

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

March 1, 2024

Council District: # 1

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

JOB ADDRESS: **723 NORTH TERRACE 49, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5471-014-005**
Re: Invoice # 765855-4

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: **723 North Terrace 49, 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 June 23, 2017 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%)	1,650.00
Accumulated Interest (1%/month)	30.40
Title Report fee	30.00
Grand Total	\$ 2,370.40

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 **\$2,370.40** 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 **\$2,370.40** 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, 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

Property Title Report

Work Order No. T16995
Dated as of: 02/23/2022

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 5471-014-005

Property Address: 723 N TERRACE 49

City: Los Angeles

County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : BARBARA C. LAMELZA

Grantor : BARBARA C. LAMELZA AS CO TRUSTEE OF THE THOMAS AND BARBARA C. LAMELZA LIVING TRUST

Deed Date : 01/12/2011

Recorded : 01/19/2011

Instr No. : 11-0100554

MAILING ADDRESS: BARBARA C. LAMELZA
723 TERRACE 49, LOS ANGELES, CA 90042

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 7 Subdivision Name: WEST HIGHLAND PARK Brief Description: WEST HIGHLAND PARK LOT 7

MORTGAGES/LIENS

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

This page is part of your document - DO NOT DISCARD



20110100554



Pages:
0004

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

01/19/11 AT 11:33AM

FEES:	25.00
TAXES:	0.00
OTHER:	0.00
PAID:	25.00



LEADSHEET



201101190020057

00003623573



003109768

SEQ:
01

DAR - Mail (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY
Siegel & Siegel

AND WHEN RECORDED MAIL TO

Barbara C. Lamelza
440 1/2 North Spaulding Avenue
Los Angeles, CA 90036

APN: 5471-014-005



SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

THE UNDERSIGNED GRANTOR DECLARES:

This conveyance transfers an interest into or out of a Living Trust, R & T 11930. This conveyance changes the manner in which title is held, Grantor and Grantee remain the same and continue to hold the same proportionate interest, R & T 11911, R & T 62(a) (2).

DOCUMENTARY TRANSFER TAX is \$ 0

CITY TAX is \$ 0

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: (X) City of Los Angeles, and

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,


GRANTOR: BARBARA C. LAMELZA, as Co-Trustee of THE THOMAS AND BARBARA C. LAMELZA LIVING TRUST, U/A dated September 4, 2007 hereby grants to.

GRANTEE: BARBARA C. LAMELZA, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY

the real property situated in the City of Los Angeles, in the County of Los Angeles, State of California as legally described on Exhibit "A" which is attached hereto and incorporate herein by this reference

Dated: 01-12-2011

THE THOMAS AND BARBARA C.
LAMELZA LIVING TRUST

By: 
BARBARA C. LAMELZA,
CO-TRUSTEE

STATE OF CALIFORNIA)

COUNTY OF LOS ANGELES)

On 1-12-2011, before me, Sonia Metz Van Cott, Notary Public, personally appeared Barbara C. Lamelza, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person 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.

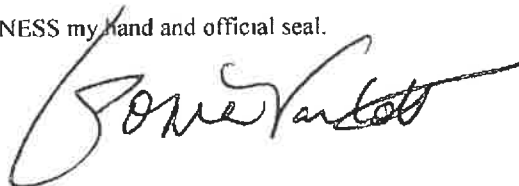


EXHIBIT A

4
/

Parcel 1

Lot(s) 7 of West Highland Park, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 7 Page(s) 78 of Maps, in the Office of the County Recorder of said County.

Parcel 2

An easement for ingress and egress over and upon that certain stairway located on lot lines between Lots 7 and 8 of West Highland Park, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 7 Page(s) 78 of Maps, in the Office of the County Recorder of said County, as granted in Agreement recorded in Book 10420 Page 281 Official Records

Commonly Described as 723 Terrace 49, Los Angeles, CA
90042-3134

APN

5471-014-005

EXHIBIT B

ASSIGNED INSPECTOR: **PATRICK LIEBREGT**
JOB ADDRESS: **723 NORTH TERRACE 49, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5471-014-005**

Date: March 1, 2024

Last Full Title: **02/23/2022**

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- 1) BARBARA C. LAMELZA
723 TERRACE 49
LOS ANGELES, CA 90042

CAPACITY: OWNER

Property Detail Report

For Property Located At :

723 TERRACE 49, LOS ANGELES, CA 90042-3134

RealQuest

Owner Information

Owner Name: **LAMELZA BARBARA C**
 Mailing Address: **723 TERRACE 49, LOS ANGELES CA 90042-3134 C015**
 Vesting Codes: **MW // SE**

Location Information

Legal Description: **WEST HIGHLAND PARK LOT 7**
 County: **LOS ANGELES, CA** APN: **5471-014-005**
 Census Tract / Block: **1851.00 / 1** Alternate APN:
 Township-Range-Sect: Subdivision: **WEST HIGHLAND PARK**
 Legal Book/Page: Map Reference: **36-A2 /**
 Legal Lot: **7** Tract #: **36-A2 /**
 Legal Block: School District: **LOS ANGELES**
 Market Area: **632** School District Name: **LOS ANGELES**
 Neighbor Code: Munic/Township: **LOS ANGELES**

Owner Transfer Information

Recording/Sale Date: **01/19/2011 / 01/12/2011** Deed Type: **GRANT DEED**
 Sale Price: 1st Mtg Document #:
 Document #: **100554**

Last Market Sale Information

Recording/Sale Date: **03/02/2006 / 02/01/2006** 1st Mtg Amount/Type: **\$379,000 / CONV**
 Sale Price: **\$579,000** 1st Mtg Int. Rate/Type: **/**
 Sale Type: **FULL** 1st Mtg Document #: **457099**
 Document #: **457098** 2nd Mtg Amount/Type: **/**
 Deed Type: **GRANT DEED** 2nd Mtg Int. Rate/Type: **/**
 Transfer Document #: Price Per SqFt: **\$431.12**
 New Construction: Multi/Split Sale:
 Title Company: **SOUTHLAND TITLE CO.**
 Lender: **JP MORGAN CHASE BK**
 Seller Name: **GAUNA FRANK & AUDREY**

Prior Sale Information

Prior Rec/Sale Date: **12/01/1989 / 10/1989** Prior Lender: **COLUMBIA S&L**
 Prior Sale Price: **\$170,000** Prior 1st Mtg Amt/Type: **\$136,000 / CONV**
 Prior Doc Number: **1932060** Prior 1st Mtg Rate/Type: **/**
 Prior Deed Type: **GRANT DEED**

Property Characteristics

Gross Area:		Parking Type:	PARKING AVAIL	Construction:	
Living Area:	1,343	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:		Exterior wall:	SHINGLE SIDING
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:	5	Basement Area:		Patio Type:	COVERED PATIO
Bedrooms:	3	Finish Bsmnt Area:		Pool:	
Bath(F/H):	2 /	Basement Type:		Air Cond:	
Year Built / Eff:	1923 / 1932	Roof Type:		Style:	CONVENTIONAL
Fireplace:	/	Foundation:	RAISED	Quality:	
# of Stories:	1	Roof Material:	ROLL COMPOSITION	Condition:	

Other Improvements: **FENCE;ADDITION;FENCED YARD Building Permit****Site Information**

Zoning:	>LAR1	Acres:	>0.14	County Use:	>SINGLE FAMILY RESID (0100)
Lot Area:	>6,000	Lot Width/Depth:	> x	State Use:	>
Land Use:	>SFR	Res/Comm Units:	>1 /	Water Type:	>
Site Influence:	>			Sewer Type:	>TYPE UNKNOWN

Tax Information

Total Value:	\$730,983	Assessed Year:	2021	Property Tax:	\$8,706.79
Land Value:	\$584,791	Improved %:	20%	Tax Area:	4
Improvement Value:	\$146,192	Tax Year:	2021	Tax Exemption:	HOMEOWNER
Total Taxable Value:	\$723,983				

Comparable Sales Report

For Property Located At

**723 TERRACE 49, LOS ANGELES, CA 90042-3134****20 Comparable(s) Selected.**

Report Date: 03/03/2022

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$579,000	\$500,000	\$1,650,000	\$1,002,425
Bldg/Living Area	1,343	1,152	1,534	1,334
Price/Sqft	\$431.12	\$333.33	\$1,170.57	\$757.12
Year Built	1923	1905	2000	1943
Lot Area	6,000	2,801	8,393	5,225
Bedrooms	3	2	3	3
Bathrooms/Restrooms	2	1	2	2
Stories	1.00	1.00	2.00	1.22
Total Value	\$730,983	\$38,671	\$1,061,688	\$462,919
Distance From Subject	0.00	0.08	0.46	0.32

* = user supplied for search only

Comp #:

1

Distance From Subject:

0.08 (miles)

Address:

4910 ALDAMA ST, LOS ANGELES, CA 90042-3113

Owner Name:

NELA DEV 1 LLC

Seller Name:

LOPEZ ELKE M FAMILY TRUST

APN:

5471-016-020

Map Reference:

36-B2 /

Living Area:

1,272

County:

LOS ANGELES, CA

Census Tract:

1851.00

Total Rooms:

6

Subdivision:

HIGHLAND PARK EXT

Zoning:

LAR1

Bedrooms:

2

Rec Date:

08/13/2021

Prior Rec Date:

04/25/1968

Bath(F/H):

1 /

Sale Date:

08/02/2021

Prior Sale Date:

Yr Built/Eff:

1908 / 1925

Sale Price:

\$855,000

Prior Sale Price:

\$9,000

Air Cond:

Sale Type:

FULL

Prior Sale Type:

FULL

Style:

CONVENTIONAL

Document #:

1242997

Acres:

0.19

Fireplace:

/

1st Mtg Amt:

\$919,500

Lot Area:

8,393

Pool:

Total Value:

\$49,766

of Stories:

1

Roof Mat:

COMPOSITION SHINGLE

Land Use:

SFR

Park Area/Cap#:

/

Parking:

Distance From Subject:0.13 (miles)

Comp #:	2				
Address:	4811 SONATA LN, LOS ANGELES, CA 90042-3248				
Owner Name:	LAW REBECCA W/YANG KEVIN X				
Seller Name:	MEBANE ROCHELEAU F/TR				
APN:	5471-017-045	Map Reference:	36-B2 /	Living Area:	1,501
County:	LOS ANGELES, CA	Census Tract:	1851.00	Total Rooms:	6
Subdivision:	19824	Zoning:	LAR1	Bedrooms:	3
Rec Date:	07/26/2021	Prior Rec Date:	02/09/2018	Bath(F/H):	2 /
Sale Date:	07/16/2021	Prior Sale Date:	01/23/2018	Yr Buil/Eff:	1963 / 1965
Sale Price:	\$987,000	Prior Sale Price:	\$1,010,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	1143736	Acres:	0.14	Fireplace:	Y / 1
1st Mtg Amt:	\$789,600	Lot Area:	6,114	Pool:	
Total Value:	\$1,061,688	# of Stories:	1	Roof Mat:	GRAVEL & ROCK
Land Use:	SFR	Park Area/Cap#:	/	Parking:	ATTACHED GARAGE

Comp #:	3	Distance From Subject: 0.18 (miles)		
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Address:	4844 SAN RAFAEL AVE, LOS ANGELES, CA 90042-3131		
Owner Name:	MARIN ALEJANDRO E		
Seller Name:	BEAR FLAG HOMES LLC		
APN:	5471-011-011	Map Reference:	36-A2 /
County:	LOS ANGELES, CA	Census Tract:	1851.00
Subdivision:	HANEY	Zoning:	LAR1
Rec Date:	12/17/2021	Prior Rec Date:	12/16/2021
Sale Date:	12/03/2021	Prior Sale Date:	12/07/2021
Sale Price:	\$872,000	Prior Sale Price:	\$750,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1877916	Acres:	0.12
1st Mtg Amt:		Lot Area:	5,331
Total Value:	\$45,465	# of Stories:	2
Land Use:	SFR	Park Area/Cap#:	/
		Parking:	ROLL COMPOSITION PARKING AVAIL

Comp #:	4	Distance From Subject:	0.21 (miles)
Address:	4849 SAN RAFAEL AVE, LOS ANGELES, CA 90042-3130		
Owner Name:	JOYCE MICHAEL/JOYCE LAWREN		
Seller Name:	LEE LINA		
APN:	5471-010-004	Map Reference:	36-A2 /
County:	LOS ANGELES, CA	Census Tract:	1851.00
Subdivision:	HIGHLAND PARK EXT	Zoning:	LAR1
Rec Date:	11/01/2021	Prior Rec Date:	05/28/2014
Sale Date:	10/11/2021	Prior Sale Date:	04/23/2014
Sale Price:	\$1,225,000	Prior Sale Price:	\$628,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1634515	Acres:	0.08
1st Mtg Amt:	\$980,000	Lot Area:	3,290
Total Value:	\$711,206	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Parking:	COMPOSITION SHINGLE PARKING AVAIL

Comp #:	5	Distance From Subject:	0.27 (miles)
Address:	4650 SAN ANDREAS AVE, LOS ANGELES, CA 90065-4139		
Owner Name:	MAISON DE REVE DEV LLC		
Seller Name:	CANAVAN JAN		
APN:	5471-007-025	Map Reference:	36-A2 /
County:	LOS ANGELES, CA	Census Tract:	1851.00
Subdivision:	7982	Zoning:	LAR1
Rec Date:	09/03/2021	Prior Rec Date:	05/30/1984
Sale Date:	08/20/2021	Prior Sale Date:	
Sale Price:	\$865,000	Prior Sale Price:	\$124,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1355440	Acres:	0.12
1st Mtg Amt:	\$778,500	Lot Area:	5,014
Total Value:	\$237,307	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Parking:	COMPOSITION SHINGLE PARKING AVAIL

Comp #:	6	Distance From Subject:	0.27 (miles)
Address:	721 CRANE BLVD, LOS ANGELES, CA 90065-4038		
Owner Name:	WEINSTEIN MICHAEL D		
Seller Name:	BERNSTEIN JON A		
APN:	5466-005-020	Map Reference:	36-A2 /
County:	LOS ANGELES, CA	Census Tract:	1851.00
Subdivision:	5	Zoning:	LAR1
Rec Date:	10/01/2021	Prior Rec Date:	07/12/2005
Sale Date:	09/08/2021	Prior Sale Date:	06/08/2005
Sale Price:	\$1,200,000	Prior Sale Price:	\$555,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1499358	Acres:	0.08
1st Mtg Amt:	\$960,000	Lot Area:	3,453
Total Value:	\$700,680	# of Stories:	2
Land Use:	SFR	Park Area/Cap#:	/
		Parking:	GRAVEL & ROCK PARKING AVAIL

Comp #:7 Distance From Subject:0.32 (miles)

Address: 5068 SAN RAFAEL AVE, LOS ANGELES, CA 90042-3239

Owner Name: DRUCKER ZACHARY/PARSONS MICHELLE

Seller Name: NUANES G & C F/TR

APN: 5469-006-004 Map Reference: 36-B2 / Living Area: 1,304

County: LOS ANGELES, CA Census Tract: 1835.10 Total Rooms: 6

Subdivision: HIGHLAND PARK HEIGHTS Zoning: LAR1 Bedrooms: 3

TR

Rec Date: 11/17/2021 Prior Rec Date: 10/15/2015 Bath(F/H): 2 /

Sale Date: 10/19/2021 Prior Sale Date: 09/11/2015 Yr Built/Eff: 1927 / 1960

Sale Price: \$940,000 Prior Sale Price: \$577,000 Air Cond: CENTRAL

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

Document #: 1707422 Acres: 0.09 Fireplace: Y / 1

1st Mtg Amt: \$752,000 Lot Area: 3,921 Pool:

Total Value: \$631,031 # of Stories: 1 Roof Mat: ROLL COMPOSITION

Land Use: SFR Park Area/Cap#: / Parking:

Comp #:8 Distance From Subject:0.32 (miles)

Address: 744 MUSEUM DR, LOS ANGELES, CA 90065-4030

Owner Name: KELLY RYAN/WIESE HOLLIS

Seller Name: BROWNE BENETH A

APN: 5466-008-031 Map Reference: 36-A2 / Living Area: 1,430

County: LOS ANGELES, CA Census Tract: 1851.00 Total Rooms: 3

Subdivision: 5 Zoning: LAR1 Bedrooms: 3

Rec Date: 09/29/2021 Prior Rec Date: 07/09/2007 Bath(F/H): 2 /

Sale Date: 09/02/2021 Prior Sale Date: 05/30/2007 Yr Built/Eff: 2000 / 2000

Sale Price: \$1,028,000 Prior Sale Price: \$725,000 Air Cond: CENTRAL

Sale Type: FULL Prior Sale Type: FULL Style:

Document #: 1483653 Acres: 0.06 Fireplace: /

1st Mtg Amt: \$550,000 Lot Area: 2,801 Pool:

Total Value: \$879,768 # of Stories: Roof Mat:

Land Use: SFR Park Area/Cap#: / Parking:

Comp #:9 Distance From Subject:0.33 (miles)

Address: 641 SUNNYHILL DR, LOS ANGELES, CA 90065-4028

Owner Name: ROLLINS MIKAEL/ROLLINS RAZIEL

Seller Name: CABRIALES TINA P L/TR

APN: 5466-007-012 Map Reference: 36-A2 / Living Area: 1,153

County: LOS ANGELES, CA Census Tract: 1851.00 Total Rooms: 5

Subdivision: 5 Zoning: LAR1 Bedrooms: 2

Rec Date: 07/28/2021 Prior Rec Date: Bath(F/H): 1 /

Sale Date: 07/07/2021 Prior Sale Date: Yr Built/Eff: 1928 / 1938

Sale Price: \$718,000 Prior Sale Price: Air Cond:

Sale Type: FULL Prior Sale Type: Style: CONVENTIONAL

Document #: 1158513 Acres: 0.11 Fireplace: /

1st Mtg Amt: \$564,775 Lot Area: 4,597 Pool:

Total Value: \$48,636 # of Stories: 1 Roof Mat: COMPOSITION SHINGLE

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

Comp #:10 Distance From Subject:0.34 (miles)

Address: 4922 LYNN ST, LOS ANGELES, CA 90042-3219

Owner Name: BELLA ASSETS LLC

Seller Name: COVARRUBIAS FAMILY TRUST

APN: 5471-022-018 Map Reference: 36-B2 / Living Area: 1,176

County: LOS ANGELES, CA Census Tract: 1851.00 Total Rooms: 6

Subdivision: HUBBS HOLLY HILL Zoning: LAR1 Bedrooms: 3

Rec Date: 07/26/2021 Prior Rec Date: 11/04/1968 Bath(F/H): 2 /

Sale Date: 06/23/2021 Prior Sale Date: Yr Built/Eff: 1967 / 1967

Sale Price: \$825,000 Prior Sale Price: \$24,500 Air Cond:

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

Document #: 1142440 Acres: 0.14 Fireplace: /

1st Mtg Amt:	\$877,500	Lot Area:	6,299	Pool:	POOL
Total Value:	\$125,317	# of Stories:	2	Roof Mat:	GRAVEL & ROCK
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:11 Distance From Subject:0.34 (miles)

Address: **5038 SHIPLEY GLEN DR, LOS ANGELES, CA 90042-3260**

Owner Name: **MALAVE ANTONIO/MALAVE FABIOLA R**

Seller Name: **VILLALBA EDUARDO A**

APN:	5469-010-012	Map Reference:	36-B2 /	Living Area:	1,500
County:	LOS ANGELES, CA	Census Tract:	1835.20	Total Rooms:	4
Subdivision:	SHIPLEY GLNE	Zoning:	LAR1	Bedrooms:	3
Rec Date:	07/29/2021	Prior Rec Date:	05/08/1996	Bath(F/H):	2 /
Sale Date:	07/06/2021	Prior Sale Date:		Yr Built/Eff:	1993 / 1993
Sale Price:	\$500,000	Prior Sale Price:	\$127,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	1163110	Acres:	0.14	Fireplace:	/
1st Mtg Amt:	\$511,500	Lot Area:	5,965	Pool:	
Total Value:	\$276,071	# of Stories:	1	Roof Mat:	ROLL
					COMPOSITION
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:12 Distance From Subject:0.35 (miles)

Address: **4632 CLELAND AVE, LOS ANGELES, CA 90065-4153**

Owner Name: **KOLANGIAN EDWARD/KOLANGIAN NVARD**

Seller Name: **FINE MARGARET FAMILY TRUST**

APN:	5471-005-016	Map Reference:	36-A2 /	Living Area:	1,479
County:	LOS ANGELES, CA	Census Tract:	1851.00	Total Rooms:	5
Subdivision:	7982	Zoning:	LAR1	Bedrooms:	3
Rec Date:	06/24/2021	Prior Rec Date:	07/24/1987	Bath(F/H):	2 /
Sale Date:	06/17/2021	Prior Sale Date:	06/1987	Yr Built/Eff:	1959 / 1959
Sale Price:	\$800,000	Prior Sale Price:	\$139,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	995071	Acres:	0.15	Fireplace:	/
1st Mtg Amt:	\$640,000	Lot Area:	6,480	Pool:	
Total Value:	\$260,180	# of Stories:	1	Roof Mat:	GRAVEL & ROCK
Land Use:	SFR	Park Area/Cap#:	/	Parking:	BUILT-IN

Comp #:13 Distance From Subject:0.36 (miles)

Address: **5022 GRANADA ST, LOS ANGELES, CA 90042-3829**

Owner Name: **LAROCHE-TREMBLAY CHLOE M/OMAR HANNA N**

Seller Name: **SEASTROM PHILIP**

APN:	5469-011-006	Map Reference:	36-B2 /	Living Area:	1,152
County:	LOS ANGELES, CA	Census Tract:	1835.20	Total Rooms:	5
Subdivision:	74	Zoning:	LARD1.5	Bedrooms:	3
Rec Date:	10/05/2021	Prior Rec Date:	11/21/2019	Bath(F/H):	2 /
Sale Date:	09/20/2021	Prior Sale Date:	10/25/2019	Yr Built/Eff:	1920 / 1929
Sale Price:	\$1,202,500	Prior Sale Price:	\$925,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	1511333	Acres:	0.10	Fireplace:	Y / 1
1st Mtg Amt:	\$1,080,000	Lot Area:	4,451	Pool:	
Total Value:	\$934,582	# of Stories:	1	Roof Mat:	ROLL
					COMPOSITION
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:14 Distance From Subject:0.36 (miles)

Address: **943 FARNAM ST, LOS ANGELES, CA 90042-2226**

Owner Name: **RAIS-FIROUZ ARYA/RAIS-FIROUZ SEVINA**

Seller Name: **ST 943 F TRUST**

APN:	5477-023-019	Map Reference:	36-A1 /	Living Area:	1,428
County:	LOS ANGELES, CA	Census Tract:	1862.03	Total Rooms:	4
Subdivision:	7677	Zoning:	LAR1	Bedrooms:	3
Rec Date:	07/20/2021	Prior Rec Date:	11/18/2020	Bath(F/H):	2 /
Sale Date:	06/30/2021	Prior Sale Date:	10/31/2020	Yr Built/Eff:	1925 / 1962
Sale Price:	\$1,070,000	Prior Sale Price:	\$810,000	Air Cond:	

Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	1114108	Acres:	0.14	Fireplace:	/
1st Mtg Amt:	\$420,000	Lot Area:	6,147	Pool:	
Total Value:	\$810,000	# of Stories:	1	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:15 Distance From Subject:0.37 (miles)

Address: **948 FARNAM ST, LOS ANGELES, CA 90042-2260**

Owner Name: **MACAO ANTHONY/KLASSEN ANNA**

Seller Name: **RHODES JOHN**

APN:	5477-022-013	Map Reference:	36-A1 /	Living Area:	1,262
County:	LOS ANGELES, CA	Census Tract:	1862.03	Total Rooms:	5
Subdivision:	5677	Zoning:	LAR1	Bedrooms:	2
Rec Date:	12/08/2021	Prior Rec Date:	08/23/2019	Bath(F/H):	2 /
Sale Date:	11/12/2021	Prior Sale Date:	08/20/2019	Yr Built/Eff:	1925 / 1925
Sale Price:	\$1,115,000	Prior Sale Price:	\$745,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	UNKNOWN
Document #:	1822548	Acres:	0.16	Fireplace:	Y / 1
1st Mtg Amt:		Lot Area:	6,783	Pool:	
Total Value:	\$752,717	# of Stories:	1	Roof Mat:	ROLL COMPOSITION
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:16 Distance From Subject:0.38 (miles)

Address: **960 EL PASO DR, LOS ANGELES, CA 90042-3145**

Owner Name: **BELLA ASSETS LLC**

Seller Name: **JIMENEZ DESIREE**

APN:	5477-025-012	Map Reference:	36-A1 /	Living Area:	1,182
County:	LOS ANGELES, CA	Census Tract:	1862.03	Total Rooms:	6
Subdivision:	3352	Zoning:	LAR1	Bedrooms:	3
Rec Date:	07/16/2021	Prior Rec Date:		Bath(F/H):	1 /
Sale Date:	06/14/2021	Prior Sale Date:		Yr Built/Eff:	1931 / 1937
Sale Price:	\$730,000	Prior Sale Price:		Air Cond:	
Sale Type:	FULL	Prior Sale Type:		Style:	CONVENTIONAL
Document #:	1103763	Acres:	0.12	Fireplace:	/
1st Mtg Amt:	\$657,000	Lot Area:	5,060	Pool:	
Total Value:	\$38,671	# of Stories:	1	Roof Mat:	ROLL COMPOSITION
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:17 Distance From Subject:0.40 (miles)

Address: **942 OLANCHA DR, LOS ANGELES, CA 90065-4232**

Owner Name: **FOGWELL DUANE/GRAY OLIVIA**

Seller Name: **NELA DEV 1 LLC**

APN:	5475-016-018	Map Reference:	36-A2 /	Living Area:	1,196
County:	LOS ANGELES, CA	Census Tract:	1862.03	Total Rooms:	5
Subdivision:	6340	Zoning:	LAR1	Bedrooms:	2
Rec Date:	11/23/2021	Prior Rec Date:	06/10/2021	Bath(F/H):	1 /
Sale Date:	11/03/2021	Prior Sale Date:	05/20/2021	Yr Built/Eff:	1942 / 1942
Sale Price:	\$1,400,000	Prior Sale Price:	\$835,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	1740408	Acres:	0.18	Fireplace:	Y / 1
1st Mtg Amt:	\$1,190,000	Lot Area:	7,732	Pool:	
Total Value:	\$75,820	# of Stories:	1	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:18 Distance From Subject:0.41 (miles)

Address: **710 QUAIL DR, LOS ANGELES, CA 90065-4041**

Owner Name: **ZIEGLER AZA M L**

Seller Name: **SEVEN TEN QUAIL TRUST**

APN:	5466-011-005	Map Reference:	36-A3 /	Living Area:	1,534
County:	LOS ANGELES, CA	Census Tract:	1851.00	Total Rooms:	4

Subdivision:	5396	Zoning:	LAR1	Bedrooms:	2
Rec Date:	10/01/2021	Prior Rec Date:	09/19/2014	Bath(F/H):	1 /
Sale Date:	09/14/2021	Prior Sale Date:	08/18/2014	Yr Built/Eff:	1932 / 1945
Sale Price:	\$1,650,000	Prior Sale Price:	\$785,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	1496881	Acres:	0.08	Fireplace:	/
1st Mtg Amt:	\$822,000	Lot Area:	3,469	Pool:	
Total Value:	\$697,831	# of Stories:	1	Roof Mat:	ROLL COMPOSITION
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #: **19** Distance From Subject: **0.44 (miles)**

Address: **559 MILTON CT, LOS ANGELES, CA 90065-5027**

Owner Name: **HANSON ARIN J**

Seller Name: **HURWITZ JACOB**

APN:	5466-012-031	Map Reference:	36-A3 /	Living Area:	1,520
County:	LOS ANGELES, CA	Census Tract:	1851.00	Total Rooms:	5
Subdivision:	5396	Zoning:	LAR1	Bedrooms:	3
Rec Date:	08/12/2021	Prior Rec Date:	09/26/2016	Bath(F/H):	2 /
Sale Date:	07/06/2021	Prior Sale Date:	08/09/2016	Yr Built/Eff:	1965 / 1965
Sale Price:	\$1,340,000	Prior Sale Price:	\$805,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	UNKNOWN
Document #:	1236826	Acres:	0.09	Fireplace:	Y / 1
1st Mtg Amt:	\$938,000	Lot Area:	3,815	Pool:	
Total Value:	\$863,119	# of Stories:	2	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #: **20** Distance From Subject: **0.46 (miles)**

Address: **5007 MONTE VISTA ST, LOS ANGELES, CA 90042-3901**

Owner Name: **CASA FOR YOU LLC/FERNANDEZ FERNANDO**

Seller Name: **SETO JIM & SHARON**

APN:	5469-012-015	Map Reference:	36-B2 /	Living Area:	1,474
County:	LOS ANGELES, CA	Census Tract:	1835.20	Total Rooms:	
Subdivision:	COLLEGE	Zoning:	LARD1.5	Bedrooms:	3
Rec Date:	09/17/2021	Prior Rec Date:	09/22/1997	Bath(F/H):	2 /
Sale Date:	09/02/2021	Prior Sale Date:		Yr Built/Eff:	1905 / 1905
Sale Price:	\$726,000	Prior Sale Price:		Air Cond:	YES
Sale Type:	FULL	Prior Sale Type:		Style:	
Document #:	1425881	Acres:	0.12	Fireplace:	/
1st Mtg Amt:	\$767,500	Lot Area:	5,377	Pool:	
Total Value:	\$58,533	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

EXHIBIT D

ASSIGNED INSPECTOR: **PATRICK LIEBREGT**
JOB ADDRESS: **723 NORTH TERRACE 49, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5471-014-005**

Date: **March 1, 2024**

CASE NO.: **765408**
ORDER NO.: **A-4409807**

EFFECTIVE DATE OF ORDER TO COMPLY: **June 23, 2017**
COMPLIANCE EXPECTED DATE: **July 23, 2017**
DATE COMPLIANCE OBTAINED: **June 04, 2019**

.....

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

VIOLATIONS:

SEE ATTACHED ORDER # A-4409807

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 AND NOTICE OF FEE

LAMELZA, BARBARA C
440 1/2 N SPAULDING AVE
LOS ANGELES, CA 90036

CASE #: 765408
ORDER #: A-4409807
EFFECTIVE DATE: June 23, 2017
COMPLIANCE DATE: July 23, 2017

OWNER OF

SITE ADDRESS: 723 N TERRACE 49

ASSESSORS PARCEL NO.: 5471-014-005

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 eaves are being enclosed, creating a soffit without the required plans, permits, inspection, and approvals.

You are therefore ordered to: Demolish and remove all unapproved/unpermitted construction work performed without the required plans, permits, inspections, approvals and clearances, and restore all buildings and the site to its originally approved condition.

Or

Submit plans, obtain all required permits, inspections, approvals, and all required clearances to secure a new Certificate of Occupancy to make the building/site conform and comply with all requirements of the L.A.M.C.

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, 91.104.2.4, and 91.104.2.2 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

1050908201742084

Location: Rear part of the dwelling

Comments: Recessed lighting is being installed in the soffits

2. Electrical permit required for the lighting that is being installed.

You are therefore ordered to: Remove all electrical wiring and equipment which was installed without the required permits and return the electrical system to its original approved condition.

OR

Obtain the required electrical permit, expose concealed work and call for required inspections.

Code Section(s) in Violation: 93.0201, 93.0104, 12.21A.1(a) of the L.A.M.C.

Comments: In newly constructed soffits at rear of dwelling

3. Smoke alarms are missing or disabled.

You are therefore ordered to: Replace or repair the smoke alarms in the dwelling units.

Code Section(s) in Violation: 91.5R314.3, 91.5R314.1, 91.5R314.6, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

4. The window changeout and stucco work done the exterior of the dwelling was/is constructed without the required plans, permits, inspection, and approvals.

You are therefore ordered to: Demolish and remove all unapproved/unpermitted construction work performed with out the required plans, permits, inspections, approvals and clearances, and restore all buildings and the site to its originally approved condition.

Or

Submit plans, obtain all required permits, inspections, approvals, and all required clearances to secure a new Certificate of Occupancy to make the building/site conform and comply with all requirements of the L.A.M.C.

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, 91.104.2.4, and 91.104.2.2 of the L.A.M.C.

5. Carbon monoxide alarms are missing or disabled.

You are therefore ordered to: Replace or repair the carbon monoxide alarms in the dwelling units.

Code Section(s) in Violation: 91.5R315.2, 91.5R315.1.1, 91.5R315.1.2, 91.5R315.3, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

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.

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CODE ENFORCEMENT BUREAU

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www.ladbs.org

1050908201742084

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:

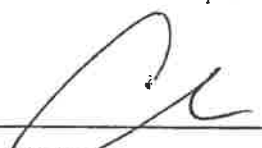
Whenever any work has been commenced without authorization by a permit or application for inspection, and which violates provisions of Articles 1 through 8 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.) , and if no order has been issued by the department or a court of law requiring said work 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.

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
221 N. FIGUEROA ST. SUITE 1100
LOS ANGELES, CA 90012
(213)252-3058

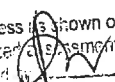
Javier.Ramos@lacity.org


REVIEWED BY

Date: June 08, 2017

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

JUN 15 2017

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

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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