

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
PRESIDENT

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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

November 14, 2017

Council District: # 08

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

JOB ADDRESS: **5318 SOUTH 10TH AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5006-013-008**
Re: #698776-7

On July 28, 2016, 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: **5318 South 10th Avenue, Los Angeles, California**, (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

Following the Department's investigation an order or orders to comply were issued to the property owner and all interested parties. Pursuant to Section 98.0411(a) the order warned that "a proposed noncompliance fee may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or slight modification is filed within 15 days after the compliance date." The owners failed to comply within the time prescribed by ordinance. The Department imposed non-compliance fee as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance Fee	\$ 436.87
Late Charge/Collection Fee (250%)	1,092.18
Accumulated Interest (1%/month)	178.51
Title Report Fee	42.00
Grand Total	\$ 1,749.56

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 **\$1,749.56** 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 **\$1,749.56** 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

for Signature Joe Kim
Steve Ongele
Chief, Resource Management Bureau

ATTEST: HOLLY WOLCOTT, CITY CLERK

Lien confirmed by
City Council on:

BY: _____
DEPUTY



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

Property Title Report

Work Order No. T14844
Dated as of: 10/18/2017

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 5006-013-008

Property Address: 5318 S 10TH AVE ✓ City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: SUPERIOR COURT OF THE STATE OF CALIFORNIA

Grantee : PATRICIA Y SAITO-LEWE; RONALD T TAKIGUCHI

Grantor : ANN K TAKIGUCHI

Deed Date : 05/12/2010

Recorded : 11/19/2010

Instr No. : 10-1677565

MAILING ADDRESS: PATRICIA Y SAITO-LEWE; RONALD T TAKIGUCHI
5318 10TH AVE LOS ANGELES CA 90043

SCHEDULE B

LEGAL DESCRIPTION

Lot: 492 Tract No: 668 Abbreviated Description: LOT:492 CITY:REGION/CLUSTER: 09/09101

TR#:668 TRACT # 668 LOT 492 City/Muni/Twp: REGION/CLUSTER: 09/09101

MORTGAGES/LIENS

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

This page is part of your document - DO NOT DISCARD



20101677565



Pages:
0005

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

11/19/10 AT 11:25AM

FEES:	27.00
TAXES:	0.00
OTHER:	0.00
PAID:	27.00



LEADSHEET



201011190620003

00003313270



003003244

SEQ:
01

DAR - Counter (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

2

RECORDING REQUESTED BY

WHEN RECORDED MAIL TO

NAME *ALAN H. TAKIGUCHI*

MAILING *5321 9TH AVENUE*

CITY, STATE
ZIP CODE *LOS ANGELES, CA 90043*



SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

TITLE(S)

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Richard Sam, Esq /SBN 144066
LAW OFFICE OF RICHARD SAM
P O Box 298
Santa Monica, California 90406
Tel (310) 395-5918 Fax(310) 393-8606
E-Mail RSAMLAW@gmail.com

FILED
LOS ANGELES SUPERIOR COURT

MAY 12 2010

Attorney for Alan Hiroshi Takiguchi and Patricia Yukie Saito-Lewe JOHN A CLARKE, CLERK
BY GERARDO GOMEZ, DEPUTY

SUPERIOR COURT OF THE STATE OF CALIFORNIA
COUNTY OF LOS ANGELES – CENTRAL JUDICIAL DISTRICT

IN RE THE MATTER OF
ESTATE OF ANN KATSUKO
TAKIGUCHI, Decedent.

Case No. BP112876
ORDER ON PETITION FOR FINAL
DISTRIBUTION ON WAIVER OF
ACCOUNTING
Date 3/25/10 & 4/1/10 (Minute Order)
Time 8 30 AM
Place Dept 11
Judge Hon Michael I Levanas

Petitioners, Alan Hiroshi Takiguchi and Patricia Yukie Saito-Lewe, Administrators of the Estate of ANN KATSUKO TAKIGUCHI, Decedent, having filed a Petition for Final Distribution without rendering account, and the petition coming on this day, March 25, 2010, regularly for hearing at 8 30 A M in Dept 11 of the above-entitled Court, the Honorable Michael I Levanas, Judge presiding Attorney Richard Sam appeared on Petitioners' behalf, with Petitioners' brother, Ronald Takiguchi also being present There being no opposition, the Court, took the Petition under submission after examining the petition and hearing the evidence, finds that due notice of the hearing of the petition was given as prescribed by law, that the disclaimers filed by decedent's children and

ORDER ON PETITION FOR FINAL DISTRIBUTION ON WAIVER OF ACCOUNTING - Takiguchi

05/14/2010

4

1 grandchildren were timely filed per Probate Code section 279 (f), that all of the allegations of the
2 petition are true, and the Court grants all the relief as prayed for

3
4 IT IS THEREFORE ORDERED by the Court that notice to creditors has been given as
5 required by law, that the personal representatives have in their possession belonging to said estate the
6 assets described herein, that said report, acts, proceedings, and petition are approved, that the
7 statutory commissions by the personal representatives are waived, and that the personal
8 representatives shall pay their attorney as agreed

9 IT IS FURTHER ORDERED that

10 1 The Administration of the Estate is closed without the requirement of an accounting
11 or reserve to be established for closing expenses of the Estate,

12 2 The refunds received for the excess property taxes paid shall be distributed between
13 the Decedent's children in the proportion or amount paid by that respective child,

14 3 All personal property to be divided equally between the Decedent's children,

15 4 Alan Hiroshi Takiguchi to receive the property located at 5321 9th Avenue, Los
16 Angeles, California 90043, legally described as Lot 517 Tract 688, as per map recorded in Book 15
17 page 194 and 195 of Maps, in the office of the County Recorder of said County The property is also
18 identified as Los Angeles County Assessor's Parcel Number 5006-013-024 Title shall be held as
19 Alan Hiroshi Takiguchi, an unmarried man, as his sole and separate property

20
21 2 Patricia Yukie Saito-Lewe and Ronald Takeo Takiguchi to receive the property
22 located at 5318 10th Avenue, Los Angeles, California 90043, legally described as Lot 492 Tract 688,
23 as per map recorded in Book 15 page 194 of Maps, in the office of the County Recorder of said
24 County The property is also identified as Los Angeles County Assessor's Parcel Number 5006-013-
25 013 Title shall be held as Patricia Yukie Saito-Lewe, a married woman, as her sole and separate
26 property, an undivided one-half (1/2) interest as tenants in common with Ronald Takeo Takiguchi, an
27
28

05/14/2013

1 unmarried man, as his sole and separate property, an undivided one-half (1/2) interest as tenants in
2 common

3
4 Superior Court of California, County of Los Angeles

5
6 Dated MAY 18 2010

Michael I. Levanas
7 Hon Michael I Levanas, Judge of the Superior Court



15 I certify that this is a true and correct copy of the
16 original order on file in this office consisting
17 of 3 pages. JOHN A. CLARKE, Executive Officer/Clerk of the
18 Superior Court of California, County of Los Angeles.

19 Date: JUN 25 2010 By: *DK*, Deputy

20 D. KNOWLES

05-14-2010

EXHIBIT B

ASSIGNED INSPECTOR: ENRIQUE PREZA

Date: November 14, 2017

JOB ADDRESS: 5318 SOUTH 10TH AVENUE, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 5006-013-008

Last Full Title: 10/18/2017

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- 1). PATRICIA Y SAITO LEWE
RONALD T TAKIGUCHI
5318 10TH AVENUE
LOS ANGELES, CA. 90043-4814 CAPACITY: OWNERS

- 2). PATRICIA Y SAITO LEWE
RONALD T TAKIGUCHI
5321 S 9TH AVENUE
LOS ANGELES, CA 90043 CAPACITY: OWNERS

EXHIBIT C

Property Detail Report

For Property Located At :
5318 10TH AVE, LOS ANGELES, CA 90043-4814



Owner Information

Owner Name: SAITO-LEWE PATRICIA Y/TAKIGUCHI RONALD T
 Mailing Address: 5318 10TH AVE, LOS ANGELES CA 90043-4814 C002
 Vesting Codes: //

Location Information

Legal Description:	TRACT # 668 LOT 492	APN:	5006-013-008
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	2346.00 / 3	Subdivision:	668
Township-Range-Sect:		Map Reference:	51-C3 /
Legal Book/Page:	15-194	Tract #:	668
Legal Lot:	492	School District:	LOS ANGELES
Legal Block:		School District Name:	
Market Area:	PHHT	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	12/03/2009 / 10/04/2009	Deed Type:	AFFIDAVIT
Sale Price:		1st Mtg Document #:	
Document #:	1829653		

Last Market Sale Information

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

Prior Sale Information

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

Property Characteristics

Gross Area:		Parking Type:	PARKING AVAIL	Construction:	
Living Area:	1,676	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:	2	Exterior wall:	SHINGLE SIDING
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:	8	Basement Area:		Patio Type:	
Bedrooms:	4	Finish Bsmnt Area:		Pool:	
Bath(F/H):	2 /	Basement Type:		Air Cond:	
Year Built / Eff:	1912 / 1927	Roof Type:		Style:	CONVENTIONAL
Fireplace:	Y / 1	Foundation:	RAISED	Quality:	
# of Stories:	2.00	Roof Material:	COMPOSITION SHINGLE	Condition:	

Other Improvements: FENCE;ADDITION

Site Information

Zoning:	LAR1	Acres:	0.17	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	7,517	Lot Width/Depth:	50 x 150	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$44,310	Assessed Year:	2017	Property Tax:	\$737.10
Land Value:	\$25,746	Improved %:	42%	Tax Area:	212
Improvement Value:	\$18,564	Tax Year:	2016	Tax Exemption:	
Total Taxable Value:	\$44,310				

Comparable Summary

For Property Located At



5318 10TH AVE, LOS ANGELES, CA 90043-4814

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

▶ View Report

▶ Configure Display Fields

▶ Modify Comparable Search Criteria

Summary Statistics For Selected Properties: 8

	Subject Property	Low	High	Average
Sale Price	\$0	\$515,000	\$705,000	\$588,875
Bldg/Living Area	1,676	1,475	1,866	1,710
Price/Sqft	\$0.00	\$289.93	\$428.05	\$346.50
Year Built	1912	1911	1925	1918
Lot Area	7,517	4,921	10,512	6,861
Bedrooms	4	2	4	3
Bathrooms/Restrooms	2	1	2	1
Stories	2.00	1.00	2.00	1.17
Total Value	\$44,310	\$39,661	\$440,453	\$245,607
Distance From Subject	0.00	0.14	0.46	0.35

*= user supplied for search only

<input checked="" type="checkbox"/>	# F Address	Sale Price	Yr Blt	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
Subject Property									
	5318 10TH AVE		1912	4	2		1,676	7,517	0.0
Comparables									
<input checked="" type="checkbox"/>	1 5137 11TH AVE	\$670,000	1911	3	2	06/05/2017	1,852	7,500	0.14
<input checked="" type="checkbox"/>	2 4925 7TH AVE	\$589,000	1921	2	1	09/15/2017	1,475	6,750	0.31
<input checked="" type="checkbox"/>	3 5470 S VICTORIA AVE	\$580,000	1922	3	1	03/28/2017	1,856	10,512	0.33
<input checked="" type="checkbox"/>	4 5329 BRYNHURST AVE	\$705,000	1919	3	2	04/21/2017	1,647	7,000	0.33
<input checked="" type="checkbox"/>	5 5348 CHESLEY AVE	\$530,000	1925	4	2	02/23/2017	1,828	6,994	0.37
<input checked="" type="checkbox"/>	6 5754 6TH AVE	\$580,000		3	1	09/20/2017	1,866	5,402	0.43
<input checked="" type="checkbox"/>	7 5322 3RD AVE	\$515,000	1912	3	1	04/25/2017	1,612	4,921	0.44
<input checked="" type="checkbox"/>	8 4928 4TH AVE	\$542,000	1916	3	1	07/20/2017	1,548	5,806	0.46

Comparable Sales Report

For Property Located At



5318 10TH AVE, LOS ANGELES, CA 90043-4814

8 Comparable(s) Selected.

Report Date: 11/08/2017

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$0	\$515,000	\$705,000	\$588,875
Bldg/Living Area	1,676	1,475	1,866	1,710
Price/Sqft	\$0.00	\$289.93	\$428.05	\$346.50
Year Built	1912	1911	1925	1918
Lot Area	7,517	4,921	10,512	6,861
Bedrooms	4	2	4	3
Bathrooms/Restrooms	2	1	2	1
Stories	2.00	1.00	2.00	1.17
Total Value	\$44,310	\$39,661	\$440,453	\$245,607
Distance From Subject	0.00	0.14	0.46	0.35

*= user supplied for search only

Comp #:1		Distance From Subject:0.14 (miles)	
Address: 5137 11TH AVE, LOS ANGELES, CA 90043-4846			
Owner Name: HATHAWAY MARCUS D & TONYA S			
Seller Name: ALEXOPOULOS JOSEPH P			
APN: 5013-019-011	Map Reference: 51-C3 /	Living Area: 1,852	
County: LOS ANGELES, CA	Census Tract: 2345.01	Total Rooms: 7	
Subdivision: 668	Zoning: LAR1	Bedrooms: 3	
Rec Date: 06/05/2017	Prior Rec Date: 05/23/2014	Bath(F/H): 2 /	
Sale Date: 05/30/2017	Prior Sale Date: 04/21/2014	Yr Built/Eff: 1911 / 1920	
Sale Price: \$670,000	Prior Sale Price: \$417,000	Air Cond:	
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL	
Document #: 616580	Acres: 0.17	Fireplace: Y / 1	
1st Mtg Amt: \$636,150	Lot Area: 7,500	Pool:	
Total Value: \$440,453	# of Stories: 2.00	Roof Mat: ROLL	
Land Use: SFR	Park Area/Cap#: 1 / 2	COMPOSITION	
		Parking: PARKING AVAIL	

Comp #:2		Distance From Subject:0.31 (miles)	
Address: 4925 7TH AVE, LOS ANGELES, CA 90043-4839			
Owner Name: BARRY JOSEPH/BARRY FAMILY TRUST			
Seller Name: LA ACQUISITION & INV INC			
APN: 5014-010-018	Map Reference: 51-C3 /	Living Area: 1,475	
County: LOS ANGELES, CA	Census Tract: 2345.01	Total Rooms: 5	
Subdivision: 3512	Zoning: LAR1	Bedrooms: 2	
Rec Date: 09/15/2017	Prior Rec Date: 02/16/2017	Bath(F/H): 1 /	
Sale Date: 08/25/2017	Prior Sale Date: 01/05/2017	Yr Built/Eff: 1921 / 1940	
Sale Price: \$589,000	Prior Sale Price: \$375,000	Air Cond:	
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL	
Document #: 1055244	Acres: 0.15	Fireplace: Y / 1	
1st Mtg Amt: \$471,200	Lot Area: 6,750	Pool:	
Total Value: \$199,682	# of Stories: 1.00	Roof Mat: COMPOSITION	
Land Use: SFR	Park Area/Cap#: 1 / 1	SHINGLE	
		Parking:	

DETACHED
GARAGE

Comp #:3 Distance From Subject:0.33 (miles)
 Address: **5470 S VICTORIA AVE, LOS ANGELES, CA 90043-2412**
 Owner Name: **KASCH BRIAN S**
 Seller Name: **ORTEGA ROBERTO O**
 APN: **5006-005-013** Map Reference: **51-C3 /** Living Area: **1,856**
 County: **LOS ANGELES, CA** Census Tract: **2346.00** Total Rooms: **7**
 Subdivision: **911** Zoning: **LAR1** Bedrooms: **3**
 Rec Date: **03/28/2017** Prior Rec Date: **12/05/2013** Bath(F/H): **1 /**
 Sale Date: **02/03/2017** Prior Sale Date: **06/27/2013** Yr Built/Eff: **1922 / 1922**
 Sale Price: **\$580,000** Prior Sale Price: **\$375,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **341158** Acres: **0.24** Fireplace: **Y / 1**
 1st Mtg Amt: **\$424,000** Lot Area: **10,512** Pool:
 Total Value: **\$396,090** # of Stories: **1.00** Roof Mat: **COMPOSITION**
 Land Use: **SFR** Park Area/Cap#: **/ 3** Parking: **SHINGLE**
PARKING AVAIL

Comp #:4 Distance From Subject:0.33 (miles)
 Address: **5329 BRYNHURST AVE, LOS ANGELES, CA 90043-1805**
 Owner Name: **WEE ERNG-HUAY**
 Seller Name: **GUZMAN JOSE G & JULIA A**
 APN: **5007-001-006** Map Reference: **51-C3 /** Living Area: **1,647**
 County: **LOS ANGELES, CA** Census Tract: **2346.00** Total Rooms: **7**
 Subdivision: **911** Zoning: **LAR1** Bedrooms: **3**
 Rec Date: **04/21/2017** Prior Rec Date: **01/05/2012** Bath(F/H): **2 /**
 Sale Date: **03/23/2017** Prior Sale Date: **12/02/2011** Yr Built/Eff: **1919 / 1925**
 Sale Price: **\$705,000** Prior Sale Price: **\$360,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **444413** Acres: **0.16** Fireplace: **Y / 1**
 1st Mtg Amt: **\$545,000** Lot Area: **7,000** Pool:
 Total Value: **\$386,364** # of Stories: **1.00** Roof Mat: **COMPOSITION**
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **SHINGLE**
PARKING AVAIL

Comp #:5 Distance From Subject:0.37 (miles)
 Address: **5348 CHESLEY AVE, LOS ANGELES, CA 90043-2406**
 Owner Name: **HAIRSTON RONALD JR & CHRISTINA**
 Seller Name: **HAIRSTON RONALD E & SHIRLEY M**
 APN: **5007-001-013** Map Reference: **51-C3 /** Living Area: **1,828**
 County: **LOS ANGELES, CA** Census Tract: **2346.00** Total Rooms: **5**
 Subdivision: **911** Zoning: **LAR1** Bedrooms: **4**
 Rec Date: **02/23/2017** Prior Rec Date: **02/04/1981** Bath(F/H): **2 /**
 Sale Date: **02/13/2017** Prior Sale Date: Yr Built/Eff: **1925 / 1948**
 Sale Price: **\$530,000** Prior Sale Price: **\$71,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **215049** Acres: **0.16** Fireplace: **Y / 1**
 1st Mtg Amt: **\$417,000** Lot Area: **6,994** Pool:
 Total Value: **\$199,071** # of Stories: **1.00** Roof Mat: **GRAVEL & ROCK**
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **PARKING AVAIL**

Comp #:6 Distance From Subject:0.43 (miles)
 Address: **5754 6TH AVE, LOS ANGELES, CA 90043-2642**
 Owner Name: **CHAPEL WILLIAM A & DEBORAH J**
 Seller Name: **ADS516 LLC**
 APN: **5006-027-014** Map Reference: **51-C4 /** Living Area: **1,866**
 County: **LOS ANGELES, CA** Census Tract: **2346.00** Total Rooms: **3**
 Subdivision: **1610** Zoning: **LAC2** Bedrooms: **3**
 Rec Date: **09/20/2017** Prior Rec Date: **03/22/2017** Bath(F/H): **1 /**
 Sale Date: **08/31/2017** Prior Sale Date: **03/07/2017** Yr Built/Eff: **/ 1923**
 Sale Price: **\$580,000** Prior Sale Price: **\$313,500** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style:
 Document #: **1075722** Acres: **0.12** Fireplace: **/**
 1st Mtg Amt: **\$569,494** Lot Area: **5,402** Pool: **POOL**
 Total Value: **\$44,964** # of Stories: Roof Mat:
 Land Use: **SFR** Park Area/Cap#: **/** Parking:

Comp #:7 Distance From Subject:0.44 (miles)

Address:	5322 3RD AVE, LOS ANGELES, CA 90043-2605		
Owner Name:	TOROSYAN ALEK		
Seller Name:	H26H SOLO 401K TRUST		
APN:	5005-003-006	Map Reference:	51-D3 /
County:	LOS ANGELES, CA	Census Tract:	2346.00
Subdivision:	900	Zoning:	LAR1
Rec Date:	04/25/2017	Prior Rec Date:	02/26/2016
Sale Date:	04/06/2017	Prior Sale Date:	02/22/2016
Sale Price:	\$515,000	Prior Sale Price:	\$253,500
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	455660	Acres:	0.11
1st Mtg Amt:	\$489,200	Lot Area:	4,921
Total Value:	\$258,570	# of Stories:	
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,612
		Total Rooms:	7
		Bedrooms:	3
		Bath(F/H):	1 /
		Yr Built/Eff:	1912 / 1960
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	GRAVEL & ROCK
		Parking:	

Comp #:	8	Distance From Subject:	0.46 (miles)
Address:	4928 4TH AVE, LOS ANGELES, CA 90043-1933		
Owner Name:	MOSELEY MARTHA E		
Seller Name:	PRICE NELLITIA K		
APN:	5014-026-030	Map Reference:	51-D3 /
County:	LOS ANGELES, CA	Census Tract:	2345.01
Subdivision:	1700	Zoning:	LAR1
Rec Date:	07/20/2017	Prior Rec Date:	
Sale Date:	06/22/2017	Prior Sale Date:	
Sale Price:	\$542,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	814942	Acres:	0.13
1st Mtg Amt:	\$352,300	Lot Area:	5,806
Total Value:	\$39,661	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	1,548
		Total Rooms:	7
		Bedrooms:	3
		Bath(F/H):	1 /
		Yr Built/Eff:	1916 / 1916
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	COMPOSITION SHINGLE
		Parking:	PARKING AVAIL

EXHIBIT D

ASSIGNED INSPECTOR: ENRIQUE PREZA

Date: November 14, 2017

JOB ADDRESS: 5318 SOUTH 10TH AVENUE, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 5006-013-008

CASE#: 716643

ORDER NO: A-4089131

EFFECTIVE DATE OF ORDER TO COMPLY: June 28, 2016

COMPLIANCE EXPECTED DATE: July 28, 2016

DATE COMPLIANCE OBTAINED: November 28, 2016

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-4089131

1050906201617086

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
PRESIDENT
E. FELICIA BRANNON
VICE-PRESIDENT
JOSELYN GEAGA-ROSENTHAL
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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

RAYMOND S. CHAN, C.E., S.E.
GENERAL MANAGER

FRANK BUSH
EXECUTIVE OFFICER

ORDER TO COMPLY-SUPPLEMENTAL AND NOTICE OF FEE


SAITO-LEWE, PATRICIA Y AND TAKIGUCHI RONALD T
5321 S 9TH AV
LOS ANGELES, CA 90043

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

CASE #: 716643
ORDER #: A-4089131
EFFECTIVE DATE: June 28, 2016
COMPLIANCE DATE: July 28, 2016

OWNER OF
SITE ADDRESS: 5318 S 10TH AVE
ASSESSORS PARCEL NO.: 5006-013-008
ZONE: R1; One-Family Zone

JUN 23 2016

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

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:
This order is a supplement to any and all preceding orders issued by the Department of Building and Safety relative to the case number noted above. You are hereby required to comply with the terms of this and all preceding orders

Further investigation of the property (Site Address) listed above has revealed that there are additional violations of the Los Angeles Municipal Code (L.A.M.C.). Following is a current list of violations:

VIOLATION(S):

1. Fences are not maintained.

You are therefore ordered to: 1) Repair, replace or remove fences that are not straight or structurally sound
2) Paint or weatherproof wooden fences

Code Section(s) in Violation: 91.8104, 91.8104.13, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Location: South side of property to the rear of the dwelling

Comments: Wood fence in disrepair

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



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.

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 (323)789-2786.

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

Inspector :

A. Alvarez

Date:

June 21, 2016

AGUSTIN ALVAREZ MORALES
8475 S. VERMONT AVE.
LOS ANGELES, CA 90044
(323)789-2786

Agustin.AlvarezMorales@lacity.org

REVIEWED BY

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