

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

UPDATED July 31, 2024

July 31, 2024

Council District: # 1

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

JOB ADDRESS: **238 EAST AVENUE 41, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **5451-001-008**  
Re: Invoice # 786975-6, 795942-6

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: **238 East Avenue 41, Los Angeles, CA** ("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 on May 18, 2015 and April 4, 2019 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. The Department imposed non-compliance fee as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance fee	660.00
Late Charge/Collection fee (250%)	3,300.00
Accumulated Interest (1%/month)	1,380.98
Title Report fee	30.00
<b>Grand Total</b>	<b>\$ 5,370.98</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 **\$5,370.98** 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 the LADBS to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$5,370.98** 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

An a Mae Yutan  
Chief, Resource Management Bureau

ATTEST: HOLLY 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. T17179***  
***Dated as of: 08/26/2022***

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

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

***APN #: 5451-001-008***

***Property Address: 238 E AVENUE 41***

***City: Los Angeles***

***County: Los Angeles***

### **VESTING INFORMATION**

***Type of Document: GRANT DEED***

***Grantee : JOSE AVALOS AND LISA LY AVALOS, CO-TRUSTEES OF THE AVALOS FAMILY TRUST***

***Grantor : JOSE AVALOS AND LISA LY AVALOS***

***Deed Date : 08/07/2017***

***Recorded : 08/17/2017***

***Instr No. : 17-09355710***

***MAILING ADDRESS: JOSE AVALOS AND LISA LY AVALOS, CO-TRUSTEES OF THE AVALOS  
FAMILY TRUST  
306 CAMINO DEL SOL, SOUTH PASADENA, CA 91030***

### ***SCHEDULE B***

### **LEGAL DESCRIPTION**

***Lot Number: 8 Block: 7 Subdivision Name: C W MORGANS SYCAMORE GROVE TRACT Brief  
Description: G W MORGANS SYCAMORE GROVE TRACT LOT 8 BLK 7***

### **MORTGAGES/LIENS**

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

This page is part of your document - DO NOT DISCARD



20170935710



Pages:  
0002

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

08/17/17 AT 02:41PM

FEES:	32.00
TAXES:	0.00
OTHER:	0.00
PAID:	32.00



LEADSHEET



201708173330043

00014122089



008531848

SEQ:  
01

DAR - Courier (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY  
Tisser & Standing LLP

WHEN RECORDED MAIL TO  
AND MAIL TAX STATEMENTS TO

Dr. and Dr. Jose Avalos  
306 Camino Del Sol  
South Pasadena, CA 91030

Title Order No.  
Escrow No.



GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S):

DOCUMENTARY TRANSFER TAX is \$0.00

CITY TAX IS \$0.00

This conveyance transfers the Grantors' interest into their revocable trust.

R&T Sec. 11930

- ☐ Computed on the full value of the property conveyed, or  
☐ Computed on full value less value liens or encumbrances remaining at the time of sale,  
☒ Realty not sold  
☐ Unincorporated area    ☐ City of \_\_\_\_\_, and

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

Jose Avalos and Lisa Ly Avalos, Husband and Wife, as Community Property with Right of Survivorship

Herby GRANT(S) to

Jose Avalos and Lisa Ly Avalos, Co-Trustees of The Avalos Family Trust dated August 7, 2017

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

Lot 8, Block 7 of C.W. Morgan's Sycamore Grove Tract, in the City of Los Angeles, County of Los Angeles, State of California, as per Map recorded in Book 11, Pages 57 and 58 of Miscellaneous Records, in the Office of the County Recorder of said County.

Commonly known as: 238 E. Avenue 41, Los Angeles, CA 90031

APN: 5451-001-008

Dated: 8/7/17

Jose Avalos  
  
Lisa Ly Avalos

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

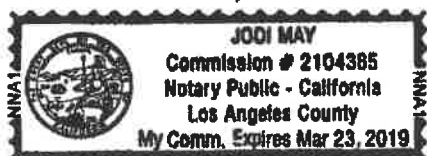
STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

On 8/7/17 before me, Jodi May, Notary Public, personally appeared Jose Avalos and Lisa Ly Avalos, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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 of Notary Public

MAIL TAX STATEMENTS TO: SAME AS ABOVE

# EXHIBIT B

ASSIGNED INSPECTOR: **ROBERT MINASSIANS**  
JOB ADDRESS: **238 EAST AVENUE 41, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **5451-001-008**

Date: July 31, 2024

Last Full Title: **08/26/2022**

Last Update to Title:

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## LIST OF OWNERS AND INTERESTED PARTIES

- 1) JOSE AVALOS AND LISA LY AVALOS,  
CO-TRUSTEES OF THE AVALOS  
FAMILY TRUST  
306 CAMINO DEL SOL  
SOUTH PASADENA, CA 91030

CAPACITY: OWNERS

**Property Detail Report****For Property Located At :****238 E AVENUE 41, LOS ANGELES, CA 90031-1519****RealQuest****Owner Information**

Owner Name: **AVALOS JOSE (TE) & LISA L (TE)/AVALOS**  
 Mailing Address: **306 CAMINO DEL SOL, SOUTH PASADENA CA 91030-4108 C023**  
 Vesting Codes: **// TE**

**Location Information**

Legal Description: **G W MORGANS SYCAMORE GROVE TRACT LOT 8**  
 County: **LOS ANGELES, CA** APN: **5451-001-008**  
 Census Tract / Block: **1994.00 / 2** Alternate APN:  
 Township-Range-Sect: Subdivision: **C W MORGANS SYCAMORE GROVE**  
 Legal Book/Page: Map Reference: **36-B4 /**  
 Legal Lot: **8** Tract #: **LOS ANGELES**  
 Legal Block: **7** School District: **LOS ANGELES**  
 Market Area: **677** School District Name: **LOS ANGELES**  
 Neighbor Code: Munic/Township: **LOS ANGELES**

**Owner Transfer Information**

Recording/Sale Date: **08/17/2017 / 08/07/2017** Deed Type: **GRANT DEED**  
 Sale Price: 1st Mtg Document #:  
 Document #: **935710**

**Last Market Sale Information**

Recording/Sale Date: **05/16/2012 / 04/03/2012** 1st Mtg Amount/Type: **\$213,750 / CONV**  
 Sale Price: **\$285,000** 1st Mtg Int. Rate/Type: **/**  
 Sale Type: **FULL** 1st Mtg Document #: **727437**  
 Document #: **727436** 2nd Mtg Amount/Type: **/**  
 Deed Type: **GRANT DEED** 2nd Mtg Int. Rate/Type: **/**  
 Transfer Document #: Price Per SqFt: **\$270.91**  
 New Construction: Multi/Split Sale:  
 Title Company: **TICOR TITLE**  
 Lender: **GUARANTEED RATE INC**  
 Seller Name: **REME HOLDINGS LLC**

**Prior Sale Information**

Prior Rec/Sale Date: **08/31/2004 / 07/12/2004** Prior Lender: **NEW CENTURY MTG CORP**  
 Prior Sale Price: **\$381,500** Prior 1st Mtg Amt/Type: **\$305,200 / CONV**  
 Prior Doc Number: **2237903** Prior 1st Mtg Rate/Type: **5.85 / ADJUSTABLE INT RATE LOAN**

Prior Deed Type: **INDIVIDUAL GRANT DEED**

**Property Characteristics**

Gross Area:		Parking Type:	<b>PARKING AVAIL</b>	Construction:	
Living Area:	<b>1,052</b>	Garage Area:		Heat Type:	<b>HEATED</b>
Tot Adj Area:		Garage Capacity:		Exterior wall:	<b>SHINGLE SIDING</b>
Above Grade:		Parking Spaces:	<b>1</b>	Porch Type:	
Total Rooms:	<b>5</b>	Basement Area:		Patio Type:	
Bedrooms:	<b>2</b>	Finish Bsmnt Area:		Pool:	
Bath(F/H):	<b>1 /</b>	Basement Type:		Air Cond:	<b>CONVENTIONAL</b>
Year Built / Eff:	<b>1920 / 1920</b>	Roof Type:		Style:	
Fireplace:	<b>/</b>	Foundation:	<b>RAISED</b>	Quality:	
# of Stories:	<b>1</b>	Roof Material:	<b>COMPOSITION SHINGLE</b>	Condition:	

Other Improvements: **Building Permit**

**Site Information**

Zoning:	<b>LARD2</b>	Acres:	<b>0.17</b>	County Use:	<b>SINGLE FAMILY RESID (0100)</b>
Lot Area:	<b>7,503</b>	Lot Width/Depth:	<b>50 x 150</b>	State Use:	
Land Use:	<b>SFR</b>	Res/Comm Units:	<b>1 /</b>	Water Type:	
Site Influence:				Sewer Type:	<b>TYPE UNKNOWN</b>

**Tax Information**

Total Value:	<b>\$330,705</b>	Assessed Year:	<b>2021</b>	Property Tax:	<b>\$4,150.76</b>
Land Value:	<b>\$264,567</b>	Improved %:	<b>20%</b>	Tax Area:	<b>4</b>
Improvement Value:	<b>\$66,138</b>	Tax Year:	<b>2021</b>	Tax Exemption:	
Total Taxable Value:	<b>\$330,705</b>				

**Comparable Sales Report**

For Property Located At

**238 E AVENUE 41, LOS ANGELES, CA 90031-1519**

11 Comparable(s) Selected.

Report Date: 09/09/2022

**Summary Statistics:**

	Subject	Low	High	Average
Sale Price	\$285,000	\$500,000	\$1,391,000	\$928,455
Bldg/Living Area	1,052	930	1,196	1,050
Price/Sqft	\$270.91	\$512.82	\$1,182.27	\$879.82
Year Built	1920	1905	1973	1924
Lot Area	7,503	4,799	8,516	6,393
Bedrooms	2	1	3	2
Bathrooms/Restrooms	1	1	2	1
Stories	1.00	1.00	2.00	1.09
Total Value	\$330,705	\$159,172	\$707,812	\$471,752
Distance From Subject	0.00	0.17	0.49	0.32

\* = user supplied for search only

Comp #:		1		Distance From Subject:0.17 (miles)	
Address:		223 E AVENUE 38, LOS ANGELES, CA 90031-1506			
Owner Name:		TRINIDAD CYNTHIA A			
Seller Name:		LOVECCHIO ERIC			
APN:	5451-003-021	Map Reference:	36-A4 /	Living Area:	1,115
County:	LOS ANGELES, CA	Census Tract:	1994.00	Total Rooms:	6
Subdivision:	MORGANS G W	Zoning:	LARD2	Bedrooms:	2
		SYCAMORE GROVE TR			
Rec Date:	03/29/2022	Prior Rec Date:	08/14/2015	Bath(F/H):	2 /
Sale Date:	03/18/2022	Prior Sale Date:	08/06/2015	Yr Built/Eff:	1905 / 2000
Sale Price:	\$1,180,000	Prior Sale Price:	\$610,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	347204	Acres:	0.17	Fireplace:	/
1st Mtg Amt:	\$944,000	Lot Area:	7,486	Pool:	
Total Value:	\$667,121	# of Stories:	1	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:2

Address:3905 BERENICE AVE, LOS ANGELES, CA 90031-1607

Owner Name:CRANDELL DARREN

Seller Name:DIAZ EDWARD M TRUST

APN:5207-017-014

County:LOS ANGELES, CA

Subdivision:MONTECITO PARK

Rec Date:05/10/2022

Sale Date:04/27/2022

Sale Price:\$800,000

Sale Type:FULL

Document #:507281

1st Mtg Amt:\$640,000

Total Value:\$159,172

Map Reference:36-B4 /

Census Tract:1993.00

Zoning:LAR1

Prior Rec Date:06/04/1986

Prior Sale Date:01/1986

Prior Sale Price:\$190,000

Prior Sale Type:

Acres:0.11

Lot Area:4,800

# of Stories:1

Park Area/Cap#:/

Living Area:1,144

Total Rooms:5

Bedrooms:1

Bath(F/H):1 /

Yr Built/Eff:1913 / 1913

Air Cond:

Style:CONVENTIONAL

Fireplace:Y / 1

Pool:

Roof Mat:ROLL COMPOSITION

Parking:PARKING AVAIL

Comp #:	3	Distance From Subject:0.22 (miles)
Address:	4000 BERENICE AVE, LOS ANGELES, CA 90031-1610	

Owner Name:	<b>THEMA NATASHA J</b>		
Seller Name:	<b>SZAKTILLA JANOS G &amp; MAGDOLA J</b>		
APN:	<b>5207-015-008</b>	Map Reference:	<b>36-B4 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1993.00</b>
Subdivision:	<b>MONTECITO PARK</b>	Zoning:	<b>LAR1</b>
Rec Date:	<b>07/29/2022</b>	Prior Rec Date:	<b>10/19/1988</b>
Sale Date:	<b>07/27/2022</b>	Prior Sale Date:	<b>08/1988</b>
Sale Price:	<b>\$925,000</b>	Prior Sale Price:	<b>\$180,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>771740</b>	Acres:	<b>0.12</b>
1st Mtg Amt:	<b>\$878,750</b>	Lot Area:	<b>5,199</b>
Total Value:	<b>\$312,032</b>	# of Stories:	<b>2</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>

Living Area:	<b>1,195</b>
Total Rooms:	<b>7</b>
Bedrooms:	<b>3</b>
Bath(F/H):	<b>1 /</b>
Yr Built/Eff:	<b>1926 / 1940</b>
Air Cond:	
Style:	<b>CONVENTIONAL</b>
Fireplace:	<b>/</b>
Pool:	
Roof Mat:	<b>COMPOSITION SHINGLE</b>
Parking:	<b>PARKING AVAIL</b>

Comp #:	<b>4</b>	Distance From Subject:	<b>0.22 (miles)</b>
Address:	<b>4112 SHELburn CT, LOS ANGELES, CA 90065-3018</b>		
Owner Name:	<b>SAMUELSON CHRISTOPHER/SAMUELSON CLAIRE</b>		
Seller Name:	<b>VILLAVASO-CORCORAN L TRUST</b>		
APN:	<b>5467-001-024</b>	Map Reference:	<b>36-A4 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1994.00</b>
Subdivision:	<b>2216</b>	Zoning:	<b>LARD2</b>
Rec Date:	<b>07/08/2022</b>	Prior Rec Date:	<b>08/03/2015</b>
Sale Date:	<b>06/20/2022</b>	Prior Sale Date:	<b>06/30/2015</b>
Sale Price:	<b>\$1,391,000</b>	Prior Sale Price:	<b>\$552,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>705404</b>	Acres:	<b>0.11</b>
1st Mtg Amt:	<b>\$1,147,500</b>	Lot Area:	<b>4,799</b>
Total Value:	<b>\$613,231</b>	# of Stories:	<b>1</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>

Living Area:	<b>1,196</b>
Total Rooms:	<b>5</b>
Bedrooms:	<b>2</b>
Bath(F/H):	<b>2 /</b>
Yr Built/Eff:	<b>1922 / 1935</b>
Air Cond:	<b>CENTRAL</b>
Style:	<b>CONVENTIONAL</b>
Fireplace:	<b>Y / 1</b>
Pool:	
Roof Mat:	<b>COMPOSITION SHINGLE</b>
Parking:	<b>PARKING AVAIL</b>

Comp #:	<b>5</b>	Distance From Subject:	<b>0.29 (miles)</b>
Address:	<b>202 MOUNT WASHINGTON DR, LOS ANGELES, CA 90065-3113</b>		
Owner Name:	<b>COLA JUSTIN/RAMIREZ MELANIE</b>		
Seller Name:	<b>RIVERA JOSE E &amp; DORA</b>		
APN:	<b>5451-013-018</b>	Map Reference:	<b>36-A4 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1852.02</b>
Subdivision:	<b>7814</b>	Zoning:	<b>LAR1</b>
Rec Date:	<b>05/05/2022</b>	Prior Rec Date:	<b>05/01/2002</b>
Sale Date:	<b>04/13/2022</b>	Prior Sale Date:	<b>04/24/2002</b>
Sale Price:	<b>\$1,070,000</b>	Prior Sale Price:	<b>\$215,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>489690</b>	Acres:	<b>0.17</b>
1st Mtg Amt:	<b>\$986,975</b>	Lot Area:	<b>7,516</b>
Total Value:	<b>\$293,415</b>	# of Stories:	<b>1</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>

Living Area:	<b>1,008</b>
Total Rooms:	<b>6</b>
Bedrooms:	<b>3</b>
Bath(F/H):	<b>2 /</b>
Yr Built/Eff:	<b>1973 / 1973</b>
Air Cond:	
Style:	<b>CONVENTIONAL</b>
Fireplace:	<b>/</b>
Pool:	
Roof Mat:	<b>COMPOSITION SHINGLE</b>
Parking:	<b>PARKING AVAIL</b>

Comp #:	<b>6</b>	Distance From Subject:	<b>0.32 (miles)</b>
Address:	<b>327 W AVENUE 37, LOS ANGELES, CA 90065-2501</b>		
Owner Name:	<b>KEECH NICHOLAS A/KEECH CAYLA I</b>		
Seller Name:	<b>BROWN RYAN</b>		
APN:	<b>5451-011-006</b>	Map Reference:	<b>36-A4 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1852.02</b>
Subdivision:	<b>HC BRUNNERS SUB</b>	Zoning:	<b>LARD2</b>
Rec Date:	<b>02/04/2022</b>	Prior Rec Date:	<b>05/12/2014</b>
Sale Date:	<b>01/28/2022</b>	Prior Sale Date:	<b>04/16/2014</b>
Sale Price:	<b>\$1,187,000</b>	Prior Sale Price:	<b>\$545,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>144040</b>	Acres:	<b>0.13</b>
1st Mtg Amt:	<b>\$890,250</b>	Lot Area:	<b>5,558</b>
Total Value:	<b>\$617,210</b>	# of Stories:	<b>1</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>

Living Area:	<b>1,004</b>
Total Rooms:	<b>5</b>
Bedrooms:	<b>2</b>
Bath(F/H):	<b>1 /</b>
Yr Built/Eff:	<b>1906 / 1906</b>
Air Cond:	
Style:	<b>CONVENTIONAL</b>
Fireplace:	<b>/</b>
Pool:	
Roof Mat:	<b>WOOD SHAKE</b>
Parking:	<b>NONE</b>

Comp #:

Distance From Subject:0.33 (miles)



Address: **222 MOUNT WASHINGTON DR, LOS ANGELES, CA 90065-3113**

Owner Name: **TLM TRUST**

Seller Name: **POLEY MATTHEW**

APN: **5451-014-006** Map Reference: **36-A4 /** Living Area: **975**

County: **LOS ANGELES, CA** Census Tract: **1852.02** Total Rooms: **5**

Subdivision: **7814** Zoning: **LAR1** Bedrooms: **2**

Rec Date: **04/27/2022** Prior Rec Date: **12/03/2013** Bath(F/H): **1 /**

Sale Date: **04/22/2022** Prior Sale Date: **11/14/2013** Yr Built/Eff: **1922 / 1924**

Sale Price: **\$500,000** Prior Sale Price: **\$625,000** Air Cond:

Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**

Document #: **454811** Acres: **0.18** Fireplace: **Y / 1**

1st Mtg Amt: **\$483,000** Lot Area: **7,740** Pool:

Total Value: **\$707,812** # of Stories: **1** Roof Mat: **TILE**

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

Comp #: **8** Distance From Subject: **0.36 (miles)**

Address: **4534 HOMER ST, LOS ANGELES, CA 90031-1323**

Owner Name: **HELFGOT JONATHAN/NASH JESSICA**

Seller Name: **MADIGAN JOHN W IV**

APN: **5303-004-013** Map Reference: **36-B4 /** Living Area: **930**

County: **LOS ANGELES, CA** Census Tract: **1993.00** Total Rooms: **6**

Subdivision: **MONTECITO PARK** Zoning: **LARD3** Bedrooms: **2**

Rec Date: **05/11/2022** Prior Rec Date: **06/02/2014** Bath(F/H): **1 /**

Sale Date: **03/24/2022** Prior Sale Date: **04/09/2014** Yr Built/Eff: **1912 / 1912**

Sale Price: **\$860,000** Prior Sale Price: **\$466,500** Air Cond:

Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**

Document #: **512355** Acres: **0.17** Fireplace: **Y / 1**

1st Mtg Amt: **\$602,000** Lot Area: **7,428** Pool:

Total Value: **\$578,475** # of Stories: **1** Roof Mat: **ROLL COMPOSITION**

Land Use: **SFR** Park Area/Cap#: **/** Parking: **DETACHED GARAGE**

Comp #: **9** Distance From Subject: **0.40 (miles)**

Address: **3568 SHURTLEFF CT, LOS ANGELES, CA 90065-2428**

Owner Name: **VASQUEZ ALFONSO/GARCIA JORGE**

Seller Name: **LARSON DENA D & RICHARD**

APN: **5446-002-028** Map Reference: **36-A4 /** Living Area: **976**

County: **LOS ANGELES, CA** Census Tract: **1852.02** Total Rooms: **5**

Subdivision: **5318** Zoning: **LAR1** Bedrooms: **2**

Rec Date: **01/05/2022** Prior Rec Date:  Bath(F/H): **1 /**

Sale Date: **12/21/2021** Prior Sale Date:  Yr Built/Eff: **1923 / 1923**

Sale Price: **\$635,000** Prior Sale Price:  Air Cond:

Sale Type: **FULL** Prior Sale Type:  Style: **CONVENTIONAL**

Document #: **15681** Acres: **0.12** Fireplace: **Y / 1**

1st Mtg Amt: **\$539,750** Lot Area: **5,031** Pool:

Total Value: **\$427,524** # of Stories: **1** Roof Mat: **ROLL COMPOSITION**

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

Comp #: **10** Distance From Subject: **0.46 (miles)**

Address: **1162 MONTECITO DR, LOS ANGELES, CA 90031-1637**

Owner Name: **OPTIMUM REALTY GROUP INC**

Seller Name: **ADAMS LOUIS R**

APN: **5304-010-012** Map Reference: **36-B4 /** Living Area: **984**

County: **LOS ANGELES, CA** Census Tract: **1992.02** Total Rooms: **5**

Subdivision: **1** Zoning: **LAR1** Bedrooms: **2**

Rec Date: **08/16/2022** Prior Rec Date: **07/28/1995** Bath(F/H): **1 /**

Sale Date: **08/03/2022** Prior Sale Date:  Yr Built/Eff: **1963 / 1963**

Sale Price: **\$640,000** Prior Sale Price: **\$110,000** Air Cond: **WINDOW**

Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**

Document #: **819786** Acres: **0.20** Fireplace: **/**

1st Mtg Amt: **\$168,803** Lot Area: **8,516** Pool:

Land Use: **SFR** # of Stories: **1** Roof Mat: **GRAVEL & ROCK**

Park Area/Cap#: **/** Parking: **PARKING AVAIL**

Comp #:	11	Distance From Subject:0.49 (miles)			
Address:	3503 ARROYO SECO AVE, LOS ANGELES, CA 90065-2405				
Owner Name:	KNIGHT HUNTER/KNIGHT SHANNON E H				
Seller Name:	JIEH TIMOTHY				
APN:	5446-021-001	Map Reference:	36-A4 /	Living Area:	1,024
County:	LOS ANGELES, CA	Census Tract:	1990.02	Total Rooms:	5
Subdivision:	M A GOULDS	Zoning:	LARD2	Bedrooms:	2
Rec Date:	06/22/2022	Prior Rec Date:	09/07/2017	Bath(F/H):	1 /
Sale Date:	06/07/2022	Prior Sale Date:	08/14/2017	Yr Built/Eff:	1905 / 1905
Sale Price:	\$1,025,000	Prior Sale Price:	\$613,500	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	UNKNOWN
Document #:	655234	Acres:	0.14	Fireplace:	Y / 1
1st Mtg Amt:	\$922,000	Lot Area:	6,250	Pool:	
Total Value:	\$644,476	# of Stories:	1	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

# EXHIBIT D

Date: July 31, 2024

ASSIGNED INSPECTOR: **ROBERT MINASSIANS**  
JOB ADDRESS: **238 EAST AVENUE 41, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **5451-001-008**

CASE NO.: **470408**  
ORDER NO.: **A-3768711**

EFFECTIVE DATE OF ORDER TO COMPLY: **May 18, 2015**  
COMPLIANCE EXPECTED DATE: **June 17, 2015**  
DATE COMPLIANCE OBTAINED: **December 5, 2019**

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

### **VIOLATIONS:**

SEE ATTACHED ORDER # A-3768711

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

**SUBSTANDARD ORDER-SUPERSEDING AND NOTICE OF FEE**

JOSE & LISA LY AVALOS  
238 E. AVENUE 41  
LOS ANGELES, CA. 90031

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

CASE #: 470408  
ORDER #: A-3768711  
EFFECTIVE DATE: May 18, 2015  
COMPLIANCE DATE: June 17, 2015


OWNER OF

SITE ADDRESS: 238 E AVENUE 41

ASSESSORS PARCEL NO.: 5451-001-008

ZONE: RD2; Min. Per Unit 2,000

MAY 14 2015

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:

This order supersedes any and all previous orders issued by the Department of Building and Safety relative to the case number noted above. You are hereby directed to disregard all previous orders and comply with the terms of this order by the compliance date noted above.

As a result of an inspection of the property (Site Address) listed above, this office has determined the building(s) to be **SUBSTANDARD** as pursuant to the provisions of Division 89 of Article 1 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.). You are therefore ordered to secure all required permits and begin the necessary work to eliminate the following code violations within 30 days from the effective date of this order. All necessary work shall be completed within 90 days from the effective date of this order. If the necessary permits are not obtained or the required work is not physically commenced within 45 days from the effective date of this order, the Department of Building and Safety may order the owner to cause the building(s) to be vacated.

**VIOLATION(S):**

1. The approximate 20' x 20' construction of a 2 car garage was/is constructed without the required permits and approvals.

You are therefore ordered to: 1) Demolish and remove all construction work performed without the required permit(s). 2) Restore the existing structure(s) to its originally approved condition, OR 3) Submit plans, obtain the required permits and expose the work for proper inspections



**CODE ENFORCEMENT BUREAU**

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

www.ladbs.org

Page 1 of 3

Code Section(s) in Violation: 91.8105, 91.106.1.1, 91.106.1.2, 91.108.4, 91.106.3.2, 91.103.1, 93.0104, 94.103.1.1, 95.112.1, 91.5R106.1.1, 91.5R106.1.2, 91.5R108.4, 91.5R106.3.2, 91.5R103.1, 12.21A.1.(a), 91.8902, of the L.A.M.C.

Comments: Including but not limited to all unpermitted and unapproved structural alterations and electrical installations.

**2. A permit is required for the work performed. Window change out**

You are therefore ordered to: Obtain all required building permits.

Code Section(s) in Violation: 91.106.1.1, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Comments: Obtain HPOZ approval and permit for window replacement

NOTE: A certificate has been filed with the County Recorder noting the above substandard condition

**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.

**INVESTIGATION FEE REQUIRED:**

Whenever any work has been commenced without authorization by a permit or application for inspection and which violates provisions of Articles 1 through 8 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.), and if no order has been issued by the department or a court of law requiring said work to proceed, a special investigation fee which shall be double the amount charged for an application for inspection, license or permit fee, but not less than \$400.00, shall be collected on each permit, license or application for inspection. Section 98.0402 (a) 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.

**NOTICE:**

Relocation assistance may be required if a tenant is evicted in order to comply with an order from a governmental agency (LAMC 151.09.A.11 & 163.00 to 163.07) For information, call the Los Angeles Housing Department (LAHD) at (213) 808-8888 or go to: <http://lahd.lacity.org>

If you have any questions or require any additional information please feel free to contact me at (213)252-3058.  
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector :

*Javier Ramos*

Date: May 11, 2015

JAVIER RAMOS  
3550 WILSHIRE BLVD. SUITE 1800  
LOS ANGELES, CA 90010  
(213)252-3058

Javier.Ramos@lacity.org

*[Signature]*  
REVIEWED BY

# EXHIBIT D

Date: July 31, 2024

ASSIGNED INSPECTOR: **ROBERT MINASSIANS**  
JOB ADDRESS: **238 EAST AVENUE 41, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **5451-001-008**

CASE NO.: **470408**  
ORDER NO.: **A-4983010**

EFFECTIVE DATE OF ORDER TO COMPLY: **April 4, 2019**  
COMPLIANCE EXPECTED DATE: **April 14, 2019**  
DATE COMPLIANCE OBTAINED: **December 5, 2019**

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

### **VIOLATIONS:**

SEE ATTACHED ORDER # A-4983010

1050701201979529

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-SUPPLEMENTAL AND NOTICE OF FEE

JOSE & LISA LY AVALOS  
306 CAMINO DEL SOL  
SOUTH PASADENA, CA 91030

CASE #: 470408  
ORDER #: A-4983010  
EFFECTIVE DATE: April 04, 2019  
COMPLIANCE DATE: April 14, 2019

OWNER OF

SITE ADDRESS: 238 E AVENUE 41

ASSESSORS PARCEL NO.: 5451-001-008

ZONE: RD2; Min. Per Unit 2,000

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:

This order is a supplement to any and all preceding orders issued by the Department of Building and Safety relative to the case number noted above. You are hereby required to comply with the terms of this and all preceding orders.

Further investigation of the property (Site Address) listed above has revealed that there are additional violations of the Los Angeles Municipal Code (L.A.M.C.). Following is a current list of violations:

VIOLATION(S):

1. Building exterior and premises are not maintained.

You are therefore ordered to: Maintain building exterior and premises clean and free of overgrown hedges.

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 yard

Comments: Overgrown hedges at front yard

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.

**INVESTIGATION FEE REQUIRED:**

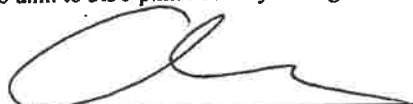
Whenever any work has been commenced without authorization by a permit or application for inspection, and which violates provisions of Articles 1 through 8 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.), and if no order has been issued by the department or a court of law requiring said work to proceed, a special investigation fee which shall be double the amount charged for an application for inspection, license or permit fee, but not less than \$400.00, shall be collected on each permit, license or application for inspection. Section 98.0402 (a) 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 (213)252-3938.  
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector :



Date: April 04, 2019


ARA HAGHAZARIAN  
221 N. FIGUEROA ST. SUITE 1100  
LOS ANGELES, CA 90012  
(213)252-3938

Ara.Haghazarian@lacity.org

REVIEWED BY

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

**APR 04 2019**

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

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



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