

CITY OF LOS ANGELES  
CALIFORNIA

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

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



JACOB STEVENS  
PRESIDENT

NANCY YAP  
VICE PRESIDENT

CORISSA HERNANDEZ  
JAVIER NUNEZ  
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KAREN BASS  
MAYOR

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 187<sup>TH</sup> 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 187<sup>th</sup> 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.

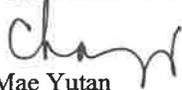
Pursuant to Section 98.0421, the property owner was issued an order on March 22, 2019, to pay a code violation inspection fee after violations were identified and verified upon inspection. The code violation inspection fees imposed by the LADBS are as follows:

<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	<u>30.00</u>
<b>Grand Total</b>	<b>\$ 1,276.56</b>

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed that a lien for a total sum of **\$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

ATTEST: HOLLY L. WOLCOTT, CITY CLERK

Lien confirmed by  
City Council on:

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



1649 BUCKINGHAM RD.  
LOS ANGELES, CA 90019  
Phone 310-943-9235 [latitle@in2-res.com](mailto:latitle@in2-res.com)

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***Property Title Report***

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

***Prepared for: City of Los Angeles***

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***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

00004750088



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



Title No.: 9820734  
Escrow No.: 16046-CLC

A P N 6109-017-009

Space above this line for Recorder's use

## GRANT DEED

BO CU

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

*fen leeniamgeih* by *santhi korinchak* her attorney in fact  
*Fnu Lesniamingsih* 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 *[Handwritten 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 187<sup>TH</sup> 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:

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## LIST OF OWNERS AND INTERESTED PARTIES

1) **IVAN H. WIJAYA**  
**1217 WEST 187<sup>TH</sup> 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**  
County: **LOS ANGELES, CA** APN: **6109-017-009**  
Census Tract / Block: **2913.00 / 1** Alternate APN:  
Township-Range-Sect: **493-1** Subdivision: **18577**  
Legal Book/Page: **33** Map Reference: **68-F1 /**  
Legal Lot: **33** Tract #: **18577**  
Legal Block: **120** School District: **LOS ANGELES**  
Market Area: **120** School District Name: **LOS ANGELES**  
Neighbor Code: **120** Munic/Township: **LOS ANGELES**

## 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 #: **1331996** Price Per SqFt: **\$267.14**  
New Construction: **NO** 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:	<b>ATTACHED GARAGE</b>	Construction:	
Living Area:	<b>1,123</b>	Garage Area:		Heat Type:	<b>HEATED</b>
Tot Adj Area:		Garage Capacity:		Exterior wall:	<b>STUCCO</b>
Above Grade:		Parking Spaces:	<b>2</b>	Porch Type:	
Total Rooms:	<b>5</b>	Basement Area:		Patio Type:	<b>COVERED PATIO</b>
Bedrooms:	<b>3</b>	Finish Bsmnt Area:		Pool:	
Bath(F/H):	<b>2 /</b>	Basement Type:		Air Cond:	
Year Built / Eff:	<b>1954 / 1954</b>	Roof Type:		Style:	<b>CONVENTIONAL</b>
Fireplace:	<b>/</b>	Foundation:	<b>RAISED</b>	Quality:	<b>AVERAGE</b>
# of Stories:	<b>1</b>	Roof Material:	<b>COMPOSITION SHINGLE</b>	Condition:	<b>AVERAGE</b>

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



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

Comp #:2				Distance From Subject:0.12 (miles)
Address:	<b>1228 W 185TH ST, GARDENA, CA 90248-4024</b>			
Owner Name:	<b>ASTORGA ERNESTO/HIGA-ASTORGA MARILYN M</b>			
Seller Name:	<b>HIGA GREG K</b>			
APN:	<b>6109-008-009</b>	Map Reference:	<b>63-F6 /</b>	Living Area: <b>1,263</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2913.00</b>	Total Rooms: <b>6</b>
Subdivision:	<b>19027</b>	Zoning:	<b>LAR1</b>	Bedrooms: <b>4</b>
Rec Date:	<b>08/31/2022</b>	Prior Rec Date:		Bath(F/H): <b>2 /</b>
Sale Date:	<b>07/11/2022</b>	Prior Sale Date:		Yr Built/Eff: <b>1954 / 1955</b>
Sale Price:	<b>\$775,000</b>	Prior Sale Price:		Air Cond:
Sale Type:	<b>FULL</b>	Prior Sale Type:		Style: <b>CONVENTIONAL</b>
Document #:	<b>864732</b>	Acres:	<b>0.13</b>	Fireplace: <b>/</b>
1st Mtg Amt:	<b>\$775,000</b>	Lot Area:	<b>5,721</b>	Pool:
Total Value:	<b>\$76,268</b>	# of Stories:	<b>1</b>	Roof Mat: <b>COMPOSITION SHINGLE</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>	Parking: <b>PARKING AVAIL</b>

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

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

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

# EXHIBIT D

ASSIGNED INSPECTOR: **ANDREW BEELI**  
JOB ADDRESS: **1217 WEST 187<sup>TH</sup> 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

10060409201974831

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

VAN AMBATELOS  
PRESIDENT

E. FELICIA BRANNON  
VICE-PRESIDENT

JOSELYN GEAGA-ROSENTHAL

GEORGE HOVAGUIMIAN

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CITY OF LOS ANGELES  
CALIFORNIA



ERIC GARCETTI  
MAYOR

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

FRANK M. BUSH  
GENERAL MANAGER

OSAMA YOUNAN, P.E.  
EXECUTIVE OFFICER

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

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

OWNER OF  
SITE ADDRESS: 1217 W 187TH PL  
ASSESSORS PARCEL NO.: 6109-017-009  
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. 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:**

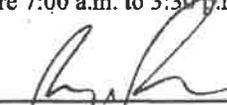
Any person who violates or causes or permits another person to violate any provision of the Los Angeles Municipal Code (L.A.M.C.) is guilty of a misdemeanor which is punishable by a fine of not more than \$1000.00 and/or six (6) months imprisonment for each violation. Section 11.00 (m) L.A.M.C.

**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.

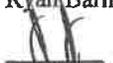
Any questions regarding invoices or how to pay fees should be directed to financial services at (213) 482-6890. Any questions regarding the order to comply and compliance matters contact the inspector noted below at (310)732-4531. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

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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