

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

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CITY OF LOS ANGELES  
CALIFORNIA



ERIC GARCETTI  
MAYOR

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

FRANK M. BUSH  
GENERAL MANAGER

OSAMA YOUNAN, P.E.  
EXECUTIVE OFFICER

April 18, 2017

Council District: # 10

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

JOB ADDRESS: **3428 SOUTH WEST BLVD., LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **5046-006-012**

On December 9, 2015 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: **3428 South West Blvd., 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.

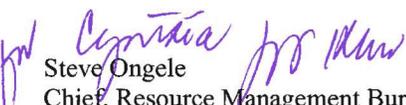
In addition, pursuant to Section 98.0421, the property owner was issued an order November 19, 2015 to pay a code violation inspection fee after violations were identified and verified upon inspection. The non-compliance and code violation inspection fees imposed by the Department are as follows:

<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)	250.04
Title Report Fee	42.00
<b>Grand Total</b>	<b>\$ 3,848.60</b>

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 **\$3,848.60** 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 **\$3,848.60** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

**DEPARTMENT OF BUILDING AND SAFETY**

  
Steve Ongele  
Chief, Resource Management Bureau

Lien confirmed by  
City Council on:

ATTEST: HOLLY WOLCOTT, CITY CLERK

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



5711 W. SLAUSON AVE., SUITE 170  
 CULVER CITY, CA 90230  
 Phone 310-649-2020 310-649-0030 Fax

**Property Title Report**

**Work Order No. T14113**  
 Dated as of: 03/30/2017

**Prepared for: City of Los Angeles**

**SCHEDULE A**

(Reported Property Information)

**APN #: 5046-006-012**

**Property Address:** 3428 S WEST BLVD ✓ **City:** Los Angeles **County:** Los Angeles

**VESTING INFORMATION**

**Type of Document:** GRANT DEED

**Grantee :** JORGE SANCHEZ

**Grantor :** LORENZO AND MARIA SANCHEZ

**Deed Date :** 02/19/1998

**Recorded :** 03/04/1998

**Instr No. :** 98-0347055

**MAILING ADDRESS:** JORGE SANCHEZ  
 3428 WEST BLVD LOS ANGELES CA 90016

**SCHEDULE B**

**LEGAL DESCRIPTION**

Lot: 148 Tract No: 7823 Abbreviated Description: LOT:148 CITY:REGION/CLUSTER:  
 09/09175 TR#:7823 TRACT NO 7823 LOT 148 City/Muni/Twp: REGION/CLUSTER: 09/09175

**MORTGAGES/LIENS**

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

**Recording Date:** 06/12/2006

**Document #:** 06-1289182

**Loan Amount:** \$150,000

**Lender Name:** NEW CENTURY MORTGAGE CORP

**Borrowers Name:** JORGE SANCHEZ

**MAILING ADDRESS:** NEW CENTURY MORTGAGE CORP  
 18400 VON KARMEN STE 1000 IRVINE, CA 92612

**Type of Document:** NOTICE OF DEFAULT

**Recording Date:** 03/13/2017

**Document #:** 17-0284428

**MAILING ADDRESS:** WESTERN PROGRESSIVE LLC  
 1000 ABERNATHY RD NE, BLDG 600# 200, ATLANTA, GA 30328

98 347055

The Original Filed For Record Investors Title  
RECORDING REQUIRED  
Examined As To Its Execution Or As To Its Effect  
Upon The Title.

When Recorded Mail Document  
and Tax Statement To:  
Jorge Sanchez  
3428 W. Blvd.  
Los Angeles, CA 90018

APN: 6046-006-012

A-8660

GRANT DEED

SPACE ABOVE THIS LINE FOR RECORDER'S USE

The undersigned grantor(s) declare(s) This is a bonafide gift and the grantor received nothing in return, R & T 11911  
Documentary transfer tax is \$ 0.00 City Transfer Tax is \$0.00  
[ ] computed on full value of property conveyed, or  
[ ] computed on full value less value of liens or encumbrances remaining at time of sale,  
[ ] Unincorporated Area

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Lorenzo Sanchez and Maria Sanchez

hereby GRANT(S) to Jorge Sanchez, a single man  
the following described real property in the City of Los Angeles  
County of Los Angeles, State of California:

Lot 148 of Tract No. 7823 in the City of Los Angeles, County of Los Angeles State of California, as per map recorded  
in Book 84, Pages 79 to 81 inclusive of Maps in the office of the County Recorder of said County.

"This is a bonafide gift and the grantor received nothing in return R & T 11911"

DATED: February 19, 1998

STATE OF CALIFORNIA  
COUNTY OF Los Angeles  
ON February 19, 1998 before me,  
Ann Toney, Notary Public personally appeared  
Lorenzo Sanchez and Maria Sanchez

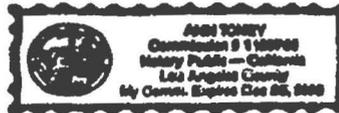
*Lorenzo Sanchez*  
Lorenzo Sanchez

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/his authorized capacity(ies), and that  
by his/her/his signature(s) on the instrument the  
person(s), or the entity upon behalf of which the  
person(s) acted, executed the instrument.

*Maria Sanchez*  
Maria Sanchez

Witness my hand and official seal.

Signature *[Signature]*



INVESTORS  
MAR 04 1998

2

06 1289182

Recording Requested by &  
When Recorded Return To  
US Recordings, Inc  
2925 Country Drive Ste 201  
St Paul, MN 55117

31371018

Recording Requested by Pat Hansen  
Residential Funding Corporation, One Meridian Crossings, Ste 100, Minneapolis, MN 55423

RFC Loan Number 10300205  
Seller Loan Number 1004153034



CORPORATION ASSIGNMENT of DEED OF TRUST  
FOR VALUE RECEIVED, New Century Mortgage Corporation  
18400 Von Karmen, Suite 1000, Irvine, CA 92612

the undersigned hereby grants, assigns and transfers to  
all beneficial interest under that certain Deed of Trust dated 10/29/2005  
executed by JORGE SANCHEZ, A Single Man

TO/FOR Stewart Title of California, Trustee *see attached Exhibit "A"*

and recorded in Book \_\_\_\_\_ on Page \_\_\_\_\_ as Instrument No 05-2765433 on 11/16/2005 of official  
Records in the County Recorder's Office of Los Angeles County, California

MORTGAGE AMOUNT \$150,000 00  
PROPERTY ADDRESS 3428 WEST BOULEVARD LOS ANGELES, CA 90016  
*\*Mortgage Electronic Registration Systems, Inc, its successors  
and assigns, PO Box 2026 Flint, Michigan 48501-2026*

TOGETHER with the note or notes therein described or referred to, the money due and to become due thereon with interest,  
and all rights accrued or to accrue under said Deed of Trust



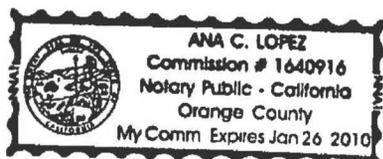
BY [Signature] New Century Mortgage Corporation  
NAME Steve Nagy  
TITLE VP Records Management  
*min # 1002491610163002051*  
MERS Phone: 1-888-679-6377

3

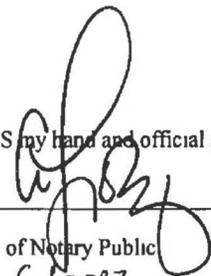
06 1289182

STATE OF California )  
COUNTY OF Orange )

On April 27, 2004, before me Ana C. Lopez, a Notary Public in and for Orange County/Parish and State of California, personally appeared Steve Nagy, VP Records Management of New Century Mortgage Corporation who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument



WITNESS my hand and official seal

  
Signature of Notary Public  
Ana C Lopez

~~LEGAL~~ See attached

11/16/05

210274273

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EXHIBIT "A"

06 1289182

LEGAL DESCRIPTION

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

LOT 148 OF TRACT NO. 7823, IN THE CITY OF LOS ANGELES, COUNTY  
OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN  
BOOK 84, PAGES 79 TO 81 INCLUSIVE OF MAPS, IN THE OFFICE OF THE  
COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM; ALL OIL, OIL RIGHTS, NATURAL GAS RIGHTS,  
MINERAL RIGHTS, ALL OTHER HYDROCARBON SUBSTANCES BY WHATSOEVER  
NAME KNOWN, AND ALL WATER, CLAIMS OR RIGHTS TO WATER, TOGETHER  
WITH APPURTENANT RIGHTS THERETO, WITHOUT, HOWEVER, ANY RIGHT TO  
ENTER UPON THE SURFACE OF SAID LAND, AS EXCEPTED OR RESERVED BY  
DEED RECORDED IN BOOK 4877 PAGE 109, OFFICIAL RECORDS.

End of Legal Description



U31371018-01GM03

CORP ASST DOT  
LOAN# 10300205  
US Recordings

05 2765433

TS No.: 2017-00421-CA

RECORDING REQUESTED BY:  
Premium Title of California

WHEN RECORDED MAIL TO:  
Western Progressive, LLC  
Northpark Town Center  
1000 Abernathy Rd NE; Bldg 400, Suite 200  
Atlanta, GA 30328

TS No.: 2017-00421-CA  
APN No.:5046-006-012

**NOTICE OF DEFAULT AND ELECTION TO SELL UNDER  
DEED OF TRUST**

**PURSUANT TO CIVIL CODE 2923.3(a), THE SUMMARY OF INFORMATION REFERRED TO  
BELOW IS NOT ATTACHED TO THE RECORDED COPY OF THIS DOCUMENT BUT ONLY  
TO THE COPIES PROVIDED TO THE TRUSTOR.**

NOTE: THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT ATTACHED

注：本文件包含一个信息摘要

참고사항: 본 첨부 문서에 정보 요약서가 있습니다

NOTA: SE ADJUNTA UN RESUMEN DE LA INFORMACION DE ESTE DOCUMENTO  
TALA: MAYROONG BUOD NG IMPORMASYON SA DOKUMENTONG ITO NA NAKALAKIP  
LUU Y: KEM THEO DAY LA BAN TRINH BAY TOM LUOC VE THONG TIN TRONG TAI LIEU MAY

**IMPORTANT NOTICE**

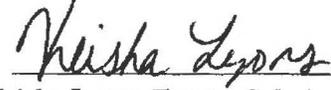
**IF YOUR PROPERTY IS IN FORECLOSURE BECAUSE YOU ARE BEHIND IN  
YOUR PAYMENTS IT MAY BE SOLD WITHOUT ANY COURT ACTION**, and you  
may have the legal right to bring your account in good standing by paying all of your past due payments  
plus permitted costs and expenses within the time permitted by law for reinstatement of your account,  
which is normally five business days prior to the date set for the sale of your property. No sale date may be  
set until approximately 90 days from the date this notice of default may be recorded (which date of  
recordation appears on this notice).

This amount is \$ **15,794.69** as of **04/04/2017**, and will increase until your account becomes current. While  
your property is in foreclosure, you still must pay other obligations (such as insurance and taxes) required  
by your note and deed of trust or mortgage. If you fail to make future payments on the loan, pay taxes on  
the property, provide insurance on the property, or pay other obligations as required in the note and deed of  
trust or mortgage, the beneficiary or mortgagee may insist that you do so in order to reinstate your account  
in good standing. In addition, the beneficiary or mortgagee may require as a condition of reinstatement that  
you provide reliable written evidence that you paid all senior liens, property taxes, and hazard insurance  
premiums.

TS No.: 2017-00421-CA

Dated: March 9, 2017

Western Progressive, LLC, as Trustee for beneficiary

A handwritten signature in cursive script that reads "Keisha Lyons". The signature is written in black ink and is positioned above a horizontal line.

Keisha Lyons, Trustee Sale Assistant

**WESTERN PROGRESSIVE, LLC MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.**

**California Declaration of Compliance**  
(Civ. Code § 2923.55(c))

Borrower(s): Jorge Sanchez  
Loan No.: 7440722627

The undersigned declares as follows:

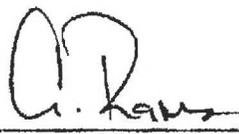
I am employed by the undersigned mortgage servicer, and I have reviewed its business records for the borrower's loan, including the borrower's loan status and loan information, to substantiate the borrower's present loan default and the right to foreclose. The information set forth herein is accurate, complete and supported by competent and reliable evidence that I have reviewed in the mortgage servicer's business records. Those records reflect *one* of the following.

- The mortgage servicer contacted the borrower to assess the borrower's financial situation and to explore options for the borrower to avoid foreclosure as required by California Civil Code § 2923.55. Thirty days, or more, have passed since the initial contact was made.
- The mortgage servicer has exercised due diligence to contact the borrower pursuant to California Civil Code § 2923.55(f) to "assess the borrower's financial situation and explore options for the borrower to avoid foreclosure." Thirty (30) days, or more, have passed since these due diligence requirements were satisfied.
- The mortgage servicer was not required to comply with California Civil Code § 2923.55 because the individual does not meet the definition of a "borrower" under Civil Code §2920.5(c).
- The mortgage servicer was not required to comply with California Civil Code § 2923.55 because the above-referenced loan is not secured by a first lien mortgage or deed of trust that secures a loan on "owner-occupied" residential real property as defined by California Civil Code § 2924.15(a)

Signed and Dated:

By: Ocwen Loan Servicing, LLC, as Servicer for U.S. Bank National Association, as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2006-NC1

Angel Ramos  
\_\_\_\_\_  
Print Name                      Contract Management Coordinator

 6/14/16  
\_\_\_\_\_  
Signature    Date



## Property Detail Report

For Property Located At :  
**3428 WEST BLVD, LOS ANGELES, CA 90016-4129**



## Owner Information

Owner Name: **SANCHEZ JORGE**  
 Mailing Address: **3428 WEST BLVD, LOS ANGELES CA 90016-4129 C041**  
 Vesting Codes: **SM / /**

## Location Information

Legal Description: **TRACT NO 7823 LOT 148**  
 County: **LOS ANGELES, CA** APN: **5046-006-012**  
 Census Tract / Block: **2200.00 / 3** Alternate APN:  
 Township-Range-Sect: **84-79** Subdivision: **7823**  
 Legal Book/Page: **148** Map Reference: **43-B6 /**  
 Legal Lot: **148** Tract #: **7823**  
 Legal Block: **PHHT** School District: **LOS ANGELES**  
 Market Area: **PHHT** School District Name:  
 Neighbor Code: **PHHT** Munic/Township:

## Owner Transfer Information

Recording/Sale Date: **03/04/1998 / 02/19/1998** Deed Type: **GRANT DEED**  
 Sale Price: **347055** 1st Mtg Document #:  
 Document #: **347055**

## Last Market Sale Information

Recording/Sale Date: **06/08/1987 / 04/1987** 1st Mtg Amount/Type: **\$52,200 / CONV**  
 Sale Price: **\$58,000** 1st Mtg Int. Rate/Type: **/**  
 Sale Type: **FULL** 1st Mtg Document #: **901742**  
 Document #: **901741** 2nd Mtg Amount/Type: **/**  
 Deed Type: **JOINT TENANCY DEED** 2nd Mtg Int. Rate/Type: **/**  
 Transfer Document #: **901741** Price Per SqFt: **\$60.92**  
 New Construction: **Multi/Split Sale:**  
 Title Company: **WORLD TITLE CO.**  
 Lender: **WESTATES MTG CO**  
 Seller Name: **LUNT ROMA**

## 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>952</b>	Garage Area:		Heat Type:	<b>HEATED</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>5</b>	Basement Area:		Patio Type:	<b>COVERED PATIO</b>
Bedrooms:	<b>2</b>	Finish Bsmnt Area:		Pool:	
Bath(F/H):	<b>1 /</b>	Basement Type:		Air Cond:	
Year Built / Eff:	<b>1925 / 1925</b>	Roof Type:		Style:	<b>SPANISH</b>
Fireplace:	<b>/</b>	Foundation:	<b>RAISED</b>	Quality:	
# of Stories:	<b>1.00</b>	Roof Material:	<b>ROLL COMPOSITION</b>	Condition:	
Other Improvements:	<b>FENCE;FENCED YARD</b>				

## Site Information

Zoning:	<b>LAR1</b>	Acres:	<b>0.15</b>	County Use:	<b>SINGLE FAMILY RESID (0100)</b>
Lot Area:	<b>6,614</b>	Lot Width/Depth:	<b>40 x 165</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>\$95,631</b>	Assessed Year:	<b>2016</b>	Property Tax:	<b>\$1,226.46</b>
Land Value:	<b>\$82,452</b>	Improved %:	<b>14%</b>	Tax Area:	<b>67</b>
Improvement Value:	<b>\$13,179</b>	Tax Year:	<b>2016</b>	Tax Exemption:	<b>HOMEOWNER</b>
Total Taxable Value:	<b>\$88,631</b>				

## Comparable Summary

For Property Located At



**3428 WEST BLVD, LOS ANGELES, CA 90016-4129**

**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	\$58,000	\$446,500	\$775,000	\$538,500
Bldg/Living Area	952	920	1,091	1,017
Price/Sqft	\$60.92	\$422.42	\$710.36	\$529.07
Year Built	1925	1921	1944	1926
Lot Area	6,614	3,572	5,996	5,088
Bedrooms	2	2	3	2
Bathrooms/Restrooms	1	1	1	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$95,631	\$27,907	\$294,967	\$190,790
Distance From Subject	0.00	0.06	0.48	0.32

\*= 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
<b>Subject Property</b>										
		3428 WEST BLVD	\$58,000	1925	2	1	06/08/1987	952	6,614	0.0
<b>Comparables</b>										
<input checked="" type="checkbox"/>	1	3428 BUCKINGHAM RD	\$455,000	1925	2	1	12/30/2016	952	5,231	0.06
<input checked="" type="checkbox"/>	2	3500 WELLINGTON RD	\$526,000	1926	2	1	12/16/2016	1,032	5,038	0.19
<input checked="" type="checkbox"/>	3	3552 POTOMAC AVE	\$590,000	1944	3	1	07/26/2016	1,008	5,996	0.23
<input checked="" type="checkbox"/>	4	2841 WELLINGTON RD	\$525,000	1924	2	1	11/04/2016	1,016	5,233	0.39
<input checked="" type="checkbox"/>	5	2915 S VICTORIA AVE	\$775,000	1925	2	1	07/29/2016	1,091	5,031	0.4
<input checked="" type="checkbox"/>	6	2928 S VICTORIA AVE	\$460,500	1924	2	1	09/23/2016	1,061	5,402	0.41
<input checked="" type="checkbox"/>	7	2802 WEST BLVD	\$446,500	1925	2	1	07/21/2016	1,057	3,572	0.43
<input checked="" type="checkbox"/>	8	2957 S PALM GROVE AVE	\$530,000	1921	2	1	08/09/2016	920	5,204	0.48

**Comparable Sales Report**

For Property Located At



CoreLogic

RealQuest Professional

**3428 WEST BLVD, LOS ANGELES, CA 90016-4129****8 Comparable(s) Selected.**

Report Date: 04/10/2017

**Summary Statistics:**

	<b>Subject</b>	<b>Low</b>	<b>High</b>	<b>Average</b>
Sale Price	\$58,000	\$446,500	\$775,000	\$538,500
Bldg/Living Area	952	920	1,091	1,017
Price/Sqft	\$60.92	\$422.42	\$710.36	\$529.07
Year Built	1925	1921	1944	1926
Lot Area	6,614	3,572	5,996	5,088
Bedrooms	2	2	3	2
Bathrooms/Restrooms	1	1	1	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$95,631	\$27,907	\$294,967	\$190,790
Distance From Subject	0.00	0.06	0.48	0.32

\* = user supplied for search only

Comp #:1 Distance From Subject:0.06 (miles)  
 Address: **3428 BUCKINGHAM RD, LOS ANGELES, CA 90016-4121**  
 Owner Name: **ROGEBERG TIMOTHY J/GRINNAN MADELINE K**  
 Seller Name: **MARTINEZ FRANCISCO J**  
 APN: **5046-005-013**      Map Reference: **43-B6 /**      Living Area: **952**  
 County: **LOS ANGELES, CA**      Census Tract: **2200.00**      Total Rooms: **5**  
 Subdivision: **7823**      Zoning: **LAR1**      Bedrooms: **2**  
 Rec Date: **12/30/2016**      Prior Rec Date: **07/30/2001**      Bath(F/H): **1 /**  
 Sale Date: **12/28/2016**      Prior Sale Date: **07/06/2001**      Yr Built/Eff: **1925 / 1925**  
 Sale Price: **\$455,000**      Prior Sale Price: **\$157,000**      Air Cond:      **SPANISH**  
 Sale Type: **FULL**      Prior Sale Type: **FULL**      Style:      **SPANISH**  
 Document #: **1667216**      Acres: **0.12**      Fireplace: **/**  
 1st Mtg Amt: **\$386,750**      Lot Area: **5,231**      Pool:      **ROLL**  
 Total Value: **\$195,913**      # of Stories: **1.00**      Roof Mat: **COMPOSITION**  
 Land Use: **SFR**      Park Area/Cap#: **/ 1**      Parking: **DETACHED GARAGE**

Comp #:2 Distance From Subject:0.19 (miles)  
 Address: **3500 WELLINGTON RD, LOS ANGELES, CA 90016-4253**  
 Owner Name: **PPD FUND 1 LP**  
 Seller Name: **WILLIAMS MOSE JR LIV TRUST**  
 APN: **5046-003-007**      Map Reference: **43-B6 /**      Living Area: **1,032**  
 County: **LOS ANGELES, CA**      Census Tract: **2200.00**      Total Rooms: **5**  
 Subdivision: **7823**      Zoning: **LAR2**      Bedrooms: **2**  
 Rec Date: **12/16/2016**      Prior Rec Date: **11/25/1985**      Bath(F/H): **1 /**  
 Sale Date: **10/28/2016**      Prior Sale Date: **11/1985**      Yr Built/Eff: **1926 / 1926**  
 Sale Price: **\$526,000**      Prior Sale Price: **\$69,000**      Air Cond:      **SPANISH**  
 Sale Type: **FULL**      Prior Sale Type: **FULL**      Style:      **SPANISH**  
 Document #: **1601648**      Acres: **0.12**      Fireplace: **/**  
 1st Mtg Amt: **\$443,000**      Lot Area: **5,038**      Pool:      **ROLL**  
 Total Value: **\$116,043**      # of Stories: **1.00**      Roof Mat: **COMPOSITION**  
 Land Use: **SFR**      Park Area/Cap#: **/ 1**      Parking: **PARKING AVAIL**

Comp #:3 Distance From Subject:0.23 (miles)  
 Address: **3552 POTOMAC AVE, LOS ANGELES, CA 90016-5722**  
 Owner Name: **KEALALIO JOEL K/CABELLO VERONICA**  
 Seller Name: **GRAMERCY PARK INVESTORS INC**  
 APN: **5046-016-004**      Map Reference: **43-B6 /**      Living Area: **1,008**  
 County: **LOS ANGELES, CA**      Census Tract: **2195.00**      Total Rooms: **6**  
 Subdivision: **12211**      Zoning: **LAR1**      Bedrooms: **3**  
 Rec Date: **07/26/2016**      Prior Rec Date:      Bath(F/H): **1 /**  
 Sale Date: **07/08/2016**      Prior Sale Date:      Yr Built/Eff: **1944 / 1944**  
 Sale Price: **\$590,000**      Prior Sale Price:      Air Cond:      **CONVENTIONAL**  
 Sale Type: **FULL**      Prior Sale Type:      Style:      **Y / 1**  
 Document #: **870946**      Acres: **0.14**      Fireplace:      **WOOD SHAKE**  
 1st Mtg Amt: **\$531,000**      Lot Area: **5,996**      Pool:      **PARKING AVAIL**  
 Total Value: **\$281,383**      # of Stories: **1.00**      Roof Mat:      **PARKING AVAIL**  
 Land Use: **SFR**      Park Area/Cap#: **/ 2**      Parking:      **PARKING AVAIL**

Comp #:4 Distance From Subject:0.39 (miles)  
 Address: **2841 WELLINGTON RD, LOS ANGELES, CA 90016-3609**  
 Owner Name: **PARK SE H & DONG B**  
 Seller Name: **CARDOS JOSE E & ELIA S**  
 APN: **5050-014-011**      Map Reference: **43-B5 /**      Living Area: **1,016**  
 County: **LOS ANGELES, CA**      Census Tract: **2200.00**      Total Rooms: **5**  
 Subdivision: **5780**      Zoning: **LARD1.5**      Bedrooms: **2**  
 Rec Date: **11/04/2016**      Prior Rec Date: **09/24/2010**      Bath(F/H): **1 /**  
 Sale Date: **05/17/2016**      Prior Sale Date: **08/26/2010**      Yr Built/Eff: **1924 / 1924**  
 Sale Price: **\$525,000**      Prior Sale Price: **\$255,000**      Air Cond: **WINDOW**  
 Sale Type: **FULL**      Prior Sale Type: **FULL**      Style: **SPANISH**  
 Document #: **1377753**      Acres: **0.12**      Fireplace: **/**  
 1st Mtg Amt: **\$515,490**      Lot Area: **5,233**      Pool:      **ROLL**  
 Total Value: **\$275,973**      # of Stories: **1.00**      Roof Mat: **COMPOSITION**  
 Land Use: **SFR**      Park Area/Cap#: **/ 1**      Parking: **ATTACHED GARAGE**

Comp #:**5** Distance From Subject:**0.4 (miles)**  
 Address: **2915 S VICTORIA AVE, LOS ANGELES, CA 90016-4217**  
 Owner Name: **EGIAN ANNIE/MARVEL DIALLO**  
 Seller Name: **MCDRAGS INVESTMENTS LLC**  
 APN: **5050-019-005** Map Reference: **43-B5 /** Living Area: **1,091**  
 County: **LOS ANGELES, CA** Census Tract: **2200.00** Total Rooms: **5**  
 Subdivision: **5780** Zoning: **LARD2** Bedrooms: **2**  
 Rec Date: **07/29/2016** Prior Rec Date: **01/05/2016** Bath(F/H): **1 /**  
 Sale Date: **07/11/2016** Prior Sale Date: **12/14/2015** Yr Built/Eff: **1925 / 1925**  
 Sale Price: **\$775,000** Prior Sale Price: **\$375,500** Air Cond:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **SPANISH**  
 Document #: **893426** Acres: **0.12** Fireplace: **Y / 1**  
 1st Mtg Amt: **\$605,000** Lot Area: **5,031** Pool:  
 Total Value: **\$294,967** # of Stories: **1.00** Roof Mat: **ROLL**  
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **COMPOSITION**  
**DETACHED**  
**GARAGE**

Comp #:**6** Distance From Subject:**0.41 (miles)**  
 Address: **2928 S VICTORIA AVE, LOS ANGELES, CA 90016-4218**  
 Owner Name: **TEJANI HUSSAIN**  
 Seller Name: **WHITAKER BEVERLY J**  
 APN: **5050-018-018** Map Reference: **43-B5 /** Living Area: **1,061**  
 County: **LOS ANGELES, CA** Census Tract: **2200.00** Total Rooms: **5**  
 Subdivision: **5780** Zoning: **LARD2** Bedrooms: **2**  
 Rec Date: **09/23/2016** Prior Rec Date: **11/13/1998** Bath(F/H): **1 /**  
 Sale Date: **09/06/2016** Prior Sale Date: **10/28/1998** Yr Built/Eff: **1924 / 1930**  
 Sale Price: **\$460,500** Prior Sale Price: **\$123,500** Air Cond:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **SPANISH**  
 Document #: **1157850** Acres: **0.12** Fireplace: **Y / 1**  
 1st Mtg Amt: Lot Area: **5,402** Pool:  
 Total Value: **\$163,536** # of Stories: **1.00** Roof Mat: **ROLL**  
 Land Use: **SFR** Park Area/Cap#: **/ 1** Parking: **COMPOSITION**  
**ATTACHED**  
**GARAGE**

Comp #:**7** Distance From Subject:**0.43 (miles)**  
 Address: **2802 WEST BLVD, LOS ANGELES, CA 90016-3614**  
 Owner Name: **FANSLER BROCK/AGUILA EVA**  
 Seller Name: **MEHLINGER M M TRUST**  
 APN: **5050-012-005** Map Reference: **43-B5 /** Living Area: **1,057**  
 County: **LOS ANGELES, CA** Census Tract: **2200.00** Total Rooms: **5**  
 Subdivision: **5780** Zoning: **LAR3** Bedrooms: **2**  
 Rec Date: **07/21/2016** Prior Rec Date: Bath(F/H): **1 /**  
 Sale Date: **06/20/2016** Prior Sale Date: Yr Built/Eff: **1925 / 1930**  
 Sale Price: **\$446,500** Prior Sale Price: Air Cond:  
 Sale Type: **FULL** Prior Sale Type: Style: **SPANISH**  
 Document #: **854082** Acres: **0.08** Fireplace: **Y / 1**  
 1st Mtg Amt: **\$438,412** Lot Area: **3,572** Pool:  
 Total Value: **\$170,601** # of Stories: **1.00** Roof Mat: **ROLL**  
 Land Use: **SFR** Park Area/Cap#: **/ 1** Parking: **COMPOSITION**  
**PARKING AVAIL**

Comp #:**8** Distance From Subject:**0.48 (miles)**  
 Address: **2957 S PALM GROVE AVE, LOS ANGELES, CA 90016-3519**  
 Owner Name: **SHAK JOSEPH/YEE ANGELA M**  
 Seller Name: **PATRIOT HOLDINGS LLC**  
 APN: **5057-026-016** Map Reference: **43-A5 /** Living Area: **920**  
 County: **LOS ANGELES, CA** Census Tract: **2197.00** Total Rooms: **5**  
 Subdivision: **1601** Zoning: **LAR2** Bedrooms: **2**  
 Rec Date: **08/09/2016** Prior Rec Date: **04/28/2016** Bath(F/H): **1 /**  
 Sale Date: **07/01/2016** Prior Sale Date: **04/04/2016** Yr Built/Eff: **1921 / 1921**  
 Sale Price: **\$530,000** Prior Sale Price: **\$300,000** Air Cond:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**  
 Document #: **939797** Acres: **0.12** Fireplace: **Y / 1**  
 1st Mtg Amt: **\$371,000** Lot Area: **5,204** Pool:  
 Total Value: **\$27,907** # of Stories: **1.00** Roof Mat: **COMPOSITION**  
 Land Use: **SFR** Park Area/Cap#: **/ 1** Parking: **SHINGLE**  
**PARKING AVAIL**

# EXHIBIT D

ASSIGNED INSPECTOR: **JESSE CHEN**

**Date: April 18, 2017**

JOB ADDRESS: **3428 SOUTH WEST BLVD., LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5046-006-012**

**CASE#: 702424**

**ORDER NO: A-3924312**

EFFECTIVE DATE OF ORDER TO COMPLY: **November 19, 2015**

COMPLIANCE EXPECTED DATE: **December 9, 2015**

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

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

### **VIOLATIONS:**

SEE ATTACHED ORDER # A-3924312

1060714201612555

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

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

FRANK BUSH  
EXECUTIVE OFFICER

ORDER TO COMPLY AND NOTICE OF FEE

JORGE SANCHEZ  
3428 S WEST BLVD  
LOS ANGELES, CA 90016

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

NOV 13 2015

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

CASE #: 702424  
ORDER #: A-3924312  
EFFECTIVE DATE: November 19, 2015  
COMPLIANCE DATE: December 09, 2015

OWNER OF  
SITE ADDRESS: 3428 S WEST BLVD

ASSESSORS PARCEL NO.: 5046-006-012

ZONE: R1; One-Family Zone

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

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

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

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

VIOLATION(S):

1. Open storage of inoperable vehicles.

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

Code Section(s) in Violation: 12.21A.1.(a), 12.08A and 12.21A.8.(b) of the L.A.M.C.

Location: Entire property

2. Open storage within the required yards.

You are therefore ordered to: Discontinue the open storage of miscellaneous household items 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: Entire property

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

You are therefore ordered to: 1) Remove the rubbish, garbage, trash and debris from the premises.  
2) Maintain the premises in a clean and sanitary condition.



CODE ENFORCEMENT BUREAU  
For routine City business and non-emergency services: Call 3-1-1  
www.ladbs.org

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

Location: Entire property

**NON-COMPLIANCE FEE WARNING:**

**YOU ARE IN VIOLATION OF THE L.A.M.C. IT IS YOUR RESPONSIBILITY TO CORRECT THE VIOLATION(S) AND CONTACT THE INSPECTOR LISTED BELOW TO ARRANGE FOR A COMPLIANCE INSPECTION BEFORE THE NON-COMPLIANCE FEE IS IMPOSED. Failure to correct the violations and arrange for the compliance inspection within 15 days from the Compliance Date, will result in imposition of the fee noted below.**

In addition to the C.V.I.F. noted above, a proposed noncompliance fee in the amount of \$660.00 may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or request for slight modification is filed within 15 days of the compliance date.

If an appeal or request for slight modification is not filed within 15 days of the compliance date or extensions granted therefrom, the determination of the department to impose and collect a non-compliance fee shall be final. Section 98.0411 L.A.M.C.

**NOTE: FAILURE TO PAY THE NON -COMPLIANCE FEE WITHIN 30 DAYS AFTER THE DATE OF MAILING THE INVOICE, MAY RESULT IN A LATE CHARGE OF TWO (2) TIMES THE NON-COMPLIANCE FEE PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$2,310.00.**

Any person who fails to pay the non-compliance fee, late charge and collection fee shall also pay interest. Interest shall be calculated at the rate of one percent per month.

**PENALTY WARNING :**

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

**APPEAL PROCEDURES:**

There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine error or abuse of discretion, or requests for slight modification of the requirements contained in this order when appropriate fees have been paid. Section 98.0403.1 and 98.0403.2 L.A.M.C.

If you have any questions or require any additional information please feel free to contact me at (213)252-3952. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector :

*WLR*  
WILLIE ROSS FERRER

Date: November 12, 2015

LEO MILBAUER  
3550 WILSHIRE BLVD. SUITE 1800  
LOS ANGELES, CA 90010  
(213)252-3952

leo.milbauer@lacity.org

*MB*

REVIEWED BY