

# CITY OF LOS ANGELES

CALIFORNIA

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

DEPARTMENT OF  
BUILDING AND SAFETY  
201 NORTH FIGUEROA STREET  
LOS ANGELES, CA 90012



JAVIER NUNEZ  
PRESIDENT

JACOB STEVENS  
VICE PRESIDENT

CORISSA HERNANDEZ  
MOISES ROSALES  
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KAREN BASS  
MAYOR

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

JOHN WEIGHT  
EXECUTIVE OFFICER

April 25, 2024

Council District: # 8

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

JOB ADDRESS: **3207 WEST 74<sup>TH</sup> STREET, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **4012-015-002**  
Re: Invoice #805279-3, #805280-7

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: **3207 West 74<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 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 October 10, 2017 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>
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
Non-Compliance Code Enforcement fee	660.00
Late Charge/Collection fee (250%)	1,650.00
Accumulated Interest (1%/month)	1,110.43
Title Report fee	30.00
<b>Grand Total</b>	<b>\$ 4,696.99</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 **\$4,696.99** 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 **\$4,696.99** 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  
*amp*

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. T17581**  
**Dated as of: 05/23/2023**

**Prepared for: City of Los Angeles**

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**SCHEDULE A**  
(Reported Property Information)

**APN #: 4012-015-002**

**Property Address: 3207 W 74TH ST**

**City: Los Angeles**

**County: Los Angeles**

**VESTING INFORMATION**

**Type of Document: GRANT DEED**

**Grantee : BETTYE R. EDWARDS**

**Grantor : BETTYE R. EDWARDS**

**Deed Date : 01/24/1999**

**Recorded : 02/03/1999**

**Instr No. : 99-0171433**

**MAILING ADDRESS: BETTYE R. EDWARDS**  
**3207 W 74TH ST, LOS ANGELES, CA 90043**

**SCHEDULE B**

**LEGAL DESCRIPTION**

**Lot Number: 2 Tract No: 12652 Brief Description: TRACT # 12652 LOT 2**

**MORTGAGES/LIENS**

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

**Recording Date: 11/25/2019**

**Document #: 19-1294964**

**Loan Amount: \$216,000**

**Lender Name: WESTCOR LAND TITLE INSURANCE CO**

**Borrowers Name: BETTYE R. EDWARDS**

**MAILING ADDRESS: WESTCOR LAND TITLE INSURANCE CO**  
**600 W. GERMANTOWN PIKE, SUITE 450 PLYMOUTH MEETING, PA 19462**

99 0171433

RECORDED/FILED IN OFFICIAL RECORDS  
RECORDER'S OFFICE  
LOS ANGELES COUNTY  
CALIFORNIA  
FEB 03 1999 AT 8 A M

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

TITLE(S)

*Deed*

FEE CODE	N/A	N/A	0	20	9_	19	04	19
REC FEE	NO PAGES	NO TITLES	PCOR	D A FEE	SURVEY MON	NOTIF	INVOL LIEN	NON CONF
\$10	3	1	\$20	0	0	0	0	0
EXAMINER'S INT								7

Assessor's Identification Number (AIN)  
To Be Completed By Examiner Or Title Company In Black Ink

4012-015-002

Number of Parcels Shown

001

Revision Number

2

RECORDING REQUESTED BY

**GATEWAY TITLE**

**99 0171433**

AND WHEN RECORDED MAIL THIS DEED AND UNLESS OTHERWISE SHOWN BELOW MAIL TAX STATEMENTS TO

NAME **Bettye R. Edwards**  
ADDRESS **3207 West 7th Street**  
CITY & STATE **Los Angeles, CA 90043**  
ZIP

Title Order No 130426-16 Escrow No

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**GRANT DEED**

44

The undersigned declares that the documentary transfer tax is \$ **-0-** and is  
 computed on the full value of the interest or property conveyed, or is  
 computed on the full value less the value of liens or encumbrances remaining thereon at the time of sale The land,  
tenements or realty is located in \_\_\_\_\_ and  
 unincorporated area  city of \_\_\_\_\_

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**Bettye R. Edwards**

hereby GRANT(S) to

**Bettye R. Edwards, An Unmarried Woman**

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

**THIS CONVEYANCE CHANGES THE MANNER IN WHICH TITLE IS HELD,  
R&T 11911**

**Legal Description Is Contained In Exhibit "A"**

**Attached Hereto And Made A Part Hereof**

Dated 1-24-99

*Bettye R. Edwards*  
Bettye R. Edwards

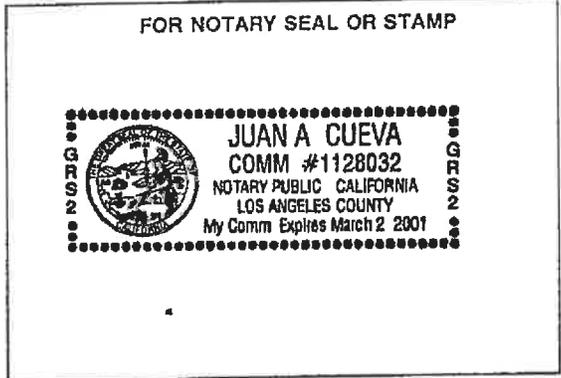
4012-015-002

STATE OF CALIFORNIA }  
COUNTY OF Los Angeles } S S

On 1-24-99 before me,  
JUAN A CUEVA - NOTARY PUBLIC personally  
appeared BETTYE R EDWARDS

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

WITNESS my hand and official seal  
Signature *Juan A Cueva*



MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE, IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE

Order No 110-130426-16

Reference No 145252/EDWARDS

EXHIBIT A

LOT 2 OF TRACT NO 12652, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES,  
STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 240 PAGE 35 OF MAPS, IN THE  
OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

ASSESSOR PARCEL NO 4012-015-002

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**99 0171433**

Preliminary Report - Schedule A  
Gateway Title Company - 1405' North San Fernando Blvd  
Burbank, CA 91504  
818-953-2300

This page is part of your document - DO NOT DISCARD



20191294964



Pages:  
0003

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

11/25/19 AT 01:54PM

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



LEADSHEET



201911250190193

00017481029



010303619

SEQ:  
01

SECURE - Daily



THIS FORM IS NOT TO BE DUPLICATED

FK155-777451\_112519\_WC10;

**RECORDING REQUESTED BY AND  
WHEN RECORDED RETURN TO:**

Westcor Land Title Insurance Co  
600 W Germantown Pike, Suite 450  
Plymouth Meeting, PA 19462

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**PREPARED BY:**  
TOWD POINT MASTER FUNDING TRUST  
2018-PM23  
C/O FirstKey Mortgage, I.L.C, 900 Third Avenue,  
5th Floor, New York, NY 10022

ID: 777451  
ALT ID: 9040569501  
UID: FK155-777451\_1214\_WC102519

Parcel #: 4012-015-002

**ASSIGNMENT OF DEED OF TRUST**

FOR VALUE RECEIVED, the undersigned, **TOWD POINT MASTER FUNDING TRUST 2018-PM23**, located at C/O FirstKey Mortgage, I.L.C, 900 Third Avenue, 5th Floor, New York, NY 10022, ("ASSIGNOR/GRANTOR"), hereby grants, conveys, assigns to: **FIRSTKEY MORTGAGE, LLC**, located at: 900 Third Avenue, 5th Floor, New York, NY 10022, ("ASSIGNEE/GRANTEE"), all beneficial interest under that certain **DEED OF TRUST**, dated 1/16/2004 and executed by **BETTYE R. EDWARDS, AN UNMARRIED WOMAN**, borrower(s) to: **DSL SERVICE COMPANY, A CALIFORNIA CORPORATION** as original trustee and **DOWNEY SAVINGS AND LOAN ASSOCIATION, F.A.**, as original lender, and certain instrument recorded 1/29/2004, in **INSTRUMENT: 04 0201628**, in the Official Records of **Los Angeles County, the State of California**, given to secure a certain Promissory Note in the amount of **\$216,000.00** covering the property located at **3207W 74TH ST, LOS ANGELES, CA 90043**.

TOGETHER with the note or notes therein described and secured thereby, the money due and to become due thereon, with interest, and all rights accrued or to accrue under said Mortgage including the right to have reconveyed, in whole or in part, the real property described therein.

Dated: November 13, 2019

**ASSIGNOR: TOWD POINT MASTER FUNDING TRUST  
2018-PM23**

**By: FirstKey Mortgage, LLC, a Florida Limited Liability  
Company, not in its individual capacity but solely as  
Administrator**

By: \_\_\_\_\_

Name: Craig Eckes

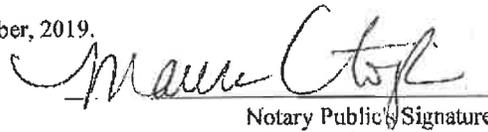
Title: Authorized Signatory

State of: NEW YORK

County of: NEW YORK

Before me, Maura C. Toglia, duly commissioned Notary Public, on this day personally appeared Craig Eckes, Authorized Signatory of FirstKey Mortgage, LLC, a Florida Limited Liability Company, not in its individual capacity but solely as Administrator for TOWD POINT MASTER FUNDING TRUST 2018-PM23, known to me (or proved to me on the oath of \_\_\_\_\_ or through \_\_\_\_\_) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed in his/her authorized capacity.

Given under my hand and seal of office this 13 day of November, 2019.

  
Notary Public's Signature

Printed Name: MAURA C. TOGLIA  
Notary Public, State of New York  
Lic. # 01TO6044889

My Commission Expires: Qualified in Westchester County  
My Commission Expires July 17, 2022

Property Address: 3207W 74TH ST, LOS ANGELES, CA 90043



**Property Detail Report**

For Property Located At :

3207 W 74TH ST, LOS ANGELES, CA 90043-5011

**Owner Information**

Owner Name: **EDWARDS BETTYE R**  
 Mailing Address: **3207 W 74TH ST, LOS ANGELES CA 90043-5011 C006**  
 Vesting Codes: **UW //**

**Location Information**

Legal Description: **TRACT # 12652 LOT 2**  
 County: **LOS ANGELES, CA** APN: **4012-015-002**  
 Census Tract / Block: **2352.02 / 2** Alternate APN:  
 Township-Range-Sect:  Subdivision: **12652**  
 Legal Book/Page: **240-35** Map Reference: **51-C6 /**  
 Legal Lot: **2** Tract #: **12652**  
 Legal Block:  School District: **LOS ANGELES**  
 Market Area: **PHHT** School District Name: **LOS ANGELES**  
 Neighbor Code:  Munic/Township: **LOS ANGELES**

**Owner Transfer Information**

Recording/Sale Date: **02/03/1999 / 01/24/1999** Deed Type: **GRANT DEED**  
 Sale Price:  1st Mtg Document #: **171434**  
 Document #: **171433**

**Last Market Sale Information**

Recording/Sale Date: **12/05/1967 /** 1st Mtg Amount/Type: **/**  
 Sale Price: **\$25,000** 1st Mtg Int. Rate/Type: **/**  
 Sale Type: **FULL** 1st Mtg Document #: **/**  
 Document #:  2nd Mtg Amount/Type: **/**  
 Deed Type: **DEED (REG)** 2nd Mtg Int. Rate/Type: **/**  
 Transfer Document #:  Price Per SqFt: **\$16.87**  
 New Construction:  Multi/Split Sale:  
 Title Company:  
 Lender:  
 Seller Name:

**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: **1,482** Garage Area:  Heat Type: **HEATED**  
 Tot Adj Area:  Garage Capacity:  Exterior wall: **STUCCO**  
 Above Grade:  Parking Spaces: **2** Porch Type:  
 Total Rooms: **5** Basement Area:  Patio Type:  
 Bedrooms: **3** Finish Bsmnt Area:  Pool:  
 Bath(F/H): **2 /** Basement Type:  Air Cond:   
 Year Built / Eff: **1941 / 1963** Roof Type:  Style: **CONVENTIONAL**  
 Fireplace: **Y / 1** Foundation: **RAISED** Quality:  
 # of Stories: **1** Roof Material: **WOOD SHAKE** Condition:  
 Other Improvements: **FENCE**

**Site Information**

Zoning: **LAR1** Acres: **0.14** County Use: **SINGLE FAMILY RESID (0100)**  
 Lot Area: **5,987** Lot Width/Depth: **45 x 136** State Use:  
 Land Use: **SFR** Res/Comm Units: **1 /** Water Type:  
 Site Influence:  Sewer Type: **TYPE UNKNOWN**

**Tax Information**

Total Value: **\$124,421** Assessed Year: **2022** Property Tax: **\$1,772.43**  
 Land Value: **\$17,761** Improved %: **86%** Tax Area: **212**  
 Improvement Value: **\$106,660** Tax Year: **2022** Tax Exemption:  
 Total Taxable Value: **\$124,421**

**Comparable Sales Report**

For Property Located At



RealQuest

**3207 W 74TH ST, LOS ANGELES, CA 90043-5011**

5 Comparable(s) Selected.

Report Date: 05/25/2023

**Summary Statistics:**

	Subject	Low	High	Average
Sale Price	\$25,000	\$680,000	\$1,218,000	\$948,100
Bldg/Living Area	1,482	1,444	1,668	1,555
Price/Sqft	\$16.87	\$434.50	\$833.68	\$611.39
Year Built	1941	1931	1951	1940
Lot Area	5,987	5,753	7,500	6,528
Bedrooms	3	2	4	3
Bathrooms/Restrooms	2	1	2	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$124,421	\$53,528	\$610,000	\$174,611
Distance From Subject	0.00	0.04	0.38	0.29

\*=- user supplied for search only

Comp #:1		Distance From Subject:0.04 (miles)	
Address:	<b>3160 W 74TH ST, LOS ANGELES, CA 90043-5008</b>		
Owner Name:	<b>IWAMOTO KYLE R</b>		
Seller Name:	<b>PROPERTY SOLUTIONS GROUP LLC</b>		
APN:	<b>4012-003-028</b>	Map Reference:	<b>51-C6 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2352.02</b>
Subdivision:	<b>10728</b>	Zoning:	<b>LAR1</b>
Rec Date:	<b>04/10/2023</b>	Prior Rec Date:	<b>09/13/2022</b>
Sale Date:	<b>03/27/2023</b>	Prior Sale Date:	<b>08/23/2022</b>
Sale Price:	<b>\$1,051,500</b>	Prior Sale Price:	<b>\$650,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>226965</b>	Acres:	<b>0.13</b>
1st Mtg Amt:	<b>\$840,875</b>	Lot Area:	<b>5,753</b>
Total Value:	<b>\$68,329</b>	# of Stories:	<b>1</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>
		Living Area:	<b>1,668</b>
		Total Rooms:	<b>6</b>
		Bedrooms:	<b>3</b>
		Bath(F/H):	<b>2 /</b>
		Yr Built/Eff:	<b>1931 / 1931</b>
		Air Cond:	
		Style:	<b>UNKNOWN</b>
		Fireplace:	<b>Y / 1</b>
		Pool:	<b>POOL</b>
		Roof Mat:	<b>WOOD SHAKE</b>
		Parking:	<b>PARKING AVAIL</b>

Comp #:2		Distance From Subject:0.29 (miles)	
Address:	<b>7230 BRYNHURST AVE, LOS ANGELES, CA 90043-4938</b>		
Owner Name:	<b>DENEGRI MICHEL E/DENEGRI TATIANA L P</b>		
Seller Name:	<b>4HK LLC</b>		
APN:	<b>4012-029-015</b>	Map Reference:	<b>51-C5 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2352.02</b>
Subdivision:	<b>FIRTHS HYDE PARK TR</b>	Zoning:	<b>LAR1</b>
Rec Date:	<b>05/16/2023</b>	Prior Rec Date:	<b>09/17/2021</b>
Sale Date:	<b>05/09/2023</b>	Prior Sale Date:	<b>08/03/2021</b>
Sale Price:	<b>\$999,000</b>	Prior Sale Price:	<b>\$610,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>317559</b>	Acres:	<b>0.17</b>
1st Mtg Amt:	<b>\$965,658</b>	Lot Area:	<b>7,500</b>
Total Value:	<b>\$610,000</b>	# of Stories:	<b>1</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>
		Living Area:	<b>1,638</b>
		Total Rooms:	<b>6</b>
		Bedrooms:	<b>4</b>
		Bath(F/H):	<b>2 /</b>
		Yr Built/Eff:	<b>1951 / 1953</b>
		Air Cond:	
		Style:	<b>CONVENTIONAL</b>
		Fireplace:	<b>Y / 1</b>
		Pool:	
		Roof Mat:	<b>WOOD SHAKE</b>
		Parking:	<b>PARKING AVAIL</b>

Comp #:3		Distance From Subject:0.35 (miles)	
Address:	<b>3206 W 78TH PL, LOS ANGELES, CA 90043-5221</b>		
Owner Name:	<b>MJA INC</b>		
Seller Name:	<b>JORDAN LOUISE</b>		
APN:	<b>4012-009-002</b>	Map Reference:	<b>51-C6 /</b>
		Living Area:	<b>1,565</b>

County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2352.02</b>	Total Rooms:	<b>5</b>
Subdivision:	<b>8044</b>	Zoning:	<b>LAR1</b>	Bedrooms:	<b>2</b>
Rec Date:	<b>01/20/2023</b>	Prior Rec Date:	<b>05/23/1969</b>	Bath(F/H):	<b>1 /</b>
Sale Date:	<b>01/10/2023</b>	Prior Sale Date:		Yr Built/Eff:	<b>1933 / 1933</b>
Sale Price:	<b>\$680,000</b>	Prior Sale Price:	<b>\$25,000</b>	Air Cond:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Style:	<b>SPANISH</b>
Document #:	<b>40920</b>	Acres:	<b>0.14</b>	Fireplace:	<b>Y / 1</b>
1st Mtg Amt:	<b>\$626,000</b>	Lot Area:	<b>6,169</b>	Pool:	
Total Value:	<b>\$53,528</b>	# of Stories:	<b>1</b>	Roof Mat:	<b>ROLL COMPOSITION</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>	Parking:	<b>PARKING AVAIL</b>

Comp #:	<b>4</b>	Distance From Subject:	<b>0.38 (miles)</b>
Address:	<b>3153 W 79TH ST, LOS ANGELES, CA 90043-5222</b>		
Owner Name:	<b>JONES VANDA L III/SHARP DIMITRIUS</b>		
Seller Name:	<b>AFFORDABLE PRO HMS &amp; INVS LC</b>		
APN:	<b>4012-008-011</b>	Map Reference:	<b>57-C1 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2352.02</b>
Subdivision:	<b>11520</b>	Zoning:	<b>LAR1</b>
Rec Date:	<b>03/23/2023</b>	Prior Rec Date:	<b>03/04/2022</b>
Sale Date:	<b>12/12/2022</b>	Prior Sale Date:	<b>02/23/2022</b>
Sale Price:	<b>\$1,218,000</b>	Prior Sale Price:	<b>\$760,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>185753</b>	Acres:	<b>0.14</b>
1st Mtg Amt:	<b>\$1,084,020</b>	Lot Area:	<b>6,000</b>
Total Value:	<b>\$69,176</b>	# of Stories:	<b>1</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>
		Living Area:	<b>1,461</b>
		Total Rooms:	<b>6</b>
		Bedrooms:	<b>3</b>
		Bath(F/H):	<b>2 /</b>
		Yr Built/Eff:	<b>1939 / 1939</b>
		Air Cond:	
		Style:	<b>CONVENTIONAL</b>
		Fireplace:	<b>Y / 1</b>
		Pool:	
		Roof Mat:	<b>WOOD SHAKE</b>
		Parking:	<b>PARKING AVAIL</b>

Comp #:	<b>5</b>	Distance From Subject:	<b>0.38 (miles)</b>
Address:	<b>7337 5TH AVE, LOS ANGELES, CA 90043-5305</b>		
Owner Name:	<b>CERIN VICTOR/VIVANCO PRISCILLA</b>		
Seller Name:	<b>HAMMOND A H &amp; B N F/TR</b>		
APN:	<b>4009-006-024</b>	Map Reference:	<b>51-D6 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2352.01</b>
Subdivision:	<b>1924</b>	Zoning:	<b>LAR1</b>
Rec Date:	<b>10/13/2022</b>	Prior Rec Date:	<b>06/08/1994</b>
Sale Date:	<b>08/31/2022</b>	Prior Sale Date:	
Sale Price:	<b>\$792,000</b>	Prior Sale Price:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	
Document #:	<b>984615</b>	Acres:	<b>0.17</b>
1st Mtg Amt:	<b>\$396,000</b>	Lot Area:	<b>7,216</b>
Total Value:	<b>\$72,021</b>	# of Stories:	<b>1</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>
		Living Area:	<b>1,444</b>
		Total Rooms:	<b>6</b>
		Bedrooms:	<b>3</b>
		Bath(F/H):	<b>2 /</b>
		Yr Built/Eff:	<b>1947 / 1947</b>
		Air Cond:	
		Style:	<b>SPANISH</b>
		Fireplace:	<b>/</b>
		Pool:	
		Roof Mat:	<b>TILE</b>
		Parking:	<b>PARKING AVAIL</b>

# EXHIBIT D

ASSIGNED INSPECTOR: EUSEBIO GUZMAN  
JOB ADDRESS: 3207 WEST 74<sup>TH</sup> STREET, LOS ANGELES, CA  
ASSESSORS PARCEL NO. (APN): 4012-015-002

Date: April 25, 2024

CASE NO.: 779688  
ORDER NO.: A-4528814

EFFECTIVE DATE OF ORDER TO COMPLY: **October 10, 2017**  
COMPLIANCE EXPECTED DATE: **November 09, 2017**  
DATE COMPLIANCE OBTAINED: **No compliance to date**

.....

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

**VIOLATIONS:**

SEE ATTACHED ORDER # A-4528814

1051226201748069

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

VAN AMBATIELOS  
PRESIDENT

E. FELICIA BRANNON  
VICE-PRESIDENT

JOSELYN GEAGA-ROSENTHAL

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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**

EDWARDS, BETTYE R  
3537 POETS LN  
INGLEWOOD, CA 90305

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

**OCT 13 2017**

**CASE #: 779688**

**ORDER #: A-4528814**

**EFFECTIVE DATE: October 10, 2017**

**COMPLIANCE DATE: November 09, 2017**

OWNER OF

SITE ADDRESS: **3207 W 74TH ST**

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

ASSESSORS PARCEL NO.: 4012-015-002

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

Comments: The rear yard attached room additions and electrical work

2. The approximate 14' x 17' construction of room additions and electrical service attached to the rear of the dwelling was/is constructed with out the required inspections, permits and approvals.

You are therefore ordered to: 1) Demolish and remove all construction work performed without the required permi(s).  
2) Restore the existing structure(s) to its originally approved condition, OR 3) Submit plans, obtain the required permits and expose the work for proper inspections

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, 93.0104, 94.103.1.1, 95.112.1, 91.5R106.1.1, 91.5R106.1.2, 91.5R108.4, 91.5R106.3.2, 91.5R103.1, 12.21A.1.(a) of the L.A.M.C.

Comments: Electrical meter was not approved and the inspections were not completed

NOTE: A certificate has been filed with the County Recorder noting the above substandard condition

#### NON-COMPLIANCE FEE WARNING:

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

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

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

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

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

#### PENALTY WARNING :

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

#### INVESTIGATION FEE REQUIRED:

Whenever any work has been commenced without authorization by a permit or application for inspection and which violates provisions of Articles 1 through 8 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.), and if no order has been issued by the department or a court of law requiring said work to proceed, a special investigation fee which shall be double the amount charged for an application for inspection, license or permit fee, but not less than \$400.00, shall be collected on each permit, license or application for inspection. Section 98.0402 (a) L.A.M.C.

#### APPEAL PROCEDURES:

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

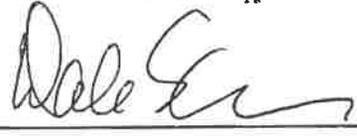
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If you have any questions or require any additional information please feel free to contact me at (213)978-4508.  
Office hours are 7:00 a.m. to 8:30 p.m. Monday through Thursday.

Inspector: 

Date: October 11, 2017

DALE SCHWARTZ  
8475 S. VERMONT AVE.  
LOS ANGELES, CA 90044  
(213)978-4508

 Dale.Schwartz@lacity.org

REVIEWED BY

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