

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
MOISES ROSALES

KAREN BASS
MAYOR

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

JOHN WEIGHT
EXECUTIVE OFFICER

August 2, 2024

Council District: # 8

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

JOB ADDRESS: 433 WEST 103RD STREET, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 6054-035-013
Re: Invoice #775779-8

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: 433 West 103rd Street, 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 February 4, 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

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

Property Title Report

Work Order No. T17255
Dated as of: 09/27/2022

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 6054-035-013

Property Address: 433 W 103RD ST

City: Los Angeles

County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : JASON WILLIAMS

Grantor : REINA VILLATORO

Deed Date : 03/07/2003

Recorded : 04/04/2003

Instr No. : 03-0960343

MAILING ADDRESS: JASON WILLIAMS
433 W 103RD ST, LOS ANGELES, CA 90003

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 437 Tract No: 3064 Brief Description: TRACT # 3064 W 33.5 FT OF LOT 437

MORTGAGES/LIENS

Type of Document: CORPORATE ASSIGNMENT OF DEED OF TRUST

Recording Date: 03/18/2020

Document #: 20-0323631

Loan Amount: \$155,000

Lender Name: NATIONSTAR MORTGAGE LLC

Borrowers Name: JASON WILLIAMS

MAILING ADDRESS: NATIONSTAR MORTGAGE LLC
2100 ALT 19 NORTH PALM HARBOR, FL 34683

This page is part of your document - DO NOT DISCARD

03 0960343

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
APR 04 2003 AT 8 A.M.

TITLE(S) : DEED



FEE

FEE \$27	F
A.F.N.F. 94	1

D.T.T

\$52.50
\$607.50

NOTIFICATION SENT \$40

CODE
20

CODE
19

CODE
9

Assessor's Identification Number (AIN)

To be completed by Examiner OR Title Company in black ink.

Number of Parcels Shown

6054 - 035 - 013

001

THIS FORM NOT TO BE DUPLICATED

RECORDING REQUESTED BY
COMMERCE TITLE
AND WHEN RECORDED MAIL TO:
JASON WILLIAMS
433 W. 103rd Street
Los Angeles, CA 90003

03 0960343

4/1/03

A.P.N.: 6054-035-013 Order No.: 6360683 Space Above This Line for Recorder's Use Only Escrow No.: 3953/LG

GRANT DEED

L.A. COUNTY 80 L.A. CITY 44

THE UNDERSIGNED GRANTOR(s) DECLARE(s) THAT DOCUMENTARY TRANSFER TAX IS: COUNTY \$148.50 & CITY \$607.50
 computed on full value of property conveyed, or
 computed on full value less value of liens or encumbrances remaining at time of sale,
 unincorporated area; City of Los Angeles, and

FOR A VALUABLE CONSIDERATION, Receipt of which is hereby acknowledged,
REINA VILLATORO, a Single Woman

hereby GRANT(S) to **JASON WILLIAMS, an Unmarried Man**

the following described property in the City of Los Angeles, County of Los Angeles State of California;

The Westerly one-half of Lot 437 of Tract 3064, in the City of Los Angeles, County of Los Angeles, California as per map recorded in Book 36, Page(s) 1 and 2, of Maps in the Office of the County Recorder of said County.

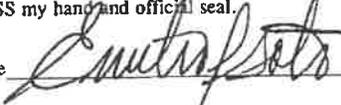

REINA VILLATORO

Document Date: February 19, 2003

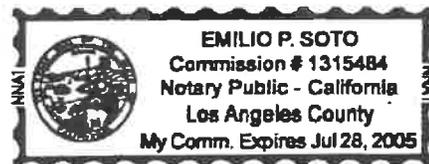
STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)
On 03/07/2003 before me, Emilio Soto a notary Public
personally appeared Reina Villatoro

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

WITNESS my hand and official seal.

Signature 

This area for official notarial seal.



Mail Tax Statements to: SAME AS ABOVE or Address Noted Below

This page is part of your document - DO NOT DISCARD



20200323631



Pages:
0003

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

03/18/20 AT 03:27PM

FEES:	23.00
TAXES:	0.00
OTHER:	0.00
SB2:	75.00
PAID:	98.00



LEADSHEET



202003181140055

00018007263



010594771

SEQ:
01

SECURE - Daily



THIS FORM IS NOT TO BE DUPLICATED

411015150

[RECORDING REQUESTED BY]
NATIONWIDE TITLE CLEARING, INC.
[AND WHEN RECORDED MAIL TO]
Nationstar Mortgage LLC
C/O Nationwide Title Clearing, Inc.
2100 Alt. 19 North
Palm Harbor, FL 34683

Loan Number 0617141528



CORPORATE ASSIGNMENT OF DEED OF TRUST

Regarding this instrument, contact Nationstar Mortgage LLC, 8950 Cypress Waters Blvd., Coppell, TX 75019 telephone 888-480-2432, who is responsible for receiving payments.

FOR GOOD AND VALUABLE CONSIDERATION, the sufficiency of which is hereby acknowledged, the undersigned, WELLS FARGO BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO WELLS FARGO BANK MINNESOTA, NATIONAL ASSOCIATION FORMERLY KNOWN AS NORWEST BANK MINNESOTA, NATIONAL ASSOCIATION, AS TRUSTEE FOR BANC OF AMERICA ALTERNATIVE LOAN TRUST 2004-11, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-11, WHOSE ADDRESS IS C/O NATIONSTAR MORTGAGE LLC, 8950 CYPRESS WATERS BLVD., COPPELL, TX 75019, (ASSIGNOR), by these presents does convey, grant, assign, transfer and set over the described Deed of Trust, representation or warranty, together with all rights, title and interest secured thereby, all liens, and any rights due or to become due thereon to U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF THE NRZ PASS-THROUGH TRUST V-B, WHOSE ADDRESS IS, 60 LIVINGSTON AVENUE, EP-MN-WS3D, ST. PAUL, MN 55107 (800)236-3488, ITS SUCCESSORS AND ASSIGNS, (ASSIGNEE).

Said Deed of Trust made by JASON WILLIAMS and recorded on 10/05/2004 as Instrument # 04 2558929 in the office of the LOS ANGELES County Recorder, CA.

IN WITNESS WHEREOF, this Assignment is executed **this 11th day of March in the year 2020**

WELLS FARGO BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO WELLS FARGO BANK MINNESOTA, NATIONAL ASSOCIATION FORMERLY KNOWN AS NORWEST BANK MINNESOTA, NATIONAL ASSOCIATION, AS TRUSTEE FOR BANC OF AMERICA ALTERNATIVE LOAN TRUST 2004-11, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-11, by NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, its Attorney-in-Fact



RYAN WILLIAMS
VICE PRESIDENT

All persons whose signatures appear above have qualified authority to sign and have reviewed this document and supporting documentation prior to signing.

NSCTA 411015150 TC 41_C DOCR T112003-09:17:44 [C-2] EFRMCA1



D0047566128

Loan Number 0617141528



ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of physical presence or online notarization on this 11th day of March in the year 2020, by Ryan Williams as VICE PRESIDENT of NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER as Attorney-in-Fact for WELLS FARGO BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO WELLS FARGO BANK MINNESOTA, NATIONAL ASSOCIATION FORMERLY KNOWN AS NORWEST BANK MINNESOTA, NATIONAL ASSOCIATION, AS TRUSTEE FOR BANC OF AMERICA ALTERNATIVE LOAN TRUST 2004-11, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-11, who, as such VICE PRESIDENT being authorized to do so, executed the foregoing instrument for the purposes therein contained. He/she/they is (are) personally known to me.

A handwritten signature in black ink, appearing to read "Michelle Brown", written over a horizontal line.

MICHELLE BROWN

COMM EXPIRES: 10/13/2020



MICHELLE BROWN
Notary Public - State of Florida
My Commission #GG 38514
Expires October 13, 2020

Document Prepared By: Dave LaRose/NTC, 2100 Alt. 19 North, Palm Harbor, FL 34683 (800)346-9152
NSCTA 411015150 TC 41_C DOCR T112003-09:17:44 [C-2] EFRMCA1



D0047566128

Property Detail Report

For Property Located At :

433 W 103RD ST, LOS ANGELES, CA 90003-4405



RealQuest

Owner Information

Owner Name: **WILLIAMS JASON**
 Mailing Address: **433 W 103RD ST, LOS ANGELES CA 90003-4405 C066**
 Vesting Codes: **UM / /**

Location Information

Legal Description: **TRACT # 3064 W 33.5 FT OF LOT 437**
 County: **LOS ANGELES, CA** APN: **6054-035-013**
 Census Tract / Block: **2404.02 / 2** Alternate APN:
 Township-Range-Sect: **36-1** Subdivision: **3064**
 Legal Book/Page: **36-1** Map Reference: **58-A3 /**
 Legal Lot: **437** Tract #: **3064**
 Legal Block: **36-1** School District: **LOS ANGELES**
 Market Area: **C36** School District Name: **LOS ANGELES**
 Neighbor Code: **36-1** Munic/Township: **LOS ANGELES**

Owner Transfer Information

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

Last Market Sale Information

Recording/Sale Date: **04/04/2003 / 02/19/2003** 1st Mtg Amount/Type: **\$121,500 / CONV**
 Sale Price: **\$135,000** 1st Mtg Int. Rate/Type: **/ FIXED**
 Sale Type: **FULL** 1st Mtg Document #: **960344**
 Document #: **960343** 2nd Mtg Amount/Type: **/**
 Deed Type: **GRANT DEED** 2nd Mtg Int. Rate/Type: **/**
 Transfer Document #: **Price Per SqFt: \$154.11**
 New Construction: **Multi/Split Sale:**
 Title Company: **COMMERCE TITLE CO.**
 Lender: **RBMG INC**
 Seller Name: **VILLATORO REINA**

Prior Sale Information

Prior Rec/Sale Date: **04/01/2003 / 02/19/2003** Prior Lender: **RBMG INC**
 Prior Sale Price: **\$135,000** Prior 1st Mtg Amt/Type: **\$121,500 / CONV**
 Prior Doc Number: **905788** Prior 1st Mtg Rate/Type: **/ FIXED RATE LOAN**
 Prior Deed Type: **GRANT DEED**

Property Characteristics

Gross Area: **876** Parking Type: **DETACHED GARAGE** Construction:
 Living Area: **876** Garage Area: **HEAT Type: HEATED**
 Tot Adj Area: **876** Garage Capacity: **Exterior wall: STUCCO**
 Above Grade: **876** Parking Spaces: **1** Porch Type:
 Total Rooms: **5** Basement Area: **Pool:**
 Bedrooms: **2** Finish Bsmnt Area: **Air Cond:**
 Bath(F/H): **1 /** Basement Type: **Style:**
 Year Built / Eff: **1925 / 1936** Roof Type: **Quality:**
 Fireplace: **/** Foundation: **CRAWL SPACE** Condition:
 # of Stories: **1** Roof Material: **COMPOSITION**
SHINGLE

Other Improvements: **ADDITION Building Permit****Site Information**

Zoning: **LAR2** Acres: **0.10** County Use: **SINGLE FAMILY RESID (0100)**
 Lot Area: **4,527** Lot Width/Depth: **x** State Use:
 Land Use: **SFR** Res/Comm Units: **1 /** Water Type: **PUBLIC**
 Site Influence: **1 /** Sewer Type: **PUBLIC SERVICE**

Tax Information

Total Value: **\$180,620** Assessed Year: **2021** Property Tax: **\$2,505.15**
 Land Value: **\$144,499** Improved %: **20%** Tax Area: **465**
 Improvement Value: **\$36,121** Tax Year: **2021** Tax Exemption:
 Total Taxable Value: **\$180,620**

Comparable Sales Report

For Property Located At



433 W 103RD ST, LOS ANGELES, CA 90003-4405

11 Comparable(s) Selected.

Report Date: 10/04/2022

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$135,000	\$150,000	\$900,000	\$559,955
Bldg/Living Area	876	777	1,004	863
Price/Sqft	\$154.11	\$183.60	\$1,153.85	\$654.16
Year Built	1925	1923	1940	1926
Lot Area	4,527	2,599	5,587	4,492
Bedrooms	2	1	3	2
Bathrooms/Restrooms	1	1	1	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$180,620	\$33,687	\$337,330	\$168,753
Distance From Subject	0.00	0.16	0.47	0.29

*= user supplied for search only

Comp #:1		Distance From Subject:0.16 (miles)	
Address:	550 W 103RD ST, LOS ANGELES, CA 90044-4538		
Owner Name:	MJVS INVESTMENTS LLC		
Seller Name:	BROWN MARIE FAMILY TRUST		
APN:	6061-028-002	Map Reference:	58-A3 /
County:	LOS ANGELES, CA	Census Tract:	2404.02
Subdivision:	6969	Zoning:	LAR1
Rec Date:	06/06/2022	Prior Rec Date:	
Sale Date:	05/24/2022	Prior Sale Date:	
Sale Price:	\$520,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	599075	Acres:	0.09
1st Mtg Amt:	\$468,000	Lot Area:	4,121
Total Value:	\$33,687	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	961
		Total Rooms:	
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Built/Eff:	1925 / 1925
		Air Cond:	YES
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	
		Parking:	

Comp #:2		Distance From Subject:0.17 (miles)	
Address:	541 W 104TH PL, LOS ANGELES, CA 90044-4411		
Owner Name:	JIMENEZ LEBID R/JIMENEZ ERICELDA L		
Seller Name:	ATOCHA LLC		
APN:	6061-027-015	Map Reference:	58-A4 /
County:	LOS ANGELES, CA	Census Tract:	2412.01
Subdivision:	6110	Zoning:	LAR1
Rec Date:	02/03/2022	Prior Rec Date:	08/19/2021
Sale Date:	01/25/2022	Prior Sale Date:	08/13/2021
Sale Price:	\$612,000	Prior Sale Price:	\$411,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	137212	Acres:	0.11
1st Mtg Amt:	\$581,400	Lot Area:	4,871
Total Value:	\$141,721	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	777
		Total Rooms:	4
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Built/Eff:	1924 / 1924
		Air Cond:	
		Style:	BUNGALOW
		Fireplace:	/
		Pool:	
		Roof Mat:	BUILT-UP
		Parking:	DETACHED GARAGE

Comp #:3		Distance From Subject:0.20 (miles)	
Address:	605 W 103RD ST, LOS ANGELES, CA 90044-4539		
Owner Name:	SIMON ALLISON M/JONES LONDON M		
Seller Name:	G D BRISTOL LLC		

APN:	6054-015-027	Map Reference:	58-A3 /	Living Area:	1,004
County:	LOS ANGELES, CA	Census Tract:	2404.02	Total Rooms:	
Subdivision:	6969	Zoning:	LAR1	Bedrooms:	2
Rec Date:	04/04/2022	Prior Rec Date:	01/25/2022	Bath(F/H):	1 /
Sale Date:	03/14/2022	Prior Sale Date:	01/11/2022	Yr Built/Eff:	1926 / 1926
Sale Price:	\$667,500	Prior Sale Price:	\$486,500	Air Cond:	YES
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	369513	Acres:	0.10	Fireplace:	/
1st Mtg Amt:		Lot Area:	4,222	Pool:	
Total Value:	\$38,672	# of Stories:	1	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:4		Distance From Subject:	0.22 (miles)		
Address:	617 W 104TH ST, LOS ANGELES, CA 90044-4403				
Owner Name:	BOCATO JOHN R G/BOCATO HANNA A				
Seller Name:	LIGHTSPEED INVESTMENTS				
APN:	6061-015-023	Map Reference:	58-A3 /	Living Area:	820
County:	LOS ANGELES, CA	Census Tract:	2404.02	Total Rooms:	
Subdivision:	6969	Zoning:	LAR1	Bedrooms:	2
Rec Date:	04/11/2022	Prior Rec Date:	02/14/2022	Bath(F/H):	1 /
Sale Date:	03/16/2022	Prior Sale Date:	01/21/2022	Yr Built/Eff:	1925 / 1925
Sale Price:	\$595,000	Prior Sale Price:	\$481,000	Air Cond:	YES
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	397327	Acres:	0.10	Fireplace:	/
1st Mtg Amt:		Lot Area:	4,221	Pool:	
Total Value:	\$238,899	# of Stories:	1	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:5		Distance From Subject:	0.23 (miles)		
Address:	607 W 101ST ST, LOS ANGELES, CA 90044-4503				
Owner Name:	ALOMIA AGUSTIN/ROJAS ESPERANZA A				
Seller Name:	SANDOVAL MOISES				
APN:	6054-019-026	Map Reference:	58-A3 /	Living Area:	995
County:	LOS ANGELES, CA	Census Tract:	2404.02	Total Rooms:	
Subdivision:	5054	Zoning:	LAR1	Bedrooms:	2
Rec Date:	08/29/2022	Prior Rec Date:	08/21/2015	Bath(F/H):	1 /
Sale Date:	07/21/2022	Prior Sale Date:	05/27/2015	Yr Built/Eff:	1928 / 1928
Sale Price:	\$545,000	Prior Sale Price:	\$225,000	Air Cond:	YES
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	857189	Acres:	0.12	Fireplace:	Y / 1
1st Mtg Amt:	\$436,000	Lot Area:	5,099	Pool:	
Total Value:	\$337,330	# of Stories:	1	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:6		Distance From Subject:	0.31 (miles)		
Address:	601 W 99TH ST, LOS ANGELES, CA 90044-4603				
Owner Name:	TORRES KELSEY				
Seller Name:	KJT PROPERTIES LLC				
APN:	6054-023-015	Map Reference:	58-A3 /	Living Area:	876
County:	LOS ANGELES, CA	Census Tract:	2404.02	Total Rooms:	
Subdivision:	SUNNY SIDE	Zoning:	LAR1	Bedrooms:	2
Rec Date:	03/09/2022	Prior Rec Date:	09/16/2021	Bath(F/H):	1 /
Sale Date:	03/01/2022	Prior Sale Date:	08/09/2021	Yr Built/Eff:	1925 / 1930
Sale Price:	\$665,000	Prior Sale Price:	\$450,000	Air Cond:	YES
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	275262	Acres:	0.12	Fireplace:	/
1st Mtg Amt:	\$598,500	Lot Area:	5,403	Pool:	
Total Value:	\$309,863	# of Stories:	1	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:7		Distance From Subject:	0.32 (miles)		
Address:	651 W 105TH ST, LOS ANGELES, CA 90044-4425				
Owner Name:	JUAREZ ERICK N P				
Seller Name:	AJIATAZ BONIFACIO P				
APN:	6061-017-007	Map Reference:	58-A4 /	Living Area:	817
County:	LOS ANGELES, CA	Census Tract:	2412.01	Total Rooms:	

Subdivision:	6110	Zoning:	LARD2	Bedrooms:	2
Rec Date:	01/31/2022	Prior Rec Date:	07/14/2000	Bath(F/H):	1 /
Sale Date:	01/19/2022	Prior Sale Date:	06/26/2000	Yr Built/Eff:	1940 / 1940
Sale Price:	\$150,000	Prior Sale Price:	\$120,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	117819	Acres:	0.07	Fireplace:	/
1st Mtg Amt:	\$112,500	Lot Area:	3,063	Pool:	
Total Value:	\$167,027	# of Stories:	1	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	ATTACHED GARAGE

Comp #:8	Distance From Subject:0.34 (miles)				
Address:	10510 S HOOVER ST, LOS ANGELES, CA 90044-4442				
Owner Name:	SOTO SAMUEL & MARIA I/SOTO GENESIS				
Seller Name:	SPENCER STEPHANIE M				
APN:	6061-018-003	Map Reference:	58-A4 /	Living Area:	887
County:	LOS ANGELES, CA	Census Tract:	2412.01	Total Rooms:	
Subdivision:	6110	Zoning:	LARD2	Bedrooms:	1
Rec Date:	04/27/2022	Prior Rec Date:	06/12/2014	Bath(F/H):	1 /
Sale Date:	04/22/2022	Prior Sale Date:	03/19/2014	Yr Built/Eff:	1925 / 1940
Sale Price:	\$540,000	Prior Sale Price:	\$199,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	454973	Acres:	0.06	Fireplace:	/
1st Mtg Amt:	\$530,219	Lot Area:	2,599	Pool:	
Total Value:	\$225,363	# of Stories:	1	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:9	Distance From Subject:0.36 (miles)				
Address:	147 W 104TH ST, LOS ANGELES, CA 90003-4609				
Owner Name:	NUNEZ JOSE				
Seller Name:	WASHINGTON FAM L TRUST				
APN:	6074-001-026	Map Reference:	58-B3 /	Living Area:	794
County:	LOS ANGELES, CA	Census Tract:	2405.00	Total Rooms:	4
Subdivision:	3064	Zoning:	LAR2	Bedrooms:	2
Rec Date:	09/12/2022	Prior Rec Date:	11/30/1989	Bath(F/H):	1 /
Sale Date:	08/16/2022	Prior Sale Date:	09/1989	Yr Built/Eff:	1923 / 1924
Sale Price:	\$405,000	Prior Sale Price:	\$15,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	891021	Acres:	0.12	Fireplace:	/
1st Mtg Amt:		Lot Area:	5,400	Pool:	
Total Value:	\$133,717	# of Stories:	1	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	ATTACHED GARAGE

Comp #:10	Distance From Subject:0.40 (miles)				
Address:	732 W 104TH PL, LOS ANGELES, CA 90044-4416				
Owner Name:	RAMEY RICHARD L JR				
Seller Name:	HUDSON ROSA L				
APN:	6061-012-008	Map Reference:	58-A4 /	Living Area:	785
County:	LOS ANGELES, CA	Census Tract:	2412.01	Total Rooms:	4
Subdivision:	6110	Zoning:	LAR1	Bedrooms:	2
Rec Date:	01/18/2022	Prior Rec Date:	12/02/1977	Bath(F/H):	1 /
Sale Date:	01/10/2022	Prior Sale Date:		Yr Built/Eff:	1924 / 1924
Sale Price:	\$560,000	Prior Sale Price:	\$25,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	62599	Acres:	0.11	Fireplace:	Y / 1
1st Mtg Amt:	\$448,000	Lot Area:	4,829	Pool:	
Total Value:	\$65,333	# of Stories:	1	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	ATTACHED GARAGE

Comp #:11	Distance From Subject:0.47 (miles)				
Address:	432 W 109TH PL, LOS ANGELES, CA 90061-1514				
Owner Name:	ADAMS RAYJEUNIA				
Seller Name:	RHEMA 12 LLC				

APN:	6075-032-009	Map Reference:	58-A4 /	Living Area:	780
County:	LOS ANGELES, CA	Census Tract:	2412.02	Total Rooms:	4
Subdivision:	4741	Zoning:	LAR2	Bedrooms:	3
Rec Date:	05/27/2022	Prior Rec Date:	05/18/2021	Bath(F/H):	1 /
Sale Date:	05/11/2022	Prior Sale Date:	05/03/2021	Yr Built/Eff:	1924 / 1942
Sale Price:	\$900,000	Prior Sale Price:	\$395,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONTEMPORARY
Document #:	574973	Acres:	0.13	Fireplace:	/
1st Mtg Amt:	\$675,000	Lot Area:	5,587	Pool:	
Total Value:	\$164,669	# of Stories:	1	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

EXHIBIT D

ASSIGNED INSPECTOR: **KIM DOEPPING**
JOB ADDRESS: **433 WEST 103RD STREET, LOS ANGELES, CA**
ASSESSOR PARCEL NO. (APN): **6054-035-013**

Date: August 2, 2024

CASE NO.: 845214
ORDER NO.: A-4933138

EFFECTIVE DATE OF ORDER TO COMPLY: **February 4, 2019**
COMPLIANCE EXPECTED DATE: **March 6, 2019**
DATE COMPLIANCE OBTAINED: **September 9, 2019**

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

VIOLATIONS:

SEE ATTACHED ORDER # A-4933138

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BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATELOS
PRESIDENT

E. FELICIA BRANNON
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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

SUBSTANDARD ORDER AND NOTICE OF FEE

WILLIAMS, JASON
433 W 103RD ST
LOS ANGELES, CA 90003

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

FEB 07 2019

CASE #: 845214
ORDER #: A-4933138
EFFECTIVE DATE: February 04, 2019
COMPLIANCE DATE: March 06, 2019

OWNER OF
SITE ADDRESS: 433 W 103RD ST
ASSESSORS PARCEL NO.: 6054-035-013
ZONE: R2; Two 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:

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 building or premises is Substandard due to hazardous electrical wiring.

You are therefore ordered to: Obtain required permits and make the electrical wiring comply with all provisions of the L.A.M.C.

Code Section(s) in Violation: 91.8902.4, 91.8902, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Location: ENTIRE DWELLING

Comments: Electrical system trips breaker when used, some outlets not working forcing tenants to use

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



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multiple extension cords throughout the dwelling.

2. The building or premises is Substandard due to lack of hot/cold running water to plumbing fixtures.

You are therefore ordered to: Provide, repair or replace required hot/cold running water to plumbing fixtures in the dwelling unit.

Code Section(s) in Violation: 91.8902.1 #5, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

Comments: NO WATER AT ALL IN THE DWELLING

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 err or abuse of discretion, or requests for slight modification of the requirements contained in this order when appropriate fees have been paid. Section 98.0403.1 and 98.0403.2 L.A.M.C.

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 + Community Investment Department (HCIDLA) at (866) 557-RENT (7368) or go to: <http://hcidla.lacity.org>

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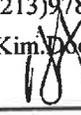
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Any questions regarding invoices or how to pay fees should be directed to financial services at (213) 482-6890.
Any questions regarding the order to comply and compliance matters contact the inspector noted below at (213)978-4508.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector : 

Date: February 05, 2019

KIM DOEPPING
1968 W ADAMS BLVD, SUITE G-16
LOS ANGELES, CA 90018
(213)978-4508
Kim.Doeping@lacity.org



REVIEWED BY

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