

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

VAN AMBATIELOS  
PRESIDENT

E. FELICIA BRANNON  
VICE PRESIDENT

JOSELYN GEAGA-ROSENTHAL  
GEORGE HOVAGUIMIAN  
JAVIER NUNEZ

CITY OF LOS ANGELES  
CALIFORNIA



ERIC GARCETTI  
MAYOR

DEPARTMENT OF  
BUILDING AND SAFETY  
201 NORTH FIGUEROA STREET  
LOS ANGELES, CA 90012

FRANK M. BUSH  
GENERAL MANAGER

OSAMA YOUNAN, P.E.  
EXECUTIVE OFFICER

July 13, 2018

Council District: # 15

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

JOB ADDRESS: 1246 EAST 103RD STREET, LOS ANGELES, CA  
ASSESSORS PARCEL NO. (APN): 6065-002-003  
Re: Invoice #530247-5

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: **1246 East 103rd Street, Los Angeles, California**, (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

Pursuant to Section 98.0421, the property owner was issued an order on October 06, 2011, 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
Title Report fee	42.00
<b>Grand Total</b>	<b><u>\$398.16</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 **\$398.16** 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 **\$398.16** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY

  
Steve Ongele  
Chief, Resource Management Bureau

Lien confirmed by  
City Council on:

ATTEST: HOLLY L. WOLCOTT, CITY CLERK

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



P.O. BOX 5152  
CULVER CITY, CA 90231  
Phone 310-943-9235 [latitle@in2-res.com](mailto:latitle@in2-res.com)

---

**Property Title Report**

**Work Order No. T15031**  
Dated as of: 12/13/2017

**Prepared for: City of Los Angeles**

---

**SCHEDULE A**

(Reported Property Information)

**APN #: 6065-002-003**

**Property Address: 1246 E 103RD ST**

**City: Los Angeles**

**County: Los Angeles**

**VESTING INFORMATION**

**Type of Document: GRANT DEED**

**Grantee : SOUNDRA LOU BRINKLEY**

**Grantor : ELIZABETH GRAYSON**

**Deed Date : 05/10/2010**

**Recorded : 05/11/2010**

**Instr No. : 10-0644977**

**MAILING ADDRESS: SOUNDRA LOU BRINKLEY**

**1246 E 103RD ST LOS ANGELES CA 90002**

**SCHEDULE B**

**LEGAL DESCRIPTION**

**Lot: 36 Tract No: 11743 Abbreviated Description: LOT:36 TR#:11743 TRACT # 11743 LOT 36**

**MORTGAGES/LIENS**

**Type of Document: ASSIGNMENT OF DEED OF TRUST**

**Recording Date: 05/25/2012**

**Document #: 12-0787290**

**Loan Amount: \$181,750**

**Lender Name: COUNTRYWIDE HOME LOANS INC**

**Borrowers Name: ELIZABETH GRAYSON**

**MAILING ADDRESS: BANK OF AMERICA**

**1800 TAPO CANYON ROAD SIMI VALLEY, CA 93063**

This page is part of your document - DO NOT DISCARD



20100644977



Pages:  
0002

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

05/11/10 AT 02:11PM

FEES:	19.00
TAXES:	0.00
OTHER:	0.00
PAID:	19.00



LEADSHEET



201005110050039

00002351134



002677919

SEQ:  
01

DAR - Counter (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

2

Recording Requested By  
 And when recorded mail to

Name **SOUNDRA LOU BRINKLEY**

Street Address **1246 EAST 103RD STREET**

City State Zip **LOS ANGELES, CA 90002**



Space above this line for recorder's use

WOLCOTT'S FORMS, INC. SINCE 1898

# GRANT DEED

DOCUMENTARY TRANSFER TAX \$ 0

computed on full value of property conveyed or  
 computed on full value less liens and encumbrances existing at time of sale

*Soundra Lou Brinkley*  
 Micrograph of Declarant or Agent Determining Tax Firm Name

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, I/We, ELIZABETH GRAYSON

(Name of grantor(s))

grant to SOUNDRA LOU BRINKLEY A SINGLE WOMAN.

(Name of grantee(s))

all that real property in the City of LOS ANGELES, County of LOS ANGELES, State of CA, described as follows  
**LOT 36 OF TRACTNO. 11743, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 257, PAGES 18 TO 24 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.**

"THIS A BONAFIDED GIFT AND THE GRANTOR RECEIVED NOTHING IN RETURN, R & T 11911."

Assessor's parcel No. 6065-002-003  
 Executed on MAY 10, 2010, in the City of LOS ANGELES, State of CALIFORNIA.

*Elizabeth Grayson*  
 ELIZABETH GRAYSON

STATE OF CALIFORNIA )  
 )  
 COUNTY OF LOS ANGELES )

On MAY 10, 2010 before me M.L. FIELD NOTARY PUBLIC  
 Notary Public, personally appeared ELIZABETH GRAYSON

- CAPACITY CLAIMED BY SIGNER(S)
- Individual(s)
  - Corporate Officer(s)
  - Partner(s)  Limited  General
  - Attorney in Fact
  - Trustee
  - Guardian/Conservator

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

*M. L. Field*  
 Signature (Seal)



RIGHT THUMBPRINT (Optional)



MAIL tax stmt to SAME AS ABOVE

Wolcotts Forms, our resellers and agents make no representations or warranty express or implied, as to the fitness of this form for any specific use or purpose. If you have any question it is always best to consult a qualified attorney before using this or any legal document ©2007 WOLCOTT'S FORMS, INC





This page is part of your document - DO NOT DISCARD



**20120787290**



Pages:  
0003

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

05/25/12 AT 02:48PM

FEES:	21.00
TAXES:	0.00
OTHER:	0.00
PAID:	21.00



LEADSHEET



201205250760088

00005857801



004016860

SEQ:  
01

ERDS - Daily



THIS FORM IS NOT TO BE DUPLICATED

E13

Recording Requested By:  
**Bank of America**  
Prepared By: **Bank of America**  
1800 Tapo Canyon Road  
Simi Valley, CA 93063  
800-444-4302  
When recorded mail to:  
**CoreLogic**  
450 E. Boundary St.  
Attn: Release Dept.  
Chapin, SC 29036



DocID# 318981887185824

Property Address:

1246 E 103rd St

Los Angeles, CA 90002-3301

CA0-ADT 17927165

5/17/2012

This space for Recorder's use

MIN #: 1000157-0005006990-1

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 1901 E Voorhees Street, Suite C, Danville, IL 61834 does hereby grant, sell, assign, transfer and convey unto **THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2005-4** whose address is 101 BARCLAY ST - 4W, NEW YORK, NY 10286 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: **COUNTRYWIDE HOME LOANS, INC.**  
Original Borrower(s): **ELIZABETH GRAYSON, AN UNMARRIED WOMAN**  
Original Trustee: **RECONTRUST COMPANY, N.A**  
Date of Deed of Trust: **4/13/2005**  
Original Loan Amount: **\$181,750.00**

Recorded in Los Angeles County, CA on: 4/21/2005, book N/A, page N/A and instrument number 05 0925373

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

    MAY 21 2012    

**MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,  
INC.**

By: \_\_\_\_\_

  
Trista Jackson Assistant Secretary

State of California  
County of Ventura

On MAY 21 2012 before me, Navid Paktan, Notary Public, personally appeared  
Trisha Jackson

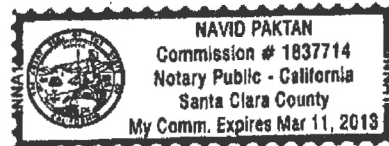
, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity (ies), and that by his/her/their signature(s) on the instrument the person(s), 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: Navid Paktan  
My Commission Expires: March 11, 2013



(Seal)



**Property Detail Report**

For Property Located At :  
**1246 E 103RD ST, LOS ANGELES, CA 90002-3301**

**Owner Information**

Owner Name: **BRINKLEY SOUNDRA L**  
 Mailing Address: **1246 E 103RD ST, LOS ANGELES CA 90002-3301 C024**  
 Vesting Codes: **SW / /**

**Location Information**

Legal Description:	<b>TRACT # 11743 LOT 36</b>	APN:	<b>6065-002-003</b>
County:	<b>LOS ANGELES, CA</b>	Alternate APN:	
Census Tract / Block:	<b>2420.00 / 1</b>	Subdivision:	<b>11743</b>
Township-Range-Sect:		Map Reference:	<b>58-D3 /</b>
Legal Book/Page:	<b>257-18</b>	Tract #:	<b>11743</b>
Legal Lot:	<b>36</b>	School District:	<b>LOS ANGELES</b>
Legal Block:		School District Name:	
Market Area:	<b>C37</b>	Munic/Township:	
Neighbor Code:			

**Owner Transfer Information**

Recording/Sale Date:	<b>05/11/2010 / 05/10/2010</b>	Deed Type:	<b>GRANT DEED</b>
Sale Price:		1st Mtg Document #:	
Document #:	<b>644977</b>		

**Last Market Sale Information**

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

**Prior Sale Information**

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

**Property Characteristics**

Gross Area:		Parking Type:		Construction:	
Living Area:	<b>807</b>	Garage Area:		Heat Type:	<b>HEATED</b>
Tot Adj Area:		Garage Capacity:		Exterior wall:	
Above Grade:		Parking Spaces:		Porch Type:	
Total Rooms:		Basement Area:		Patio Type:	
Bedrooms:	<b>2</b>	Finish Bsmnt Area:		Pool:	
Bath(F/H):	<b>1 /</b>	Basement Type:		Air Cond:	
Year Built / Eff:	<b>1944 / 1944</b>	Roof Type:		Style:	
Fireplace:	<b>/</b>	Foundation:		Quality:	
# of Stories:	<b>1.00</b>	Roof Material:		Condition:	
Other Improvements:					

**Site Information**

Zoning:	<b>LAR1</b>	Acres:	<b>0.14</b>	County Use:	<b>SINGLE FAMILY RESID (0100)</b>
Lot Area:	<b>6,003</b>	Lot Width/Depth:	<b>50 x 120</b>	State Use:	
Land Use:	<b>SFR</b>	Res/Comm Units:	<b>/</b>	Water Type:	
Site Influence:	<b>CORNER</b>			Sewer Type:	<b>TYPE UNKNOWN</b>

**Tax Information**

Total Value:	<b>\$27,404</b>	Assessed Year:	<b>2017</b>	Property Tax:	<b>\$547.88</b>
Land Value:	<b>\$13,915</b>	Improved %:	<b>49%</b>	Tax Area:	<b>509</b>
Improvement Value:	<b>\$13,489</b>	Tax Year:	<b>2017</b>	Tax Exemption:	<b>HOMEOWNER</b>
Total Taxable Value:	<b>\$20,404</b>				



# Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

**1246 E 103RD ST, LOS ANGELES, CA 90002-3301**

**14 Comparable(s) Selected.**

Report Date: 06/27/2018

**Summary Statistics:**

	Subject	Low	High	Average
Sale Price	\$0	\$205,000	\$380,000	\$298,000
Bldg/Living Area	807	720	920	812
Price/Sqft	\$0.00	\$251.23	\$527.78	\$370.59
Year Built	1944	1914	1948	1930
Lot Area	6,003	3,112	5,717	4,518
Bedrooms	2	2	5	3
Bathrooms/Restrooms	1	1	2	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$27,404	\$16,411	\$263,018	\$147,069
Distance From Subject	0.00	0.20	0.47	0.39

\*= user supplied for search only

<b>Comp #:1</b>		Distance From Subject:0.2 (miles)			
Address:	<b>1248 E 100TH ST, LOS ANGELES, CA 90002-2823</b>				
Owner Name:	<b>SARISSA ENTS INC</b>				
Seller Name:	<b>WALKER SHARON R</b>				
APN:	<b>6049-024-004</b>	Map Reference:	<b>58-D3 /</b>	Living Area:	<b>816</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>5352.00</b>	Total Rooms:	
Subdivision:	<b>YORK TR</b>	Zoning:	<b>LCR1YY</b>	Bedrooms:	<b>4</b>
Rec Date:	<b>10/31/2017</b>	Prior Rec Date:	<b>07/30/1969</b>	Bath(F/H):	<b>1 /</b>
Sale Date:	<b>10/19/2017</b>	Prior Sale Date:		Yr Built/Eff:	<b>1924 / 1936</b>
Sale Price:	<b>\$205,000</b>	Prior Sale Price:	<b>\$13,000</b>	Air Cond:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Style:	
Document #:	<b>1247580</b>	Acres:	<b>0.07</b>	Fireplace:	<b>/</b>
1st Mtg Amt:	<b>\$228,430</b>	Lot Area:	<b>3,112</b>	Pool:	
Total Value:	<b>\$16,411</b>	# of Stories:	<b>1.00</b>	Roof Mat:	
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>	Parking:	

<b>Comp #:2</b>		Distance From Subject:0.27 (miles)			
Address:	<b>1110 E 105TH ST, LOS ANGELES, CA 90002-3403</b>				
Owner Name:	<b>IMPAR INVESTMENTS INC</b>				
Seller Name:	<b>TRAN BRYAN</b>				
APN:	<b>6051-012-026</b>	Map Reference:	<b>58-C4 /</b>	Living Area:	<b>844</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2408.00</b>	Total Rooms:	<b>4</b>
Subdivision:	<b>6478</b>	Zoning:	<b>LAR1</b>	Bedrooms:	<b>2</b>
Rec Date:	<b>01/18/2018</b>	Prior Rec Date:	<b>08/10/2005</b>	Bath(F/H):	<b>1 /</b>
Sale Date:	<b>12/19/2017</b>	Prior Sale Date:	<b>07/21/2005</b>	Yr Built/Eff:	<b>1940 / 1940</b>
Sale Price:	<b>\$265,000</b>	Prior Sale Price:	<b>\$215,000</b>	Air Cond:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Style:	<b>BUNGALOW</b>
Document #:	<b>54070</b>	Acres:	<b>0.12</b>	Fireplace:	<b>/</b>
1st Mtg Amt:		Lot Area:	<b>5,393</b>	Pool:	
Total Value:	<b>\$253,151</b>	# of Stories:	<b>1.00</b>	Roof Mat:	<b>COMPOSITION SHINGLE</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/ 2</b>	Parking:	<b>DETACHED GARAGE</b>

<b>Comp #:3</b>		Distance From Subject:0.29 (miles)			
Address:	<b>1327 E 107TH ST, LOS ANGELES, CA 90002-3538</b>				
Owner Name:	<b>MENDEZ EMMANUEL H</b>				
Seller Name:	<b>JVS TRUST</b>				
APN:	<b>6065-008-022</b>	Map Reference:	<b>58-D4 /</b>	Living Area:	<b>789</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2420.00</b>	Total Rooms:	
Subdivision:	<b>11743</b>	Zoning:	<b>LAR1</b>	Bedrooms:	<b>2</b>
Rec Date:	<b>01/18/2018</b>	Prior Rec Date:	<b>02/17/1999</b>	Bath(F/H):	<b>1 /</b>
Sale Date:	<b>01/09/2018</b>	Prior Sale Date:		Yr Built/Eff:	<b>1944 / 1944</b>
Sale Price:	<b>\$300,000</b>	Prior Sale Price:	<b>\$65,000</b>	Air Cond:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Style:	
Document #:	<b>54577</b>	Acres:	<b>0.13</b>	Fireplace:	<b>/</b>
1st Mtg Amt:	<b>\$285,000</b>	Lot Area:	<b>5,717</b>	Pool:	

Total Value:	<b>\$114,800</b>	# of Stories:	<b>1.00</b>	Roof Mat:	
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>	Parking:	

Comp #4				Distance From Subject:0.33 (miles)	
Address: <b>927 E 105TH ST, LOS ANGELES, CA 90002-3434</b>					
Owner Name: <b>CALDERON MARIO S</b>					
Seller Name: <b>FIGUEROA CARLOS E &amp; SINDY L</b>					
APN:	<b>6051-018-010</b>	Map Reference:	<b>58-C4 /</b>	Living Area:	<b>886</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2408.00</b>	Total Rooms:	
Subdivision:	<b>6478</b>	Zoning:	<b>LAR1</b>	Bedrooms:	<b>2</b>
Rec Date:	<b>11/17/2017</b>	Prior Rec Date:	<b>12/31/2009</b>	Bath(F/H):	<b>1 /</b>
Sale Date:	<b>11/10/2017</b>	Prior Sale Date:	<b>09/24/2009</b>	Yr Built/Eff:	<b>1924 / 1927</b>
Sale Price:	<b>\$338,000</b>	Prior Sale Price:	<b>\$155,000</b>	Air Cond:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Style:	
Document #:	<b>1328131</b>	Acres:	<b>0.12</b>	Fireplace:	<b>/</b>
1st Mtg Amt:	<b>\$331,877</b>	Lot Area:	<b>5,393</b>	Pool:	
Total Value:	<b>\$172,389</b>	# of Stories:	<b>1.00</b>	Roof Mat:	
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>	Parking:	

Comp #5				Distance From Subject:0.34 (miles)	
Address: <b>910 E 103RD ST, LOS ANGELES, CA 90002-3246</b>					
Owner Name: <b>GIBBS DENICE</b>					
Seller Name: <b>WADE GLADY</b>					
APN:	<b>6051-006-003</b>	Map Reference:	<b>58-C3 /</b>	Living Area:	<b>810</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2407.00</b>	Total Rooms:	
Subdivision:	<b>11872</b>	Zoning:	<b>LAR1</b>	Bedrooms:	<b>2</b>
Rec Date:	<b>06/07/2018</b>	Prior Rec Date:		Bath(F/H):	<b>1 /</b>
Sale Date:	<b>05/29/2018</b>	Prior Sale Date:		Yr Built/Eff:	<b>1944 / 1944</b>
Sale Price:	<b>\$275,000</b>	Prior Sale Price:		Air Cond:	
Sale Type:	<b>FULL</b>	Prior Sale Type:		Style:	
Document #:	<b>566739</b>	Acres:	<b>0.12</b>	Fireplace:	<b>/</b>
1st Mtg Amt:	<b>\$175,000</b>	Lot Area:	<b>5,053</b>	Pool:	
Total Value:	<b>\$25,717</b>	# of Stories:	<b>1.00</b>	Roof Mat:	
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>	Parking:	

Comp #6				Distance From Subject:0.36 (miles)	
Address: <b>927 E 106TH ST, LOS ANGELES, CA 90002-3442</b>					
Owner Name: <b>JYC ENTS LLC</b>					
Seller Name: <b>POLE MINTHORNE &amp; PATRICIA</b>					
APN:	<b>6051-017-013</b>	Map Reference:	<b>58-C4 /</b>	Living Area:	<b>912</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2408.00</b>	Total Rooms:	<b>5</b>
Subdivision:	<b>6478</b>	Zoning:	<b>LAR1</b>	Bedrooms:	<b>2</b>
Rec Date:	<b>06/15/2018</b>	Prior Rec Date:	<b>07/23/1976</b>	Bath(F/H):	<b>1 /</b>
Sale Date:	<b>06/04/2018</b>	Prior Sale Date:		Yr Built/Eff:	<b>1926 / 1930</b>
Sale Price:	<b>\$258,000</b>	Prior Sale Price:	<b>\$13,500</b>	Air Cond:	<b>EVAP COOLER</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Style:	
Document #:	<b>600605</b>	Acres:	<b>0.12</b>	Fireplace:	<b>/</b>
1st Mtg Amt:	<b>\$265,000</b>	Lot Area:	<b>5,409</b>	Pool:	
Total Value:	<b>\$22,284</b>	# of Stories:	<b>1.00</b>	Roof Mat:	
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>	Parking:	<b>NONE</b>

Comp #7				Distance From Subject:0.44 (miles)	
Address: <b>854 E 106TH ST, LOS ANGELES, CA 90002-3439</b>					
Owner Name: <b>CANALES RAFAEL A</b>					
Seller Name: <b>MORRIS DEMANTHA</b>					
APN:	<b>6051-021-030</b>	Map Reference:	<b>58-C4 /</b>	Living Area:	<b>792</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2408.00</b>	Total Rooms:	
Subdivision:	<b>6478</b>	Zoning:	<b>LAR1</b>	Bedrooms:	<b>2</b>
Rec Date:	<b>06/12/2018</b>	Prior Rec Date:	<b>10/29/2004</b>	Bath(F/H):	<b>1 /</b>
Sale Date:	<b>05/18/2018</b>	Prior Sale Date:	<b>09/14/2004</b>	Yr Built/Eff:	<b>1914 / 1914</b>
Sale Price:	<b>\$310,000</b>	Prior Sale Price:	<b>\$219,000</b>	Air Cond:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>UNKNOWN</b>	Style:	
Document #:	<b>578789</b>	Acres:	<b>0.12</b>	Fireplace:	<b>/</b>
1st Mtg Amt:	<b>\$248,000</b>	Lot Area:	<b>5,200</b>	Pool:	
Total Value:	<b>\$263,018</b>	# of Stories:	<b>1.00</b>	Roof Mat:	
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>	Parking:	

Comp #8				Distance From Subject:0.44 (miles)	
Address: <b>9616 SUCCESS AVE, LOS ANGELES, CA 90002-2241</b>					
Owner Name: <b>MACHUEH JOSE M</b>					
Seller Name: <b>GW SAN DIEGO PROPERTIES LLC</b>					
APN:	<b>6048-007-005</b>	Map Reference:	<b>58-D3 /</b>	Living Area:	<b>720</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2423.00</b>	Total Rooms:	
Subdivision:	<b>QUEEN TR</b>	Zoning:	<b>LAR1</b>	Bedrooms:	<b>2</b>
Rec Date:	<b>06/07/2018</b>	Prior Rec Date:	<b>08/29/2005</b>	Bath(F/H):	<b>1 /</b>
Sale Date:	<b>05/18/2018</b>	Prior Sale Date:	<b>07/14/2005</b>	Yr Built/Eff:	<b>1948 / 1963</b>
Sale Price:	<b>\$380,000</b>	Prior Sale Price:	<b>\$325,000</b>	Air Cond:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Style:	
Document #:	<b>565398</b>	Acres:	<b>0.08</b>	Fireplace:	<b>/</b>
1st Mtg Amt:	<b>\$373,117</b>	Lot Area:	<b>3,529</b>	Pool:	
Total Value:	<b>\$225,000</b>	# of Stories:	<b>1.00</b>	Roof Mat:	

Land Use: SFR Park Area/Cap#: / Parking:

Comp #:**9** Distance From Subject:**0.44 (miles)**  
 Address: **9706 ANTWERP ST, LOS ANGELES, CA 90002-2215**  
 Owner Name: **ZAMORA VICTOR M C/ROJAS JENNIFER**  
 Seller Name: **MEDRANO JESUS Q**  
 APN: **6048-006-010** Map Reference: **58-D3 /** Living Area: **840**  
 County: **LOS ANGELES, CA** Census Tract: **2423.00** Total Rooms:  
 Subdivision: **QUEEN TR** Zoning: **LAR1** Bedrooms: **4**  
 Rec Date: **05/18/2018** Prior Rec Date: **07/03/2013** Bath(F/H): **1 /**  
 Sale Date: **03/26/2018** Prior Sale Date: **04/23/2013** Yr Built/Eff: **1925 / 1948**  
 Sale Price: **\$300,000** Prior Sale Price: **\$169,000** Air Cond:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Style:  
 Document #: **494756** Acres: **0.08** Fireplace: **/**  
 1st Mtg Amt: **\$294,566** Lot Area: **3,496** Pool:  
 Total Value: **\$178,502** # of Stories: **1.00** Roof Mat:  
 Land Use: **SFR** Park Area/Cap#: **/** Parking:

Comp #:**10** Distance From Subject:**0.45 (miles)**  
 Address: **816 E 103RD ST, LOS ANGELES, CA 90002-3244**  
 Owner Name: **AMADOR ROLFE U B & JOSE A**  
 Seller Name: **FIELDS MARGARET**  
 APN: **6051-005-004** Map Reference: **58-C3 /** Living Area: **810**  
 County: **LOS ANGELES, CA** Census Tract: **2407.00** Total Rooms:  
 Subdivision: **11872** Zoning: **LAR1** Bedrooms: **2**  
 Rec Date: **02/15/2018** Prior Rec Date: **09/18/1984** Bath(F/H): **1 /**  
 Sale Date: **01/23/2018** Prior Sale Date: Yr Built/Eff: **1944 / 1944**  
 Sale Price: **\$305,000** Prior Sale Price: **\$24,000** Air Cond:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Style:  
 Document #: **155490** Acres: **0.12** Fireplace: **/**  
 1st Mtg Amt: **\$299,475** Lot Area: **5,090** Pool:  
 Total Value: **\$100,776** # of Stories: **1.00** Roof Mat:  
 Land Use: **SFR** Park Area/Cap#: **/** Parking:

Comp #:**11** Distance From Subject:**0.45 (miles)**  
 Address: **9703 EVERS AVE, LOS ANGELES, CA 90002-2220**  
 Owner Name: **GARCIA ELEUTERIO/ORGANES ARACELI**  
 Seller Name: **HERNANDEZ IRENE**  
 APN: **6048-006-021** Map Reference: **58-D3 /** Living Area: **920**  
 County: **LOS ANGELES, CA** Census Tract: **2423.00** Total Rooms:  
 Subdivision: **QUEEN** Zoning: **LAR1** Bedrooms: **3**  
 Rec Date: **11/20/2017** Prior Rec Date: **01/18/2013** Bath(F/H): **1 /**  
 Sale Date: **10/16/2017** Prior Sale Date: **11/07/2012** Yr Built/Eff: **1925 / 1929**  
 Sale Price: **\$315,000** Prior Sale Price: **\$150,000** Air Cond:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**  
 Document #: **1333643** Acres: **0.08** Fireplace: **/**  
 1st Mtg Amt: **\$252,000** Lot Area: **3,485** Pool:  
 Total Value: **\$159,152** # of Stories: **1.00** Roof Mat: **COMPOSITION**  
 Land Use: **SFR** Park Area/Cap#: **/** Parking: **SHINGLE**

Comp #:**12** Distance From Subject:**0.46 (miles)**  
 Address: **9620 ANTWERP ST, LOS ANGELES, CA 90002-2213**  
 Owner Name: **ZAMORANO JOSE M & ALICIA**  
 Seller Name: **ESPINOZA JOSE M**  
 APN: **6048-006-006** Map Reference: **58-D3 /** Living Area: **720**  
 County: **LOS ANGELES, CA** Census Tract: **2423.00** Total Rooms:  
 Subdivision: **QUEEN** Zoning: **LAR1** Bedrooms: **5**  
 Rec Date: **02/09/2018** Prior Rec Date: **12/19/2014** Bath(F/H): **2 /**  
 Sale Date: **02/02/2018** Prior Sale Date: **11/05/2014** Yr Built/Eff: **1924 / 1951**  
 Sale Price: **\$335,000** Prior Sale Price: **\$238,000** Air Cond:  
 Sale Type: **FULL** Prior Sale Type: **UNKNOWN** Style: **CONVENTIONAL**  
 Document #: **137642** Acres: **0.08** Fireplace: **/**  
 1st Mtg Amt: **\$328,932** Lot Area: **3,490** Pool:  
 Total Value: **\$246,461** # of Stories: **1.00** Roof Mat: **COMPOSITION**  
 Land Use: **SFR** Park Area/Cap#: **/** Parking: **SHINGLE**

Comp #:**13** Distance From Subject:**0.47 (miles)**  
 Address: **9621 EVERS AVE, LOS ANGELES, CA 90002-2218**  
 Owner Name: **PINEDO OCTAVIO/CISNEROS CINDIA**  
 Seller Name: **HERNANDEZ FERNANDO**  
 APN: **6048-006-024** Map Reference: **58-D3 /** Living Area: **720**  
 County: **LOS ANGELES, CA** Census Tract: **2423.00** Total Rooms:  
 Subdivision: **QUEEN TR** Zoning: **LAR1** Bedrooms: **2**  
 Rec Date: **05/11/2018** Prior Rec Date: **07/31/1997** Bath(F/H): **1 /**  
 Sale Date: **04/09/2018** Prior Sale Date: Yr Built/Eff: **1920 / 1925**  
 Sale Price: **\$290,000** Prior Sale Price: **\$69,000** Air Cond:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Style:  
 Document #: **467390** Acres: **0.08** Fireplace: **/**  
 1st Mtg Amt: **\$284,747** Lot Area: **3,485** Pool:  
 Total Value: **\$94,908** # of Stories: **1.00** Roof Mat:

Land Use: SFR Park Area/Cap#: / Parking:

Comp #:14			Distance From Subject:0.47 (miles)
Address:	815 E 105TH ST, LOS ANGELES, CA 90002-3432		
Owner Name:	SORIA GERARDO D/GARCIA JANET		
Seller Name:	GARIBAY TRUST		
APN:	6051-019-013	Map Reference:	58-C4 /
County:	LOS ANGELES, CA	Census Tract:	2408.00
Subdivision:	6478	Zoning:	LAR1
Rec Date:	12/07/2017	Prior Rec Date:	07/24/2014
Sale Date:	10/23/2017	Prior Sale Date:	07/15/2014
Sale Price:	\$296,000	Prior Sale Price:	\$180,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1418284	Acres:	0.12
1st Mtg Amt:	\$290,638	Lot Area:	5,393
Total Value:	\$186,398	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	788
		Total Rooms:	
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Built/Eff:	1925 / 1928
		Air Cond:	
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	
		Parking:	

# EXHIBIT D

ASSIGNED INSPECTOR: **MARIAN PODPORA**  
JOB ADDRESS: **1246 EAST 103RD STREET, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **6065-002-003**

Date: **July 13, 2018**

CASE#: **429632**  
ORDER NO: **A-2859069**

EFFECTIVE DATE OF ORDER TO COMPLY: **October 06, 2011**  
COMPLIANCE EXPECTED DATE: **November 14, 2011**  
DATE COMPLIANCE OBTAINED: **October 10, 2011**

---

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

### VIOLATIONS:

SEE ATTACHED ORDER # A-2859069



1010319201245875

BOARD OF BUILDING AND SAFETY COMMISSIONERS

MARSHA L. BROWN PRESIDENT
HELENA JUBANY VICE-PRESIDENT
VAN AMBATIELOS
VICTOR H. CUEVAS
ELENORE A. WILLIAMS

CITY OF LOS ANGELES CALIFORNIA



ANTONIO R. VILLARAIGOSA MAYOR

DEPARTMENT OF BUILDING AND SAFETY
201 NORTH FIGUEROA STREET
LOS ANGELES, CA 90012

Stamp with checkboxes for CASE #, IMSP, CARTS, PCIS, and CNAT. Includes names of Robert R. "Bud" Ovrom and Raymond S. Chan, C.E., S.E.

ORDER TO COMPLY AND NOTICE OF FEE

BRINKLEY, SOUNDRAL
1246 E 103RD ST
LOS ANGELES, CA 90002

CASE #: 429632
ORDER #: A-2859069
EFFECTIVE DATE: October 06, 2011
COMPLIANCE DATE: November 14, 2011

OWNER OF
SITE ADDRESS: 1246 E 103RD ST
ASSESSORS PARCEL NO.: 6065-002-003
ZONE: R1; One-Family Zone

Handwritten signature and date: Closed 10-19-11

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, YOU ARE ORDERED TO PAY THE CODE VIOLATION INSPECTION FEE (C.V.I.F) OF \$ 356.16 (\$336 fee plus a six percent Systems Development Surcharge of \$20.16) WHICH WILL BE BILLED TO YOU SEPARATELY. Section 98.0421 L.A.M.C.

NOTE: FAILURE TO PAY THE C.V.I.F. WITHIN 30 DAYS OF THE INVOICE DATE OF THE BILL NOTED ABOVE WILL RESULT IN A LATE CHARGE OF TWO (2) TIMES THE C.V.I.F. PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$1,176.00.

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

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

VIOLATION(S):

1. The wooden fence is in need of maintenance.

You are therefore ordered to: Maintain wooden fences in good repair and keep straight, uniform and structurally sound. Paint, stain or otherwise treat or seal in an approved manner to prevent their becoming a nuisance from weathering or deterioration.

Code Section(s) in Violation: 91.8104.13, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

Location: Shared fence between 1242 and 1246 E. 103rd St.

Comments: Note: A similar order will be issued to the adjacent property (1242 E. 103rd St.) as the Department does not establish or determine property line locations.

NON-COMPLIANCE FEE WARNING:

In addition to the C.V.I.F. noted above, a proposed noncompliance fee in the amount of \$550.00 may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or request for slight modification is filed within 15 days of the compliance date.

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



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

PDJ
SEP 28 2011

**NOTE:** FAILURE TO PAY THE NON-COMPLIANCE FEE WITHIN 30 DAYS AFTER THE DATE OF MAILING THE INVOICE, MAY RESULT IN A LATE CHARGE OF TWO (2) TIMES THE NON-COMPLIANCE FEE PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF **\$1,925.00**.

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

**PENALTY WARNING:**

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

**APPEAL PROCEDURES:**

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


If you have any questions or require any additional information please feel free to contact me at (310)732-4530.

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

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

Date: September 26, 2011

BILL SHELTON  
638 S. BEACON ST., ROOM 276  
SAN PEDRO, CA 90731  
(310)732-4530

  
REVIEWED BY