

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

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GEORGE HOVAGUIMIAN  
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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

October 3, 2018

Council District: # 8

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

JOB ADDRESS: **4219 WEST 63RD STREET, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **4003-019-032**  
Re: Invoice #702555-4, #708777-4

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: **4219 West 63rd Street, Los Angeles California**, (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

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

In addition, pursuant to Section 98.0421, the property owner was issued an order October 14, 2016 to pay a code violation inspection fee after violations were identified and verified upon inspection. The non-compliance and code violation inspection fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance Code Enforcement fee	660.00
Late Charge/Collection fee (250%)	2,490.00
Code Violation Investigation fee	336.00
System Development Surcharge	20.16
System Development Surcharge late fee	50.40
Accumulated Interest (1%/month)	444.58
Title Report fee	38.00
<b>Grand Total</b>	<b>\$ 4,039.14</b>

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed that a lien for a total sum of **\$4,039.14** be 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 **\$4,039.14** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY

  
Steve Ongele  
Chief, Resource Management Bureau

ATTEST: HOLLY WOLCOTT, CITY CLERK

Lien confirmed by  
City Council on:

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



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

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**Property Title Report**

**Work Order No. T15557**  
**Dated as of: 09/20/2018**

**Prepared for: City of Los Angeles**

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

**APN #: 4003-019-032**

**Property Address: 4219 W 63RD ST**

**City: Los Angeles**

**County: Los Angeles**

**VESTING INFORMATION**

**Type of Document: GRANT DEED**

**Grantee : HARRIET E PARKS**

**Grantor : HARRIET E PARKS**

**Deed Date : 08/01/2005**

**Recorded : 10/25/2005**

**Instr No. : 05-2563459**

**MAILING ADDRESS: HARRIET E PARKS**  
**4219 W 63RD ST LOS ANGELES CA 90043**

**SCHEDULE B**

**LEGAL DESCRIPTION**

**Lot: 32 Block: 7 Tract No: 8102 Abbreviated Description: LOT:32 BLK:7 TR#:8102 TRACT # 8102 W  
40 FT OF LOT 32 BLK 7**

**MORTGAGES/LIENS**

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

**Recording Date: 03/04/2016**

**Document #: 16-0237267**

**Loan Amount: \$469,342**

**Lender Name: FINANCIAL FREEDOM SENIOR FUNDING CORP**

**Borrowers Name: HARRIET E PARKS**

**MAILING ADDRESS: JOHN HEYWOOD BROWN & ASSOCIATES**  
**2316 SOUTHMORE PASADENA, TX 77502**

This page is part of your document - DO NOT DISCARD

05 2563459

RECORDED/FILED IN OFFICIAL RECORDS  
RECORDER'S OFFICE  
LOS ANGELES COUNTY  
CALIFORNIA

10/25/05 AT 08:00am

TITLE(S) : DEED



LEAD SHEET

FEE

FEE \$30	FF
A.F.N.F. 94	2

D.T.T.

*Ø*

CODE

20

CODE

19

CODE

9

Assessor's Identification Number (AIN)

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

Number of AIN's Shown

4003 - 019 - 032

001

THIS FORM IS NOT TO BE DUPLICATED

10/25/05

2

RECORDING REQUESTED BY  
Alliance Title Company  
AND WHEN RECORDED MAIL TO

05 2563459

Name **HARRIET E. PARKS**  
Street Address **4219 W 63RD ST**  
City, State Zip **LOS ANGELES, CA 90043-3511**

Order No. 61-00631961

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**GRANT DEED**

THE UNDERSIGNED GRANTOR(S) DECLARE(S)  
City of LOS ANGELES  
Conveyance Tax is \$(\*0.00\*)  
Parcel No. 4003-019-032

Documentary Transfer Tax is SR&T Code 11925- correcting vesting  
 computed on full value of interest or property conveyed, or  
 full value less value of liens or encumbrances remaining at the time of sale  
Declarant or Agent Determining Tax

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**Harriet E. Parks, As Her Sole And Separate Property**  
hereby GRANT(s) to

**Harriet E. Parks, An Unmarried Woman**  
the following real property in the city of **LOS ANGELES**  
county of **LOS ANGELES**, state of **CALIFORNIA**:

See Exhibit A attached hereto and made a part hereof.

This conveyance changes the manner in which title is held,  
grantor(s) and grantee(s) remain the same and continue  
to hold the same proportionate interest, R & T 11911.

Dated: August 1, 2005

STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES

Harriet E. Parks  
} S.S. Harriet E. Parks

On October 17, 2005 before me,

Jacqueline Don

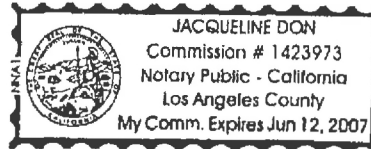
a Notary Public in and for said County and State, personally appeared

Harriet E. Parks

personally known to me (or 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.

WITNESS my hand and official seal.

Signature [Handwritten Signature]  
0007127104



(This area for official notarial seal)

MAIL TAX STATEMENTS TO PARTY SHOWN ON THE FOLLOWING LINE; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE

Name

Street Address

City & State

10/25/05

3

## Exhibit A

### DESCRIPTION:

ALL THAT CERTAIN PROPERTY SITUATED IN THE COUNTY OF LOS ANGELES, AND STATE OF CALIFORNIA, BEING DESCRIBED AS FOLLOWS:

THE WEST 40 FEET OF LOT 32, BLOCK 7, TRACT 8102, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BOOK 84 PAGES 22 AND OR TO 24 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER.

APN: 4003-019-032

05 2563459

This page is part of your document - DO NOT DISCARD



20160237267



Pages:  
0003

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

03/04/16 AT 08:00AM

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



LEADSHEET



201603040140018

00011786696



007414944

SEQ:  
01

ERDS - 8:00AM



THIS FORM IS NOT TO BE DUPLICATED

E13-201603040140018

Prepared by, Recording Requested By  
and Return to:

John Heywood  
Brown & Associates  
2316 Southmore  
Pasadena, TX 77502

## ASSIGNMENT OF DEED OF TRUST

Client Id: FinFree/AOL  
Loan #: 1406046

Bill Code: 665709



\* 3 8 6 2 4 4 \*

Min: 100854900014060467 MERS Phone: 1-888-679-6377

FHA Case Number: 1973535399

**FOR VALUE RECEIVED, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ,**  
whose address is P.O. Box 2026, Flint, MI 48501-2026, AS NOMINEE FOR FINANCIAL  
**FREEDOM ACQUISITION LLC, ITS SUCCESSORS AND ASSIGNS,** does hereby assign and  
transfer to **CIT BANK, N.A., ITS SUCCESSORS AND ASSIGNS,** forever and without recourse,  
whose address is 2900 ESPERANZA CROSSING, AUSTIN, TX 78758, all its right, title and interest  
in and to a certain deed of trust from **HARRIET E. PARKS, AN UNMARRIED WOMAN** to  
**FINANCIAL FREEDOM SENIOR FUNDING CORPORATION, A SUBSIDIARY OF**  
**INDYMAC BANK, F.S.B. for \$469,342.50,** dated 10/17/2005 of record on 10/25/2005 as Document  
05 2563460, in the LOS ANGELES County Clerk's Office, State of CALIFORNIA.

Property Address: 4219 W. 63RD STREET, LOS ANGELES, CALIFORNIA 90043

Executed this JAN 21 2016.

**MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR FINANCIAL  
FREEDOM ACQUISITION LLC, ITS SUCCESSORS AND ASSIGNS**

*M Davis*

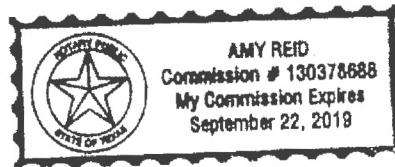
By: MELINDA LEA DAVIS  
Title: ASSISTANT SECRETARY

STATE OF TEXAS

COUNTY OF TRAVIS

This instrument was acknowledged before me on JAN 21 2016 by MELINDA LEA DAVIS the ASSISTANT SECRETARY of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., A DELAWARE CORPORATION, AS NOMINEE FOR FINANCIAL FREEDOM ACQUISITION LLC, ITS SUCCESSORS AND ASSIGNS, on behalf of said corporation.

*Amy Reid*  
Notary Public in and for the State of Texas  
Notary's Printed Name: Amy Reid  
My Commission Expires: SEP 22 2019



DOT for \$469,342.50 dated 10/17/2005



# EXHIBIT B

ASSIGNED INSPECTOR: ENRIQUE PREZA  
JOB ADDRESS: 4219 WEST 63RD STREET, LOS ANGELES, CA  
ASSESSORS PARCEL NO. (APN): 4003-019-032

Date: October 3, 2018

Last Full Title: 09/20/2018

Last Update to Title:

.....

## LIST OF OWNERS AND INTERESTED PARTIES

- 1). HARRIET E. PARKS  
4219 W 63<sup>RD</sup> ST  
LOS ANGELES, CA 90043  
CAPACITY: OWNER
  
- 2). JOHN HEYWOOD BROWN & ASSOCIATES  
2316 SOUTHMORE  
PASADENA, TX 77502  
CAPACITY: INTERESTED PARTY

**Property Detail Report**

For Property Located At :

4219 W 63RD ST, LOS ANGELES, CA 90043-3511



RealQuest

**Owner Information**

Owner Name: **PARKS HARRIET E**  
 Mailing Address: **4219 W 63RD ST, LOS ANGELES CA 90043-3511 C005**  
 Vesting Codes: **UW //**

**Location Information**

Legal Description: **TRACT # 8102 W 40 FT OF LOT 32**  
 County: **LOS ANGELES, CA** APN: **4003-019-032**  
 Census Tract / Block: **2351.00 / 4** Alternate APN:  
 Township-Range-Sect: Subdivision: **8102**  
 Legal Book/Page: **84-22** Map Reference: **51-A5 /**  
 Legal Lot: **32** Tract #: **8102**  
 Legal Block: **7** School District: **LOS ANGELES**  
 Market Area: **PHHT** School District Name: **LOS ANGELES**  
 Neighbor Code: Munic/Township:

**Owner Transfer Information**

Recording/Sale Date: **10/25/2005 / 10/17/2005** Deed Type: **DEED (REG)**  
 Sale Price: 1st Mtg Document #: **2563460**  
 Document #: **2563459**

**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:	<b>PARKING AVAIL</b>	Construction:	
Living Area:	<b>1,354</b>	Garage Area:		Heat Type:	<b>CENTRAL</b>
Tot Adj Area:		Garage Capacity:	<b>1</b>	Exterior wall:	<b>STUCCO</b>
Above Grade:		Parking Spaces:	<b>1</b>	Porch Type:	
Total Rooms:	<b>6</b>	Basement Area:		Patio Type:	
Bedrooms:	<b>3</b>	Finish Bsmnt Area:		Pool:	
Bath(F/H):	<b>2 /</b>	Basement Type:		Air Cond:	
Year Built / Eff:	<b>1931 / 1931</b>	Roof Type:		Style:	<b>SPANISH</b>
Fireplace:	<b>/</b>	Foundation:	<b>RAISED</b>	Quality:	
# of Stories:	<b>1</b>	Roof Material:	<b>ROLL COMPOSITION</b>	Condition:	
Other Improvements:	<b>Building Permit</b>				

**Site Information**

Zoning:	<b>LAR1</b>	Acres:	<b>0.12</b>	County Use:	<b>SINGLE FAMILY RESID (0100)</b>
Lot Area:	<b>5,401</b>	Lot Width/Depth:	<b>40 x 135</b>	State Use:	
Land Use:	<b>SFR</b>	Res/Comm Units:	<b>/</b>	Water Type:	
Site Influence:				Sewer Type:	<b>TYPE UNKNOWN</b>

**Tax Information**

Total Value:	<b>\$51,705</b>	Assessed Year:	<b>2017</b>	Property Tax:	<b>\$885.35</b>
Land Value:	<b>\$23,849</b>	Improved %:	<b>54%</b>	Tax Area:	<b>304</b>
Improvement Value:	<b>\$27,856</b>	Tax Year:	<b>2017</b>	Tax Exemption:	<b>HOMEOWNER</b>
Total Taxable Value:	<b>\$44,705</b>				

**Comparable Sales Report**

For Property Located At

**4219 W 63RD ST, LOS ANGELES, CA 90043-3511**

19 Comparable(s) Selected.

Report Date: 10/02/2018

**Summary Statistics:**

	Subject	Low	High	Average
Sale Price	\$0	\$540,000	\$831,000	\$701,053
Bldg/Living Area	1,354	1,152	1,557	1,367
Price/Sqft	\$0.00	\$408.50	\$622.40	\$515.75
Year Built	1931	1922	1951	1936
Lot Area	5,401	4,999	7,920	5,974
Bedrooms	3	2	3	3
Bathrooms/Restrooms	2	1	2	2
Stories	1.00	1.00	2.00	1.17
Total Value	\$51,705	\$48,330	\$705,000	\$289,837
Distance From Subject	0.00	0.14	0.48	0.28

\* = user supplied for search only

**Comp #:1**

Distance From Subject: 0.14 (miles)

Address:	<b>4133 W 61ST ST, LOS ANGELES, CA 90043-3606</b>		
Owner Name:	<b>BROWN JENNIFER H/BROWN RANDY</b>		
Seller Name:	<b>HURTADO EDGAR</b>		
APN:	<b>4003-008-020</b>	Map Reference:	<b>51-A4 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2351.00</b>
Subdivision:	<b>8102</b>	Zoning:	<b>LAR1</b>
Rec Date:	<b>04/06/2018</b>	Prior Rec Date:	<b>07/28/2017</b>
Sale Date:	<b>03/21/2018</b>	Prior Sale Date:	<b>07/03/2017</b>
Sale Price:	<b>\$820,000</b>	Prior Sale Price:	<b>\$575,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>333955</b>	Acres:	<b>0.15</b>
1st Mtg Amt:	<b>\$644,000</b>	Lot Area:	<b>6,601</b>
Total Value:	<b>\$291,195</b>	# of Stories:	<b>1</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/ 2</b>
		Living Area:	<b>1,529</b>
		Total Rooms:	<b>7</b>
		Bedrooms:	<b>2</b>
		Bath(F/H):	<b>2 /</b>
		Yr Built/Eff:	<b>1948 / 1948</b>
		Air Cond:	
		Style:	<b>CONVENTIONAL</b>
		Fireplace:	<b>Y / 1</b>
		Pool:	
		Roof Mat:	<b>WOOD SHAKE</b>
		Parking:	<b>ATTACHED GARAGE</b>

**Comp #:2**

Distance From Subject: 0.16 (miles)

Address:	<b>6221 BUCKLER AVE, LOS ANGELES, CA 90043-3527</b>		
Owner Name:	<b>OSAH LLC</b>		
Seller Name:	<b>RANDOLPH HORACE</b>		
APN:	<b>4003-020-019</b>	Map Reference:	<b>51-A4 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2351.00</b>
Subdivision:	<b>8102</b>	Zoning:	<b>LAR1</b>
Rec Date:	<b>06/21/2018</b>	Prior Rec Date:	
Sale Date:	<b>05/07/2018</b>	Prior Sale Date:	
Sale Price:	<b>\$597,000</b>	Prior Sale Price:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	
Document #:	<b>623117</b>	Acres:	<b>0.14</b>
1st Mtg Amt:	<b>\$477,400</b>	Lot Area:	<b>6,190</b>
Total Value:	<b>\$133,655</b>	# of Stories:	<b>2</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/ 3</b>
		Living Area:	<b>1,257</b>
		Total Rooms:	<b>5</b>
		Bedrooms:	<b>2</b>
		Bath(F/H):	<b>1 /</b>
		Yr Built/Eff:	<b>1947 / 1947</b>
		Air Cond:	
		Style:	<b>CONVENTIONAL</b>
		Fireplace:	<b>Y / 1</b>
		Pool:	
		Roof Mat:	<b>COMPOSITION SHINGLE</b>
		Parking:	<b>PARKING AVAIL</b>

**Comp #:3**

Distance From Subject: 0.17 (miles)

Address:	<b>651 E FAIRVIEW BLVD, INGLEWOOD, CA 90302-1452</b>		
Owner Name:	<b>PACE TIMOTHY/MARQUEZ ALEXANDRA</b>		
Seller Name:	<b>MORGAN PICKS TWO LLC</b>		
APN:	<b>4013-034-032</b>	Map Reference:	<b>51-A5 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>6009.12</b>
Subdivision:	<b>5972</b>	Zoning:	<b>INR2YY</b>
		Living Area:	<b>1,185</b>
		Total Rooms:	<b>5</b>
		Bedrooms:	<b>3</b>

Rec Date:	04/06/2018	Prior Rec Date:	07/24/2003	Bath(F/H):	2 /
Sale Date:	03/19/2018	Prior Sale Date:	06/10/2003	Yr Built/Eff:	1923 / 1942
Sale Price:	\$665,000	Prior Sale Price:	\$315,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	332121	Acres:	0.12	Fireplace:	/
1st Mtg Amt:	\$532,000	Lot Area:	5,406	Pool:	
Total Value:	\$385,882	# of Stories:	1	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	DETACHED GARAGE

Comp #:4		Distance From Subject:0.18 (miles)			
Address: 4263 W 61ST ST, LOS ANGELES, CA 90043-3608					
Owner Name: RODRIGUEZ-TERRY EDUARDO/DOBROVOLSKAYA MARIA					
Seller Name: GOELZ J G & J E SR TRUST					
APN:	4003-009-022	Map Reference:	51-A4 /	Living Area:	1,367
County:	LOS ANGELES, CA	Census Tract:	2351.00	Total Rooms:	5
Subdivision:	8102	Zoning:	LAR1	Bedrooms:	2
Rec Date:	04/20/2018	Prior Rec Date:		Bath(F/H):	1 /
Sale Date:	03/23/2018	Prior Sale Date:		Yr Built/Eff:	1928 / 1928
Sale Price:	\$720,000	Prior Sale Price:		Air Cond:	
Sale Type:	FULL	Prior Sale Type:		Style:	SPANISH
Document #:	384147	Acres:	0.18	Fireplace:	Y / 1
1st Mtg Amt:	\$612,000	Lot Area:	7,920	Pool:	
Total Value:	\$52,127	# of Stories:	1	Roof Mat:	ROLL COMPOSITION
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:5		Distance From Subject:0.19 (miles)			
Address: 4445 W 64TH ST, LOS ANGELES, CA 90043-3520					
Owner Name: ALLICE LANCE					
Seller Name: SALVADOR VERIDIANA					
APN:	4003-023-025	Map Reference:	51-A5 /	Living Area:	1,431
County:	LOS ANGELES, CA	Census Tract:	2351.00	Total Rooms:	5
Subdivision:	8102	Zoning:	LAR1	Bedrooms:	3
Rec Date:	09/14/2018	Prior Rec Date:	07/11/2016	Bath(F/H):	2 /
Sale Date:	08/17/2018	Prior Sale Date:	06/09/2016	Yr Built/Eff:	1938 / 1945
Sale Price:	\$831,000	Prior Sale Price:	\$705,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	946663	Acres:	0.16	Fireplace:	Y / 1
1st Mtg Amt:	\$664,800	Lot Area:	7,002	Pool:	
Total Value:	\$705,000	# of Stories:	1	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	DETACHED GARAGE

Comp #:6		Distance From Subject:0.21 (miles)			
Address: 4208 W 59TH PL, LOS ANGELES, CA 90043-3450					
Owner Name: GOLUB DEVIN H/FALCONE MARY A					
Seller Name: GOLDEN DELORES C					
APN:	4003-004-011	Map Reference:	51-A4 /	Living Area:	1,475
County:	LOS ANGELES, CA	Census Tract:	2351.00	Total Rooms:	6
Subdivision:	5525	Zoning:	LAR1	Bedrooms:	2
Rec Date:	01/18/2018	Prior Rec Date:	01/13/1971	Bath(F/H):	1 /
Sale Date:	11/22/2017	Prior Sale Date:		Yr Built/Eff:	1947 / 1947
Sale Price:	\$750,000	Prior Sale Price:	\$26,500	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	53175	Acres:	0.12	Fireplace:	/
1st Mtg Amt:	\$600,000	Lot Area:	5,331	Pool:	
Total Value:	\$57,837	# of Stories:	1	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:7		Distance From Subject:0.21 (miles)			
Address: 4224 W 59TH PL, LOS ANGELES, CA 90043-3450					
Owner Name: NASSIRZADEH SHAHRIAR					
Seller Name: VACCARO JOHN W					
APN:	4003-004-007	Map Reference:	51-A4 /	Living Area:	1,530
County:	LOS ANGELES, CA	Census Tract:	2351.00	Total Rooms:	5
Subdivision:	5525	Zoning:	LAR1	Bedrooms:	3
Rec Date:	03/01/2018	Prior Rec Date:		Bath(F/H):	2 /
Sale Date:	02/06/2018	Prior Sale Date:		Yr Built/Eff:	1948 / 1948
Sale Price:	\$625,000	Prior Sale Price:		Air Cond:	
Sale Type:	FULL	Prior Sale Type:		Style:	CONVENTIONAL
Document #:	201499	Acres:	0.12	Fireplace:	/
1st Mtg Amt:		Lot Area:	5,330	Pool:	

Total Value:	<b>\$60,992</b>	# of Stories:	<b>2</b>	Roof Mat:	<b>COMPOSITION SHINGLE</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/ 2</b>	Parking:	<b>PARKING AVAIL</b>

Comp #:8			Distance From Subject:0.22 (miles)		
Address: <b>4046 W 60TH ST, LOS ANGELES, CA 90043-3637</b>					
Owner Name: <b>EVANS WILLIAM D</b>					
Seller Name: <b>JENKINS TROY S &amp; STEPHANIE W</b>					
APN:	<b>4003-007-031</b>	Map Reference:	<b>51-B4 /</b>	Living Area:	<b>1,550</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2351.00</b>	Total Rooms:	<b>6</b>
Subdivision:	<b>8102</b>	Zoning:	<b>LAR1</b>	Bedrooms:	<b>3</b>
Rec Date:	<b>08/24/2018</b>	Prior Rec Date:	<b>08/15/1995</b>	Bath(F/H):	<b>2 /</b>
Sale Date:	<b>08/06/2018</b>	Prior Sale Date:		Yr Built/Eff:	<b>1928 / 1946</b>
Sale Price:	<b>\$740,000</b>	Prior Sale Price:	<b>\$180,000</b>	Air Cond:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Style:	<b>SPANISH</b>
Document #:	<b>859774</b>	Acres:	<b>0.16</b>	Fireplace:	<b>/</b>
1st Mtg Amt:	<b>\$666,000</b>	Lot Area:	<b>6,785</b>	Pool:	
Total Value:	<b>\$299,614</b>	# of Stories:	<b>1</b>	Roof Mat:	<b>ROLL COMPOSITION SHINGLE</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/ 2</b>	Parking:	<b>PARKING AVAIL</b>

Comp #:9			Distance From Subject:0.23 (miles)		
Address: <b>4407 W 61ST ST, LOS ANGELES, CA 90043-3505</b>					
Owner Name: <b>OTTLEY KAROL/OTTLEY DAVID</b>					
Seller Name: <b>BARELL MILTON</b>					
APN:	<b>4003-010-011</b>	Map Reference:	<b>51-A4 /</b>	Living Area:	<b>1,413</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2351.00</b>	Total Rooms:	<b>5</b>
Subdivision:	<b>8102</b>	Zoning:	<b>LAR1</b>	Bedrooms:	<b>2</b>
Rec Date:	<b>08/01/2018</b>	Prior Rec Date:	<b>04/30/2010</b>	Bath(F/H):	<b>2 /</b>
Sale Date:	<b>07/17/2018</b>	Prior Sale Date:	<b>03/11/2010</b>	Yr Built/Eff:	<b>1951 / 1951</b>
Sale Price:	<b>\$746,000</b>	Prior Sale Price:	<b>\$325,000</b>	Air Cond:	<b>WALL</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Style:	<b>CONVENTIONAL</b>
Document #:	<b>772530</b>	Acres:	<b>0.14</b>	Fireplace:	<b>Y / 1</b>
1st Mtg Amt:	<b>\$671,040</b>	Lot Area:	<b>5,915</b>	Pool:	
Total Value:	<b>\$361,465</b>	# of Stories:	<b>2</b>	Roof Mat:	<b>COMPOSITION SHINGLE</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/ 2</b>	Parking:	<b>PARKING AVAIL</b>

Comp #:10			Distance From Subject:0.28 (miles)		
Address: <b>6326 ALVISO AVE, LOS ANGELES, CA 90043-3646</b>					
Owner Name: <b>OFFERPAD SPVBORROWER LLC</b>					
Seller Name: <b>SLOAN CHESLEY FAMILY TRUST</b>					
APN:	<b>4004-022-009</b>	Map Reference:	<b>51-B5 /</b>	Living Area:	<b>1,155</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2351.00</b>	Total Rooms:	<b>3</b>
Subdivision:	<b>6387</b>	Zoning:	<b>LAR1</b>	Bedrooms:	<b>2 /</b>
Rec Date:	<b>06/19/2018</b>	Prior Rec Date:	<b>02/03/1978</b>	Yr Built/Eff:	<b>1947 / 1950</b>
Sale Date:	<b>04/05/2018</b>	Prior Sale Date:		Air Cond:	<b>YES</b>
Sale Price:	<b>\$540,000</b>	Prior Sale Price:	<b>\$45,500</b>	Style:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Fireplace:	<b>/</b>
Document #:	<b>608670</b>	Acres:	<b>0.13</b>	Pool:	
1st Mtg Amt:		Lot Area:	<b>5,667</b>	Roof Mat:	
Total Value:	<b>\$123,578</b>	# of Stories:		Parking:	
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>		

Comp #:11			Distance From Subject:0.29 (miles)		
Address: <b>4452 W 61ST ST, LOS ANGELES, CA 90043-3506</b>					
Owner Name: <b>ALLMAN BRYAN</b>					
Seller Name: <b>WELLS STEVE</b>					
APN:	<b>4003-012-022</b>	Map Reference:	<b>51-A4 /</b>	Living Area:	<b>1,422</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>7031.00</b>	Total Rooms:	<b>5</b>
Subdivision:	<b>9344</b>	Zoning:	<b>LCR1YY</b>	Bedrooms:	<b>3</b>
Rec Date:	<b>07/10/2018</b>	Prior Rec Date:	<b>05/20/2013</b>	Bath(F/H):	<b>2 /</b>
Sale Date:	<b>06/04/2018</b>	Prior Sale Date:	<b>04/10/2013</b>	Yr Built/Eff:	<b>1937 / 1937</b>
Sale Price:	<b>\$749,000</b>	Prior Sale Price:	<b>\$457,000</b>	Air Cond:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Style:	<b>CONVENTIONAL</b>
Document #:	<b>685981</b>	Acres:	<b>0.15</b>	Fireplace:	<b>Y / 1</b>
1st Mtg Amt:	<b>\$550,000</b>	Lot Area:	<b>6,634</b>	Pool:	
Total Value:	<b>\$484,893</b>	# of Stories:	<b>1</b>	Roof Mat:	<b>ROLL COMPOSITION SHINGLE</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/ 2</b>	Parking:	<b>PARKING AVAIL</b>

Comp #:12	Distance From Subject:0.31 (miles)
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<b>Address: 4014 W 59TH PL, LOS ANGELES, CA 90043-3421</b>			
<b>Owner Name: CORMANY WILLIAM T TRUST</b>			
<b>Seller Name: HANNIE PATSY A TRUST</b>			
<b>APN: 4003-006-014</b>	<b>Map Reference: 51-B4 /</b>	<b>Living Area: 1,308</b>	
<b>County: LOS ANGELES, CA</b>	<b>Census Tract: 2351.00</b>	<b>Total Rooms: 6</b>	
<b>Subdivision: 5525</b>	<b>Zoning: LAR1</b>	<b>Bedrooms: 2</b>	
<b>Rec Date: 09/06/2018</b>	<b>Prior Rec Date:</b>	<b>Bath(F/H): 2 /</b>	
<b>Sale Date: 08/16/2018</b>	<b>Prior Sale Date:</b>	<b>Yr Built/Eff: 1940 / 1947</b>	
<b>Sale Price: \$632,000</b>	<b>Prior Sale Price:</b>	<b>Air Cond:</b>	
<b>Sale Type: FULL</b>	<b>Prior Sale Type:</b>	<b>Style: CONVENTIONAL</b>	
<b>Document #: 903307</b>	<b>Acres: 0.12</b>	<b>Fireplace: /</b>	
<b>1st Mtg Amt:</b>	<b>Lot Area: 5,200</b>	<b>Pool:</b>	
<b>Total Value: \$63,504</b>	<b># of Stories: 1</b>	<b>Roof Mat: WOOD SHAKE</b>	
<b>Land Use: SFR</b>	<b>Park Area/Cap#: / 2</b>	<b>Parking: PARKING AVAIL</b>	

<b>Comp #:13</b>				<b>Distance From Subject:0.32 (miles)</b>
<b>Address: 4121 W 59TH ST, LOS ANGELES, CA 90043-3413</b>				
<b>Owner Name: FRIERSON DENNIS JR/FRIERSON ASHLEY D</b>				
<b>Seller Name: RUSCH ERIC M &amp; KATHERINE J</b>				
<b>APN: 4019-007-022</b>	<b>Map Reference: 51-A4 /</b>	<b>Living Area: 1,152</b>		
<b>County: LOS ANGELES, CA</b>	<b>Census Tract: 2351.00</b>	<b>Total Rooms: 5</b>		
<b>Subdivision: 5525</b>	<b>Zoning: LAR1</b>	<b>Bedrooms: 2</b>		
<b>Rec Date: 05/23/2018</b>	<b>Prior Rec Date: 11/30/2015</b>	<b>Bath(F/H): 1 /</b>		
<b>Sale Date: 04/19/2018</b>	<b>Prior Sale Date: 11/02/2015</b>	<b>Yr Built/Eff: 1936 / 1936</b>		
<b>Sale Price: \$700,000</b>	<b>Prior Sale Price: \$510,000</b>	<b>Air Cond:</b>		
<b>Sale Type: FULL</b>	<b>Prior Sale Type: FULL</b>	<b>Style: SPANISH</b>		
<b>Document #: 512545</b>	<b>Acres: 0.12</b>	<b>Fireplace: Y / 1</b>		
<b>1st Mtg Amt: \$665,000</b>	<b>Lot Area: 5,373</b>	<b>Pool:</b>		
<b>Total Value: \$520,200</b>	<b># of Stories: 1</b>	<b>Roof Mat: ROLL COMPOSITION</b>		
<b>Land Use: SFR</b>	<b>Park Area/Cap#: / 2</b>	<b>Parking: PARKING AVAIL</b>		

<b>Comp #:14</b>				<b>Distance From Subject:0.34 (miles)</b>
<b>Address: 4061 W 59TH ST, LOS ANGELES, CA 90043-3411</b>				
<b>Owner Name: HALLAM LINDSAY</b>				
<b>Seller Name: JLMR INVESTMENTS LP</b>				
<b>APN: 4019-007-029</b>	<b>Map Reference: 51-B4 /</b>	<b>Living Area: 1,256</b>		
<b>County: LOS ANGELES, CA</b>	<b>Census Tract: 2351.00</b>	<b>Total Rooms: 6</b>		
<b>Subdivision: 5525</b>	<b>Zoning: LAR1</b>	<b>Bedrooms: 3</b>		
<b>Rec Date: 06/20/2018</b>	<b>Prior Rec Date: 03/30/2018</b>	<b>Bath(F/H): 1 /</b>		
<b>Sale Date: 05/30/2018</b>	<b>Prior Sale Date: 03/23/2018</b>	<b>Yr Built/Eff: 1938 / 1938</b>		
<b>Sale Price: \$749,000</b>	<b>Prior Sale Price: \$575,000</b>	<b>Air Cond:</b>		
<b>Sale Type: FULL</b>	<b>Prior Sale Type: FULL</b>	<b>Style: CONVENTIONAL</b>		
<b>Document #: 617535</b>	<b>Acres: 0.12</b>	<b>Fireplace: Y / 1</b>		
<b>1st Mtg Amt:</b>	<b>Lot Area: 5,374</b>	<b>Pool:</b>		
<b>Total Value: \$48,330</b>	<b># of Stories: 1</b>	<b>Roof Mat: WOOD SHAKE</b>		
<b>Land Use: SFR</b>	<b>Park Area/Cap#: / 2</b>	<b>Parking: PARKING AVAIL</b>		

<b>Comp #:15</b>				<b>Distance From Subject:0.36 (miles)</b>
<b>Address: 4401 W 59TH ST, LOS ANGELES, CA 90043-3418</b>				
<b>Owner Name: MARQUEZ ALEX C/STANDER MELISSA M</b>				
<b>Seller Name: MALONE BONNIE</b>				
<b>APN: 4019-005-040</b>	<b>Map Reference: 51-A4 /</b>	<b>Living Area: 1,363</b>		
<b>County: LOS ANGELES, CA</b>	<b>Census Tract: 2351.00</b>	<b>Total Rooms: 6</b>		
<b>Subdivision: 5525</b>	<b>Zoning: LAR1</b>	<b>Bedrooms: 2</b>		
<b>Rec Date: 07/20/2018</b>	<b>Prior Rec Date: 05/17/1994</b>	<b>Bath(F/H): 1 /</b>		
<b>Sale Date: 06/07/2018</b>	<b>Prior Sale Date:</b>	<b>Yr Built/Eff: 1929 / 1929</b>		
<b>Sale Price: \$680,000</b>	<b>Prior Sale Price: \$159,000</b>	<b>Air Cond:</b>		
<b>Sale Type: FULL</b>	<b>Prior Sale Type: FULL</b>	<b>Style: SPANISH</b>		
<b>Document #: 726664</b>	<b>Acres: 0.12</b>	<b>Fireplace: Y / 1</b>		
<b>1st Mtg Amt: \$544,000</b>	<b>Lot Area: 5,379</b>	<b>Pool:</b>		
<b>Total Value: \$232,829</b>	<b># of Stories: 1</b>	<b>Roof Mat: ROLL COMPOSITION</b>		
<b>Land Use: SFR</b>	<b>Park Area/Cap#: / 2</b>	<b>Parking: PARKING AVAIL</b>		

<b>Comp #:16</b>				<b>Distance From Subject:0.39 (miles)</b>
<b>Address: 408 HARGRAVE ST, INGLEWOOD, CA 90302-1522</b>				
<b>Owner Name: SCHAFFER TIFFANY M</b>				
<b>Seller Name: COLON HUMBERTO JR</b>				
<b>APN: 4014-013-019</b>	<b>Map Reference: 51-A5 /</b>	<b>Living Area: 1,152</b>		
<b>County: LOS ANGELES, CA</b>	<b>Census Tract: 6009.11</b>	<b>Total Rooms: 6</b>		
<b>Subdivision: 7250</b>	<b>Zoning: INR2YY</b>	<b>Bedrooms: 3</b>		
<b>Rec Date: 06/13/2018</b>	<b>Prior Rec Date: 12/30/2011</b>	<b>Bath(F/H): 1 /</b>		
<b>Sale Date: 05/14/2018</b>	<b>Prior Sale Date: 12/28/2011</b>	<b>Yr Built/Eff: 1923 / 1926</b>		
<b>Sale Price: \$717,000</b>	<b>Prior Sale Price: \$309,000</b>	<b>Air Cond:</b>		

Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Style:	<b>CONVENTIONAL</b>
Document #:	<b>587402</b>	Acres:	<b>0.17</b>	Fireplace:	<b>/</b>
1st Mtg Amt:	<b>\$707,662</b>	Lot Area:	<b>7,504</b>	Pool:	
Total Value:	<b>\$389,482</b>	# of Stories:	<b>1</b>	Roof Mat:	<b>COMPOSITION SHINGLE ATTACHED GARAGE</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/ 1</b>	Parking:	

Comp #:17 Distance From Subject:0.40 (miles)

Address: **4053 W 58TH PL, LOS ANGELES, CA 90043-3401**  
 Owner Name: **BURKE SELASSIE/MOLTZ HEATHER**  
 Seller Name: **COLEMAN BARBARA A**  
 APN: **4019-001-012**      Map Reference: **51-B4 /**      Living Area: **1,428**  
 County: **LOS ANGELES, CA**      Census Tract: **2351.00**      Total Rooms: **6**  
 Subdivision: **5525**      Zoning: **LAR1**      Bedrooms: **3**  
 Rec Date: **03/01/2018**      Prior Rec Date: **05/02/2000**      Bath(F/H): **2 /**  
 Sale Date: **01/31/2018**      Prior Sale Date: **03/01/2000**      Yr Built/Eff: **1931 / 1931**  
 Sale Price: **\$665,000**      Prior Sale Price:      Air Cond:      **CONVENTIONAL**  
 Sale Type: **FULL**      Prior Sale Type:      Style:      **Y / 1**  
 Document #: **201575**      Acres: **0.11**      Fireplace:      **Y / 1**  
 1st Mtg Amt: **\$652,955**      Lot Area: **4,999**      Pool:      **ROLL**  
 Total Value: **\$196,239**      # of Stories: **1**      Roof Mat:      **COMPOSITION**  
 Land Use: **SFR**      Park Area/Cap#: **/ 1**      Parking:      **DETACHED GARAGE**

Comp #:18 Distance From Subject:0.41 (miles)

Address: **6306 KENISTON AVE, LOS ANGELES, CA 90043-3733**  
 Owner Name: **BOGER ANGELA D**  
 Seller Name: **PRO VALUE PROPERTIES INC**  
 APN: **4004-026-008**      Map Reference: **51-B5 /**      Living Area: **1,446**  
 County: **LOS ANGELES, CA**      Census Tract: **2351.00**      Total Rooms: **6**  
 Subdivision: **6387**      Zoning: **LAR1**      Bedrooms: **3**  
 Rec Date: **01/11/2018**      Prior Rec Date: **12/08/2008**      Bath(F/H): **1 /**  
 Sale Date: **01/08/2018**      Prior Sale Date: **10/29/2008**      Yr Built/Eff: **1928 / 1930**  
 Sale Price: **\$675,000**      Prior Sale Price: **\$280,000**      Air Cond:      **SPANISH**  
 Sale Type: **FULL**      Prior Sale Type: **FULL**      Style:      **/**  
 Document #: **34077**      Acres: **0.12**      Fireplace:      **/**  
 1st Mtg Amt: **\$540,000**      Lot Area: **5,440**      Pool:      **ROLL**  
 Total Value: **\$550,000**      # of Stories: **1**      Roof Mat:      **COMPOSITION**  
 Land Use: **SFR**      Park Area/Cap#: **/ 2**      Parking:      **PARKING AVAIL**

Comp #:19 Distance From Subject:0.48 (miles)

Address: **1029 E FAIRVIEW BLVD, INGLEWOOD, CA 90302-1428**  
 Owner Name: **HONEGGER NICOLE**  
 Seller Name: **BRECKENRIDGE PROP FUND 2016 LL**  
 APN: **4013-016-031**      Map Reference: **51-B5 /**      Living Area: **1,557**  
 County: **LOS ANGELES, CA**      Census Tract: **6009.12**      Total Rooms: **4**  
 Subdivision: **5357**      Zoning: **INR2YY**      Bedrooms: **3**  
 Rec Date: **08/22/2018**      Prior Rec Date: **04/11/2005**      Bath(F/H): **2 /**  
 Sale Date: **08/01/2018**      Prior Sale Date: **03/28/2005**      Yr Built/Eff: **1922 / 1993**  
 Sale Price: **\$719,000**      Prior Sale Price: **\$458,000**      Air Cond:      **CONVENTIONAL**  
 Sale Type: **FULL**      Prior Sale Type: **FULL**      Style:      **/**  
 Document #: **844832**      Acres: **0.13**      Fireplace:      **/**  
 1st Mtg Amt: **\$394,000**      Lot Area: **5,461**      Pool:      **COMPOSITION**  
 Total Value: **\$550,072**      # of Stories: **1**      Roof Mat:      **SHINGLE**  
 Land Use: **SFR**      Park Area/Cap#: **/ 2**      Parking:      **PARKING AVAIL**

# EXHIBIT D

ASSIGNED INSPECTOR: ENRIQUE PREZA  
JOB ADDRESS: 4219 WEST 63RD STREET, LOS ANGELES, CA  
ASSESSORS PARCEL NO. (APN): 4003-019-032

Date: October 3, 2018

CASE#: 735362  
ORDER NO: A-4188687

EFFECTIVE DATE OF ORDER TO COMPLY: October 14, 2016  
COMPLIANCE EXPECTED DATE: November 13, 2016  
DATE COMPLIANCE OBTAINED: October 4, 2017

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

### VIOLATIONS:

SEE ATTACHED ORDER # A-4188687



1050312201852826

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

PARKS, HARRIET E  
4219 W 63RD ST  
LOS ANGELES, CA 90043

OWNER OF  
SITE ADDRESS: 4219 W 63RD ST

ASSESSORS PARCEL NO.: 4003-019-032

ZONE: R1; One-Family Zone

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

OCT 11 2016

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

CASE #: 735362

ORDER #: A-4188687

EFFECTIVE DATE: October 14, 2016

COMPLIANCE DATE: November 13, 2016

FILE COPY

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 inoperable vehicles.

You are therefore ordered to: Discontinue the open storage of inoperable vehicle(s).

Code Section(s) in Violation: 12.21A.7(a) and 12.21A.8.(b) of the L.A.M.C.

Location: Driveway

2. Open storage within the required yards.

You are therefore ordered to: Discontinue the open storage of the storage container in the required yard(s).

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

Location: Front lawn

Comments: Storage container

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

**3. 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: October 05, 2016

AGUSTIN ALVAREZ MORALES  
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REVIEWED 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.



CODE ENFORCEMENT BUREAU

For routine City business and non-emergency services: Call 3-1-1

www.ladbs.org