

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
SUPERINTENDENT OF BUILDING

OSAMA YOUNAN, P.E.
EXECUTIVE OFFICER

January 3, 2020

Council District: # 14

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

JOB ADDRESS: **2820 NORTH EASTERN AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5217-002-008**
Re: Invoice #736324-5

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: **2820 North Eastern Avenue, Los Angeles, California**, (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.


Pursuant to Section 98.0421, the property owner was issued an order on October 09, 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 | 38.00 |
| Grand Total | \$ 1,284.56 |

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 **\$1,284.56** 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 **\$1,284.56** 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


Ana Mae Yutan
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. T16257
Dated as of: 11/04/2019

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)

APN #: 5217-002-008

Property Address: 2820 N EASTERN AVE

City: Los Angeles

County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : BAIC

Grantor : AURORA LOAN SERVICES LLC

Deed Date : 05/05/2009

Recorded : 06/17/2009

Instr No. : 09-0908959

MAILING ADDRESS: BAIC

PO BOX 50226 LOS ANGELES CA 90050

SCHEDULE B

LEGAL DESCRIPTION

Lot: 25 Tract No: 7477 Abbreviated Description: LOT:25 TR#:7477 TRACT # 7477 LOT 25

MORTGAGES/LIENS

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



02-2590653

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
OCT 31 2002
AT 8 A.M.

SPACE ABOVE THIS LINE FOR RECORDERS USE

TITLE(S)

deed

FEE

D.T.T.

FEE \$ *37*-C

||

CODE

20

CODE

19

CODE

9

NOTIFICATION SENT-34 ©

Assessor's Identification Number (AIN)

To Be Completed By Examiner OR Title Company In Black Ink

Number of Parcels Shown

2477015040

004

THIS FORM IS NOT TO BE DUPLICATED

2

RECORDING REQUESTED BY:

02 2590653

Chicago Title Company

WHEN RECORDED MAIL TO:

WAMAGA, LLC
4866 Glenhollow Circle
Oceanside, California 92057
Attn: Gary Yentis

MAIL TAX STATEMENTS TO:

As Above Set Forth

THE SPACE ABOVE IS FOR RECORDER'S USE

QUITCLAIM DEED

APN: 2477-015-040; 2477-015-002; 2367-001-071; 4134-001-017

"THE GRANTORS AND THE GRANTEEES IN THIS CONVEYANCE ARE COMPRISED OF THE SAME PARTIES WHO CONTINUE TO HOLD THE SAME PROPORTIONATE INTERESTS IN THE PROPERTY, R & T 11925(d)."

"THIS CONVEYANCE DOES NOT CONSTITUTE A CHANGE OF OWNERSHIP WITHIN THE MEANING OF CALIFORNIA REVENUE AND TAXATION CODE SECTION 62 BECAUSE THE GRANTORS AND THE GRANTEEES IN THIS CONVEYANCE ARE COMPRISED OF THE SAME PARTIES WHO CONTINUE TO HOLD THE SAME PROPORTIONATE INTERESTS IN THE PROPERTY, R & T 62(a)(2)."

THE UNDERSIGNED GRANTOR(S) DECLARE(S):

DOCUMENTARY TRANSFER TAX IS \$-0-

() COMPUTED ON FULL VALUE OF PROPERTY CONVEYED, OR

() COMPUTED ON FULL VALUE LESS VALUE OF LIENS AND

ENCUMBRANCES REMAINING AT TIME OF SALE.

() UNINCORPORATED AREA () CITY OF (See Exhibits)

FOR A VALUABLE CONSIDERATION, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Gary T. Yentis, a married man, as his sole and separate property; David Wayne Yentis, a single individual; and Marilyn E. Simonis, a married woman as her sole and separate property,

HEREBY remise, release and quitclaim to:


PAGE 2
CONTINUED FROM PAGE 1
QUITCLAIM DEED
APN 2477-015-040; 2477-015-002; 2367-001-071; 4134-001-017

WAMAGA, LLC, a California limited liability company,

The following described real property, in County of Los Angeles, State of California:

The legal descriptions are attached hereto, marked Exhibits One, Two and Three, which by this reference are incorporated herein and made a part hereof.

DATE: As of October 17, 2002


Gary Yentis

David Wayne Yentis

Marilyn E. Simonis

02 2590653

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PAGE 2
CONTINUED FROM PAGE 1
QUITCLAIM DEED
APN 2477-015-040; 2477-015-002; 2367-001-071; 4134-001-017

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Gary Yentis

David Wayne Yentis

Marilyn E. Simonis

Marilyn E. Simonis

02 2590653

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PAGE 2
CONTINUED FROM PAGE 1
QUITCLAIM DEED
APN 2477-015-040; 2477-015-002; 2367-001-071; 4134-001-017

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DATE: As of October 17, 2002

Gary Yentis

David Wayne Yentis

David Wayne Yentis

Marilyn E. Simonis

02 2590653

PAGE 3
CONTINUED FROM PAGE 2
QUITCLAIM DEED

APN 2477-015-040; 2477-015-002; 2367-001-071; 4134-001-017

STATE OF California)
)SS.
COUNTY OF San Diego)

ON October 25, 2002 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Gary Yentis, ~~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 ACKNOWLEDGES 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.

Erika G Bendinelli



(NOTARY SEAL)

PAGE 4
CONTINUED FROM PAGE 3
QUITCLAIM DEED

APN 2477-015-040; 2477-015-002; 2367-001-071; 4134-001-017

STATE OF Ca.)

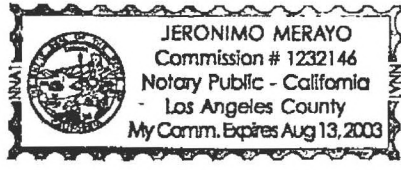
COUNTY OF Los Angeles)SS.

ON Oct - 22 - 2002, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED

David Wayne Yentis - 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 ACKNOWLEDGES 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.

Jeronimo Merayo



(NOTARY SEAL)

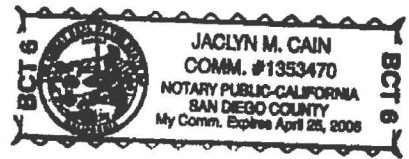
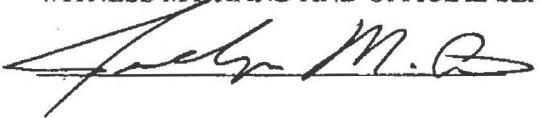
8

PAGE 5
CONTINUED FROM PAGE 4
QUITCLAIM DEED
APN 2477-015-040; 2477-015-002; 2367-001-071; 4134-001-017

STATE OF California)
)SS.
COUNTY OF San Diego)

ON Oct 17, 2002, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Marilyn E. Simonis, 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 ACKNOWLEDGES 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.



(NOTARY SEAL)

02 2590653

EXHIBIT "ONE"

(Legal Description of Property)

THE FOLLOWING DESCRIBED REAL PROPERTY IN THE CITY OF BURBANK,
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA:

THE NE 10' OF LOT 179 AND ALL OF LOTS 180, 181, 182, 183 AND 184 OF
TRACT 7383, AS PER MAP RECORDED IN BOOK 84, PAGES 20 AND 21 OF
MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

COMMONLY KNOWN AS: 1145 North Hollywood Way, Burbank, California

APN: 2477-015-040 and 2477-015-002

02 2590653

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EXHIBIT "TWO"

(Legal Description of Property)

THE FOLLOWING DESCRIBED REAL PROPERTY IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA:

LOTS 1 AND 2 OF BLOCK M IN TRACT 6891, AS PER MAP RECORDED IN BOOK 75, PAGES 61 AND 62 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

COMMONLY KNOWN AS: 4350 Whitsett Avenue, North Hollywood, California

APN: 2367-001-071

02 2590653

//

EXHIBIT "THREE"

(Legal Description of Property)

PARCEL A:

PARCEL 2 OF PARCEL MAP NO. 7181, IN THE CITY OF CULVER CITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON A MAP FILED IN BOOK 75 PAGES 51 AND 52 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM ALL OIL, GAS AND OTHER MINERALS IN AND UNDER SAID LAND, BUT WITHOUT ANY RIGHT TO PENETRATE, USE, OR DISTURB THE PROPERTY WITHIN 500 FEET OF THE SURFACE THEREOF, AS EXCEPTED AND RESERVED BY ROSE L. LEVITT AND SELMA L. KENNEDY (ALSO KNOWN AS SELMA L. ADELMAN), TRUSTEE UNDER THE WILL OF BENJAMIN H. LEVITT, DECEASED, EVA L. CONDON AND FLOREN L. TILZER, IN DEED RECORDED FEBRUARY 1, 1974, IN THE BOOK D-6157 PAGE 556, OFFICIALS RECORDS, AS INSTRUMENT NO. 64.

PARCEL B:

A NON-EXCLUSIVE EASEMENT FOR A TERM OF YEARS ENDING ON NOVEMBER 30, 2031 FOR INGRESS, EGRESS, PASSAGE OF MOTOR VEHICLES, AND FOR PASSAGE AND ACCOMMODATION OF PEDESTRIANS, ALL AS MORE PARTICULARLY DEFINED AND SET FORTH IN ARTICLE II ("EASEMENT") OF THAT CERTAIN DOCUMENT ENTITLED "COMMON AREA OPERATION AND EASEMENT AGREEMENT AND ESTABLISHMENT OF RESTRICTIONS" DATED AND RECORDED ON FEBRUARY 11, 1977 AS INSTRUMENT NO. 77-149974, OFFICIAL RECORDS OF LOS ANGELES COUNTY, AS GRANTED TO DAMON RAIKE & COMPANY, AS TO AN UNDIVIDED TWO-THIRDS INTEREST, AND THOMAS P. DE MUND AND MARY S. DE MUND, HUSBAND AND WIFE, TENANTS IN COMMON, AS TO AN UNDIVIDED ONE-THIRD INTEREST IN DEED RECORDED MARCH 14, 1977 AS INSTRUMENT NO. 77-253853 OFFICIAL RECORDS OVER THE COMMON AREAS OF:

(1) PARCEL 1 OF PARCEL MAP NO. 7181, IN THE CITY OF CULVER CITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS SHOWN ON A MAP FILED IN BOOK 75 PAGES 51 AND 52 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

(Legal Description Continued on Following Page)

02 2590653

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(Legal Description Continued from Previous Page)

(2) PARCEL 3 PARCEL MAP NO. 7181, IN THE CITY OF CULVER CITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS SHOWN ON A MAP FILED IN BOOK 75 PAGES 51 AND 52 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

(3) THAT PORTION OF THE 36.898 ACRE ALLOTMENT IN THE RANCHO LA BALLONA, IN THE CITY OF CULVER CITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA ALLOTTED TO JOSE DE LA LUZ MACHADO, BY DECREE OF PARTITION IN CASE NO. 2722, OF THE UNITED STATES DISTRICT COURT, AND BEING A PORTION OF THAT CERTAIN TRACT MARKED "JOSE DE LA LUZ MACHADO 36.898765" ON THE MAP RECORDED IN BOOK 3 PAGES 204, ET SEQ. OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EASTERLY LINE OF AN ALLEY SHOWN ON A MAP OF TRACT NO. 10678 RECORDED IN BOOK 166 PAGES 4 AND 5 OF MAPS, IN SAID OFFICE, SAID EASTERLY LINE BEING SHOWN ON SAID MAP AS HAVING A BEARING OF NORTH 3 DEGREES 55 MINUTES 30 SECONDS EAST, AND A LENGTH OF 790.17 FEET, DISTANT ALONG SAID EASTERLY LINE (ON A DIFFERENT BASIS OF BEARING), SOUTH 6 DEGREES 10 MINUTES 19 SECONDS WEST, 155.59 FEET FROM THE NORTHERLY TERMINUS OF SAID EASTERLY LINE; THENCE ALONG SAID EASTERLY LINE SOUTH 6 DEGREES 10 MINUTES 19 SECONDS WEST 195.88 FEET; THENCE SOUTH 84 DEGREES 53 MINUTES 35 SECONDS EAST 99.41 FEET TO THE WEST LINE OF SEPULVEDA BOULEVARD, FORMERLY KNOWN AS FOX HILLS BOULEVARD, AS DESCRIBED IN THE DEED TO THE STATE OF CALIFORNIA, RECORDED IN BOOK 14994 PAGE 327 OF OFFICIAL RECORDS IN SAID OFFICE; THENCE ALONG SAID WEST LINE NORTH 6 DEGREES 06 MINUTES 55 SECONDS EAST 190.07 FEET TO A LINE WHICH BEARS SOUTH 81 DEGREES 32 MINUTES 28 SECONDS EAST FROM SAID POINT OF BEGINNING; THENCE ALONG SAID LAST MENTIONED LINE NORTH 81 DEGREES 32 MINUTES 28 SECONDS WEST 99.28 FEET TO THE POINT OF BEGINNING.

(4) PARCEL 1 OF PARCEL MAP NO. 7180, IN THE CITY OF CULVER CITY, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP FILED IN BOOK 75 PAGES 49 AND 50 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

COMMONLY KNOWN AS: 5801 Sepulveda Boulevard, Culver City, California
Parcel No: 4134-001-017

02 2590653

EXHIBIT B

ASSIGNED INSPECTOR: **LUIS ESCOTO**

Date: January 3, 2020

JOB ADDRESS: **2820 NORTH EASTERN AVENUE, LOS ANGELES, CA**

ASSESSOR PARCEL NO. (APN): **5217-002-008**

Last Full Title: **11/04/2019**

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

1) BAIC

PO BOX 50226

LOS ANGELES, CA 90050

CAPACITY: OWNER

Property Detail Report

For Property Located At :
 2820 N EASTERN AVE, LOS ANGELES, CA 90032-2702



Owner Information

Owner Name: **B A I C**
 Mailing Address: **PO BOX 50226, LOS ANGELES CA 90050-0201 B001 C/O BROAD AMERICAN INV CORP**
 Vesting Codes: **//**

Location Information

| | | | |
|-----------------------|----------------------------|-----------------------|---------------------|
| Legal Description: | TRACT # 7477 LOT 25 | | |
| County: | LOS ANGELES, CA | APN: | 5217-002-008 |
| Census Tract / Block: | 2015.04 / 1 | Alternate APN: | |
| Township-Range-Sect: | | Subdivision: | 7477 |
| Legal Book/Page: | 82-30 | Map Reference: | 36-D5 / |
| Legal Lot: | 25 | Tract #: | 7477 |
| Legal Block: | | School District: | LOS ANGELES |
| Market Area: | 621 | School District Name: | LOS ANGELES |
| Neighbor Code: | | Munic/Township: | |

Owner Transfer Information

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

Last Market Sale Information

| | | | |
|----------------------|-----------------------------------|-------------------------|-----------------|
| Recording/Sale Date: | 06/17/2009 / 04/21/2009 | 1st Mtg Amount/Type: | / |
| Sale Price: | \$84,000 | 1st Mtg Int. Rate/Type: | / |
| Sale Type: | FULL | 1st Mtg Document #: | / |
| Document #: | 908959 | 2nd Mtg Amount/Type: | / |
| Deed Type: | GRANT DEED | 2nd Mtg Int. Rate/Type: | / |
| Transfer Document #: | | Price Per SqFt: | \$138.16 |
| New Construction: | | Multi/Split Sale: | |
| Title Company: | FIDELITY NATIONAL TITLE CO | | |
| Lender: | | | |
| Seller Name: | AURORA LOAN SERVICES LLC | | |

Prior Sale Information

| | | | |
|----------------------|--------------------------------|--------------------------|----------|
| Prior Rec/Sale Date: | 06/12/2009 / 05/20/2009 | Prior Lender: | / |
| Prior Sale Price: | \$84,000 | Prior 1st Mtg Amt/Type: | / |
| Prior Doc Number: | 885799 | Prior 1st Mtg Rate/Type: | / |
| Prior Deed Type: | GRANT DEED | | |

Property Characteristics

| | | | | | |
|-------------------|--------------------|--------------------|--|----------------|---------------|
| Gross Area: | | Parking Type: | | Construction: | |
| Living Area: | 608 | Garage Area: | | Heat Type: | HEATED |
| Tot Adj Area: | | Garage Capacity: | | Exterior wall: | |
| Above Grade: | | Parking Spaces: | | Porch Type: | |
| Total Rooms: | | Basement Area: | | Patio Type: | |
| Bedrooms: | 2 | Finish Bsmnt Area: | | Pool: | |
| Bath(F/H): | 1 / | Basement Type: | | Air Cond: | |
| Year Built / Eff: | 1946 / 1946 | Roof Type: | | Style: | |
| Fireplace: | / | Foundation: | | Quality: | |
| # of Stories: | | Roof Material: | | Condition: | |

Other Improvements: **Building Permit**

Site Information

| | | | | | |
|-----------------|--------------|------------------|-------------|-------------|-----------------------------------|
| Zoning: | LAC4 | Acres: | 0.05 | County Use: | SINGLE FAMILY RESID (0100) |
| Lot Area: | 2,250 | Lot Width/Depth: | x | State Use: | |
| Land Use: | SFR | Res/Comm Units: | 1 / | Water Type: | |
| Site Influence: | | | | Sewer Type: | |

Tax Information

| | | | | | |
|----------------------|------------------|----------------|-------------|----------------|-------------------|
| Total Value: | \$232,006 | Assessed Year: | 2018 | Property Tax: | \$2,917.46 |
| Land Value: | \$161,840 | Improved %: | 30% | Tax Area: | 4 |
| Improvement Value: | \$70,166 | Tax Year: | 2018 | Tax Exemption: | |
| Total Taxable Value: | \$232,006 | | | | |

Comparable Sales Report

For Property Located At



2820 N EASTERN AVE, LOS ANGELES, CA 90032-2702

6 Comparable(s) Selected.

Report Date: 01/28/2020

Search Criteria:

| | |
|---|-----------------------------------|
| Maximum Number Of Comparables On Report | 6 |
| Sort Method | Distance From Subject (ascending) |
| Distance From Subject(miles) | 0.5 |
| Months Back | 62 |
| Living Area Difference (%) | 15 |
| Land Use | SFR |

Summary Statistics:

| | Subject | Low | High | Average |
|-----------------------|-----------|-----------|-----------|-----------|
| Sale Price | \$84,000 | \$117,500 | \$549,000 | \$389,417 |
| Bldg/Living Area | 608 | 576 | 696 | 643 |
| Price/Sqft | \$138.16 | \$171.78 | \$857.81 | \$613.68 |
| Year Built | 1946 | 1924 | 1948 | 1932 |
| Lot Area | 2,250 | 2,249 | 7,501 | 4,770 |
| Bedrooms | 2 | 1 | 2 | 2 |
| Bathrooms/Restrooms | 1 | 1 | 2 | 1 |
| Stories | 0.00 | 1.00 | 1.00 | 1.00 |
| Total Value | \$236,645 | \$163,941 | \$559,980 | \$377,584 |
| Distance From Subject | 0.00 | 0.02 | 0.32 | 0.20 |

*= user supplied for search only

| | | | | |
|--------------|---|-------------------|----------------|------------------------------------|
| Comp #:1 | | | | Distance From Subject:0.02 (miles) |
| Address: | 2808 N EASTERN AVE, LOS ANGELES, CA 90032-2702 | | | |
| Owner Name: | ADWALLA EVETTE | | | |
| Seller Name: | BRUNO MARCI M | | | |
| APN: | 5217-002-003 | Map Reference: | 36-D5 / | Living Area: 684 |
| County: | LOS ANGELES, CA | Census Tract: | 2015.04 | Total Rooms: |
| Subdivision: | 7477 | Zoning: | LAC4 | Bedrooms: 1 |
| Rec Date: | 06/29/2015 | Prior Rec Date: | | Bath(F/H): 1 / |
| Sale Date: | 06/10/2015 | Prior Sale Date: | | Yr Built/Eff: 1947 / 1947 |
| Sale Price: | \$117,500 | Prior Sale Price: | | Air Cond: |
| Sale Type: | FULL | Prior Sale Type: | | Style: |
| Document #: | 773304 | Acres: | 0.05 | Fireplace: / |
| 1st Mtg Amt: | \$100,000 | Lot Area: | 2,249 | Pool: |
| Total Value: | \$225,169 | # of Stories: | | Roof Mat: |
| Land Use: | SFR | Park Area/Cap#: | / | Parking: |

| | | | | | |
|--------------|--|-------------------|------------------------|---------------------|-----------------------------|
| Comp #: | 2 | | Distance From Subject: | 0.04 (miles) | |
| Address: | 4866 LYNNFIELD ST, LOS ANGELES, CA 90032-2738 | | | | |
| Owner Name: | AGUILAR DAVID | | | | |
| Seller Name: | RODRIGUEZ LEONARDO & JUANA | | | | |
| APN: | 5217-002-017 | Map Reference: | 36-D5 / | Living Area: | 576 |
| County: | LOS ANGELES, CA | Census Tract: | 2015.04 | Total Rooms: | 4 |
| Subdivision: | 7477 | Zoning: | LARD3 | Bedrooms: | 1 |
| Rec Date: | 10/30/2018 | Prior Rec Date: | 01/16/1987 | Bath(F/H): | 1 / |
| Sale Date: | 10/09/2018 | Prior Sale Date: | 09/1986 | Yr Built/Eff: | 1927 / 1927 |
| Sale Price: | \$425,000 | Prior Sale Price: | \$53,000 | Air Cond: | |
| Sale Type: | FULL | Prior Sale Type: | FULL | Style: | CONVENTIONAL |
| Document #: | 1100419 | Acres: | 0.11 | Fireplace: | / |
| 1st Mtg Amt: | \$85,000 | Lot Area: | 4,997 | Pool: | |
| Total Value: | \$425,000 | # of Stories: | | Roof Mat: | ROLL COMPOSITION |
| Land Use: | SFR | Park Area/Cap#: | / | Parking: | PARKING AVAIL |

| | | | | | |
|--------------|--|-------------------|------------------------|---------------------|--------------------------------|
| Comp #: | 3 | | Distance From Subject: | 0.23 (miles) | |
| Address: | 2863 BALLARD ST, LOS ANGELES, CA 90032-2719 | | | | |
| Owner Name: | ALEXANDER KIM JR/RIVERA DAMARIS G C | | | | |
| Seller Name: | URIBE OMAR J | | | | |
| APN: | 5217-007-019 | Map Reference: | 36-D5 / | Living Area: | 682 |
| County: | LOS ANGELES, CA | Census Tract: | 2015.04 | Total Rooms: | 5 |
| Subdivision: | 7477 | Zoning: | LAR1 | Bedrooms: | 2 |
| Rec Date: | 05/25/2018 | Prior Rec Date: | 12/30/2008 | Bath(F/H): | 1 / |
| Sale Date: | 04/26/2018 | Prior Sale Date: | 12/02/2008 | Yr Built/Eff: | 1926 / 1928 |
| Sale Price: | \$515,000 | Prior Sale Price: | \$272,000 | Air Cond: | |
| Sale Type: | FULL | Prior Sale Type: | FULL | Style: | CONVENTIONAL |
| Document #: | 525153 | Acres: | 0.11 | Fireplace: | / |
| 1st Mtg Amt: | \$309,000 | Lot Area: | 4,998 | Pool: | |
| Total Value: | \$525,300 | # of Stories: | 1 | Roof Mat: | COMPOSITION SHINGLE |
| Land Use: | SFR | Park Area/Cap#: | / | Parking: | PARKING AVAIL |

| | | | | | |
|--------------|--|-------------------|------------------------|---------------------|-----------------------------|
| Comp #: | 4 | | Distance From Subject: | 0.29 (miles) | |
| Address: | 5104 KIMBALL ST, LOS ANGELES, CA 90032-2734 | | | | |
| Owner Name: | OPTIMUM REAL ESTATE LLC | | | | |
| Seller Name: | CASTILLO ROBERT J | | | | |
| APN: | 5216-011-010 | Map Reference: | 36-D6 / | Living Area: | 580 |
| County: | LOS ANGELES, CA | Census Tract: | 2016.01 | Total Rooms: | 4 |
| Subdivision: | 6900 | Zoning: | LAR1 | Bedrooms: | 2 |
| Rec Date: | 09/23/2019 | Prior Rec Date: | 06/07/2000 | Bath(F/H): | 1 / |
| Sale Date: | 09/19/2019 | Prior Sale Date: | 05/22/2000 | Yr Built/Eff: | 1924 / 1935 |
| Sale Price: | \$385,000 | Prior Sale Price: | | Air Cond: | |
| Sale Type: | FULL | Prior Sale Type: | | Style: | CONVENTIONAL |
| Document #: | 990718 | Acres: | 0.09 | Fireplace: | / |
| 1st Mtg Amt: | | Lot Area: | 4,087 | Pool: | |
| Total Value: | \$163,941 | # of Stories: | 1 | Roof Mat: | ROLL COMPOSITION |
| Land Use: | SFR | Park Area/Cap#: | / | Parking: | PARKING AVAIL |

| | | | | | |
|----------|---|--|------------------------|---------------------|--|
| Comp #: | 5 | | Distance From Subject: | 0.29 (miles) | |
| Address: | 2929 BUDAU AVE, LOS ANGELES, CA 90032-2801 | | | | |

| | | | |
|--------------|---------------------------|-------------------|--------------------------------------|
| Owner Name: | SEGURA PRISCILLA | | |
| Seller Name: | JARAMILLO MARICELA | | |
| APN: | 5217-008-008 | Map Reference: | 36-E5 / |
| County: | LOS ANGELES, CA | Census Tract: | 2015.04 |
| Subdivision: | 7477 | Zoning: | LAR1 |
| Rec Date: | 04/01/2016 | Prior Rec Date: | 05/15/1998 |
| Sale Date: | 01/27/2016 | Prior Sale Date: | 03/23/1998 |
| Sale Price: | \$345,000 | Prior Sale Price: | |
| Sale Type: | FULL | Prior Sale Type: | |
| Document #: | 360580 | Acres: | 0.11 |
| 1st Mtg Amt: | \$327,700 | Lot Area: | 4,791 |
| Total Value: | \$366,115 | # of Stories: | 1 |
| Land Use: | SFR | Park Area/Cap#: | / |
| | | | Living Area: 696 |
| | | | Total Rooms: 3 |
| | | | Bedrooms: 1 |
| | | | Bath(F/H): 1 / |
| | | | Yr Built/Eff: 1948 / 1948 |
| | | | Air Cond: |
| | | | Style: CONVENTIONAL |
| | | | Fireplace: / |
| | | | Pool: POOL |
| | | | Roof Mat: COMPOSITION SHINGLE |
| | | | Parking: PARKING AVAIL |

| | | | |
|--------------|--|-------------------|------------------------------------|
| Comp #:6 | | | Distance From Subject:0.32 (miles) |
| Address: | 4936 TWINING ST, LOS ANGELES, CA 90032-2135 | | |
| Owner Name: | CANIZALES RENE/CANIZALES ABIGAIL | | |
| Seller Name: | MARSEA INVESTMENTS INC | | |
| APN: | 5218-018-012 | Map Reference: | 36-D5 / |
| County: | LOS ANGELES, CA | Census Tract: | 2015.03 |
| Subdivision: | 3385 | Zoning: | LAR1 |
| Rec Date: | 10/20/2017 | Prior Rec Date: | 11/10/2016 |
| Sale Date: | 09/18/2017 | Prior Sale Date: | 10/25/2016 |
| Sale Price: | \$549,000 | Prior Sale Price: | \$285,000 |
| Sale Type: | FULL | Prior Sale Type: | FULL |
| Document #: | 1206322 | Acres: | 0.17 |
| 1st Mtg Amt: | \$439,200 | Lot Area: | 7,501 |
| Total Value: | \$559,980 | # of Stories: | 1 |
| Land Use: | SFR | Park Area/Cap#: | / |
| | | | Living Area: 640 |
| | | | Total Rooms: 5 |
| | | | Bedrooms: 2 |
| | | | Bath(F/H): 2 / |
| | | | Yr Built/Eff: 1924 / 1945 |
| | | | Air Cond: |
| | | | Style: CONVENTIONAL |
| | | | Fireplace: / |
| | | | Pool: |
| | | | Roof Mat: ROLL COMPOSITION |
| | | | Parking: PARKING AVAIL |

EXHIBIT D

ASSIGNED INSPECTOR: **LUIS ESCOTO**
JOB ADDRESS: **2820 NORTH EASTERN AVENUE, LOS ANGELES, CA**
ASSESSOR PARCEL NO. (APN): **5217-002-008**

Date: **December 18, 2019**

CASE NO.: **787455**
ORDER NO.: **A-4521731**

EFFECTIVE DATE OF ORDER TO COMPLY: **October 09, 2017**
COMPLIANCE EXPECTED DATE: **November 08, 2017**
DATE COMPLIANCE OBTAINED: **April 03, 2019**

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A- 4521731

EXHIBIT D

ASSIGNED INSPECTOR: **LUIS ESCOTO**

Date: **January 3, 2020**

JOB ADDRESS: **2820 NORTH EASTERN AVENUE, LOS ANGELES, CA**

ASSESSOR PARCEL NO. (APN): **5217-002-008**

CASE NO.: **787455**

ORDER NO.: **A-4521731**

EFFECTIVE DATE OF ORDER TO COMPLY: **October 09, 2017**

COMPLIANCE EXPECTED DATE: **November 08, 2017**

DATE COMPLIANCE OBTAINED: **April 03, 2019**

LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A- 4521731

1050103201848479

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

BAIC
0 PO BOX 50226
LOS ANGELES, CA 90050

CASE #: 787455
ORDER #: A-4521731
EFFECTIVE DATE: October 09, 2017
COMPLIANCE DATE: November 08, 2017

OWNER OF

SITE ADDRESS: 2820 N EASTERN AVE

ASSESSORS PARCEL NO.: 5217-002-008

ZONE: C4; Commercial 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. 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.

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

Location: all over lot.

2. Excessive or overgrown vegetation on the premises.

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

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

Location: front and side yards.

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

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.

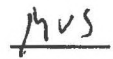
If you have any questions or require any additional information please feel free to contact me at (323)526-9347. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector : 

Date: October 02, 2017


GABRIEL HERRERA
2130 E. 1ST STREET, SUITE 2100
LOS ANGELES, CA 90033
(323)526-9347

Gabriel.Herrera@lacity.org


REVIEWED BY

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

OCT 05 2017

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

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.



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