

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 25, 2018

Council District: # 15

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

JOB ADDRESS: **958 EAST 112TH STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **6027-023-008**
Re: Invoice #739758-5

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: **958 East 112th 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 November 15, 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. T15408
Dated as of: 05/30/2018

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)

APN #: 6072-023-008

Property Address: 958 E 112TH ST

City: Los Angeles

County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : ANGELENO HOMES LLC

Grantor : JOSE M GUZMAN; REGINA GUZMAN

Deed Date : 01/24/2018

Recorded : 03/02/2018

Instr No. : 18-0205700

MAILING ADDRESS: ANGELENO HOMES LLC
215 AVENIDA DEL MAR #0 SAN CLEMENTE CA 92672

SCHEDULE B

LEGAL DESCRIPTION

Lot: 224 Tract No: 7137 Abbreviated Description: LOT:224 TR#:7137 TRACT # 7137 LOT 224

MORTGAGES/LIENS

Type of Document: SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS

Recording Date: 04/13/2018

Document #: 18-0360449

Loan Amount: \$200,000

Lender Name: JAMIE L THOMPSON TRUST

Borrowers Name: ANGELENO HOMES LLC

MAILING ADDRESS: JAMIE L THOMPSON TRUST
1000 SKOKIE BLVD STE 410 WILMETTE, IL 60091

This page is part of your document - DO NOT DISCARD

20180205700



Pages:
0003

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

03/02/18 AT 08:00AM

FEES:	44.00
TAXES:	1,400.00
OTHER:	0.00

PCOR SURCHARGE \$20.00

PAID: 1,444.00



LEADSHEET



201803020160002

00014952133



008936865

SEQ:
18

DAR - Title Company (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

T23

Lawyers Title

2

RECORDING REQUESTED BY:
Lawyers Title Company



WHEN RECORDED MAIL DOCUMENT AND TAX STATEMENT TO:

Angeleno Homes LLC
215 Avenida Del Mar Ste#0
San Clemente CA 92672

APN. 6072 023 008
TITLE ORDER NO.: 117094088
ESCROW NO.: 1201-LV

THIS SPACE FOR RECORDER'S USE ONLY

GRANT DEED

(90) (49)

The undersigned Grantor(s) declare(s) that the DOCUMENTARY TRANSFER TAX IS: \$215.00 County, \$125.00 City
 computed on the full value of the interest of property conveyed, or
 computed on the full value less the value of liens or encumbrances remaining thereon at the time of sale.
 OR transfer is EXEMPT from tax for the following reason:

Signature of declarant or agent determining tax: [Signature]
Firm Name: United One Escrow

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Jose M. Guzman and Regina Guzman, Husband and Wife as Joint Tenants

HEREBY GRANT(S) to Angeleno Homes LLC, A California limited liability company

All that real property situated in the City of Los Angeles, County of Los Angeles, State of California, described as: Legal Description attached herewith as Exhibit A

Commonly Known As: 958 East 112th Street, Los Angeles, CA 90059

January 24, 2018

[Signature]
Jose M. Guzman

[Signature]
Regina Guzman

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 ARIZONA
COUNTY OF MARICOPA

On JAN 25 2018, before me, ANGEL TRINIDAD, a Notary Public personally appeared JOSE M. GUZMAN AND REGINA GUZMAN

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 ARIZONA that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature]

(SEAL)



ANGEL TRINIDAD
Notary Public - Arizona
Maricopa County
Expires 05/10/2020



MAIL TAX STATEMENTS AS DIRECTED ABOVE

18

3

File No: 117094088

EXHIBIT "A"

THE LAND REFERRED TO HEREIN IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOT 224 OF TRACT NO. 7137, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 76, PAGE 16 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ASSESSOR'S PARCEL NUMBER: 6072-023-008

EXHIBIT B

ASSIGNED INSPECTOR: **KEITH EDGEHILL**
JOB ADDRESS: **958 EAST 112TH STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **6027-023-008**

Date: **June 25, 2018**

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

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1). ANGELENO HOMES LLC
C/O JOSE M & REGINA GUZMAN
215 AVENIDA DEL MAR #0
SAN CLEMENTE, CA 92672
CAPACITY: OWNERS
- 2). JOSE M AND REGINA GUZMAN
958 E. 112TH ST
LOS ANGELES, CA 90059
CAPACITY: OWNERS
- 3). JAMIE L THOMPSON TRUST
1000 SKOKIE BLVD STE 410
WILMETTE, IL 60091
CAPACITY: INTERESTED PARTY

Property Detail Report

For Property Located At :
958 E 112TH ST, LOS ANGELES, CA 90059-1608



For Sale

Owner Information

Owner Name: **ANGELENO HOMES LLC**
 Mailing Address: **215 AVENIDA DEL MAR #O, SAN CLEMENTE CA 92672-4062 C034**
 Vesting Codes: **// CO**

Location Information

Legal Description:	TRACT # 7137 LOT 224	APN:	6072-023-008
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	2409.00 / 2	Subdivision:	7137
Township-Range-Sect:		Map Reference:	58-C5 /
Legal Book/Page:	76-16	Tract #:	7137
Legal Lot:	224	School District:	LOS ANGELES
Legal Block:		School District Name:	
Market Area:	C37	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

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

Last Market Sale Information

Recording/Sale Date:	03/02/2018 / 01/24/2018	1st Mtg Amount/Type:	/
Sale Price:	\$250,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	
Document #:	205700	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$243.43
New Construction:		Multi/Split Sale:	
Title Company:	LAWYERS TITLE		
Lender:			
Seller Name:	GUZMAN JOSE M & REGINA		

Prior Sale Information

Prior Rec/Sale Date:	05/17/1991 / 03/1991	Prior Lender:	GREAT WSTRN BK
Prior Sale Price:	\$85,000	Prior 1st Mtg Amt/Type:	\$76,500 / CONV
Prior Doc Number:	725160	Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	GRANT DEED		

Property Characteristics

Gross Area:		Parking Type:		Construction:	
Living Area:	1,027	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:		Exterior wall:	STUCCO
Above Grade:		Parking Spaces:		Porch Type:	
Total Rooms:		Basement Area:		Patio Type:	
Bedrooms:	3	Finish Bsmnt Area:		Pool:	
Bath(F/H):	1 /	Basement Type:		Air Cond:	
Year Built / Eff:	1954 / 1955	Roof Type:		Style:	CONVENTIONAL
Fireplace:	/	Foundation:	SLAB	Quality:	
# of Stories:	1.00	Roof Material:	COMPOSITION	Condition:	
			SHINGLE		

Other Improvements:

Site Information

Zoning:	LAR2	Acres:	0.09	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	3,879	Lot Width/Depth:	31 x 125	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	
Site Influence:	CORNER			Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$142,398	Assessed Year:	2017	Property Tax:	\$2,030.14
Land Value:	\$94,201	Improved %:	34%	Tax Area:	461
Improvement Value:	\$48,197	Tax Year:	2017	Tax Exemption:	
Total Taxable Value:	\$142,398				

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

958 E 112TH ST, LOS ANGELES, CA 90059-1608**20 Comparable(s) Selected.**

Report Date: 06/20/2018

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$250,000	\$215,000	\$599,000	\$349,375
Bldg/Living Area	1,027	942	1,159	1,029
Price/Sqft	\$243.43	\$224.19	\$605.66	\$341.33
Year Built	1954	1910	1988	1940
Lot Area	3,879	3,600	13,572	5,615
Bedrooms	3	2	4	3
Bathrooms/Restrooms	1	1	2	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$142,398	\$15,580	\$326,400	\$186,817
Distance From Subject	0.00	0.13	0.49	0.32

* = user supplied for search only

Comp #:	1					
Address:	958 E 112TH ST, LOS ANGELES, CA 90059-1608				For Sale	Distance From Subject: 0.0 (miles)
Owner Name:	ANGELENO HOMES LLC					
Seller Name:	GUZMAN JOSE M & REGINA					
APN:	6072-023-008	Map Reference:	58-C5 /	Living Area:	1,027	
County:	LOS ANGELES, CA	Census Tract:	2409.00	Total Rooms:	3	
Subdivision:	7137	Zoning:	LAR2	Bedrooms:	3	
Rec Date:	03/02/2018	Prior Rec Date:	05/17/1991	Bath(F/H):	1 /	
Sale Date:	01/24/2018	Prior Sale Date:	03/1991	Yr Built/Eff:	1954 / 1955	
Sale Price:	\$250,000	Prior Sale Price:	\$85,000	Air Cond:		
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL	
Document #:	205700	Acres:	0.09	Fireplace:	/	
1st Mtg Amt:		Lot Area:	3,879	Pool:		
Total Value:	\$142,398	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE	
Land Use:	SFR	Park Area/Cap#:	/	Parking:		

Comp #:	2					
Address:	940 E LANZIT AVE, LOS ANGELES, CA 90059-1551					Distance From Subject: 0.13 (miles)
Owner Name:	LOPEZ EDWIN & KAREN D					
Seller Name:	ALFORD THELMA L C TRUST					
APN:	6072-019-030	Map Reference:	58-C4 /	Living Area:	966	
County:	LOS ANGELES, CA	Census Tract:	2409.00	Total Rooms:	2	
Subdivision:	7137	Zoning:	LAR2	Bedrooms:	2	
Rec Date:	10/16/2017	Prior Rec Date:		Bath(F/H):	1 /	
Sale Date:	08/31/2017	Prior Sale Date:		Yr Built/Eff:	1937 / 1937	
Sale Price:	\$330,000	Prior Sale Price:		Air Cond:		
Sale Type:	FULL	Prior Sale Type:		Style:		
Document #:	1178395	Acres:	0.16	Fireplace:	/	
1st Mtg Amt:	\$324,022	Lot Area:	7,151	Pool:		
Total Value:	\$24,660	# of Stories:	1.00	Roof Mat:		
Land Use:	SFR	Park Area/Cap#:	/	Parking:		

Comp #:	3					
Address:	907 E 111TH DR, LOS ANGELES, CA 90059-1534					Distance From Subject: 0.14 (miles)
Owner Name:	SANCHEZ JONNY					
Seller Name:	VISCENCIO JAIME					
APN:	6072-018-009	Map Reference:	58-C4 /	Living Area:	1,124	
County:	LOS ANGELES, CA	Census Tract:	2409.00	Total Rooms:	2	
Subdivision:	7137	Zoning:	LAR2	Bedrooms:	2	
Rec Date:	02/12/2018	Prior Rec Date:	07/31/2012	Bath(F/H):	2 /	
Sale Date:	01/24/2018	Prior Sale Date:	12/22/2011	Yr Built/Eff:	1988 / 1988	
Sale Price:	\$375,000	Prior Sale Price:	\$229,000	Air Cond:		
Sale Type:	FULL	Prior Sale Type:	FULL	Style:		
Document #:	142987	Acres:	0.08	Fireplace:	/	
1st Mtg Amt:	\$356,250	Lot Area:	3,600	Pool:		
Total Value:	\$242,974	# of Stories:		Roof Mat:		

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

Comp #:**4** Distance From Subject:**0.14 (miles)**
 Address: **917 E IMPERIAL HWY, LOS ANGELES, CA 90059-1621**
 Owner Name: **BOGER ROSLIND R/TALIAFERRO CICILE**
 Seller Name: **IDD INVESTMENTS GROUP INC**
 APN: **6072-026-009** Map Reference: **58-C5 /** Living Area: **989**
 County: **LOS ANGELES, CA** Census Tract: **2410.01** Total Rooms:
 Subdivision: **9083** Zoning: **LARD2** Bedrooms: **3**
 Rec Date: **10/02/2017** Prior Rec Date: **09/01/2016** Bath(F/H): **1 /**
 Sale Date: **09/26/2017** Prior Sale Date: **08/25/2016** Yr Built/Eff: **1945 / 1945**
 Sale Price: **\$599,000** Prior Sale Price: **\$276,500** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style:
 Document #: **1124009** Acres: **0.14** Fireplace: **/**
 1st Mtg Amt: **\$588,150** Lot Area: **6,062** Pool:
 Total Value: **\$276,500** # of Stories: **1.00** Roof Mat:
 Land Use: **SFR** Park Area/Cap#: **/** Parking:

Comp #:**5** Distance From Subject:**0.17 (miles)**
 Address: **828 E 111TH DR, LOS ANGELES, CA 90059-1533**
 Owner Name: **RODRIGUEZ HECTOR/MATA DARLINE**
 Seller Name: **ANDINO EDITH M L**
 APN: **6072-017-006** Map Reference: **58-C4 /** Living Area: **1,044**
 County: **LOS ANGELES, CA** Census Tract: **2409.00** Total Rooms:
 Subdivision: **7137** Zoning: **LAR2** Bedrooms: **3**
 Rec Date: **02/20/2018** Prior Rec Date: **02/24/2014** Bath(F/H): **1 /**
 Sale Date: **12/15/2017** Prior Sale Date: **10/04/2013** Yr Built/Eff: **1960 / 1960**
 Sale Price: **\$385,000** Prior Sale Price: **\$220,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style:
 Document #: **164720** Acres: **0.10** Fireplace: **/**
 1st Mtg Amt: **\$375,457** Lot Area: **4,343** Pool:
 Total Value: **\$239,150** # of Stories: **1.00** Roof Mat:
 Land Use: **SFR** Park Area/Cap#: **/** Parking:

Comp #:**6** Distance From Subject:**0.19 (miles)**
 Address: **1118 E 115TH ST, LOS ANGELES, CA 90059-1632**
 Owner Name: **HERNANDEZ NELLIE**
 Seller Name: **RAMIREZ TRISHA**
 APN: **6072-028-011** Map Reference: **58-C5 /** Living Area: **1,148**
 County: **LOS ANGELES, CA** Census Tract: **2410.01** Total Rooms:
 Subdivision: **12011** Zoning: **LAR1** Bedrooms: **4**
 Rec Date: **10/31/2017** Prior Rec Date: **05/15/2006** Bath(F/H): **1 /**
 Sale Date: **06/15/2017** Prior Sale Date: **05/02/2006** Yr Built/Eff: **1944 / 1952**
 Sale Price: **\$280,000** Prior Sale Price: **\$395,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style:
 Document #: **1246906** Acres: **0.19** Fireplace: **/**
 1st Mtg Amt: **\$274,928** Lot Area: **8,399** Pool:
 Total Value: **\$325,000** # of Stories: **1.00** Roof Mat:
 Land Use: **SFR** Park Area/Cap#: **/** Parking:

Comp #:**7** Distance From Subject:**0.22 (miles)**
 Address: **815 E 112TH ST, LOS ANGELES, CA 90059-1542**
 Owner Name: **CG INTEGRITY INVESTMENTS INC/GOLDEN EXCLUSIVE PROPERTIES**
 Seller Name: **NEWELL ESTELLA**
 APN: **6072-016-017** Map Reference: **58-C5 /** Living Area: **960**
 County: **LOS ANGELES, CA** Census Tract: **2409.00** Total Rooms:
 Subdivision: **7137** Zoning: **LAR2** Bedrooms: **2**
 Rec Date: **01/02/2018** Prior Rec Date: **10/15/1974** Bath(F/H): **1 /**
 Sale Date: **11/03/2017** Prior Sale Date: Yr Built/Eff: **1925 / 1930**
 Sale Price: **\$265,000** Prior Sale Price: **\$10,500** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style:
 Document #: **2260** Acres: **0.09** Fireplace: **/**
 1st Mtg Amt: **\$238,000** Lot Area: **3,874** Pool:
 Total Value: **\$15,580** # of Stories: **1.00** Roof Mat:
 Land Use: **SFR** Park Area/Cap#: **/** Parking:

Comp #:**8** Distance From Subject:**0.24 (miles)**
 Address: **801 E 112TH ST, LOS ANGELES, CA 90059-1542**
 Owner Name: **ELMORO HOLDINGS LLC**
 Seller Name: **JONES EDITH M**
 APN: **6072-016-013** Map Reference: **58-C5 /** Living Area: **1,080**
 County: **LOS ANGELES, CA** Census Tract: **2409.00** Total Rooms: **2**
 Subdivision: **7137** Zoning: **LAR2** Bedrooms: **2**
 Rec Date: **02/06/2018** Prior Rec Date: Bath(F/H): **2 /**
 Sale Date: **12/20/2017** Prior Sale Date: Yr Built/Eff: **1924 / 1940**
 Sale Price: **\$263,000** Prior Sale Price: Air Cond: **YES**
 Sale Type: **FULL** Prior Sale Type: Style:
 Document #: **124331** Acres: **0.09** Fireplace: **/**
 1st Mtg Amt: **\$288,750** Lot Area: **3,874** Pool:
 Total Value: **\$126,141** # of Stories: **1.00** Roof Mat:
 Land Use: **SFR** Park Area/Cap#: **/** Parking:

Comp #:9			Distance From Subject:0.24 (miles)
Address:	800 E 113TH ST, LOS ANGELES, CA 90059-2321		
Owner Name:	RIOS VERONICA N & JUAN J JR		
Seller Name:	MORGAN PICKS1 LLC		
APN:	6072-012-009	Map Reference:	58-C5 /
County:	LOS ANGELES, CA	Census Tract:	2409.00
Subdivision:	3754	Zoning:	LAR2
Rec Date:	11/14/2017	Prior Rec Date:	
Sale Date:	10/13/2017	Prior Sale Date:	
Sale Price:	\$387,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	1306354	Acres:	0.14
1st Mtg Amt:	\$379,990	Lot Area:	6,197
Total Value:	\$279,000	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,060
		Total Rooms:	
		Bedrooms:	3
		Bath(F/H):	1 /
		Yr Built/Eff:	1946 / 1952
		Air Cond:	
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	
		Parking:	

Comp #:10			Distance From Subject:0.36 (miles)
Address:	903 E 109TH ST, LOS ANGELES, CA 90059-1017		
Owner Name:	PINO RAYMOND D/DELPINO KRISTI		
Seller Name:	HOWARD LACINDA W		
APN:	6071-016-006	Map Reference:	58-C4 /
County:	LOS ANGELES, CA	Census Tract:	2409.00
Subdivision:	6478	Zoning:	LAR2
Rec Date:	06/06/2018	Prior Rec Date:	01/21/1976
Sale Date:	04/06/2018	Prior Sale Date:	
Sale Price:	\$215,000	Prior Sale Price:	\$9,200
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	561035	Acres:	0.13
1st Mtg Amt:		Lot Area:	5,802
Total Value:	\$280,000	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	959
		Total Rooms:	5
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Built/Eff:	1939 / 1939
		Air Cond:	
		Style:	
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	
		Parking:	ATTACHED GARAGE

Comp #:11			Distance From Subject:0.37 (miles)
Address:	1233 E 109TH ST, LOS ANGELES, CA 90059-1109		
Owner Name:	TORRES GREGORIO & MARISOL		
Seller Name:	RUIZ FIDEL		
APN:	6070-001-023	Map Reference:	58-D4 /
County:	LOS ANGELES, CA	Census Tract:	2420.09
Subdivision:	8685	Zoning:	LAR2
Rec Date:	03/21/2018	Prior Rec Date:	01/04/2000
Sale Date:	01/30/2018	Prior Sale Date:	10/29/1999
Sale Price:	\$283,000	Prior Sale Price:	\$80,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	271820	Acres:	0.08
1st Mtg Amt:	\$277,874	Lot Area:	3,659
Total Value:	\$116,257	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,017
		Total Rooms:	5
		Bedrooms:	4
		Bath(F/H):	1 /
		Yr Built/Eff:	1956 / 1966
		Air Cond:	
		Style:	CONTEMPORARY
		Fireplace:	/
		Pool:	
		Roof Mat:	
		Parking:	GARAGE

Comp #:12			Distance From Subject:0.37 (miles)
Address:	818 E 109TH ST, LOS ANGELES, CA 90059-1016		
Owner Name:	SOLORZANO SERGIO M/ROBLES SONIA L		
Seller Name:	GUERRERO ISABEL		
APN:	6071-014-020	Map Reference:	58-C4 /
County:	LOS ANGELES, CA	Census Tract:	2409.00
Subdivision:	6478	Zoning:	LAR2
Rec Date:	05/24/2018	Prior Rec Date:	01/06/2011
Sale Date:	03/27/2018	Prior Sale Date:	10/29/2010
Sale Price:	\$375,000	Prior Sale Price:	\$207,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	516725	Acres:	0.11
1st Mtg Amt:	\$368,207	Lot Area:	4,857
Total Value:	\$228,503	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	942
		Total Rooms:	
		Bedrooms:	3
		Bath(F/H):	2 /
		Yr Built/Eff:	1938 / 1962
		Air Cond:	
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	
		Parking:	

Comp #:13			Distance From Subject:0.38 (miles)
Address:	1376 E 111TH ST, LOS ANGELES, CA 90059-1128		
Owner Name:	HORN DAVALE/COOK JANET		
Seller Name:	HAWKINS ROLAND		
APN:	6070-011-005	Map Reference:	58-D4 /
County:	LOS ANGELES, CA	Census Tract:	2426.00
Subdivision:	ARLAND TR	Zoning:	LAR2
Rec Date:	12/12/2017	Prior Rec Date:	01/16/2015
Sale Date:	09/26/2017	Prior Sale Date:	01/06/2015
Sale Price:	\$350,000	Prior Sale Price:	\$260,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1439069	Acres:	0.31
1st Mtg Amt:	\$343,660	Lot Area:	13,572
Total Value:	\$269,242	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,008
		Total Rooms:	
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Built/Eff:	1910 / 1910
		Air Cond:	
		Style:	
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	
		Parking:	

Comp #:14			Distance From Subject:0.41 (miles)
Address:	861 E 118TH ST, LOS ANGELES, CA 90059-2705		
Owner Name:	LOAIZA JULIO C/RODRIGUEZ GRISELDA		
Seller Name:	MOSELEY CHARLES IV		
APN:	6084-015-012	Map Reference:	58-C5 /
County:	LOS ANGELES, CA	Census Tract:	2410.02
Subdivision:	12303	Zoning:	LAR1
Rec Date:	03/07/2018	Prior Rec Date:	06/12/2000
Sale Date:	02/13/2018	Prior Sale Date:	04/25/2000
Sale Price:	\$392,500	Prior Sale Price:	\$115,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	221488	Acres:	0.13
1st Mtg Amt:	\$385,390	Lot Area:	5,506
Total Value:	\$165,525	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,018
		Total Rooms:	
		Bedrooms:	3
		Bath(F/H):	1 /
		Yr Built/Eff:	1944 / 1944
		Air Cond:	
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	
		Parking:	

Comp #:15			Distance From Subject:0.44 (miles)
Address:	825 E 118TH ST, LOS ANGELES, CA 90059-2705		
Owner Name:	BECERRA JESSICA/FLORES DIANA J B		
Seller Name:	VENTURA JOSE L		
APN:	6084-015-005	Map Reference:	58-C5 /
County:	LOS ANGELES, CA	Census Tract:	2410.02
Subdivision:	12303	Zoning:	LAR1
Rec Date:	01/19/2018	Prior Rec Date:	12/29/2008
Sale Date:	11/29/2017	Prior Sale Date:	11/03/2008
Sale Price:	\$392,000	Prior Sale Price:	\$250,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	60008	Acres:	0.14
1st Mtg Amt:	\$382,936	Lot Area:	6,068
Total Value:	\$277,386	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,159
		Total Rooms:	5
		Bedrooms:	3
		Bath(F/H):	1 /
		Yr Built/Eff:	1944 / 1945
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	/
		Pool:	
		Roof Mat:	
		Parking:	GARAGE

Comp #:16			Distance From Subject:0.44 (miles)
Address:	945 E 118TH PL, LOS ANGELES, CA 90059-2818		
Owner Name:	VENEGAS BENJAMIN		
Seller Name:	CHAPARRO NANCY		
APN:	6084-025-009	Map Reference:	58-C5 /
County:	LOS ANGELES, CA	Census Tract:	2410.02
Subdivision:	12303	Zoning:	LAR1
Rec Date:	10/31/2017	Prior Rec Date:	03/16/2016
Sale Date:	08/17/2017	Prior Sale Date:	03/09/2016
Sale Price:	\$390,000	Prior Sale Price:	\$320,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1249747	Acres:	0.13
1st Mtg Amt:	\$312,000	Lot Area:	5,557
Total Value:	\$326,400	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	968
		Total Rooms:	5
		Bedrooms:	3
		Bath(F/H):	1 /
		Yr Built/Eff:	1945 / 1955
		Air Cond:	
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	
		Parking:	GARAGE

Comp #:17			Distance From Subject:0.45 (miles)
Address:	630 E 111TH ST, LOS ANGELES, CA 90059-1514		
Owner Name:	CRUZ CELESTINO/BERMUDEZ FELICIA		
Seller Name:	GEVCO PROPERTIES LLC		
APN:	6071-006-013	Map Reference:	58-C4 /
County:	LOS ANGELES, CA	Census Tract:	2409.00
Subdivision:	6478	Zoning:	LAR2
Rec Date:	04/19/2018	Prior Rec Date:	12/18/1985
Sale Date:	03/22/2018	Prior Sale Date:	
Sale Price:	\$345,000	Prior Sale Price:	\$37,500
Sale Type:	FULL	Prior Sale Type:	
Document #:	378655	Acres:	0.09
1st Mtg Amt:	\$145,000	Lot Area:	3,824
Total Value:	\$91,767	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,148
		Total Rooms:	6
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Built/Eff:	1910 / 1919
		Air Cond:	
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	
		Parking:	ATTACHED GARAGE

Comp #:18			Distance From Subject:0.47 (miles)
Address:	616 E IMPERIAL HWY, LOS ANGELES, CA 90059-2325		
Owner Name:	FELIX LAURA N		
Seller Name:	FARIAS RAFAEL & MARIANA I		
APN:	6072-004-004	Map Reference:	58-C5 /
County:	LOS ANGELES, CA	Census Tract:	2410.01
Subdivision:	3754	Zoning:	LARD2
Rec Date:	10/16/2017	Prior Rec Date:	03/01/2010
Sale Date:	09/19/2017	Prior Sale Date:	12/10/2009
Sale Price:	\$330,000	Prior Sale Price:	\$130,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1183421	Acres:	0.12
1st Mtg Amt:	\$320,100	Lot Area:	5,048
Total Value:	\$144,582	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,008
		Total Rooms:	
		Bedrooms:	3
		Bath(F/H):	2 /
		Yr Built/Eff:	1924 / 1940
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	/
		Pool:	
		Roof Mat:	TAR & GRAVEL
		Parking:	GARAGE

Comp #:19	810 E 118TH ST, LOS ANGELES, CA 90059-2706		Distance From Subject:0.48 (miles)
Address:			
Owner Name:	HERNANDEZ ARTURO JR		
Seller Name:	BROWN WILLIAM J & JOYCE M		
APN:	6084-016-022	Map Reference:	58-C5 /
County:	LOS ANGELES, CA	Census Tract:	2410.02
Subdivision:	12303	Zoning:	LAR1
Rec Date:	03/01/2018	Prior Rec Date:	01/27/1986
Sale Date:	01/12/2018	Prior Sale Date:	01/1986
Sale Price:	\$381,000	Prior Sale Price:	\$45,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	203149	Acre:	0.13
1st Mtg Amt:	\$361,950	Lot Area:	5,838
Total Value:	\$38,481	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,003
		Total Rooms:	
		Bedrooms:	3
		Bath(F/H):	1 /
		Yr Built/Eff:	1944 / 1944
		Air Cond:	
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	
		Parking:	

Comp #:20	1139 E 107TH ST, LOS ANGELES, CA 90002-3412		Distance From Subject:0.49 (miles)
Address:			
Owner Name:	GASTELU HECTOR H		
Seller Name:	MORGAN PICKS TWO LLC		
APN:	6051-013-012	Map Reference:	58-C4 /
County:	LOS ANGELES, CA	Census Tract:	2408.00
Subdivision:	6478	Zoning:	LAR1
Rec Date:	11/27/2017	Prior Rec Date:	11/21/1989
Sale Date:	11/03/2017	Prior Sale Date:	08/1989
Sale Price:	\$400,000	Prior Sale Price:	\$80,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1359630	Acre:	0.12
1st Mtg Amt:	\$392,755	Lot Area:	5,198
Total Value:	\$126,788	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 1
		Living Area:	946
		Total Rooms:	6
		Bedrooms:	4
		Bath(F/H):	1 /
		Yr Built/Eff:	1927 / 1927
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	/
		Pool:	
		Roof Mat:	COMPOSITION SHINGLE
		Parking:	PARKING AVAIL

EXHIBIT D

ASSIGNED INSPECTOR: **KEITH EDGEHILL**
JOB ADDRESS: **958 EAST 112TH STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **6027-023-008**

Date: June 25, 2018

CASE#: 778645
ORDER NO: A-4531880

EFFECTIVE DATE OF ORDER TO COMPLY: **November 15, 2017**
COMPLIANCE EXPECTED DATE: **December 15, 2017**
DATE COMPLIANCE OBTAINED: **No Compliance to Date**

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

VIOLATIONS:

SEE ATTACHED ORDER # A-4531880

1050913201852943

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

ORDER TO COMPLY AND NOTICE OF FEE

GUZMAN, JOSE M AND REGINA
958 E 112TH ST
LOS ANGELES, CA 90059

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

NOV 03 2017

CASE #: 778645
ORDER #: A-4531880
EFFECTIVE DATE: November 15, 2017
COMPLIANCE DATE: December 15, 2017

OWNER OF
SITE ADDRESS: 958 E 112TH ST

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

ASSESSORS PARCEL NO.: 6072-023-008

ZONE: R2; Two 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. Parking in the required front yard in a residential zone.

You are therefore ordered to: Discontinue the parking of vehicles in the required front yard of the R2 zone.

Code Section(s) in Violation: 12.21A.1(a), 12.21A.6(a), and 12.21C.1(g) of the L.A.M.C.

2. Failure to provide or maintain the required off street parking.

You are therefore ordered to: Provide and/or maintain the required off street parking.

Code Section(s) in Violation: 12.21A.1.(a), and 12.21A.4.(m) of the L.A.M.C.

Comments: Vehicle parked oblong against the driveway is blocking access to parking.

3. Rubbish, garbage, trash and debris on the premises.

You are therefore ordered to: 1) Remove the rubbish, garbage, trash and debris from the premises.

2) Maintain the premises in a clean and sanitary condition.

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

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

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 :

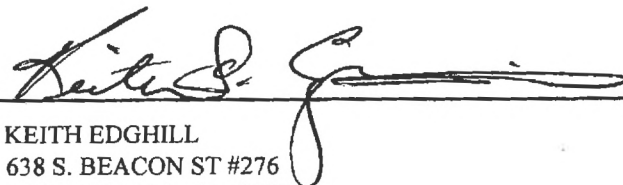
Any person who violates or causes or permits another person to violate any provision of the Los Angeles Municipal Code (L.A.M.C.) is guilty of a misdemeanor which is punishable by a fine of not more than \$1000.00 and/or six (6) months imprisonment for each violation. Section 11.00 (m) L.A.M.C.

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 err 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)732-4533. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

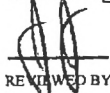
Inspector :



Date: October 13, 2017

KEITH EDGHILL
638 S. BEACON ST #276
LOS ANGELES, CA 90731
(310)732-4533

Keith.Edghill@lacity.org


REVIEWED BY

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CODE ENFORCEMENT BUREAU

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