

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

June 14, 2024

Council District: # 15

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

JOB ADDRESS: 1913 EAST 114<sup>TH</sup> STREET, LOS ANGELES, CA  
ASSESSORS PARCEL NO. (APN): 6067-003-005  
Re: Invoice #775919-8

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: **1913 East 114<sup>th</sup> 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.

Following the Department's investigation an order or orders to comply were issued on August 31, 2018 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 Code Enforcement fee	660.00
Late Charge/Collection fee (250%)	1,650.00
Accumulated Interest (1%/month)	1,262.41
Title Report fee	30.00
<b>Grand Total</b>	<b>\$ 3,602.41</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 **\$3,602.41** 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 **\$3,602.41** 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 Younan

Chief, LADBS 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. T17564**  
**Dated as of: 05/11/2023**

**Prepared for: City of Los Angeles**

### ***SCHEDULE A***

*(Reported Property Information)*

**APN #: 6067-003-005**

**Property Address: 1913 E 114TH ST**

**City: Los Angeles**

**County: Los Angeles**

### **VESTING INFORMATION**

**Type of Document: GRANT DEED**

**Grantee : RAUL A. GUERRA**

**Grantor : ELVIS HUERTA AND LILY HUERTA**

**Deed Date : 09/27/2017**

**Recorded : 12/13/2017**

**Instr No. : 17-1443456**

**MAILING ADDRESS: RAUL A. GUERRA**

**1913 E 114TH ST, LOS ANGELES, CA 90059**

### ***SCHEDULE B***

#### **LEGAL DESCRIPTION**

**Lot Number: 31 Subdivision Name: RICE TRACT Brief Description: RICE TRACT LOT 31**

#### **MORTGAGES/LIENS**

**Type of Document: ASSIGNMENT OF DEED OF TRUST**

**Recording Date 12/05/2022**

**Document #: 22-1131182**

**Loan Amount: \$294,566**

**Lender Name: FREEDOM MORTGAGE CORPORATION**

**Borrowers Name: RAUL A. GUERRA**

**MAILING ADDRESS: FREEDOM MORTGAGE CORPORATION**

**20 LAKE CENTER DRIVE MARLTON, NJ 08053**

This page is part of your document - DO NOT DISCARD



**20171443456**



Pages:  
0002

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

12/13/17 AT 08:00AM

FEES :	22.00
TAXES :	1,680.00
OTHER :	0.00
PAID :	1,702.00



LEADSHEET



201712130140022

00014643969



008782561

SEQ:  
01

SECURE - 8:00AM



THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY:  
A Better Choice Escrow, Inc.

AND WHEN RECORDED MAIL TO:

Raul A. Guerra  
1913 EAST 114th ST.  
LOS ANGELES CA 90059

Order No. 00179551  
Escrow No. 00506104-MA  
Parcel No. 6067-003-005

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### GRANT DEED

THE UNDERSIGNED GRANTOR(S) HEREBY DECLARES THAT DOCUMENTARY TRANSFER TAX IS \$330.00 and CITY \$1,350.00

- ☒ computed on full value of property conveyed, or  
☐ computed on full value less liens or encumbrances remaining at the time of sale.  
☐ unincorporated area: ☒ Los Angeles, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
Elvis Huerta and Lily Huerta, Husband and wife as Joint Tenants

hereby GRANTS to Raul A. Guerra , a single man.

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

LOT 31 OF RICE TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5, PAGES 97 OF MAPS, IN THE COUNTY RECORDER OF SAID COUNTY.

Date September 27, 2017

Elvis Huerta

Lily Huerta

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 } s.s.

On October 12, 2017, before me, Maria G. Tabares, notary public  
personally appeared Elvis Huerta and Lily Huerta, 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 Maria G. Tabares (Seal)

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



This page is part of your document - DO NOT DISCARD



**20221131182**



Pages:  
0003

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

12/05/22 AT 09:35AM

FEES:	25.00
TAXES:	0.00
OTHER:	0.00
SB2:	75.00
PAID:	100.00



LEADSHEET



202212050980013

00023002775



013806065

SEQ:  
01

SECURE - Daily



THIS FORM IS NOT TO BE DUPLICATED

**Recording Requested By:**

Freedom Mortgage Corporation  
Aravind Ggg(IN)  
20 Lake Center Drive  
Marlton NJ 08053  
(855) 690-5900

**When Recorded Mail To:**

Freedom Mortgage Corporation  
Assignment of Mortgage Department  
20 Lake Center Drive  
Marlton NJ 08053

Loan #: **0062181300**

MIN: **100412800021443257**

MERS Phone #: **(888) 679-6377**

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**ASSIGNMENT OF DEED OF TRUST**

FOR VALUE RECEIVED, the receipt and sufficiency of which is hereby acknowledged, the undersigned, **Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for American Financial Network, Inc., its successors and assigns, P.O. Box 2026, Flint, MI 48501-2026 (888) 679-6377**, herein ("Assignor"), does hereby grant, assign, transfer and convey, without recourse unto **Freedom Mortgage Corporation, 907 Pleasant Valley Ave Ste3, Mount Laurel, NJ 08054**, assignee, the described deed of trust, with all interest, all liens, and any rights due or to become due thereon. Said Deed of Trust for **\$294566.00** is recorded in the State of **California**, County of **Los Angeles** Official Records, dated **12/09/2017** and recorded **12/13/2017**, as Instrument No. **20171443457** in Book No. **N/A**, at Page No. **N/A**

Property Address: **1913 E 114TH ST LOS ANGELES, CA 90059**

Executed by **RAUL A. GUERRA, A SINGLE MAN**, as Borrower(s), and **Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for American Financial Network, Inc., its successors and assigns** as the original beneficiary.

Date: **12/02/2022**.

**Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for American Financial Network, Inc., its successors and assigns**

By: *Howard D. Wiggins II*

Name: **HOWARD D WIGGINS II**

Title: **Assistant Secretary**

STATE OF New Jersey  
COUNTY OF BURLINGTON } s.s.

On 12/02/2022, before me, **Roseann McKenry**, Notary Public, personally appeared **HOWARD D WIGGINS II**, **Assistant Secretary for Mortgage Electronic Registration Systems, Inc.**, as beneficiary, as nominee for **American Financial Network, Inc.**, its successors and assigns, personally known to me (or proved to me the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that she/he/they executed the same in her/his/their authorized capacity(ies), and that by her/his/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.



Notary Public: **Roseann McKenry**  
My Commission Expires: **04/23/2024**  
Commission #: **50103661**

Roseann McKenry  
Notary Public  
New Jersey  
My Commission Expires 4-23-2024  
No. 50103661

Drafted By: **Aravind Ggg(IN)**

EXHIBIT B

ASSIGNED INSPECTOR: **KIM DOEPPING**  
JOB ADDRESS: **1913 EAST 114<sup>TH</sup> STREET, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **6067-003-005**

Date: **June 14, 2024**

Last Full Title: **5/11/2023**

Last Update to Title:

.....

**LIST OF OWNERS AND INTERESTED PARTIES**

- 1) RAUL A. GUERRA  
1913 E. 114TH ST.  
LOS ANGELES, CA 90059

CAPACITY: OWNER
- 2) FREEDOM MORTGAGE CORPORATION  
20 LAKE CENTER DRIVE  
MARLTON, NJ 08053

CAPACITY: INTERESTED PARTY



**Property Detail Report**

For Property Located At :

**1913 E 114TH ST, LOS ANGELES, CA 90059-2207**

RealQuest

**Owner Information**

Owner Name: **GUERRA RAUL A**  
 Mailing Address: **1913 E 114TH ST, LOS ANGELES CA 90059-2207 C033**  
 Vesting Codes: **//**

**Location Information**

Legal Description:	<b>R1CE TRACT LOT 31</b>	APN:	<b>6067-003-005</b>
County:	<b>LOS ANGELES, CA</b>	Alternate APN:	
Census Tract / Block:	<b>2431.00 / 3</b>	Subdivision:	<b>RICE</b>
Township-Range-Sect:	<b>00-1C-00</b>	Map Reference:	<b>58-E5 /</b>
Legal Book/Page:		Tract #:	
Legal Lot:	<b>31</b>	School District:	<b>LOS ANGELES</b>
Legal Block:		School District Name:	<b>LOS ANGELES</b>
Market Area:	<b>C37</b>	Munic/Township:	<b>LOS ANGELES</b>
Neighbor Code:			

**Owner Transfer Information**

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

**Last Market Sale Information**

Recording/Sale Date:	<b>12/13/2017 / 09/27/2017</b>	1st Mtg Amount/Type:	<b>\$294,566 / FHA</b>
Sale Price:	<b>\$300,000</b>	1st Mtg Int. Rate/Type:	<b>/</b>
Sale Type:	<b>FULL</b>	1st Mtg Document #:	<b>1443457</b>
Document #:	<b>1443456</b>	2nd Mtg Amount/Type:	<b>/</b>
Deed Type:	<b>GRANT DEED</b>	2nd Mtg Int. Rate/Type:	<b>/</b>
Transfer Document #:		Price Per SqFt:	<b>\$284.09</b>
New Construction:		Multi/Split Sale:	
Title Company:	<b>FIDELITY NATIONAL TITLE CO</b>		
Lender:	<b>AMERICAN FIN'L NETWORK</b>		
Seller Name:	<b>HUERTA ELVIS &amp; LILY</b>		

**Prior Sale Information**

Prior Rec/Sale Date:	<b>10/22/2010 / 04/30/2010</b>	Prior Lender:	<b>STEARNS LNDG INC</b>
Prior Sale Price:	<b>\$115,500</b>	Prior 1st Mtg Amt/Type:	<b>\$113,471 / FHA</b>
Prior Doc Number:	<b>1515724</b>	Prior 1st Mtg Rate/Type:	<b>/</b>
Prior Deed Type:	<b>GRANT DEED</b>		

**Property Characteristics**

Gross Area:		Parking Type:		Construction:	
Living Area:	<b>1,056</b>	Garage Area:		Heat Type:	<b>HEATED</b>
Tot Adj Area:		Garage Capacity:		Exterior wall:	
Above Grade:		Parking Spaces:		Porch Type:	
Total Rooms:		Basement Area:		Patio Type:	
Bedrooms:	<b>4</b>	Finish Bsmnt Area:		Pool:	
Bath(F/H):	<b>2 /</b>	Basement Type:		Air Cond:	
Year Built / Eff:	<b>1926 / 1962</b>	Roof Type:		Style:	
Fireplace:	<b>/</b>	Foundation:		Quality:	
# of Stories:		Roof Material:		Condition:	
Other Improvements:					

**Site Information**

Zoning:	<b>LAR1</b>	Acres:	<b>0.08</b>	County Use:	<b>SINGLE FAMILY RESID (0100)</b>
Lot Area:	<b>3,435</b>	Lot Width/Depth:	<b>x</b>	State Use:	
Land Use:	<b>SFR</b>	Res/Comm Units:	<b>1 /</b>	Water Type:	
Site Influence:				Sewer Type:	

**Tax Information**

Total Value:	<b>\$321,657</b>	Assessed Year:	<b>2022</b>	Property Tax:	<b>\$4,158.17</b>
Land Value:	<b>\$220,336</b>	Improved %:	<b>31%</b>	Tax Area:	<b>460</b>
Improvement Value:	<b>\$101,321</b>	Tax Year:	<b>2022</b>	Tax Exemption:	
Total Taxable Value:	<b>\$321,657</b>				

**Comparable Sales Report**

For Property Located At



RealQuest

**1913 E 114TH ST, LOS ANGELES, CA 90059-2207**

8 Comparable(s) Selected.

Report Date: 05/25/2023

**Summary Statistics:**

	Subject	Low	High	Average
Sale Price	\$300,000	\$365,000	\$600,000	\$518,125
Bldg/Living Area	1,056	912	1,197	1,031
Price/Sqft	\$284.09	\$351.98	\$567.71	\$505.49
Year Built	1926	1913	1991	1956
Lot Area	3,435	3,250	6,519	4,147
Bedrooms	4	2	3	3
Bathrooms/Restrooms	2	1	3	2
Stories	0.00	1.00	1.00	1.00
Total Value	\$321,657	\$72,422	\$470,000	\$327,659
Distance From Subject	0.00	0.15	0.50	0.26

\* = user supplied for search only

**Comp #1**

Distance From Subject: 0.15 (miles)

Address: **1807 E 115TH ST, LOS ANGELES, CA 90059-2505**Owner Name: **BOTELLO FERNANDO H/GONZALEZ SIMON R**Seller Name: **CURIEL FAMILY TRUST**APN: **6069-026-029**Map Reference: **58-E5 /**Living Area: **1,146**County: **LOS ANGELES, CA**Census Tract: **2427.00**

Total Rooms:

Subdivision: **DUNBAR PARK**Zoning: **LAR1**Bedrooms: **2**Rec Date: **01/19/2023**Prior Rec Date: **01/10/2022**Bath(F/H): **1 /**Sale Date: **11/30/2022**Prior Sale Date: **12/21/2021**Yr Built/Eff: **1913 / 1914**Sale Price: **\$600,000**Prior Sale Price: **\$350,000**

Air Cond:

Sale Type: **FULL**Prior Sale Type: **FULL**

Style:

Document #: **38317**Acres: **0.15**Fireplace: **/**1st Mtg Amt: **\$579,975**Lot Area: **6,519**

Pool:

Total Value: **\$387,000**# of Stories: **1**

Roof Mat:

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

Parking:

**Comp #2**

Distance From Subject: 0.15 (miles)

Address: **2012 E 113TH ST, LOS ANGELES, CA 90059-2032**Owner Name: **RADICAL ENTS INC**Seller Name: **ELAM DARLENE K & YOLANDA D**APN: **6067-012-035**Map Reference: **58-E5 /**Living Area: **1,037**County: **LOS ANGELES, CA**Census Tract: **2431.00**

Total Rooms:

Subdivision: **CRYSTAL SPGS TR**Zoning: **LAR1**Bedrooms: **3**Rec Date: **11/08/2022**

Prior Rec Date:

Bath(F/H): **1 /**Sale Date: **10/10/2022**

Prior Sale Date:

Yr Built/Eff: **1944 / 1944**Sale Price: **\$365,000**

Prior Sale Price:

Air Cond:

Sale Type: **FULL**

Prior Sale Type:

Style:

Document #: **1056007**Acres: **0.13**Fireplace: **/**1st Mtg Amt: **\$382,500**Lot Area: **5,488**

Pool:

Total Value: **\$72,422**# of Stories: **1**

Roof Mat:

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

Parking:

**Comp #3**

Distance From Subject: 0.17 (miles)

Address: **1780 E 112TH ST, LOS ANGELES, CA 90059-1918**Owner Name: **LOPEZ RICARDO I M/LOPEZ WILDER M**Seller Name: **DEL MAR HOUSING LLC**APN: **6069-019-027**Map Reference: **58-E4 /**Living Area: **952**

County:	LOS ANGELES, CA	Census Tract:	2427.00	Total Rooms:	
Subdivision:	HENRIQUE VILLA TR	Zoning:	LAR1	Bedrooms:	3
Rec Date:	10/21/2022	Prior Rec Date:	01/19/2022	Bath(F/H):	1 /
Sale Date:	09/12/2022	Prior Sale Date:	10/12/2021	Yr Built/Eff:	1954 / 1954
Sale Price:	\$530,000	Prior Sale Price:	\$390,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	1009032	Acres:	0.08	Fireplace:	/
1st Mtg Amt:	\$520,400	Lot Area:	3,427	Pool:	
Total Value:	\$284,453	# of Stories:	1	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:4 Distance From Subject:0.20 (miles)

Address: 1777 E 112TH ST, LOS ANGELES, CA 90059-1917

Owner Name: CARDOZO LUISA R/AGUILAR JAIME

Seller Name: ESTRADA JAIME O

APN:	6069-018-026	Map Reference:	58-E4 /	Living Area:	960
County:	LOS ANGELES, CA	Census Tract:	2427.00	Total Rooms:	4
Subdivision:	HUNTER TR	Zoning:	LAR1	Bedrooms:	3
Rec Date:	10/27/2022	Prior Rec Date:	05/24/2019	Bath(F/H):	2 /
Sale Date:	09/29/2022	Prior Sale Date:	04/30/2019	Yr Built/Eff:	1956 / 1991
Sale Price:	\$545,000	Prior Sale Price:	\$370,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	1022441	Acres:	0.08	Fireplace:	/
1st Mtg Amt:	\$535,128	Lot Area:	3,283	Pool:	
Total Value:	\$388,933	# of Stories:	1	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	ATTACHED GARAGE

Comp #:5 Distance From Subject:0.28 (miles)

Address: 10964 WILMINGTON AVE, LOS ANGELES, CA 90059-1240

Owner Name: GRAMAJA MARIO D L/FLARES REINA I L

Seller Name: ALGUTRIA MARIA

APN:	6067-006-025	Map Reference:	58-E4 /	Living Area:	1,197
County:	LOS ANGELES, CA	Census Tract:	2431.00	Total Rooms:	
Subdivision:	WALTON TR	Zoning:	LAC2	Bedrooms:	3
Rec Date:	02/23/2023	Prior Rec Date:	11/21/2018	Bath(F/H):	2 /
Sale Date:	01/24/2023	Prior Sale Date:	08/28/2018	Yr Built/Eff:	1991 / 1991
Sale Price:	\$525,000	Prior Sale Price:	\$370,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	116261	Acres:	0.07	Fireplace:	/
1st Mtg Amt:	\$509,250	Lot Area:	3,255	Pool:	
Total Value:	\$393,255	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:6 Distance From Subject:0.30 (miles)

Address: 2113 E 111TH ST, LOS ANGELES, CA 90059-2045

Owner Name: GOMEZ JOSE R P/GUTIERREZ MARIBEL

Seller Name: DIXON TROY

APN:	6067-009-043	Map Reference:	58-E4 /	Living Area:	912
County:	LOS ANGELES, CA	Census Tract:	2431.00	Total Rooms:	
Subdivision:	CRYSTAL SPGS	Zoning:	LAR1	Bedrooms:	3
Rec Date:	11/08/2022	Prior Rec Date:	11/26/2019	Bath(F/H):	1 /
Sale Date:	10/05/2022	Prior Sale Date:	10/30/2019	Yr Built/Eff:	1958 / 1958
Sale Price:	\$510,000	Prior Sale Price:	\$350,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	1056547	Acres:	0.07	Fireplace:	/
1st Mtg Amt:	\$494,700	Lot Area:	3,262	Pool:	
Total Value:	\$360,697	# of Stories:	1	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:7 Distance From Subject:0.33 (miles)

Address: 10928 GRAPE ST XX, LOS ANGELES, CA 90059-2020

Owner Name: GARCIA ROSALBA/ANDRADE ENRIQUE

Seller Name: PORTILLO JUAN & ANA D

APN:	<b>6067-008-042</b>	Map Reference:	<b>58-E4 /</b>	Living Area:	<b>1,045</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2431.00</b>	Total Rooms:	
Subdivision:	<b>WALTON TR</b>	Zoning:	<b>LAR1</b>	Bedrooms:	<b>2</b>
Rec Date:	<b>11/28/2022</b>	Prior Rec Date:	<b>10/07/2003</b>	Bath(F/H):	<b>3 /</b>
Sale Date:	<b>10/31/2022</b>	Prior Sale Date:	<b>08/05/2003</b>	Yr Built/Eff:	<b>1986 / 1992</b>
Sale Price:	<b>\$530,000</b>	Prior Sale Price:	<b>\$189,000</b>	Air Cond:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Style:	
Document #:	<b>1107859</b>	Acres:	<b>0.07</b>	Fireplace:	<b>/</b>
1st Mtg Amt:	<b>\$520,400</b>	Lot Area:	<b>3,250</b>	Pool:	
Total Value:	<b>\$264,514</b>	# of Stories:		Roof Mat:	
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>	Parking:	

Comp #:	<b>8</b>	Distance From Subject: <b>0.50 (miles)</b>			
Address:	<b>10882 WEIGAND AVE, LOS ANGELES, CA 90059</b>				
Owner Name:	<b>LEANOR ORALIA L/LEYVA MIREYA</b>				
Seller Name:	<b>SALMERON GUILLERMO</b>				
APN:	<b>6068-012-042</b>	Map Reference:	<b>58-E4 /</b>	Living Area:	<b>1,002</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2430.02</b>	Total Rooms:	<b>5</b>
Subdivision:	<b>6918</b>	Zoning:	<b>LAR1</b>	Bedrooms:	<b>3</b>
Rec Date:	<b>03/08/2023</b>	Prior Rec Date:	<b>08/25/2021</b>	Bath(F/H):	<b>2 /</b>
Sale Date:	<b>02/08/2023</b>	Prior Sale Date:	<b>08/06/2021</b>	Yr Built/Eff:	<b>1950 / 1955</b>
Sale Price:	<b>\$540,000</b>	Prior Sale Price:	<b>\$470,000</b>	Air Cond:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Style:	<b>CONVENTIONAL</b>
Document #:	<b>146834</b>	Acres:	<b>0.11</b>	Fireplace:	<b>/</b>
1st Mtg Amt:	<b>\$530,219</b>	Lot Area:	<b>4,690</b>	Pool:	
Total Value:	<b>\$470,000</b>	# of Stories:		Roof Mat:	
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>	Parking:	

# EXHIBIT D

ASSIGNED INSPECTOR: **KIM DOEPPING**  
JOB ADDRESS: **1913 EAST 114TH STREET, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **6067-003-005**

Date: June 14, 2024

CASE NO.: 818870  
ORDER NO.: A-4793073

EFFECTIVE DATE OF ORDER TO COMPLY: **August 31, 2018**  
COMPLIANCE EXPECTED DATE: **September 30, 2018**  
DATE COMPLIANCE OBTAINED: **March 5, 2019**

.....

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

### **VIOLATIONS:**

SEE ATTACHED ORDER # A-4793073

1061025201865666

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

GUERRA, RAUL A  
1913 E 114TH ST  
LOS ANGELES, CA 90059

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

AUG 21 2018

CASE #: 818870  
ORDER #: A-4793073  
EFFECTIVE DATE: August 31, 2018  
COMPLIANCE DATE: September 30, 2018

OWNER OF  
SITE ADDRESS: 1913 E 114TH ST

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

ASSESSORS PARCEL NO.: 6067-003-005  
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:

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 illegal occupancy.

You are therefore ordered to: 1) Discontinue the use and occupancy of all buildings or portions thereof occupied for living, sleeping, cooking or dining purposes which were not designed or intended to be used for such occupancies. 2) Demolish and remove all construction work performed and return the property to its permitted state.

Code Section(s) in Violation: 91.8902.14, 91.8902, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

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



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

Location: Garage.

**2. The garage has been converted to habitable space without the required permits and approvals.**

You are therefore ordered to: Discontinue the use as a dwelling and restore the garage to its originally permitted use as a garage.

Code Section(s) in Violation: 12.21A.1.(a), 12.21A4(a), 12.21A4(m), 91.8902.14, 91.8105, 91.103.1 of the L.A.M.C.

**3. Electrical work has been done without the required permits and approvals.**

You are therefore ordered to: Obtain all required electrical permits and approvals.

Code Section(s) in Violation: 93.0201, 93.0104, 91.103.1 12.21A.1.(a) of the L.A.M.C.

**4. Plumbing work has been done without the required permits and approvals.**

You are therefore ordered to: Obtain all required plumbing permits and approvals.

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

**5. Failure to provide or maintain the required off street parking.**

You are therefore ordered to: Provide and/or maintain the required off street parking.

Code Section(s) in Violation: 12.21A.1.(a), and 12.21A.4.(m) of the L.A.M.C.

Location: Front yard

**6. Parking in the required front yard in a residential zone.**

You are therefore ordered to: Discontinue the parking of vehicles in the required front yard of the R1 zone.

Code Section(s) in Violation: 12.21A.1(a), 12.21A.6(a), and 12.21C.1(g) of the L.A.M.C.

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.

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[www.ladbs.org](http://www.ladbs.org)

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

Any questions regarding invoices or how to pay fees should be directed to financial services at (213) 482-6890.  
Any questions regarding the order to comply and compliance matters contact the inspector noted below at (310)732-4533.  
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: 

Date: August 20, 2018

KEITH EDGHILL  
638 S. BEACON ST #276  
LOS ANGELES, CA 90731  
(310)732-4533  
[Keith.Edghill@lacity.org](mailto:Keith.Edghill@lacity.org)

  
REVIEWER

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