
Total Value: \$116,574	# of Stories: 1.00	Roof Mat:	
Land Use: SFR	Park Area/Cap#: /	Parking:	

Comp #: 14		Distance From Subject:0.32 (miles)	
Address: 858 E 87TH ST, LOS ANGELES, CA 90002-1019			
Owner Name: GUTIERREZ ANGELICA/BALLADARES ROGER A			
Seller Name: PINEDA ERIC			
APN: 6042-021-030	Map Reference: 58-C2 /	Living Area: 936	
County: LOS ANGELES, CA	Census Tract: 2400.10	Total Rooms: 5	
Subdivision: 6631	Zoning: LAR2	Bedrooms: 2	
Rec Date: 01/26/2018	Prior Rec Date: 07/03/2014	Bath(F/H): 1 /	
Sale Date: 12/20/2017	Prior Sale Date: 06/20/2014	Yr Built/Eff: 1925 / 1928	
Sale Price: \$335,000	Prior Sale Price: \$265,000	Air Cond: YES	
Sale Type: FULL	Prior Sale Type: FULL	Style: BUNGALOW	
Document #: 88195	Acres: 0.06	Fireplace: Y / 1	
1st Mtg Amt: \$318,477	Lot Area: 2,759	Pool:	
Total Value: \$274,420	# of Stories: 1.00	Roof Mat: BUILT-UP	
Land Use: SFR	Park Area/Cap#: /	Parking: DETACHED GARAGE	

Comp #: 15		Distance From Subject:0.33 (miles)	
Address: 1249 E 90TH ST, LOS ANGELES, CA 90002-1713			
Owner Name: HERNANDEZ AMILCAR A/MORAN TELMA E			
Seller Name: RODRIGUEZ FRANCISCO & MONICA			
APN: 6043-011-030	Map Reference: 58-D2 /	Living Area: 1,135	
County: LOS ANGELES, CA	Census Tract: 5352.00	Total Rooms: 4	
Subdivision: 7421	Zoning: LCR2*	Bedrooms: 3	
Rec Date: 05/09/2018	Prior Rec Date: 03/15/1994	Bath(F/H): 2 /	
Sale Date: 03/08/2018	Prior Sale Date:	Yr Built/Eff: 1920 / 1940	
Sale Price: \$400,000	Prior Sale Price: \$132,500	Air Cond:	
Sale Type: FULL	Prior Sale Type: FULL	Style:	
Document #: 457188	Acres: 0.12	Fireplace: Y / 1	
1st Mtg Amt: \$392,755	Lot Area: 5,040	Pool:	
Total Value: \$204,878	# of Stories: 1.00	Roof Mat:	
Land Use: SFR	Park Area/Cap#: /	Parking: CARPORT	

Comp #: 16		Distance From Subject:0.35 (miles)	
Address: 1259 E 89TH ST, LOS ANGELES, CA 90002-1709			
Owner Name: RAMIREZ MARIA D & EDER			
Seller Name: STEWART & GRAY CAPITAL INC			
APN: 6043-012-032	Map Reference: 58-D2 /	Living Area: 970	
County: LOS ANGELES, CA	Census Tract: 5352.00	Total Rooms:	
Subdivision: 7421	Zoning: LCR2*	Bedrooms: 2	
Rec Date: 11/14/2017	Prior Rec Date: 06/09/2017	Bath(F/H): 1 /	
Sale Date: 08/07/2017	Prior Sale Date: 05/22/2017	Yr Built/Eff: 1927 / 1930	
Sale Price: \$385,000	Prior Sale Price: \$275,000	Air Cond:	
Sale Type: FULL	Prior Sale Type: FULL	Style:	
Document #: 1305933	Acres: 0.12	Fireplace: /	
1st Mtg Amt: \$378,026	Lot Area: 5,068	Pool:	
Total Value: \$32,201	# of Stories: 1.00	Roof Mat:	
Land Use: SFR	Park Area/Cap#: /	Parking:	

Comp #: 17		Distance From Subject:0.36 (miles)	
Address: 1218 E 87TH ST, LOS ANGELES, CA 90002-1261			
Owner Name: PEREZ CARLOS E			
Seller Name: ALCO 126 LLC			
APN: 6043-014-014	Map Reference: 58-C2 /	Living Area: 1,100	
County: LOS ANGELES, CA	Census Tract: 5351.02	Total Rooms:	
Subdivision: 7421	Zoning: LCR2*	Bedrooms: 4	
Rec Date: 03/23/2018	Prior Rec Date: 10/19/2017	Bath(F/H): 2 /	
Sale Date: 03/19/2018	Prior Sale Date: 09/12/2017	Yr Built/Eff: 1926 / 1960	
Sale Price: \$425,000	Prior Sale Price: \$294,000	Air Cond:	
Sale Type: FULL	Prior Sale Type: FULL	Style:	
Document #: 284133	Acres: 0.12	Fireplace: /	
1st Mtg Amt: \$417,302	Lot Area: 5,044	Pool:	
Total Value: \$293,164	# of Stories: 1.00	Roof Mat:	
Land Use: SFR	Park Area/Cap#: /	Parking:	

Comp #: 18		Distance From Subject:0.42 (miles)	
Address: 758 E GOLDEN AVE, LOS ANGELES, CA 90002-1932			
Owner Name: MIRANDA ERIK			
Seller Name: MEEKS SHALETHA			
APN: 6050-018-001	Map Reference: 58-C3 /	Living Area: 997	
County: LOS ANGELES, CA	Census Tract: 2407.00	Total Rooms: 5	
Subdivision: 6111	Zoning: LAR1	Bedrooms: 2	
Rec Date: 03/29/2018	Prior Rec Date: 10/12/1994	Bath(F/H): 1 /	
Sale Date: 02/12/2018	Prior Sale Date:	Yr Built/Eff: 1941 / 1941	
Sale Price: \$360,000	Prior Sale Price:	Air Cond:	
Sale Type: FULL	Prior Sale Type:	Style: CONTEMPORARY	
Document #: 303440	Acres: 0.11	Fireplace: /	
1st Mtg Amt: \$353,479	Lot Area: 4,928	Pool:	
Total Value: \$302,940	# of Stories: 1.00	Roof Mat: COMPOSITION SHINGLE	
Land Use: SFR	Park Area/Cap#: /	Parking: DETACHED	

GARAGE

Comp #:19			Distance From Subject:0.44 (miles)
Address:	624 E 94TH ST, LOS ANGELES, CA 90002-1905		
Owner Name:	CABRERA MANUEL D & LOURDES M		
Seller Name:	MIRANDA MANUEL A		
APN:	6050-009-016	Map Reference:	58-C3 /
County:	LOS ANGELES, CA	Census Tract:	2407.00
Subdivision:	8359	Zoning:	LAR1
Rec Date:	09/21/2017	Prior Rec Date:	04/09/2009
Sale Date:	07/07/2017	Prior Sale Date:	02/19/2009
Sale Price:	\$330,000	Prior Sale Price:	\$189,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1084151	Acres:	0.11
1st Mtg Amt:	\$324,022	Lot Area:	4,999
Total Value:	\$209,703	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	994
		Total Rooms:	5
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Built/Eff:	1941 / 1941
		Air Cond:	
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	
		Parking:	ATTACHED GARAGE

Comp #:20			Distance From Subject:0.44 (miles)
Address:	858 E 97TH ST, LOS ANGELES, CA 90002-2705		
Owner Name:	CARDINAL DEV LLC		
Seller Name:	MTGLQ INVTRS LP		
APN:	6050-022-015	Map Reference:	58-C3 /
County:	LOS ANGELES, CA	Census Tract:	2407.00
Subdivision:	8390	Zoning:	LAR1
Rec Date:	04/25/2018	Prior Rec Date:	
Sale Date:	04/02/2018	Prior Sale Date:	
Sale Price:	\$303,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	400081	Acres:	0.11
1st Mtg Amt:		Lot Area:	4,774
Total Value:	\$309,000	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,079
		Total Rooms:	
		Bedrooms:	3
		Bath(F/H):	1 /
		Yr Built/Eff:	1948 / 1948
		Air Cond:	
		Style:	
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	
		Parking:	

EXHIBIT D

ASSIGNED INSPECTOR: **HECTOR RODRIGUEZ**
JOB ADDRESS: **918 EAST 90TH STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **6042-029-020**

Date: **June 5, 2018**

CASE#: **746855**
ORDER NO: **A-4262073**

EFFECTIVE DATE OF ORDER TO COMPLY: **January 13, 2017**
COMPLIANCE EXPECTED DATE: **February 12, 2017**
DATE COMPLIANCE OBTAINED: **No Compliance to Date**

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-4262073

1050321201853469

BOARD OF BUILDING AND SAFETY COMMISSIONERS

VAN AMBATTELOS 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

FRANK M. BUSH GENERAL MANAGER

OSAMA YOUNAN, P.E. EXECUTIVE OFFICER

SUBSTANDARD ORDER AND NOTICE OF FEE

BAKER, BRUCE G JR 2849 S KEREKHOFF AVE SAN PEDRO, CA 90731

REMAIL The undersigned mailed this notice by regular mail, postage prepaid, to the addressee on this day,

JAN 8 2018

CASE #: 746855 ORDER #: A-4262073 EFFECTIVE DATE: January 13, 2017 COMPLIANCE DATE: February 12, 2017

OWNER OF SITE ADDRESS: 918 E 90TH ST

To the address as shown on the last equalized assessment roll. Initialed by [Signature]

ASSESSORS PARCEL NO.: 6042-029-020 ZONE: R1; One-Family Zone

An inspection has revealed that the property (Site Address) listed above is in violation of the Los Angeles Municipal Code (L.A.M.C.) sections listed below. You are hereby ordered to correct the violation(s) and contact the inspector listed in the signature block at the end of this document for a compliance inspection by the compliance date listed above.

FURTHER, THE CODE VIOLATION INSPECTION FEE (C.V.I.F) OF \$ 356.16 (\$336 fee plus a six percent Systems Development Surcharge of \$20.16) WILL BE BILLED TO THE PROPERTY OWNER. The invoice/notice will be sent to the owner as it appears on the last equalized assessment roll. Section 98.0421 L.A.M.C.

NOTE: FAILURE TO PAY THE C.V.I.F. WITHIN 30 DAYS OF THE INVOICE DATE OF THE BILL NOTED ABOVE WILL RESULT IN A LATE CHARGE OF TWO (2) TIMES THE C.V.I.F. PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$1,176.00. Any person who fails to pay the fee, late charge and collection fee, shall also pay interest. Interest shall be calculated at the rate of one percent per month.

The inspection has revealed that the property is in violation of the Los Angeles Municipal Code as follows:

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

VIOLATION(S):

- 1. The building or premises is Substandard due to inadequate sanitation caused by general dilapidation or improper maintenance.

You are therefore ordered to: Abate all Substandard conditions which are causing inadequate sanitation and maintain the building or premises in good repair.

Code Section(s) in Violation: 91.8902.13 #1, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

- 2. The building or premises is Substandard due to lack of adequate heating.

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

You are therefore ordered to: Provide, repair or replace the required heating in all interior spaces intended for human occupancy to be capable of maintaining a minimum indoor temperature of 68 degrees at a point 3 feet above the floor.

Code Section(s) in Violation: 91.8902.1 #6, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

3. The building or premises is Substandard due to broken or missing kitchen sink and bathroom faucets.

You are therefore ordered to: Provide, repair or replace required kitchen sink and bathroom faucets in the dwelling unit.

Code Section(s) in Violation: 91.8902.1 #3, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

4. Maintenance and repair of existing building and premises.

You are therefore ordered to: Repair and maintain all doors, windows, cabinets, frames and similar finishes in a clean and sanitary condition.

Code Section(s) in Violation: 91.8104.5.1, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

5. Missing, insufficient, inoperable or not appropriately located smoke detectors in a dwelling unit.

You are therefore ordered to: Install all required smoke detectors.

Code Section(s) in Violation: 91.907.2.11.2, 91.907.2, 91.5R314.1, 91.5R314.3, 91.103.1, 91.5R103.1, 12.21.A.1(a) of the L.A.M.C.

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

NON-COMPLIANCE FEE WARNING:

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

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

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

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

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

PENALTY WARNING :

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

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.

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

1050321201853469

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 (213)978-4496. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector : *Hector Rodriguez*

Date: December 29, 2016

HECTOR RODRIGUEZ
4301 S CENTRAL AVE
LOS ANGELES, CA 90011
(213)978-4496
HectorRodriguez@lacity.org

REVIEWED BY

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