

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

CITY OF LOS ANGELES
CALIFORNIA

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

VAN AMBATIELOS
PRESIDENT

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MAYOR

FRANK M. BUSH
GENERAL MANAGER

OSAMA YOUNAN, P.E.
EXECUTIVE OFFICER

June 20, 2018

Council District: # 10

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

JOB ADDRESS: **3630 SOUTH 8TH AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5044-018-016**
Re: Invoice #739938-9

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: **3630 South 8th Avenue, Los Angeles, California**, (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

Pursuant to Section 98.0421, the property owner was issued an order on November 10, 2017, to pay a code violation inspection fee after violations were identified and verified upon inspection. The code violation inspection fees imposed by the Department are as follows:

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

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

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

DEPARTMENT OF BUILDING AND SAFETY


Steve Ongele
Chief, Resource Management Bureau

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

Property Title Report

Work Order No. T15403
Dated as of: 05/30/2018

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)
APN #: 5044-018-016

Property Address: 3630 S 8TH AVE City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: QUITCLAIM DEED
Grantee : THE MILDRED B JONES LIVING TRUST
Grantor : MILDRED JONES
Deed Date : 06/26/2007 Recorded : 12/31/2007
Instr No. : 07-2865834

MAILING ADDRESS: THE MILDRED B JONES LIVING TRUST
1605 S CURSON AVE LOS ANGELES CA 90019

SCHEDULE B

LEGAL DESCRIPTION

Lot: 15 Block: H Abbreviated Description: LOT:15 BLK:H SUBD:WEST JEFFERSON & SEVENTH AVENUE TRACT WEST JEFFERSON AND SEVENTH AVENUE TRACT LOT 15 BLK H

MORTGAGES/LIENS

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

20072865834

Pages:
0002

This page is part of your doc



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

Fees	\$11 00
Taxes	\$0 00
Other	\$0 00
Paid	\$11 00

12/31/07 AT 09:56AM

0001520562 200712310610024

Mail

TITLE(S) : DEED



Assessor's Identification Number (AIN)

To be completed by Examlnr OR Title Company in black ink.

Number of AIN's Shown

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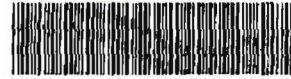
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RECORDING REQUESTED BY

AND WHEN RECORDED MAIL THIS DEED AND UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENT TO

NAME: Mildred Jones
ADDRESS: 1605 S. Curson Ave
CITY STATE & ZIP CODE: Los Angeles, Ca. 90019
MAIL ORDER NO: _____ TELEPHONE NO: _____

12/31/07



20072865834

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

DOCUMENTARY TRANSFER TAX \$ None
 computed on full value of property conveyed or
 computed on full value less liens and
incumbrances remaining at time of sale
Herman Roque & Assoc.
Signature of Declarant Agent Determiner & Tax Firm Name

Mildred Jones
the undersigned grantor(s), for a valuable consideration, receipt of which is hereby acknowledged, do hereby remise, release and forever quitclaim to The Mildred B. Jones Living Trust dated June 26, 2007
the following described real property in the City of Los Angeles County of Los Angeles State of CA

3630 - 8th Avenue, Los Angeles, Ca. 90018
West Jefferson and Seventh Avenue Tract
Lot 15 Blk h

Assessor's parcel No 5044-018-016-05-000

Executed on June 26, 2007 at Los Angeles, Ca

Mildred Jones
Mildred Jones

STATE OF California

COUNTY OF Los Angeles

On 6/26/2007 before me, Herman L. Roque, Notary Public

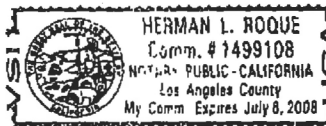
RIGHT THUMBPRINT Color or

personally appeared Mildred Jones personally known to me (or proven to me on the basis of satisfactory evidence) to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged to me that he, she, or they executed the same in his, her, or their authorized capacity(ies), and that by his, her, or their signature(s) on the instrument, he, she, or they, or the entry upon behalf of which the person(s) acted, executed the instrument;



WITNESS my hand and official seal

Herman L. Roque
Notary Public



CAPACITY CLAIMED BY SIGNER(S)
 INDIVIDUAL(S)
 CORPORATE OFFICER(S)
 PARTNER(S) LIMITED GENERAL
 ATTORNEY-IN-FACT
 TRUSTEE(S)
 GUARDIAN CONSERVATOR
 OTHER

MAIL TAX Mildred Jones
STATEMENTS TO 1605 S. Curson Ave. Los Angeles, Ca 90019

Parties advise not to make any alterations or changes, however, changes are appropriate and necessary to your benefit and interest, but do not result in a new instrument. The form's fitness for your purpose and use. Your signature makes the instrument valid for its intended purpose.

REGISTRATION FORMS 2004 REGISTRATION FORMS 2004
PRINTED/UNLIMITED



67775 39790

SIGNER IS REPRESENTING

EXHIBIT B

ASSIGNED INSPECTOR: **JESSE CHEN**

Date: **June 20, 2018**

JOB ADDRESS: **3630 SOUTH 8TH AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5044-018-016**

Last Full Title: **05/30/2018**

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- 1). THE MILDRED B JONES LIVING TRUST
1605 S CURSON AVE
LOS ANGELES, CA 90019
CAPACITY: OWNER

Property Detail Report

For Property Located At :
3630 8TH AVE, LOS ANGELES, CA 90018-4110

**Owner Information**

Owner Name: **JONES MILDRED & MILDRED B**
 Mailing Address: **1605 S CURSON AVE, LOS ANGELES CA 90019-3809 C018**
 Vesting Codes: **// TR**

Location Information

Legal Description: **WEST JEFFERSON AND SEVENTH AVENUE TRACT LOT 15**
 County: **LOS ANGELES, CA** APN: **5044-018-016**
 Census Tract / Block: **2190.20 / 3** Alternate APN:
 Township-Range-Sect: Subdivision: **WEST JEFFERSON & 07 AVE TR**
 Legal Book/Page: Map Reference: **43-C6 /**
 Legal Lot: **15** Tract #: **LOS ANGELES**
 Legal Block: **H** School District:
 Market Area: **PHHT** School District Name:
 Neighbor Code: Munic/Township:

Owner Transfer Information

Recording/Sale Date: **12/31/2007 / 06/26/2007** Deed Type: **QUIT CLAIM DEED**
 Sale Price: 1st Mtg Document #:
 Document #: **2865834**

Last Market Sale Information

Recording/Sale Date: **11/30/1979 /** 1st Mtg Amount/Type: **\$31,500 / CONV**
 Sale Price: **\$35,000** 1st Mtg Int. Rate/Type: **/**
 Sale Type: **FULL** 1st Mtg Document #: **/**
 Document #: **1347055** 2nd Mtg Amount/Type: **/**
 Deed Type: **DEED (REG)** 2nd Mtg Int. Rate/Type: **/**
 Transfer Document #: Price Per SqFt: **\$30.59**
 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:	PARKING AVAIL	Construction:	
Living Area:	1,144	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:	2	Exterior wall:	
Above Grade:		Parking Spaces:	2	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:	1912 / 1915	Roof Type:		Style:	
Fireplace:	Y / 1	Foundation:		Quality:	
# of Stories:	1.00	Roof Material:		Condition:	
Other Improvements:					

Site Information

Zoning:	LAR1	Acres:	0.13	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	5,802	Lot Width/Depth:	40 x 145	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$63,670	Assessed Year:	2017	Property Tax:	\$914.57
Land Value:	\$46,854	Improved %:	26%	Tax Area:	67
Improvement Value:	\$16,816	Tax Year:	2017	Tax Exemption:	HOMEOWNER
Total Taxable Value:	\$56,670				

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

3630 8TH AVE, LOS ANGELES, CA 90018-4110**16 Comparable(s) Selected.**

Report Date: 06/19/2018

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$35,000	\$489,000	\$801,000	\$651,469
Bldg/Living Area	1,144	1,039	1,311	1,154
Price/Sqft	\$30.59	\$464.39	\$707.41	\$564.40
Year Built	1912	1903	1948	1929
Lot Area	5,802	4,477	8,404	5,897
Bedrooms	2	2	3	2
Bathrooms/Restrooms	1	1	3	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$63,670	\$27,202	\$610,000	\$326,540
Distance From Subject	0.00	0.11	0.49	0.33

* = user supplied for search only

Comp #:1		Distance From Subject:0.11 (miles)	
Address:	3625 9TH AVE, LOS ANGELES, CA 90018-4101		
Owner Name:	YI SUNG W & MIHWA		
Seller Name:	ALVAREZ FELIPE		
APN:	5044-012-007	Map Reference:	43-C6 /
County:	LOS ANGELES, CA	Census Tract:	2190.20
Subdivision:	WEST JEFFERSON & 07 AVE TR	Zoning:	LAR1
Rec Date:	01/16/2018	Prior Rec Date:	06/25/1990
Sale Date:	12/07/2017	Prior Sale Date:	04/1990
Sale Price:	\$580,000	Prior Sale Price:	\$118,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	42019	Acres:	0.19
1st Mtg Amt:	\$464,000	Lot Area:	8,404
Total Value:	\$187,030	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	1,152
		Total Rooms:	
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Built/Eff:	1903 / 1903
		Air Cond:	
		Style:	
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	
		Parking:	PARKING AVAIL

Comp #:2		Distance From Subject:0.17 (miles)	
Address:	2622 EXPOSITION PL, LOS ANGELES, CA 90018-4229		
Owner Name:	ROBINSON CONNOR T		
Seller Name:	PINTAR INV CO RESIDL LP		
APN:	5044-022-012	Map Reference:	43-C6 /
County:	LOS ANGELES, CA	Census Tract:	2190.20
Subdivision:	4500	Zoning:	LARD2
Rec Date:	10/19/2017	Prior Rec Date:	02/07/2017
Sale Date:	09/26/2017	Prior Sale Date:	01/17/2017
Sale Price:	\$615,000	Prior Sale Price:	\$460,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1198433	Acres:	0.10
1st Mtg Amt:	\$535,000	Lot Area:	4,478
Total Value:	\$387,600	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,066
		Total Rooms:	4
		Bedrooms:	3
		Bath(F/H):	2 /
		Yr Built/Eff:	1923 / 1935
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	/
		Pool:	
		Roof Mat:	COMPOSITION SHINGLE
		Parking:	

Comp #:3		Distance From Subject:0.2 (miles)	
Address:	2701 COLISEUM ST, LOS ANGELES, CA 90018-4116		
Owner Name:	BURFORD JONATHON		
Seller Name:	I FUTURE NEST INVESTMENTS LLC		
APN:	5034-001-001	Map Reference:	43-C6 /
County:	LOS ANGELES, CA	Census Tract:	2340.00
Subdivision:	12012	Zoning:	LAR1
Rec Date:	11/21/2017	Prior Rec Date:	05/05/2017
Sale Date:	11/17/2017	Prior Sale Date:	04/26/2017
Sale Price:	\$775,000	Prior Sale Price:	\$530,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1340589	Acres:	0.19
1st Mtg Amt:	\$620,000	Lot Area:	8,284
		Living Area:	1,145
		Total Rooms:	5
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Built/Eff:	1948 / 1949
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	

Total Value:	\$166,415	# of Stories:	1.00	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:	4	Distance From Subject:0.24 (miles)			
Address:	3512 11TH AVE, LOS ANGELES, CA 90018-3627				
Owner Name:	KALPAKYAN KARO & SILVA				
Seller Name:	STOCKPILE PROP VENTURES LLC				
APN:	5044-009-021	Map Reference:	43-C6 /	Living Area:	1,080
County:	LOS ANGELES, CA	Census Tract:	2193.00	Total Rooms:	
Subdivision:	7127	Zoning:	LAR1	Bedrooms:	2
Rec Date:	11/02/2017	Prior Rec Date:	11/02/2017	Bath(F/H):	1 /
Sale Date:	10/04/2017	Prior Sale Date:	10/02/2017	Yr Built/Eff:	1939 / 1939
Sale Price:	\$510,000	Prior Sale Price:	\$501,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	1261594	Acres:	0.12	Fireplace:	/
1st Mtg Amt:	\$418,200	Lot Area:	5,206	Pool:	
Total Value:	\$171,961	# of Stories:	1.00	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/ 3	Parking:	PARKING AVAIL

Comp #:	5	Distance From Subject:0.24 (miles)			
Address:	3715 OLMSTED AVE, LOS ANGELES, CA 90018-4130				
Owner Name:	AGUILA VENTURES LLC				
Seller Name:	BRADLEY COLETTE				
APN:	5033-018-021	Map Reference:	43-C6 /	Living Area:	1,165
County:	LOS ANGELES, CA	Census Tract:	2342.00	Total Rooms:	6
Subdivision:	11754	Zoning:	LAR1	Bedrooms:	2
Rec Date:	01/26/2018	Prior Rec Date:	06/18/1998	Bath(F/H):	1 /
Sale Date:	01/18/2018	Prior Sale Date:	01/15/1998	Yr Built/Eff:	1940 / 1941
Sale Price:	\$625,000	Prior Sale Price:		Air Cond:	
Sale Type:	FULL	Prior Sale Type:		Style:	CONVENTIONAL
Document #:	85719	Acres:	0.14	Fireplace:	Y / 1
1st Mtg Amt:	\$623,000	Lot Area:	5,903	Pool:	
Total Value:	\$604,860	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:	6	Distance From Subject:0.27 (miles)			
Address:	2503 RODEO RD, LOS ANGELES, CA 90018-4234				
Owner Name:	ARRANAGA ANTHONY R FAMILY TRUST				
Seller Name:	ARREOLA CARLOS				
APN:	5044-021-018	Map Reference:	43-C6 /	Living Area:	1,042
County:	LOS ANGELES, CA	Census Tract:	2190.20	Total Rooms:	5
Subdivision:	4500	Zoning:	LARD2	Bedrooms:	3
Rec Date:	10/17/2017	Prior Rec Date:	04/12/2013	Bath(F/H):	2 /
Sale Date:	09/07/2017	Prior Sale Date:	03/05/2013	Yr Built/Eff:	1923 / 1958
Sale Price:	\$568,000	Prior Sale Price:	\$312,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	1185253	Acres:	0.10	Fireplace:	/
1st Mtg Amt:	\$424,100	Lot Area:	4,477	Pool:	
Total Value:	\$331,041	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:	7	Distance From Subject:0.34 (miles)			
Address:	3785 DUBLIN AVE, LOS ANGELES, CA 90018-4217				
Owner Name:	BLACK MO & CAROLINE				
Seller Name:	JABEP INVESTMENTS LLC				
APN:	5034-012-006	Map Reference:	51-D1 /	Living Area:	1,039
County:	LOS ANGELES, CA	Census Tract:	2340.00	Total Rooms:	5
Subdivision:	11309	Zoning:	LAR1	Bedrooms:	2
Rec Date:	10/18/2017	Prior Rec Date:	03/30/2017	Bath(F/H):	1 /
Sale Date:	09/21/2017	Prior Sale Date:	03/06/2017	Yr Built/Eff:	1938 / 1938
Sale Price:	\$735,000	Prior Sale Price:	\$510,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	1191438	Acres:	0.12	Fireplace:	Y / 1
1st Mtg Amt:	\$588,000	Lot Area:	5,098	Pool:	
Total Value:	\$364,036	# of Stories:	1.00	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:	8	Distance From Subject:0.35 (miles)			
Address:	3726 EDGEHILL DR, LOS ANGELES, CA 90018-4023				
Owner Name:	VEST MATTHEW A & LISA C				
Seller Name:	ELLISON ERIC A				
APN:	5033-013-048	Map Reference:	43-C6 /	Living Area:	1,177
County:	LOS ANGELES, CA	Census Tract:	2342.00	Total Rooms:	6
Subdivision:	11754	Zoning:	LAR1	Bedrooms:	2
Rec Date:	12/14/2017	Prior Rec Date:	02/02/1978	Bath(F/H):	1 /
Sale Date:	11/15/2017	Prior Sale Date:		Yr Built/Eff:	1940 / 1941
Sale Price:	\$682,000	Prior Sale Price:	\$47,500	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	1451373	Acres:	0.14	Fireplace:	Y / 1
1st Mtg Amt:	\$579,700	Lot Area:	5,903	Pool:	

Total Value:	\$564,000	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:9 Distance From Subject:0.37 (miles)

Address:	3446 3RD AVE, LOS ANGELES, CA 90018-3726				
Owner Name:	LEFAY ARNAUD/LAFOREST SUDHA				
Seller Name:	UNIVERSAL ASSET CONSOLIDATED I				
APN:	5042-002-037	Map Reference:	43-D6 /	Living Area:	1,190
County:	LOS ANGELES, CA	Census Tract:	2190.20	Total Rooms:	
Subdivision:	JEFFERSON ST TR	Zoning:	LAR1	Bedrooms:	2
Rec Date:	12/29/2017	Prior Rec Date:	06/12/2017	Bath(F/H):	1 /
Sale Date:	12/27/2017	Prior Sale Date:	06/09/2017	Yr Built/Eff:	1908 / 1908
Sale Price:	\$735,000	Prior Sale Price:	\$417,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	1515739	Acres:	0.13	Fireplace:	/
1st Mtg Amt:	\$636,150	Lot Area:	5,808	Pool:	
Total Value:	\$27,202	# of Stories:	1.00	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/ 1	Parking:	PARKING AVAIL

Comp #:10 Distance From Subject:0.38 (miles)

Address:	3820 6TH AVE, LOS ANGELES, CA 90008-1919				
Owner Name:	GRAHAN SEAN A & VICTORIA				
Seller Name:	STALT 2006-1F				
APN:	5034-011-021	Map Reference:	51-C1 /	Living Area:	1,311
County:	LOS ANGELES, CA	Census Tract:	2340.00	Total Rooms:	5
Subdivision:	11309	Zoning:	LAR1	Bedrooms:	2
Rec Date:	01/17/2018	Prior Rec Date:	12/30/2005	Bath(F/H):	2 /
Sale Date:	01/09/2018	Prior Sale Date:	12/13/2005	Yr Built/Eff:	1939 / 1940
Sale Price:	\$670,000	Prior Sale Price:	\$599,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	45866	Acres:	0.14	Fireplace:	Y / 1
1st Mtg Amt:	\$636,500	Lot Area:	6,000	Pool:	
Total Value:	\$610,000	# of Stories:	1.00	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:11 Distance From Subject:0.39 (miles)

Address:	3021 10TH AVE, LOS ANGELES, CA 90018-3328				
Owner Name:	816 WILSON PALCE LLC				
Seller Name:	PURSUANT ANN N				
APN:	5051-034-020	Map Reference:	43-C5 /	Living Area:	1,278
County:	LOS ANGELES, CA	Census Tract:	2193.00	Total Rooms:	
Subdivision:	5580	Zoning:	LARD3	Bedrooms:	2
Rec Date:	06/13/2018	Prior Rec Date:	11/24/1998	Bath(F/H):	1 /
Sale Date:	05/24/2018	Prior Sale Date:		Yr Built/Eff:	1924 / 1926
Sale Price:	\$700,000	Prior Sale Price:		Air Cond:	
Sale Type:	FULL	Prior Sale Type:		Style:	
Document #:	585266	Acres:	0.15	Fireplace:	/
1st Mtg Amt:		Lot Area:	6,625	Pool:	
Total Value:	\$38,177	# of Stories:	1.00	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/ 1	Parking:	PARKING AVAIL

Comp #:12 Distance From Subject:0.42 (miles)

Address:	3460 2ND AVE, LOS ANGELES, CA 90018-3724				
Owner Name:	ROBLES-GARCIA CINDY				
Seller Name:	ROSALES CINDY				
APN:	5042-003-025	Map Reference:	43-D6 /	Living Area:	1,053
County:	LOS ANGELES, CA	Census Tract:	2190.20	Total Rooms:	5
Subdivision:	JEFFERSON ST TR	Zoning:	LAR1	Bedrooms:	2
Rec Date:	03/29/2018	Prior Rec Date:	06/12/2014	Bath(F/H):	1 /
Sale Date:	03/05/2018	Prior Sale Date:	05/12/2011	Yr Built/Eff:	1908 / 1908
Sale Price:	\$489,000	Prior Sale Price:	\$279,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	302331	Acres:	0.13	Fireplace:	Y / 1
1st Mtg Amt:	\$500,000	Lot Area:	5,593	Pool:	
Total Value:	\$294,688	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	CARPOT

Comp #:13 Distance From Subject:0.44 (miles)

Address:	3050 12TH AVE, LOS ANGELES, CA 90018-3203				
Owner Name:	BAROT KISHAN/HAMPAPUR VEENA				
Seller Name:	CONTRERAS ANDREA				
APN:	5051-032-012	Map Reference:	43-C5 /	Living Area:	1,205
County:	LOS ANGELES, CA	Census Tract:	2193.00	Total Rooms:	
Subdivision:	5580	Zoning:	LARD2	Bedrooms:	2
Rec Date:	04/02/2018	Prior Rec Date:	07/31/2014	Bath(F/H):	1 /
Sale Date:	03/08/2018	Prior Sale Date:	05/19/2014	Yr Built/Eff:	1926 / 1932
Sale Price:	\$674,500	Prior Sale Price:	\$310,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	310939	Acres:	0.12	Fireplace:	/
1st Mtg Amt:	\$640,514	Lot Area:	5,400	Pool:	

Total Value:	\$321,021	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:14				Distance From Subject:0.44 (miles)	
Address:	3714 S NORTON AVE, LOS ANGELES, CA 90018-4045				
Owner Name:	DILLON MICHAEL/FARRAND LANA				
Seller Name:	ENSTONE INVESTMENTS INC				
APN:	5033-009-028	Map Reference:	43-C6 /	Living Area:	1,256
County:	LOS ANGELES, CA	Census Tract:	2342.00	Total Rooms:	5
Subdivision:	12291	Zoning:	LAR1	Bedrooms:	3
Rec Date:	10/13/2017	Prior Rec Date:	12/23/2016	Bath(F/H):	3 /
Sale Date:	10/11/2017	Prior Sale Date:	11/17/2016	Yr Built/Eff:	1941 / 1946
Sale Price:	\$801,000	Prior Sale Price:	\$485,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	1176243	Acres:	0.14	Fireplace:	Y / 1
1st Mtg Amt:	\$640,800	Lot Area:	5,950	Pool:	
Total Value:	\$485,000	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:15				Distance From Subject:0.44 (miles)	
Address:	3665 S NORTON AVE, LOS ANGELES, CA 90018-4044				
Owner Name:	WALL DARRELL				
Seller Name:	JOHNSON FLORA L LIVING TRUST				
APN:	5033-001-018	Map Reference:	43-C6 /	Living Area:	1,203
County:	LOS ANGELES, CA	Census Tract:	2342.00	Total Rooms:	5
Subdivision:	12291	Zoning:	LAR1	Bedrooms:	2
Rec Date:	01/26/2018	Prior Rec Date:	10/19/1998	Bath(F/H):	1 /
Sale Date:	12/14/2017	Prior Sale Date:	09/09/1998	Yr Built/Eff:	1941 / 1942
Sale Price:	\$641,000	Prior Sale Price:	\$150,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	88300	Acres:	0.14	Fireplace:	Y / 1
1st Mtg Amt:		Lot Area:	5,950	Pool:	
Total Value:	\$202,607	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	DETACHED GARAGE

Comp #:16				Distance From Subject:0.49 (miles)	
Address:	3010 12TH AVE, LOS ANGELES, CA 90018-3203				
Owner Name:	KPH PARTNERS				
Seller Name:	LOPEZ SILVIA				
APN:	5051-032-003	Map Reference:	43-C5 /	Living Area:	1,110
County:	LOS ANGELES, CA	Census Tract:	2193.00	Total Rooms:	5
Subdivision:	5580	Zoning:	LARD2	Bedrooms:	2
Rec Date:	02/08/2018	Prior Rec Date:	09/29/2006	Bath(F/H):	1 /
Sale Date:	01/16/2018	Prior Sale Date:	08/30/2006	Yr Built/Eff:	1924 / 1924
Sale Price:	\$623,000	Prior Sale Price:	\$465,000	Air Cond:	YES
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	131280	Acres:	0.12	Fireplace:	Y / 1
1st Mtg Amt:	\$635,800	Lot Area:	5,273	Pool:	
Total Value:	\$469,000	# of Stories:	1.00	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	ATTACHED GARAGE

EXHIBIT D

ASSIGNED INSPECTOR: **JESSE CHEN**

Date: **June 20, 2018**

JOB ADDRESS: **3630 SOUTH 8TH AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5044-018-016**

CASE#: **791096**

ORDER NO: **A-4547787**

EFFECTIVE DATE OF ORDER TO COMPLY: **November 10, 2017**

COMPLIANCE EXPECTED DATE: **December 10, 2017**

DATE COMPLIANCE OBTAINED: **No Compliance to Date**

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LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-4547787

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**BOARD OF
BUILDING AND SAFETY
COMMISSIONERS**

VAN AMBATIELOS
PRESIDENT

E. FELICIA BRANNON
VICE-PRESIDENT

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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

ORDER TO COMPLY AND NOTICE OF FEE

JONES, MILDRED TR MILDRED B JONES TRUST
1605 S CURSON AVE
LOS ANGELES, CA 90019

CASE #: 791096
ORDER #: A-4547787
EFFECTIVE DATE: November 10, 2017
COMPLIANCE DATE: December 10, 2017

OWNER OF

SITE ADDRESS: 3630 S 8TH AVE

ASSESSORS PARCEL NO.: 5044-018-016

ZONE: R1; One-Family Zone

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

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

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

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

VIOLATION(S):

- 1. Open storage of Auto parts, machine, motor, appliance or other similar device in a residential zone.**

You are therefore ordered to: Discontinue the open storage of auto parts in a residential zone.

Code Section(s) in Violation: 12.03, 12.21A.1.(a), 12.21A.8.(a) and 12.21A.8.(b) of the L.A.M.C.

Comments: Including partial inoperative vehicles.

- 2. Excessive or overgrown vegetation on the premises.**

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

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

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

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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.

If you have any questions or require any additional information please feel free to contact me at (213)252-3925. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: _____

Date: October 30, 2017

JAMES VORHIS
221 N. FIGUEROA ST. SUITE 1100
LOS ANGELES, CA 90012
(213)252-3925

JAMES.H.VORHIS@lacity.org

REVIEWED BY

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

NOV 01 2017

To the address as shown on the last equalized assessment roll. Initialed by _____

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.



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