

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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CITY OF LOS ANGELES
CALIFORNIA



KAREN BASS
MAYOR

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

OSAMA YOUNAN, P.E.
GENERAL MANAGER
SUPERINTENDENT OF BUILDING

JOHN WEIGHT
EXECUTIVE OFFICER

August 2, 2024

Council District: # 15

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

JOB ADDRESS: 1217 WEST 187TH PLACE, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 6109-017-009
Re: Invoice #778819-8

Pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code, the Los Angeles Department of Building and Safety (LADBS) investigated and identified code violations at: **1217 West 187th Place, Los Angeles, CA** ("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 March 22, 2019, to pay a code violation inspection fee after violations were identified and verified upon inspection. The code violation inspection fees imposed by the LADBS are as follows:

<u>Description</u>	<u>Amount</u>
Code Violation Investigation fee	336.00
System Development Surcharge	20.16
Late Charge/Collection fee (250%)	840.00
System Development Surcharge late fee	50.40
Title Report fee	30.00
Grand Total	\$ 1,276.56

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 **\$1,276.56** be recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "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 Council instruct LADBS to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$1,276.56** 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, LADBS Resource Management Bureau

Lien confirmed by
City Council on:

 ATTEST: HOLLY L. WOLCOTT, CITY CLERK

BY: _____
DEPUTY



1649 BUCKINGHAM RD.
LOS ANGELES, CA 90019
Phone 310-943-9235 latitle@in2-res.com

Property Title Report

Work Order No. T17208
Dated as of: 09/06/2022

Prepared for: City of Los Angeles

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

APN #: 6109-017-009

Property Address: 1217 W 187TH PL City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : IVAN H WIJAYA

Grantor : FNU LESNIANINGSIH

Deed Date : 09/19/2011

Recorded : 09/30/2011

Instr No. : 11-1331996

MAILING ADDRESS: IVAN H WIJAYA
1217 W 187TH PL, GARDENA, CA 90248

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 33 Tract No: 18577 Brief Description: TRACT # 18577 LOT 33

MORTGAGES/LIENS

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

This page is part of your document - DO NOT DISCARD



20111331996



Pages:
0003

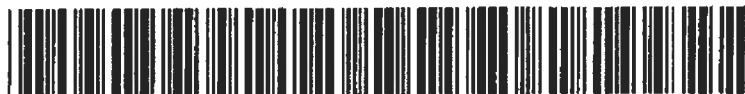
Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

09/30/11 AT 08:00AM

FEES:	22.00
TAXES:	280.00
OTHER:	0.00
PAID:	302.00



LEADSHEET



201109300130017

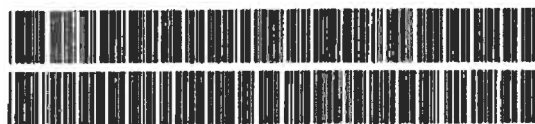
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003539718

SEQ:
21

DAR - Title Company (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

T97

TICOR TITLE COMPANY

RECORDING REQUESTED BY:

Ticor Title Company

AND WHEN RECORDED MAIL TO:

Ivan H Wijaya
1217 W 187th Place
Los Angeles (Gardena Area), CA 90248

09/30/2011



20111331996

Title No.: 9820734

Escrow No.: 16046-CLC

A P N 6109-017-009

Space above this line for Recorder's use

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S):

County transfer tax is \$55.00, City Transfer Tax is \$225.00 City of Los Angeles (Gardena Area).

☒ Computed on the full consideration or value of property conveyed OR ☐ Computed on the full consideration or value less liens or encumbrances remaining at time of sale

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

Fnu Lesnianingsih, a Single Woman

hereby **GRANT(S)** to

Ivan H Wijaya, a Single Man

the real property in the City of Los Angeles (Gardena Area), County of Los Angeles, State of California, described as:

LOT 33, OF TRACT 18577, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 493, PAGES 1 TO 3 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

Please see next page(s) for Grantor(s) Signature(s) and Acknowledgement(s)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

21H

The Grantors below are conveying the property described on Page 1 to Buyers whose name is Ivan H Wijaya referenced herein as Ivan H Wijaya with their complete and correct vesting to read exactly as shown on page 1.

Dated: September 19, 2011

for *Lesmaningsih* by *Santhi Korinchak* her attorney in fact
by *Santhi Korinchak* Attorney in fact

State of California,
County of *LA*

On *Sept 21 2011* before me, *Smita Patel* notary public,
personally appeared *Santhi Korinchak*

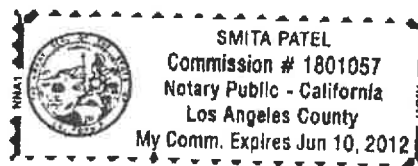
who
proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal

Signature *[Signature]*

(Seal)



Please see next page(s) for Grantor(s) Signature(s) and Acknowledgement(s)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

EXHIBIT B

ASSIGNED INSPECTOR: ANDREW BEELI
JOB ADDRESS: 1217 WEST 187TH PLACE, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 6109-017-009

Date: August 2, 2024

Last Full Title: 09/06/2022

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- 1) IVAN H. WIJAYA
1217 WEST 187TH PLACE
GARDENA, CA 90248
- CAPACITY: OWNER

Property Detail Report

For Property Located At :
1217 W 187TH PL, GARDENA, CA 90248-4132



RealQuest

Owner Information

Owner Name: WIJAYA IVAN H
Mailing Address: 1217 W 187TH PL, GARDENA CA 90248-4132 C017
Vesting Codes: SM / /

Location Information

Legal Description:	TRACT # 18577 LOT 33	APN:	6109-017-009
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	2913.00 / 1	Subdivision:	18577
Township-Range-Sect:		Map Reference:	68-F1 /
Legal Book/Page:	493-1	Tract #:	18577
Legal Lot:	33	School District:	LOS ANGELES
Legal Block:		School District Name:	LOS ANGELES
Market Area:	120	Munic/Township:	LOS ANGELES
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	09/30/2011 / 09/19/2011	Deed Type:	GRANT DEED
Sale Price:	\$50,000	1st Mtg Document #:	
Document #:	1331996		

Last Market Sale Information

Recording/Sale Date:	06/04/2010 / 05/13/2010	1st Mtg Amount/Type:	/
Sale Price:	\$300,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	
Document #:	761001	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$267.14
New Construction:		Multi/Split Sale:	
Title Company:	NATIONAL TITLE INSURANCE CO		
Lender:			
Seller Name:	GMAC MTG LLC		

Prior Sale Information

Prior Rec/Sale Date:	10/24/2003 / 08/22/2003	Prior Lender:	ESSEX MTG
Prior Sale Price:	\$325,000	Prior 1st Mtg Amt/Type:	\$243,750 / CONV
Prior Doc Number:	3186487	Prior 1st Mtg Rate/Type:	/ FIXED RATE LOAN
Prior Deed Type:	GRANT DEED		

Property Characteristics

Gross Area:		Parking Type:	ATTACHED GARAGE	Construction:	
Living Area:	1,123	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:		Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:	5	Basement Area:		Patio Type:	COVERED PATIO
Bedrooms:	3	Finish Bsmnt Area:		Pool:	
Bath(F/H):	2 /	Basement Type:		Air Cond:	
Year Built / Eff:	1954 / 1954	Roof Type:		Style:	CONVENTIONAL
Fireplace:	/	Foundation:	RAISED	Quality:	AVERAGE
# of Stories:	1	Roof Material:	COMPOSITION SHINGLE	Condition:	AVERAGE

Other Improvements: FENCE;FENCED YARD Building Permit

Site Information

Zoning:	LAR1	Acres:	0.13	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	5,616	Lot Width/Depth:	54 x 105	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$323,745	Assessed Year:	2021	Property Tax:	\$4,241.94
Land Value:	\$214,671	Improved %:	34%	Tax Area:	309
Improvement Value:	\$109,074	Tax Year:	2021	Tax Exemption:	
Total Taxable Value:	\$323,745				

Comparable Sales Report

For Property Located At



RealQuest

1217 W 187TH PL, GARDENA, CA 90248-4132

12 Comparable(s) Selected.

Report Date: 09/08/2022

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$300,000	\$635,000	\$875,000	\$791,083
Bldg/Living Area	1,123	1,024	1,263	1,167
Price/Sqft	\$267.14	\$582.67	\$744.58	\$680.09
Year Built	1954	1952	1955	1953
Lot Area	5,616	5,200	8,618	5,854
Bedrooms	3	2	4	3
Bathrooms/Restrooms	2	1	2	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$323,745	\$74,457	\$630,706	\$337,302
Distance From Subject	0.00	0.04	0.49	0.23

*= user supplied for search only

Comp #1

Distance From Subject:0.04 (miles)

Address:	1200 W 187TH PL, GARDENA, CA 90248-4133		
Owner Name:	GOMEZ FLORENCIO/GOMEZ MIRIAM A		
Seller Name:	MANRIQUE EMERSON A		
APN:	6109-019-009	Map Reference:	68-F1 /
County:	LOS ANGELES, CA	Census Tract:	2913.00
Subdivision:	18577	Zoning:	LAR1
Rec Date:	04/01/2022	Prior Rec Date:	10/07/2008
Sale Date:	03/31/2022	Prior Sale Date:	09/16/2008
Sale Price:	\$775,000	Prior Sale Price:	\$400,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	367103	Acres:	0.12
1st Mtg Amt:	\$620,000	Lot Area:	5,426
Total Value:	\$475,867	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,056
		Total Rooms:	5
		Bedrooms:	3
		Bath(F/H):	1 /
		Yr Built/Eff:	1954 / 1967
		Air Cond:	CONVENTIONAL
		Fireplace:	/
		Pool:	COMPOSITION
		Roof Mat:	SHINGLE
		Parking:	ATTACHED GARAGE

Comp #2

Distance From Subject:0.12 (miles)

Address:	1228 W 185TH ST, GARDENA, CA 90248-4024		
Owner Name:	ASTORGA ERNESTO/HIGA-ASTORGA MARILYN M		
Seller Name:	HIGA GREG K		
APN:	6109-008-009	Map Reference:	63-F6 /
County:	LOS ANGELES, CA	Census Tract:	2913.00
Subdivision:	19027	Zoning:	LAR1
Rec Date:	08/31/2022	Prior Rec Date:	
Sale Date:	07/11/2022	Prior Sale Date:	
Sale Price:	\$775,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	864732	Acres:	0.13
1st Mtg Amt:	\$775,000	Lot Area:	5,721
Total Value:	\$76,268	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,263
		Total Rooms:	6
		Bedrooms:	4
		Bath(F/H):	2 /
		Yr Built/Eff:	1954 / 1955
		Air Cond:	CONVENTIONAL
		Fireplace:	/
		Pool:	COMPOSITION
		Roof Mat:	SHINGLE
		Parking:	PARKING AVAIL

Comp #:3 Distance From Subject:0.12 (miles)

Address: 1135 W 186TH ST, GARDENA, CA 90248-4114

Owner Name: TAPANGAN ADELE/TAPANGAN ALEXANDER L

Seller Name: PEREZ LUIS A H

APN: 6109-004-018	Map Reference: 68-F1 /	Living Area: 1,240
County: LOS ANGELES, CA	Census Tract: 2913.00	Total Rooms: 5
Subdivision: 19941	Zoning: LAR1	Bedrooms: 3
Rec Date: 03/01/2022	Prior Rec Date: 03/25/2016	Bath(F/H): 2 /
Sale Date: 01/25/2022	Prior Sale Date: 03/10/2016	Yr Built/Eff: 1954 / 1954
Sale Price: \$850,000	Prior Sale Price: \$480,000	Air Cond:
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL
Document #: 236198	Acres: 0.13	Fireplace: /
1st Mtg Amt:	Lot Area: 5,726	Pool:
Total Value: \$524,945	# of Stories: 1	Roof Mat: COMPOSITION SHINGLE
Land Use: SFR	Park Area/Cap#: /	Parking: PARKING AVAIL

Comp #:4 Distance From Subject:0.13 (miles)

Address: 1311 W 187TH PL, GARDENA, CA 90248-4134

Owner Name: RAMOS JOSE M A/AGUILAR TRACY T

Seller Name: SCANLON MICHELLE

APN: 6109-018-016	Map Reference: 68-F1 /	Living Area: 1,146
County: LOS ANGELES, CA	Census Tract: 2913.00	Total Rooms: 5
Subdivision: 17788	Zoning: LAR1	Bedrooms: 3
Rec Date: 04/11/2022	Prior Rec Date: 06/14/2019	Bath(F/H): 2 /
Sale Date: 03/15/2022	Prior Sale Date: 05/22/2019	Yr Built/Eff: 1954 / 1954
Sale Price: \$850,000	Prior Sale Price: \$550,000	Air Cond:
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL
Document #: 398367	Acres: 0.12	Fireplace: Y / 1
1st Mtg Amt: \$765,000	Lot Area: 5,304	Pool: POOL
Total Value: \$566,811	# of Stories: 1	Roof Mat: COMPOSITION SHINGLE
Land Use: SFR	Park Area/Cap#: /	Parking: PARKING AVAIL

Comp #:5 Distance From Subject:0.15 (miles)

Address: 1213 W 185TH ST, GARDENA, CA 90248-4023

Owner Name: CHRISTINA LI FAMILY TRUST

Seller Name: RED EAGLE INVESTMENTS LLC

APN: 6109-007-003	Map Reference: 63-F6 /	Living Area: 1,240
County: LOS ANGELES, CA	Census Tract: 2913.00	Total Rooms: 5
Subdivision: 16659	Zoning: LAR1	Bedrooms: 3
Rec Date: 12/30/2021	Prior Rec Date: 10/19/2021	Bath(F/H): 2 /
Sale Date: 12/27/2021	Prior Sale Date: 10/14/2021	Yr Built/Eff: 1954 / 1954
Sale Price: \$830,000	Prior Sale Price: \$640,000	Air Cond:
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL
Document #: 1931049	Acres: 0.13	Fireplace: /
1st Mtg Amt:	Lot Area: 5,833	Pool:
Total Value: \$74,457	# of Stories: 1	Roof Mat: GRAVEL & ROCK
Land Use: SFR	Park Area/Cap#: /	Parking: PARKING AVAIL

Comp #:6 Distance From Subject:0.17 (miles)

Address: 1041 W 187TH PL, GARDENA, CA 90248-4150

Owner Name: URIBE VICTOR H/URIBE ZENaida

Seller Name: GEH LAVERNE D

APN: 6109-015-009	Map Reference: 68-F1 /	Living Area: 1,061
County: LOS ANGELES, CA	Census Tract: 2913.00	Total Rooms: 6
Subdivision: 21117	Zoning: LAR1	Bedrooms: 3
Rec Date: 07/14/2022	Prior Rec Date: 09/30/1999	Bath(F/H): 2 /
Sale Date: 06/17/2022	Prior Sale Date: 09/02/1999	Yr Built/Eff: 1955 / 1955
Sale Price: \$765,000	Prior Sale Price: \$173,000	Air Cond:
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL
Document #: 723828	Acres: 0.13	Fireplace: /
1st Mtg Amt: \$435,000	Lot Area: 5,620	Pool:
Total Value: \$248,112	# of Stories: 1	Roof Mat: COMPOSITION SHINGLE

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

Comp #:7 Distance From Subject:0.18 (miles)
Address: **1244 W 184TH ST, GARDENA, CA 90248-4016**
Owner Name: **ORDINARIO-SHEARER LORNA**
Seller Name: **BANGS DAVID & TRACY**
APN: **6109-007-012** Map Reference: **63-F6 /** Living Area: **1,108**
County: **LOS ANGELES, CA** Census Tract: **2913.00** Total Rooms: **5**
Subdivision: **19027** Zoning: **LAR1** Bedrooms: **3**
Rec Date: **05/03/2022** Prior Rec Date: **01/31/2013** Bath(F/H): **2 /**
Sale Date: **04/07/2022** Prior Sale Date: **01/17/2012** Yr Built/Eff: **1954 / 1954**
Sale Price: **\$825,000** Prior Sale Price: **\$381,500** Air Cond: **CENTRAL**
Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
Document #: **477991** Acres: **0.13** Fireplace: **/**
1st Mtg Amt: **\$70,000** Lot Area: **5,721** Pool: **/**
Total Value: **\$434,006** # of Stories: **1** Roof Mat: **COMPOSITION SHINGLE**
Land Use: **SFR** Park Area/Cap#: **/** Parking: **PARKING AVAIL**

Comp #:8 Distance From Subject:0.19 (miles)
Address: **1130 W 184TH ST, GARDENA, CA 90248-4014**
Owner Name: **VIVEROS DENNIS/CERNA SANDY**
Seller Name: **EARLEY EILEEN E**
APN: **6109-021-006** Map Reference: **63-F6 /** Living Area: **1,240**
County: **LOS ANGELES, CA** Census Tract: **2913.00** Total Rooms: **4**
Subdivision: **19941** Zoning: **LAR1** Bedrooms: **3**
Rec Date: **07/12/2022** Prior Rec Date: Bath(F/H): **2 /**
Sale Date: **06/23/2022** Prior Sale Date: Yr Built/Eff: **1954 / 1954**
Sale Price: **\$730,000** Prior Sale Price: Air Cond: **/**
Sale Type: **FULL** Prior Sale Type: Style: **CONVENTIONAL**
Document #: **713016** Acres: **0.13** Fireplace: **/**
1st Mtg Amt: **\$693,500** Lot Area: **5,726** Pool: **/**
Total Value: **\$74,457** # of Stories: **1** Roof Mat: **COMPOSITION SHINGLE**
Land Use: **SFR** Park Area/Cap#: **/** Parking: **PARKING AVAIL**

Comp #:9 Distance From Subject:0.35 (miles)
Address: **1233 ELECTRIC ST, GARDENA, CA 90248-3346**
Owner Name: **OBASI CHIBUZOR**
Seller Name: **YAMATE MARK R**
APN: **6111-027-019** Map Reference: **63-F6 /** Living Area: **1,024**
County: **LOS ANGELES, CA** Census Tract: **6032.00** Total Rooms: **5**
Subdivision: **17576** Zoning: **GAR1** Bedrooms: **2**
Rec Date: **09/01/2022** Prior Rec Date: **03/19/1984** Bath(F/H): **1 /**
Sale Date: **08/25/2022** Prior Sale Date: Yr Built/Eff: **1952 / 1953**
Sale Price: **\$635,000** Prior Sale Price: **\$106,500** Air Cond: **/**
Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
Document #: **869252** Acres: **0.12** Fireplace: **/**
1st Mtg Amt: **\$623,498** Lot Area: **5,355** Pool: **/**
Total Value: **\$203,810** # of Stories: **1** Roof Mat: **COMPOSITION SHINGLE**
Land Use: **SFR** Park Area/Cap#: **/** Parking: **PARKING AVAIL**

Comp #:10 Distance From Subject:0.40 (miles)
Address: **1457 W 187TH PL, GARDENA, CA 90248-3920**
Owner Name: **OPENDOOR PROPERTY C LLC**
Seller Name: **PATRICK DION V & ANNA M**
APN: **6108-011-004** Map Reference: **68-E1 /** Living Area: **1,258**
County: **LOS ANGELES, CA** Census Tract: **2913.00** Total Rooms: **6**
Subdivision: **17093** Zoning: **LAR1** Bedrooms: **3**
Rec Date: **07/29/2022** Prior Rec Date: **06/24/1997** Bath(F/H): **2 /**
Sale Date: **02/16/2022** Prior Sale Date: Yr Built/Eff: **1955 / 1965**
Sale Price: **\$733,000** Prior Sale Price: **\$147,000** Air Cond: **/**

Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	771467	Acres:	0.12	Fireplace:	/
1st Mtg Amt:		Lot Area:	5,200	Pool:	
Total Value:	\$244,975	# of Stories:	1	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	ATTACHED GARAGE

Comp #:	11	Distance From Subject: 0.47 (miles)			
Address:	1506 W 186TH ST, GARDENA, CA 90248-3915				
Owner Name:	CRISTAL MARKO/CRISTAL TEARNEY				
Seller Name:	HARKINS SHAWN R				
APN:	6108-008-022	Map Reference:	68-E1 /	Living Area:	1,166
County:	LOS ANGELES, CA	Census Tract:	2913.00	Total Rooms:	5
Subdivision:	18245	Zoning:	LAR1	Bedrooms:	3
Rec Date:	07/11/2022	Prior Rec Date:	02/01/2017	Bath(F/H):	2 /
Sale Date:	06/03/2022	Prior Sale Date:	12/12/2016	Yr Built/Eff:	1955 / 1955
Sale Price:	\$850,000	Prior Sale Price:	\$460,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	709112	Acres:	0.14	Fireplace:	/
1st Mtg Amt:	\$757,020	Lot Area:	6,001	Pool:	
Total Value:	\$493,210	# of Stories:	1	Roof Mat:	GRAVEL & ROCK
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:	12	Distance From Subject: 0.49 (miles)			
Address:	18407 EVELYN AVE, GARDENA, CA 90248-3944				
Owner Name:	BARSOUNSIAN CHRISTOPHER J				
Seller Name:	EPATH DIGITAL LP				
APN:	6108-007-028	Map Reference:	63-E6 /	Living Area:	1,197
County:	LOS ANGELES, CA	Census Tract:	2913.00	Total Rooms:	5
Subdivision:	MCDONALD TR	Zoning:	LAR1	Bedrooms:	3
Rec Date:	08/30/2022	Prior Rec Date:	01/02/2018	Bath(F/H):	2 /
Sale Date:	08/02/2022	Prior Sale Date:	12/27/2017	Yr Built/Eff:	1952 / 1952
Sale Price:	\$875,000	Prior Sale Price:	\$600,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	860225	Acres:	0.20	Fireplace:	/
1st Mtg Amt:	\$450,000	Lot Area:	8,618	Pool:	
Total Value:	\$630,706	# of Stories:	1	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

EXHIBIT D

ASSIGNED INSPECTOR: ANDREW BEELI
JOB ADDRESS: 1217 WEST 187TH PLACE, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 6109-017-009

Date: August 2, 2024

CASE NO.: 849678
ORDER NO.: A-4960001

EFFECTIVE DATE OF ORDER TO COMPLY: March 22, 2019
COMPLIANCE EXPECTED DATE: April 21, 2019
DATE COMPLIANCE OBTAINED: May 14, 2019

.....

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-4960001

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
PRESIDENT

E. FELICIA BRANNON
VICE-PRESIDENT

JOSELYN GEAGA-ROSENTHAL

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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

WIJAYA, IVAN H
1217 W 187TH PL
GARDENA, CA 90248

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

MAR 08 2019

CASE #: 849678
ORDER #: A-4960001
EFFECTIVE DATE: March 22, 2019
COMPLIANCE DATE: April 21, 2019

OWNER OF

SITE ADDRESS: 1217 W 187TH PL

ASSESSORS PARCEL NO.: 6109-017-009

ZONE: R1; One-Family Zone

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

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

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

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

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

VIOLATION(S):

1. The garage roof or portion thereof is in need of general maintenance and repair.

You are therefore ordered to: 1) Repair, replace and or maintain the garage roof.
2) Continue to maintain in good repair.

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

Location: Garage

2. Right of entry for inspection.

You are therefore ordered to: Allow the representative from the Los Angeles Department of Building and Safety to enter the property and conduct an inspection.

Code Section(s) in Violation: 98.0105, 91.103.1, 93.0104, 94.103.1.1, 95.112.1, 12.21A.1.(a) of the L.A.M.C.

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 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.

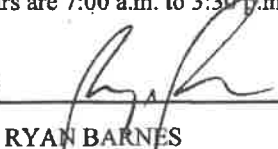
Any questions regarding invoices or how to pay fees should be directed to financial services at (213) 482-6890.

Any questions regarding the order to comply and compliance matters contact the inspector noted below at (310)732-4531.

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

Inspector:

Date: March 08, 2019


RYAN BARNES
638 S. BEACON ST., ROOM 276
SAN PEDRO, CA 90731
(310)732-4531

Ryan.Barnes@lacity.org


REVIEWED BY

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