

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

JAVIER NUNEZ
PRESIDENT

JACOB STEVENS
VICE PRESIDENT

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MOISES ROSALES
NANCY YAP

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

January 8, 2024

Council District: # 8

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

JOB ADDRESS: **5111 SOUTH 7TH AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5014-009-011**
Re: Invoice #802401-5, 773343-3

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: **5111 South 7th Avenue, 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 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.

In addition, pursuant to Section 98.0421, the property owner was issued an order December 28, 2018 to pay a code violation inspection fee after violations were identified and verified upon inspection. The non-compliance and code violation inspection fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance Code Enforcement fee	660.00
Late Charge/Collection fee (250%)	1,650.00
Code Violation Investigation fee	336.00
System Development Surcharge late fee	50.40
Late Charge/Collection fee (250%)	840.00
System Development Surcharge	20.16
Accumulated Interest (1%/month)	30.40
Title Report fee	30.00
Grand Total	\$ 3,616.96

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 **\$3,616.96** 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 **\$3,616.96** 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 Yulan
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

Property Title Report

Work Order No. T17362
Dated as of: 12/27/2022

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 5014-009-011

Property Address: 5111 S 7TH AVE

City: Los Angeles

County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : GEROLD LEE DAVIS

Grantor : GEROLD LEE DAVIS

Deed Date : 08/09/2019

Recorded : 08/16/2019

Instr No. : 19-0823238

MAILING ADDRESS: GEROLD LEE DAVIS
2112 S CURSON AVE, LOS ANGELES, CA 90016

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 78 Tract No: 3512 Brief Description: TRACT # 3512 LOT 78

MORTGAGES/LIENS

Type of Document: ASSIGNMENT OF DEED OF TRUST

Recording Date: 08/16/2019

Document #: 19-0823240

Loan Amount: \$270,000

Lender Name: THE PRECISION DENTAL, INC.

Borrowers Name: GEROLD LEE DAVIS

MAILING ADDRESS: THE PRECISION DENTAL, INC.
1133 25TH STREET #5 SANTA MONICA, CA 90403

This page is part of your document - DO NOT DISCARD



20190823238



Pages:
0003

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

08/16/19 AT 08:00AM

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



LEADSHEET



201908160200024

00017014850



010048937

SEQ:
16

DAR - Title Company (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

R45

RECORDING REQUESTED BY: *Proident title*

Order No. 12379958-SK

Escrow No. 20220MT

Parcel No. 5014-009-011

AND WHEN RECORDED MAIL TO:

GEROLD LEE DAVIS
2112 CURSON AVENUE
LOS ANGELES, CA 90016

08/16/2019



20190823238

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

This conveyance changes the manner title is being held R&T11911

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS \$0.00 and CITY \$0.00

- ☐ 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, Gerold Lee Davis, a Single Man

hereby GRANT(S) to Gerold Lee Davis, a Single Man

the following described real property in the County of Los Angeles, State of California:
SEE EXHIBIT 'A' ATTACHED HERETO AND MADE A PART HEREOF.
More commonly known as: 5111 7th Avenue, Los Angeles, CA 90062

THIS CONVEYANCE CHANGES THE MANNER
IN WHICH TITLE IS HELD, GRANTORS AND
GRANTEES REMAIN THE SAME AND
CONTINUE TO HOLD THE SAME
PROPORTIONATE INTEREST, R&T 11911

Date August 9, 2019

Borrower's Signature

Gerold Lee Davis
Gerold Lee Davis

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 August 9, 2019, before me, MUMTAZ THAKOR, NOTARY PUBLIC,
personally appeared Gerold Lee Davis 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 *Mumtaz Thakor*

(Seal)



EXHIBIT "A"

LOT 78 OF TRACT NO. 3512, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE 77 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES, LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE OF SAID PROPERTY, BUT WITH NO RIGHT OF SURFACE ENTRY, WHERE THEY HAVE BEEN PREVIOUSLY RESERVED IN INSTRUMENTS OF RECORD.

ASSESSOR'S PARCEL NUMBER: 5014-009-011

This page is part of your document - DO NOT DISCARD



20190823240



Pages:
0003

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

08/16/19 AT 08:00AM

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



LEADSHEET



201908160200024

00017014852



010048937

SEQ:
18

DAR - Title Company (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

R45

Recording Requested By:
CHANGEMYRATE.COM A MORTGAGE
CORPORATION

And After Recording Return To:
THE PRECISION DENTAL, INC
1133 25TH STREET, #5
SANTA MONICA CA 90403
Loan Number: 19075111



[Space Above This Line For Recording Data]

ASSIGNMENT OF DEED OF TRUST

Loan Number: 19075111

FOR VALUE RECEIVED, the undersigned hereby grants, assigns and transfers to

THE PRECISION DENTAL, INC

all beneficial interest under that certain Deed of Trust dated AUGUST 8, 2019
executed by GEROLD LEE DAVIS, A SINGLE MAN,

to CHANGEMYRATE.COM A MORTGAGE CORPORATION, 4320 ATLANTIC AVE., SUITE 216,
LONG BEACH, CALIFORNIA 90807

, Trustor,

, Trustee,

and recorded either:

☒ concurrently herewith; or

☐ on _____, as Instrument No. _____ in book _____,
page _____, in the Official Records in the County Recorder's office of LOS ANGELES
County, CALIFORNIA, describing land therein as:

LOT 78 OF TRACT NO. 3512, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES,
STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE 77 OF MAPS, IN THE
OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES,
LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE OF SAID PROPERTY, BUT WITH
NO RIGHT OF SURFACE ENTRY, WHERE THEY HAVE BEEN PREVIOUSLY RESERVED IN
INSTRUMENTS OF RECORD.

A.P.N.: 5014-009-011


COMMONLY KNOWN AS 5111 7TH STREET, LOS ANGELES, CA 90043

3

TOGETHER with the note or notes therein described or referred to, the money due and to become due thereon with interest, and all rights accrued or to accrue under said Deed of Trust. The original principal amount due under this note(s) is \$ 270,000.00

CHANGEMYRATE.COM A MORTGAGE CORPORATION

By:


CAL RAVANA, VICE PRESIDENT
08/12/2019

(Seal)

[Space Below This Line For Acknowledgments]

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

State of CALIFORNIA)

County of LOS ANGELES)

On August 12th 2019 before me,

Nataliya G. Radchenko, Notary Public

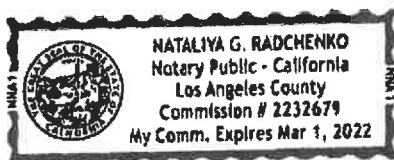
personally appeared CAL RAVANA

OF CHANGEMYRATE.COM A MORTGAGE CORPORATION, A NEVADA CORPORATION

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.



NOTARY SEAL


NOTARY SIGNATURE

Nataliya G. Radchenko
(Typed Name of Notary)

EXHIBIT B

ASSIGNED INSPECTOR: **KIM DOEPPING**

Date: January 8, 2024

JOB ADDRESS: **5111 SOUTH 7TH AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5014-009-011**

Last Full Title: **12/27/2022**

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

1) GEROLD LEE DAVIS
2112 S CURSON AVE,
LOS ANGELES, CA 90016

CAPACITY: OWNER

2) THE PRECISION DENTAL, INC.
1133 25TH STREET #5
SANTA MONICA, CA 90403

CAPACITY: INTERESTED PARTY

Property Detail Report

For Property Located At :

5111 7TH AVE, LOS ANGELES, CA 90043-4842



Owner Information

Owner Name: DAVIS GEROLD L
 Mailing Address: 2112 S CURSON AVE, LOS ANGELES CA 90016-1107 C005
 Vesting Codes: // TR

Location Information

Legal Description:	TRACT # 3512 LOT 78	APN:	5014-009-011
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	2345.01 / 2	Subdivision:	3512
Township-Range-Sect:		Map Reference:	51-C3 /
Legal Book/Page:	40-77	Tract #:	3512
Legal Lot:	78	School District:	LOS ANGELES
Legal Block:		School District Name:	LOS ANGELES
Market Area:	PHHT	Munic/Township:	LOMITA
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	08/16/2019 / 08/09/2019	Deed Type:	GRANT DEED
Sale Price:		1st Mtg Document #:	823239
Document #:	823238		

Last Market Sale Information

Recording/Sale Date:	06/16/2000 / 01/12/2000	1st Mtg Amount/Type:	/
Sale Price:		1st Mtg Int. Rate/Type:	/
Sale Type:		1st Mtg Document #:	
Document #:	934516	2nd Mtg Amount/Type:	/
Deed Type:	QUIT CLAIM DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	
New Construction:		Multi/Split Sale:	
Title Company:			
Lender:			
Seller Name:	DAVIS LOUISE		

Prior Sale Information

Prior Rec/Sale Date:	/	Prior Lender:	
Prior Sale Price:		Prior 1st Mtg Amt/Type:	/
Prior Doc Number:		Prior 1st Mtg Rate/Type:	/
Prior Deed Type:			

Property Characteristics

Gross Area:		Parking Type:	PARKING AVAIL	Construction:	
Living Area:	941	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:		Exterior wall:	SHINGLE SIDING
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:	4	Basement Area:		Patio Type:	
Bedrooms:	2	Finish Bsmnt Area:		Pool:	
Bath(F/H):	1 /	Basement Type:		Air Cond:	
Year Built / Eff:	1921 / 1925	Roof Type:		Style:	CONVENTIONAL
Fireplace:	/	Foundation:	RAISED	Quality:	
# of Stories:	1	Roof Material:	COMPOSITION SHINGLE	Condition:	

Other Improvements: FENCE Building Permit

Site Information

Zoning:	LAR1	Acres:	0.15	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	6,480	Lot Width/Depth:	48 x 135	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$447,534	Assessed Year:	2022	Property Tax:	\$5,431.40
Land Value:	\$324,232	Improved %:	28%	Tax Area:	212
Improvement Value:	\$123,302	Tax Year:	2021	Tax Exemption:	
Total Taxable Value:	\$447,534				

Comparable Sales Report

For Property Located At



RealQuest

5111 7TH AVE, LOS ANGELES, CA 90043-4842

7 Comparable(s) Selected.

Report Date: 01/05/2023

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$0	\$532,000	\$1,085,000	\$747,000
Bldg/Living Area	941	816	1,050	948
Price/Sqft	\$0.00	\$597.75	\$1,048.31	\$784.85
Year Built	1921	1919	1922	1921
Lot Area	6,480	4,648	6,741	5,701
Bedrooms	2	1	3	2
Bathrooms/Restrooms	1	1	1	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$447,534	\$32,277	\$622,926	\$264,187
Distance From Subject	0.00	0.11	0.50	0.38

* = user supplied for search only

Comp #:1	Distance From Subject:0.11 (miles)		
Address:	4928 8TH AVE, LOS ANGELES, CA 90043-4854		
Owner Name:	POLLYWOOD DEV LLC		
Seller Name:	CHERRY JAMES E		
APN:	5014-010-014	Map Reference:	51-C3 /
County:	LOS ANGELES, CA	Census Tract:	2345.01
Subdivision:	4112	Zoning:	LAR1
Rec Date:	05/31/2022	Prior Rec Date:	07/29/1983
Sale Date:	04/19/2022	Prior Sale Date:	
Sale Price:	\$652,000	Prior Sale Price:	\$58,500
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	579433	Acres:	0.15
1st Mtg Amt:	\$456,000	Lot Area:	6,741
Total Value:	\$114,167	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	816
		Total Rooms:	5
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Built/Eff:	1921 / 1922
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	/
		Pool:	
		Roof Mat:	ROLL
			COMPOSITION
		Parking:	PARKING AVAIL

Comp #:2	Distance From Subject:0.38 (miles)		
Address:	5123 ARLINGTON AVE, LOS ANGELES, CA 90043-1943		
Owner Name:	ANGELENO HOMES LLC		
Seller Name:	MAYFIELD MYRTLE M		
APN:	5015-031-020	Map Reference:	51-D3 /
County:	LOS ANGELES, CA	Census Tract:	2345.01
Subdivision:	900	Zoning:	LAR1
Rec Date:	07/29/2022	Prior Rec Date:	07/03/1995
Sale Date:	07/05/2022	Prior Sale Date:	
Sale Price:	\$532,000	Prior Sale Price:	\$140,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	771915	Acres:	0.12
1st Mtg Amt:	\$517,500	Lot Area:	5,230
Total Value:	\$32,277	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	890
		Total Rooms:	
		Bedrooms:	1
		Bath(F/H):	1 /
		Yr Built/Eff:	1922 / 1924
		Air Cond:	YES
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	
		Parking:	

Comp #:3	Distance From Subject:0.40 (miles)		
Address:	4925 ARLINGTON AVE, LOS ANGELES, CA 90043-1954		
Owner Name:	HE XIAO		
Seller Name:	CABRAL PROPERTIES INC		
APN:	5015-032-018	Map Reference:	51-D3 /
County:	LOS ANGELES, CA	Census Tract:	2345.01
Subdivision:	1798	Zoning:	LAR1
		Living Area:	918
		Total Rooms:	
		Bedrooms:	2

Rec Date:	07/21/2022	Prior Rec Date:	03/02/2022	Bath(F/H):	1 /
Sale Date:	07/20/2022	Prior Sale Date:	02/22/2022	Yr Built/Eff:	1922 / 1923
Sale Price:	\$770,000	Prior Sale Price:	\$610,000	Air Cond:	YES
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	746756	Acres:	0.13	Fireplace:	Y / 1
1st Mtg Amt:	\$410,000	Lot Area:	5,632	Pool:	
Total Value:	\$34,578	# of Stories:	1	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #4 Distance From Subject:0.41 (miles)

Address: 4508 8TH AVE, LOS ANGELES, CA 90043-1347

Owner Name: KPH PARTNERS LLC

Seller Name: WILSON ROBERT JR & REGINA

APN:	5014-012-024	Map Reference:	51-C2 /	Living Area:	992
County:	LOS ANGELES, CA	Census Tract:	2345.02	Total Rooms:	6
Subdivision:	3813	Zoning:	LAR2	Bedrooms:	3
Rec Date:	05/11/2022	Prior Rec Date:	06/14/2007	Bath(F/H):	1 /
Sale Date:	04/18/2022	Prior Sale Date:	05/30/2007	Yr Built/Eff:	1922 / 1922
Sale Price:	\$900,000	Prior Sale Price:	\$470,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	512660	Acres:	0.15	Fireplace:	Y / 1
1st Mtg Amt:	\$967,500	Lot Area:	6,344	Pool:	
Total Value:	\$593,366	# of Stories:	1	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #5 Distance From Subject:0.44 (miles)

Address: 5163 S VAN NESS AVE, LOS ANGELES, CA 90062-2154

Owner Name: LOPEZ GARYL A JR/SORIANO SONIA

Seller Name: GARCIA MARIA E

APN:	5015-030-030	Map Reference:	51-D3 /	Living Area:	936
County:	LOS ANGELES, CA	Census Tract:	2345.01	Total Rooms:	
Subdivision:	CHESTERFIELD SQUARE	Zoning:	LAR1	Bedrooms:	2
Rec Date:	06/09/2022	Prior Rec Date:	01/27/2012	Bath(F/H):	1 /
Sale Date:	05/24/2022	Prior Sale Date:	12/15/2011	Yr Built/Eff:	1921 / 1929
Sale Price:	\$640,000	Prior Sale Price:	\$180,000	Air Cond:	YES
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	615463	Acres:	0.11	Fireplace:	Y / 1
1st Mtg Amt:	\$595,534	Lot Area:	4,648	Pool:	
Total Value:	\$213,038	# of Stories:	1	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #6 Distance From Subject:0.45 (miles)

Address: 4610 3RD AVE, LOS ANGELES, CA 90043-1434

Owner Name: WALTERS DOUGLAS/JONES KATHERINE

Seller Name: GIBBONS STEVE

APN:	5015-037-004	Map Reference:	51-D2 /	Living Area:	1,035
County:	LOS ANGELES, CA	Census Tract:	2345.02	Total Rooms:	
Subdivision:	1700	Zoning:	LAR2	Bedrooms:	2
Rec Date:	04/19/2022	Prior Rec Date:	08/15/2018	Bath(F/H):	1 /
Sale Date:	04/06/2022	Prior Sale Date:	07/18/2018	Yr Built/Eff:	1921 / 1930
Sale Price:	\$1,085,000	Prior Sale Price:	\$593,000	Air Cond:	YES
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	427253	Acres:	0.15	Fireplace:	Y / 1
1st Mtg Amt:	\$605,000	Lot Area:	6,394	Pool:	
Total Value:	\$622,926	# of Stories:	1	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #7 Distance From Subject:0.50 (miles)

Address: 5714 3RD AVE, LOS ANGELES, CA 90043-2630

Owner Name: ROJAS SALOMON/ROJAS MARIA

Seller Name: HERRERA FLORENCIO F

APN:	5005-001-009	Map Reference:	51-D4 /	Living Area:	1,050
County:	LOS ANGELES, CA	Census Tract:	2346.00	Total Rooms:	
Subdivision:	900	Zoning:	LAR1	Bedrooms:	3
Rec Date:	12/21/2022	Prior Rec Date:	05/26/2015	Bath(F/H):	1 /
Sale Date:	11/10/2022	Prior Sale Date:	02/17/2015	Yr Built/Eff:	1919 / 1923

Sale Price: **\$650,000**
Sale Type: **FULL**
Document #: **1188198**
1st Mtg Amt: **\$630,500**
Total Value: **\$238,958**
Land Use: **SFR**

Prior Sale Price: **\$315,000**
Prior Sale Type: **FULL**
Acres: **0.11**
Lot Area: **4,921**
of Stories: **1**
Park Area/Cap#: **/**

Air Cond:
Style:
Fireplace: **/**
Pool:
Roof Mat:
Parking:

EXHIBIT D

ASSIGNED INSPECTOR: **KIM DOEPPING**
JOB ADDRESS: **5111 SOUTH 7TH AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5014-009-011**

Date: January 8, 2024

CASE NO.: 836974
ORDER NO.: A-4882057

EFFECTIVE DATE OF ORDER TO COMPLY: **December 28, 2018**
COMPLIANCE EXPECTED DATE: **January 27, 2019**
DATE COMPLIANCE OBTAINED: **No compliance to date**

.....

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

VIOLATIONS:

SEE ATTACHED ORDER # A-4882057

1050410301974845

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

DAVIS, GEROLD L
5111 7TH AVE
LOS ANGELES, CA 90043

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

OCT 14 2018

CASE #: 836974
ORDER #: A-4882057
EFFECTIVE DATE: December 28, 2018
COMPLIANCE DATE: January 27, 2019

OWNER OF

SITE ADDRESS: 5111 S 7TH AVE

ASSESSORS PARCEL NO.: 5014-009-011

ZONE: R1; One-Family Zone

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

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. (V #10.) Unapproved open storage in a R1 zone.

You are therefore ordered to: 1) Discontinue the unapproved open storage of inoperable, wrecked, damaged or unlicensed vehicles, vehicle parts, tires, petroleum products, or equipment and materials other than those permitted by code, or provide the required enclosure.

Code Section(s) in Violation: CR 12.12.2A.1., C1 12.13A.1., C1.5 12.13.5A.1., C2 12.14A.42., C4 12.16A.2., C5 12.17A.3., CM 12.17.1A.4., MR1 12.17.5A.2., M1 12.17.6A.6.(b), MR2 12.18A.5.(b), M2 12.19A.4., M3 12.20A.6.(b)(1), P 12.12.1A.1, and 12.21A.1.(a) of the L.A.M.C.

Location: driveway and rear yard

Comments: open storage of different items equipment and inoperable vehicles

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



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

NON-COMPLIANCE FEE WARNING:

YOU ARE IN VIOLATION OF THE L.A.M.C. IT IS YOUR RESPONSIBILITY TO CORRECT THE VIOLATION(S) AND CONTACT THE INSPECTOR LISTED BELOW TO ARRANGE FOR A COMPLIANCE INSPECTION BEFORE THE NON-COMPLIANCE FEE IS IMPOSED. Failure to correct the violations and arrange for the compliance inspection within 15 days from the Compliance Date, will result in imposition of the fee noted below.

In addition to the C.V.I.F. noted above, a proposed noncompliance fee in the amount of \$660.00 may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or request for slight modification is filed within 15 days of the compliance date.

If an appeal or request for slight modification is not filed within 15 days of the compliance date or extensions granted therefrom, the determination of the department to impose and collect a non-compliance fee shall be final. Section 98.0411 L.A.M.C.

NOTE: FAILURE TO PAY THE NON-COMPLIANCE FEE WITHIN 30 DAYS AFTER THE DATE OF MAILING THE INVOICE, MAY RESULT IN A LATE CHARGE OF TWO (2) TIMES THE NON-COMPLIANCE FEE PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$2,310.00.

Any person who fails to pay the non-compliance fee, late charge and collection fee shall also pay interest. Interest shall be calculated at the rate of one percent per month.

PENALTY WARNING:

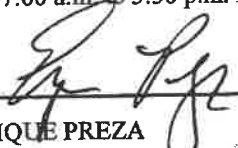
Any person who violates or causes or permits another person to violate any provision of the Los Angeles Municipal Code (L.A.M.C.) is guilty of a misdemeanor which is punishable by a fine of not more than \$1000.00 and/or six (6) months imprisonment for each violation. Section 11.00 (m) L.A.M.C.

APPEAL PROCEDURES:

There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine 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.

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)978-4513.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector :


ENRIQUE PREZA
1968 W ADAMS BLVD, SUITE G-16
LOS ANGELES, CA 90018
(213)978-4513
Enrique.Preza@lacity.org

Date: November 30, 2018


REVIEWED BY

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