

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

JAVIER NUNEZ
PRESIDENT

JACOB STEVENS
VICE PRESIDENT

CORISSA HERNANDEZ
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

March 29, 2024

Council District: #10

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

JOB ADDRESS: **101 SOUTH KINGSLEY DRIVE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5517-018-012**
Re: Invoice #808596-8

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: **101 South Kingsley Drive, Los Angeles, CA** ("Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

Pursuant to Section 98.0421, the property owner was issued an order on February 10, 2020, to pay a code violation inspection fee after violations were identified and verified upon inspection. The code violation inspection fees imposed by the LADBS are as follows:

<u>Description</u>	<u>Amount</u>
Code Violation Investigation fee	336.00
System Development Surcharge	20.16
Late Charge/Collection fee (250%)	840.00
System Development Surcharge late fee	50.40
Title Report fee	30.00
Grand Total	\$ 1,276.56

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed that a lien for a total sum of **\$1,276.56** be recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "Council") designate the time and place protest can be heard concerning this matter, as set forth in Sections 7.35.3 and 7.35.5 of the Los Angeles Administrative Code.

It is further requested that Council instruct LADBS to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$1,276.46** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY


Ana Mae Yutan
Chief, LADBS Resource Management Bureau

Lien confirmed by
City Council on:

 ATTEST: HOLLY L. WOLCOTT, CITY CLERK

BY: _____
DEPUTY



1649 BUCKINGHAM RD.
LOS ANGELES, CA 90019
Phone 310-943-9235 latitle@in2-res.com

Property Title Report

Work Order No. T17858
Dated as of: 03/19/2024

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 5517-018-012

Property Address: 101 S KINGSLEY DR **City:** Los Angeles **County:** Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : PIEDAD CHAPA TRUSTEE OF THE CHAPA TRUST

Grantor : PIEDAD CHAPA

Deed Date : 09/11/2019

Recorded : 09/30/2019

Instr No. : 19-1023168

MAILING ADDRESS: PIEDAD CHAPA TRUSTEE OF THE CHAPA TRUST
101 S KINGSLEY DR, LOS ANGELES, CA 90004-4305

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 69 **Block:** 5 **Subdivision Name:** NORMANDIE PLACE **Brief Description:** NORMANDIE PLACE LOT 69 BLK 5

MORTGAGES/LIENS

Type of Document: CORPORATE ASSIGNMENT OF DEED OF TRUST

Recording Date: 06/27/2018

Document #: 18-0644919

Loan Amount: \$759,000

Lender Name: JPMORGAN CHASE BANK, NA

Borrowers Name: PIEDAD CHAPA TRUSTEE OF THE CHAPA TRUST

MAILING ADDRESS: JPMORGAN CHASE BANK, NA
2100 ALT 19 NORTH PALM HARBOR, FL 34683

This page is part of your document - DO NOT DISCARD



20191023168



Pages:
0004

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

09/30/19 AT 08:00AM

FEES:	28.00
TAXES:	0.00
OTHER:	0.00
<hr/>	
PAID:	28.00



LEADSHEET



201909303290008

00017225401



010162977

SEQ:
01

SECURE - 8:00AM



THIS FORM IS NOT TO BE DUPLICATED

729220

RECORDING REQUESTED BY

NHT Law Group / Kevin Nguyen

AND WHEN RECORDED MAIL DOCUMENT TO:

NAME THE CHAPA TRUST

MAILING ADDRESS 101 South Kingsley Drive

CITY, STATE & ZIP CODE Los Angeles, CA 90004

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT DEED

Title of Document

Pursuant to Senate Bill 2 – Building Homes and Jobs Act (GC Code Section 27388.1), effective January 1, 2018, a fee of seventy-five dollars (\$75.00) shall be paid at the time of recording of every real estate instrument, paper, or notice required or permitted by law to be recorded, except those expressly exempted from payment of recording fees, per each single transaction per parcel of real property. The fee imposed by this section shall not exceed two hundred twenty-five dollars (\$225.00).

Reason for Exemption:

- ☐ Exempt from fee per GC 27388.1 (a) (2); recorded concurrently "in connection with" a transfer subject to the imposition of documentary transfer tax (DTT).
- ☒ Exempt from fee per GC 27388.1 (a) (2); recorded concurrently "in connection with" a transfer of real property that is a residential dwelling to an owner-occupier.
- ☐ Exempt from fee per GC 27388.1 (a) (1); fee cap of \$225.00 reached.
- ☐ Exempt from the fee per GC 27388.1 (a) (1); not related to real property.

Failure to include an exemption reason will result in the imposition of the \$75.00 Building Homes and Jobs Act fee. Fees collected are deposited to the State and may not be available for refund.

**THIS COVER SHEET ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
(\$3.00 Additional Recording Fee Applies)**

Recording requested by (name):

Kevin Nguyen / NHT Law Group

And when recorded, mail this deed and tax statements to (name and address):

THE CHAPA TRUST

101 South Kingsley Drive

Los Angeles, CA 90004

CALIFORNIA GRANT DEED

DOCUMENTARY TRANSFER TAX \$ 0

EXEMPTION R&T 11930

EXPLANATION Transfer into a Trust

APN: 5517-018-012

NHT Law Group

For a valuable consideration, receipt of which is hereby acknowledged,
PIEDAD CHAPA, an unmarried woman

hereby grant(s) to GRANTEE(S) PIEDAD CHAPA, Trustee of the CHAPA TRUST Dated September 4, 2019

the following real property in the City of Diamond Bar, County of Los Angeles, California:

Lot 69 in Bloc 5 of Normandie Place, in the City of Los Angeles, County of Los Angeles, State of California, as Per May
Recorded in Book 10 Page 14 of Maps, in the office of the County Recorder of Said County

Commonly known as: 101 South Kingsley Drive, Los Angeles, CA 90004

Date: 09/11/2019

Piedad Chapa
(Signature of declarant)

PIEDAD CHAPA

Date: _____

(Signature of declarant)

This form must be signed in front of a notary.

ACKNOWLEDGMENT

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 ORANGE

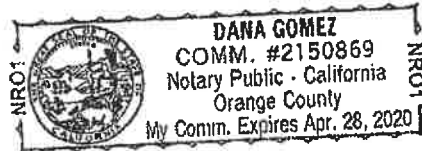
On 09/11/19 before me, DANA GOMEZ NOTARY PUBLIC
(insert name and title of the officer)

personally appeared PIEDAD CHAPA 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 Dana Gomez (Seal)



This page is part of your document - DO NOT DISCARD



20180644919



Pages:
0002

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

06/27/18 AT 04:31PM

FEES:	20.00
TAXES:	0.00
OTHER:	0.00
SB2:	75.00
PAID:	95.00



LEADSHEET



201806270120121

00015403423



009170828

SEQ:
01

SECURE - Daily



THIS FORM IS NOT TO BE DUPLICATED

403441871

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

Loan #: 3011752841



CORPORATE ASSIGNMENT OF DEED OF TRUST

Contact JPMORGAN CHASE BANK, N.A. for this instrument 780 Kansas Lane, Suite A, Monroe, LA 71203, telephone # (866) 756-8747, which is responsible for receiving payments.

FOR GOOD AND VALUABLE CONSIDERATION, the sufficiency of which is hereby acknowledged, the undersigned, THE FEDERAL DEPOSIT INSURANCE CORPORATION, A CORPORATION ORGANIZED AND EXISTING UNDER AN ACT OF CONGRESS (FDIC), WHOSE ADDRESS IS 1601 BRYAN STREET, DALLAS, TX 75201, AND ACTING IN ITS RECEIVERSHIP CAPACITY AS RECEIVER OF WASHINGTON MUTUAL BANK F/K/A WASHINGTON MUTUAL BANK, FA, (ASSIGNOR) by these presents does convey, grant, assign, transfer and set over the described Deed of Trust without recourse, representation or warranty, together with all right, title and interest secured thereby, all liens, and any rights due or to become due thereon to JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, WHOSE ADDRESS IS 700 KANSAS LANE, MC 8000, MONROE, LA 71203 (866)756-8747, ITS SUCCESSORS AND ASSIGNS, (ASSIGNEE).

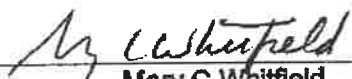
Said Deed of Trust made by PIEDAD CHAPA and recorded on 11/16/2006 as Book n/a, Page n/a and Instrument # 06 2537072 in the office of the LOS ANGELES County Recorder, CA.

Property is more commonly known as: 101 S KINGSLEY DR, LOS ANGELES, CA 90004.

This Assignment is made without recourse, representation or warranty, express or implied, by the FDIC in its corporate capacity or as Receiver.

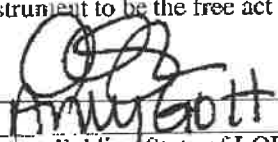
This Assignment is intended to further memorialize the transfer that occurred by operation of law on September 25, 2008 as authorized by Section 11(d)(2)(G)(i)(II) of the Federal Deposit Insurance Act, 12 U.S.C. §1821 (d)(2)(G)(i)(II)

IN WITNESS WHEREOF, this Assignment is executed on 06/20/2018 (MM/DD/YYYY).
THE FEDERAL DEPOSIT INSURANCE CORPORATION AS RECEIVER OF WASHINGTON MUTUAL BANK F/K/A WASHINGTON MUTUAL BANK, FA, BY JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, ITS ATTORNEY-IN-FACT

By: 
Mary C Whitfield
Vice President

ACKNOWLEDGEMENT

STATE OF LOUISIANA PARISH OF OUACHITA
On 06/20/2018 (MM/DD/YYYY), before me appeared Mary C Whitfield, to me personally known, who did say that he/she/they is/are the Vice President of THE FEDERAL DEPOSIT INSURANCE CORPORATION AS RECEIVER OF WASHINGTON MUTUAL BANK F/K/A WASHINGTON MUTUAL BANK, FA, BY JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, ITS ATTORNEY-IN-FACT and that the instrument was signed on behalf of the corporation (or association), by authority from its board of directors, and that he/she/they acknowledged the instrument to be the free act and deed of the corporation (or association).

 66396
Notary Public, State of LOUISIANA
Commission expires: Upon My Death

AMY GOTT
OUACHITA PARISH, LOUISIANA
LIFETIME COMMISSION
NOTARY ID # 66396

Document Prepared By: Mary C Whitfield, JPMorgan Chase Bank, N.A., 780 Kansas Lane, Suite A, Monroe, LA, 71203, 800-401-6587

JPCAS 403441871 WAMU T151806-12:07:09 [C-2] FRMCAL1_JPCAS3



EXHIBIT B

ASSIGNED INSPECTOR: DONALD WONG
JOB ADDRESS: 101 SOUTH KINGSLEY DRIVE, LOS ANGELES, CA
ASSESSOR PARCEL NO. (APN): 5517-018-012

Date: March 29, 2024

Last Full Title: 03/19/2024

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- 1) PIEDAD CHAPA TRUSTEE OF THE CHAPA TRUST
101 S. KINGSLEY DR.
LOS ANGELES, CA 90004-4305

CAPACITY: OWNER
- 2) JPMORGAN CHASE BANK, NA
2100 ALT 19
NORTH PALM HARBOR, FL 34683

CAPACITY: INTERESTED PARTY

Property Detail Report

For Property Located At :
101 S KINGSLEY DR, LOS ANGELES, CA 90004-4305



RealQuest

Owner Information

Owner Name: **CHAPA PIEDAD/CHAPA TRUST**
 Mailing Address: **101 S KINGSLEY DR, LOS ANGELES CA 90004-4305 C024**
 Vesting Codes: **UW // TR**

Location Information

Legal Description:	NORMANDIE PLACE LOT 69	APN:	5517-018-012
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	2114.20 / 2	Subdivision:	NORMANDIE PLACE
Township-Range-Sect:		Map Reference:	34-E6 /
Legal Book/Page:		Tract #:	
Legal Lot:	69	School District:	LOS ANGELES
Legal Block:	5	School District Name:	LOS ANGELES
Market Area:	C17	Munic/Township:	LOS ANGELES
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	09/30/2019 / 09/11/2019	Deed Type:	GRANT DEED
Sale Price:		1st Mtg Document #:	
Document #:	1023168		

Last Market Sale Information

Recording/Sale Date:	04/03/1984 /	1st Mtg Amount/Type:	/
Sale Price:	\$195,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	
Document #:	401954	2nd Mtg Amount/Type:	/
Deed Type:	DEED (REG)	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$65.88
New Construction:		Multi/Split Sale:	MULTIPLE
Title Company:			
Lender:			
Seller Name:	WEINBERGER ARTHUR		

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:	2,960	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:		Exterior wall:	SHINGLE SIDING
Above Grade:		Parking Spaces:	1	Porch Type:	
Total Rooms:		Basement Area:	360	Patio Type:	COVERED PATIO
Bedrooms:	2	Finish Bsmnt Area:		Pool:	
Bath(F/H):	1 /	Basement Type:		Air Cond:	
Year Built / Eff:	1910 / 1910	Roof Type:		Style:	CONVENTIONAL
Fireplace:	Y / 1	Foundation:	CRAWL SPACE	Quality:	GOOD
# of Stories:	2	Roof Material:	COMPOSITION SHINGLE	Condition:	AVERAGE

Other Improvements:

Site Information

Zoning:	LAR1	Acres:	0.21	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	9,001	Lot Width/Depth:	60 x 150	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	PUBLIC
Site Influence:	CORNER			Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$313,245	Assessed Year:	2023	Property Tax:	\$4,310.83
Land Value:	\$243,635	Improved %:	22%	Tax Area:	67
Improvement Value:	\$69,610	Tax Year:	2023	Tax Exemption:	
Total Taxable Value:	\$313,245				

Comparable Sales Report

For Property Located At



RealQuest

101 S KINGSLEY DR, LOS ANGELES, CA 90004-4305**6 Comparable(s) Selected.**

Report Date: 03/29/2024

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$195,000	\$1,000,000	\$1,700,000	\$1,371,833
Bldg/Living Area	2,960	2,524	3,276	2,842
Price/Sqft	\$65.88	\$359.71	\$595.66	\$483.03
Year Built	1910	1910	1917	1912
Lot Area	9,001	6,154	8,010	7,330
Bedrooms	2	4	7	5
Bathrooms/Restrooms	1	2	5	4
Stories	2.00	1.00	2.00	1.50
Total Value	\$313,245	\$745,791	\$1,600,000	\$1,180,195
Distance From Subject	0.00	0.15	0.29	0.20

*= user supplied for search only

Comp #:1				Distance From Subject:0.15 (miles)	
Address:	123 S HOBART BLVD, LOS ANGELES, CA 90004-5205				
Owner Name:	CHOE MICHELLE				
Seller Name:	SPIRIT X INVESTMENT LLC				
APN:	5517-012-030	Map Reference:	34-E6 /	Living Area:	3,276
County:	LOS ANGELES, CA	Census Tract:	2114.10	Total Rooms:	
Subdivision:	824	Zoning:	LAR1	Bedrooms:	5
Rec Date:	01/12/2024	Prior Rec Date:	03/20/2002	Bath(F/H):	4 /
Sale Date:	01/09/2024	Prior Sale Date:	02/05/2002	Yr Built/Eff:	1912 / 1935
Sale Price:	\$1,400,000	Prior Sale Price:	\$350,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	29655	Acres:	0.16	Fireplace:	Y / 1
1st Mtg Amt:	\$980,000	Lot Area:	7,052	Pool:	
Total Value:	\$1,600,000	# of Stories:	2	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:	2	Distance From Subject:0.17 (miles)			
Address:	168 S ARDMORE AVE, LOS ANGELES, CA 90004-5303				
Owner Name:	THOMAS SIMON J/SHEPPARD LAURA J				
Seller Name:	KLOMAN PETER J				
APN:	5518-002-022	Map Reference:	34-E6 /	Living Area:	2,854
County:	LOS ANGELES, CA	Census Tract:	2114.20	Total Rooms:	
Subdivision:	NORMANDIE PLACE	Zoning:	LAR1	Bedrooms:	4
Rec Date:	08/14/2023	Prior Rec Date:	04/14/2017	Bath(F/H):	4 /
Sale Date:	07/18/2023	Prior Sale Date:	04/06/2017	Yr Built/Eff:	1910 / 1950
Sale Price:	\$1,700,000	Prior Sale Price:	\$1,150,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	534739	Acres:	0.18	Fireplace:	Y / 1
1st Mtg Amt:	\$1,360,000	Lot Area:	8,010	Pool:	
Total Value:	\$1,282,843	# of Stories:	1	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:	3	Distance From Subject:0.18 (miles)			
Address:	143 N HOBART BLVD, LOS ANGELES, CA 90004-4312				
Owner Name:	TESHALE YOHANNES M				
Seller Name:	BLUE NILE PROPERTIES LLC				
APN:	5517-011-028	Map Reference:	34-E6 /	Living Area:	2,524
County:	LOS ANGELES, CA	Census Tract:	2114.10	Total Rooms:	
Subdivision:	818	Zoning:	LAR1	Bedrooms:	7
Rec Date:	12/21/2023	Prior Rec Date:	11/21/2022	Bath(F/H):	5 /
Sale Date:	12/13/2023	Prior Sale Date:	09/02/2022	Yr Built/Eff:	1910 / 1945
Sale Price:	\$1,150,000	Prior Sale Price:	\$324,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	898977	Acres:	0.14	Fireplace:	Y / 1
1st Mtg Amt:	\$1,111,618	Lot Area:	6,154	Pool:	
Total Value:	\$1,245,914	# of Stories:	1	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:4

Address: 122 N SERRANO AVE, LOS ANGELES, CA 90004-4206

Owner Name: KWON SONG-RUN K LIVING TRUST

Seller Name: KIM KI H & JAMI

APN: 5517-011-021

County: LOS ANGELES, CA

Subdivision: 615

Rec Date: 09/14/2023

Sale Date: 08/28/2023

Sale Price: \$1,631,000

Sale Type: FULL

Document #: 611846

1st Mtg Amt:

Total Value: \$1,196,102

Land Use: SFR

Map Reference: 34-E6 /

Census Tract: 2114.10

Zoning: LAR1

Prior Rec Date: 11/21/2006

Prior Sale Date: 09/27/2006

Prior Sale Price: \$736,500

Prior Sale Type: FULL

Acres: 0.17

Lot Area: 7,504

of Stories: 1

Park Area/Cap#: /

Distance From Subject:0.18 (miles)

Living Area: 3,042

Total Rooms:

Bedrooms: 5

Bath(F/H): 3 /

Yr Built/Eff: 1917 / 1917

Air Cond:

Style:

Fireplace: Y / 1

Pool:

Roof Mat:

Parking: PARKING AVAIL

Comp #:	5	Distance From Subject:0.24 (miles)			
Address:	229 S ARDMORE AVE, LOS ANGELES, CA 90004-5307				
Owner Name:	SIT WENG S				
Seller Name:	SEKULA-STEIN FAMILY TRUST				
APN:	5517-020-006	Map Reference:	34-E6 /	Living Area:	2,780
County:	LOS ANGELES, CA	Census Tract:	2114.20	Total Rooms:	
Subdivision:	NORMANDIE SQUARE	Zoning:	LAR1	Bedrooms:	4
Rec Date:	01/09/2024	Prior Rec Date:	11/22/1989	Bath(F/H):	3 /
Sale Date:	08/24/2023	Prior Sale Date:	10/1989	Yr Built/Eff:	1912 / 1922
Sale Price:	\$1,000,000	Prior Sale Price:	\$405,000	Air Cond:	

Sale Type:	FULL	Prior Sale Type:		Style:	
Document #:	17201	Acres:	0.18	Fireplace:	Y / 1
1st Mtg Amt:	\$300,000	Lot Area:	8,000	Pool:	POOL
Total Value:	\$745,791	# of Stories:	2	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:	6	Distance From Subject:	0.29 (miles)
Address:	207 S SERRANO AVE, LOS ANGELES, CA 90004-5241		
Owner Name:	207 SERRANO HOLDINGS LLC		
Seller Name:	JASHIKDL INC		
APN:	5517-008-002	Map Reference:	34-E6 /
County:	LOS ANGELES, CA	Census Tract:	2114.10
Subdivision:	ACACIA TR	Zoning:	LAR3
Rec Date:	12/08/2023	Prior Rec Date:	12/03/2010
Sale Date:	11/30/2023	Prior Sale Date:	11/01/2010
Sale Price:	\$1,350,000	Prior Sale Price:	\$500,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	857114	Acres:	0.17
1st Mtg Amt:	\$945,000	Lot Area:	7,259
Total Value:	\$1,010,518	# of Stories:	2
Land Use:	SFR	Park Area/Cap#:	/

Living Area:	2,578
Total Rooms:	
Bedrooms:	4
Bath(F/H):	2 /
Yr Built/Eff:	1911 / 1911
Air Cond:	
Style:	
Fireplace:	Y / 1
Pool:	
Roof Mat:	COMPOSITION SHINGLE
Parking:	PARKING AVAIL

EXHIBIT D

ASSIGNED INSPECTOR: DONALD WONG

Date: March 29, 2024

JOB ADDRESS: 101 SOUTH KINGSLEY DRIVE, LOS ANGELES, CA

ASSESSOR PARCEL NO. (APN): 5517-018-012

CASE NO.: 890770

ORDER NO.: A-5245239

EFFECTIVE DATE OF ORDER TO COMPLY: February 10, 2020

COMPLIANCE EXPECTED DATE: March, 11, 2020

DATE COMPLIANCE OBTAINED: December 30, 2022

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LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-5245239

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
PRESIDENT

JAVIER NUNEZ
VICE-PRESIDENT

JOSELYN GEAGA-ROSENTHAL

GEORGE HOVAGUIMIAN

ELVIN W MOON

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
SUPERINTENDENT OF BUILDING

OSAMA YOUNAN, P.E.
EXECUTIVE OFFICER

ORDER TO COMPLY AND NOTICE OF FEE

CHAPA TRUST
101 S KINGSLEY DR
LOS ANGELES, CA 90004

CASE #: 890770
ORDER #: A-5245239
EFFECTIVE DATE: February 10, 2020
COMPLIANCE DATE: March 11, 2020

OWNER OF
SITE ADDRESS: 101 S KINGSLEY DR

ASSESSORS PARCEL NO.: 5517-018-012
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. Maintenance and repair of existing building.

You are therefore ordered to: Maintain the existing building and/or premises in a safe and sanitary condition and good repair.

Code Section(s) in Violation: 91.8104, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

Location: The property known as 101 S Kingsley Dr

Comments: All physical elements of the existing building, structure or portion thereof shall be maintained in a condition as close as reasonably feasible to their originally required and approved state. The roof and facia are in need of maintenance/repair.

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

10611002020103598

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:

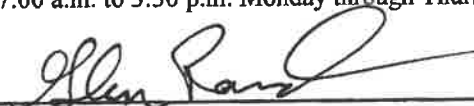
There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine err or abuse of discretion, or requests for slight modification of the requirements contained in this order when 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)252-3957.

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

Inspector :



Date: January 29, 2020

GLEN RAND
221 N. FIGUEROA ST. SUITE 1100
LOS ANGELES, CA 90012
(213)252-3957

Glen.rand@lacity.org



REVIEWED BY

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

JAN 31 2020

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

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