

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

JAVIER NUNEZ
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CITY OF LOS ANGELES
CALIFORNIA



KAREN BASS
MAYOR

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

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

JOHN WEIGHT
EXECUTIVE OFFICER

March 22, 2024

Council District: # 1

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

JOB ADDRESS: **238 EAST AVENUE 41, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5451-001-008**
Re: Invoice # 786975-6

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: **238 East Avenue 41, 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 April 4, 2019 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>
Late Charge/Collection fee (250%)	1,650.00
Accumulated Interest (1%/month)	129.19
Title Report fee	30.00
Grand Total	\$ 1,809.19 λ

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 **\$1,809.19** be recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "Council") designate the time and place protest can be heard concerning this matter, as set forth in Sections 7.35.3 and 7.35.5 of the Los Angeles Administrative Code.

It is further requested that Council instruct the LADBS to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$1,809.19** 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 Yntan
Chief, Resource Management Bureau



ATTEST: HOLLY WOLCOTT, CITY CLERK

Lien confirmed by
City Council on:

BY: _____
DEPUTY



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

Property Title Report

Work Order No. T17179
Dated as of: 08/26/2022

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)

APN #: 5451-001-008

Property Address: 238 E AVENUE 41

City: Los Angeles

County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : JOSE AVALOS AND LISA LY AVALOS, CO-TRUSTEES OF THE AVALOS FAMILY TRUST

Grantor : JOSE AVALOS AND LISA LY AVALOS

Deed Date : 08/07/2017

Recorded : 08/17/2017

Instr No. : 17-09355710

MAILING ADDRESS: JOSE AVALOS AND LISA LY AVALOS, CO-TRUSTEES OF THE AVALOS FAMILY TRUST
306 CAMINO DEL SOL, SOUTH PASADENA, CA 91030

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 8 Block: 7 Subdivision Name: C W MORGANS SYCAMORE GROVE TRACT Brief Description: G W MORGANS SYCAMORE GROVE TRACT LOT 8 BLK 7

MORTGAGES/LIENS

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

This page is part of your document - DO NOT DISCARD



20170935710



Pages:
0002

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

08/17/17 AT 02:41PM

FEES:	32.00
TAXES:	0.00
OTHER:	0.00
PAID:	32.00



LEADSHEET



201708173330043

00014122089



008531848

SEQ:
01

DAR - Courier (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY
Tisser & Standing LLP

WHEN RECORDED MAIL TO
AND MAIL TAX STATEMENTS TO



Dr. and Dr. Jose Avalos
306 Camino Del Sol
South Pasadena, CA 91030

Title Order No.
Escrow No.

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S):

DOCUMENTARY TRANSFER TAX is \$0.00

CITY TAX IS \$0.00

This conveyance transfers the Grantors' interest into their revocable trust.

R&T Sec. 11930

- Computed on the full value of the property conveyed, or
- Computed on full value less value liens or encumbrances remaining at the time of sale,
- Realty not sold
- Unincorporated area City of _____, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Jose Avalos and Lisa Ly Avalos, Husband and Wife, as Community Property with Right of Survivorship

Hereby GRANT(S) to

Jose Avalos and Lisa Ly Avalos, Co-Trustees of The Avalos Family Trust dated August 7, 2017

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

Lot 8, Block 7 of C.W. Morgan's Sycamore Grove Tract, in the City of Los Angeles, County of Los Angeles, State of California, as per Map recorded in Book 11, Pages 57 and 58 of Miscellaneous Records, in the Office of the County Recorder of said County.

Commonly known as: 238 E. Avenue 41, Los Angeles, CA 90031

APN: 5451-001-008

Dated: 8/7/17

Jose Avalos

Lisa Ly Avalos

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 8/7/17, before me, Jodi May, Notary Public, personally appeared Jose Avalos and Lisa Ly Avalos, 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 of Notary Public

MAIL TAX STATEMENTS TO: SAME AS ABOVE

EXHIBIT B

ASSIGNED INSPECTOR: **PATRICK LIEBREGT**
JOB ADDRESS: **238 EAST AVENUE 41, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5451-001-008**

Date: **March 22, 2024**

Last Full Title: **08/26/2022**

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- 1) JOSE AVALOS AND LISA LY AVALOS,
CO-TRUSTEES OF THE AVALOS
FAMILY TRUST
306 CAMINO DEL SOL
SOUTH PASADENA, CA 91030

CAPACITY: OWNERS

Property Detail Report

For Property Located At :
238 E AVENUE 41, LOS ANGELES, CA 90031-1519

**Owner Information**

Owner Name: **AVALOS JOSE (TE) & LISA L (TE)/AVALOS**
 Mailing Address: **306 CAMINO DEL SOL, SOUTH PASADENA CA 91030-4108 C023**
 Vesting Codes: **// TE**

Location Information

Legal Description: **G W MORGANS SYCAMORE GROVE TRACT LOT 8**
 County: **LOS ANGELES, CA** APN: **5451-001-008**
 Census Tract / Block: **1994.00 / 2** Alternate APN:
 Township-Range-Sect: Subdivision: **C W MORGANS SYCAMORE GROVE**
 Legal Book/Page: Map Reference: **36-B4 /**
 Legal Lot: **8** Tract #:
 Legal Block: **7** School District: **LOS ANGELES**
 Market Area: **677** School District Name: **LOS ANGELES**
 Neighbor Code: Munic/Township: **LOS ANGELES**

Owner Transfer Information

Recording/Sale Date: **08/17/2017 / 08/07/2017** Deed Type: **GRANT DEED**
 Sale Price: 1st Mtg Document #:
 Document #: **935710**

Last Market Sale Information

Recording/Sale Date: **05/16/2012 / 04/03/2012** 1st Mtg Amount/Type: **\$213,750 / CONV**
 Sale Price: **\$285,000** 1st Mtg Int. Rate/Type: **/**
 Sale Type: **FULL** 1st Mtg Document #: **727437**
 Document #: **727436** 2nd Mtg Amount/Type: **/**
 Deed Type: **GRANT DEED** 2nd Mtg Int. Rate/Type: **/**
 Transfer Document #: Price Per SqFt: **\$270.91**
 New Construction: Multi/Split Sale:
 Title Company: **TICOR TITLE**
 Lender: **GUARANTEED RATE INC**
 Seller Name: **REME HOLDINGS LLC**

Prior Sale Information

Prior Rec/Sale Date: **08/31/2004 / 07/12/2004** Prior Lender: **NEW CENTURY MTG CORP**
 Prior Sale Price: **\$381,500** Prior 1st Mtg Amt/Type: **\$305,200 / CONV**
 Prior Doc Number: **2237903** Prior 1st Mtg Rate/Type: **5.85 / ADJUSTABLE INT RATE LOAN**

Prior Deed Type: **INDIVIDUAL GRANT DEED**

Property Characteristics

Gross Area:		Parking Type:	PARKING AVAIL	Construction:	
Living Area:	1,052	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:		Exterior wall:	SHINGLE SIDING
Above Grade:		Parking Spaces:	1	Porch Type:	
Total Rooms:	5	Basement Area:		Patio Type:	
Bedrooms:	2	Finish Bsmnt Area:		Pool:	
Bath(F/H):	1 /	Basement Type:		Air Cond:	
Year Built / Eff:	1920 / 1920	Roof Type:		Style:	CONVENTIONAL
Fireplace:	/	Foundation:	RAISED	Quality:	
# of Stories:	1	Roof Material:	COMPOSITION SHINGLE	Condition:	

Other Improvements: **Building Permit**

Site Information

Zoning:	LARD2	Acres:	0.17	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	7,503	Lot Width/Depth:	50 x 150	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$330,705	Assessed Year:	2021	Property Tax:	\$4,150.76
Land Value:	\$264,567	Improved %:	20%	Tax Area:	4
Improvement Value:	\$66,138	Tax Year:	2021	Tax Exemption:	
Total Taxable Value:	\$330,705				

Comparable Sales Report

For Property Located At

**238 E AVENUE 41, LOS ANGELES, CA 90031-1519**

11 Comparable(s) Selected.

Report Date: 09/09/2022

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$285,000	\$500,000	\$1,391,000	\$928,455
Bldg/Living Area	1,052	930	1,196	1,050
Price/Sqft	\$270.91	\$512.82	\$1,182.27	\$879.82
Year Built	1920	1905	1973	1924
Lot Area	7,503	4,799	8,516	6,393
Bedrooms	2	1	3	2
Bathrooms/Restrooms	1	1	2	1
Stories	1.00	1.00	2.00	1.09
Total Value	\$330,705	\$159,172	\$707,812	\$471,752
Distance From Subject	0.00	0.17	0.49	0.32

* = user supplied for search only

Comp #:	1	Distance From Subject: 0.17 (miles)			
Address:	223 E AVENUE 38, LOS ANGELES, CA 90031-1506				
Owner Name:	TRINIDAD CYNTHIA A				
Seller Name:	LOVECCHIO ERIC				
APN:	5451-003-021	Map Reference:	36-A4 /	Living Area:	1,115
County:	LOS ANGELES, CA	Census Tract:	1994.00	Total Rooms:	6
Subdivision:	MORGANS G W	Zoning:	LARD2	Bedrooms:	2
	SYCAMORE GROVE TR				
Rec Date:	03/29/2022	Prior Rec Date:	08/14/2015	Bath(F/H):	2 /
Sale Date:	03/18/2022	Prior Sale Date:	08/06/2015	Yr Built/Eff:	1905 / 2000
Sale Price:	\$1,180,000	Prior Sale Price:	\$610,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	347204	Acres:	0.17	Fireplace:	/
1st Mtg Amt:	\$944,000	Lot Area:	7,486	Pool:	
Total Value:	\$667,121	# of Stories:	1	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:	2	Distance From Subject: 0.21 (miles)			
Address:	3905 BERENICE AVE, LOS ANGELES, CA 90031-1607				
Owner Name:	CRANDELL DARREN				
Seller Name:	DIAZ EDWARD M TRUST				
APN:	5207-017-014	Map Reference:	36-B4 /	Living Area:	1,144
County:	LOS ANGELES, CA	Census Tract:	1993.00	Total Rooms:	5
Subdivision:	MONTECITO PARK	Zoning:	LAR1	Bedrooms:	1
Rec Date:	05/10/2022	Prior Rec Date:	06/04/1986	Bath(F/H):	1 /
Sale Date:	04/27/2022	Prior Sale Date:	01/1986	Yr Built/Eff:	1913 / 1913
Sale Price:	\$800,000	Prior Sale Price:	\$190,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:		Style:	CONVENTIONAL
Document #:	507281	Acres:	0.11	Fireplace:	Y / 1
1st Mtg Amt:	\$640,000	Lot Area:	4,800	Pool:	
Total Value:	\$159,172	# of Stories:	1	Roof Mat:	ROLL COMPOSITION
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:	3	Distance From Subject: 0.22 (miles)		
Address:	4000 BERENICE AVE, LOS ANGELES, CA 90031-1610			

Owner Name:	THEMA NATASHA J		
Seller Name:	SZAKTILLA JANOS G & MAGDOLA J		
APN:	5207-015-008	Map Reference:	36-B4 /
County:	LOS ANGELES, CA	Census Tract:	1993.00
Subdivision:	MONTECITO PARK	Zoning:	LAR1
Rec Date:	07/29/2022	Prior Rec Date:	10/19/1988
Sale Date:	07/27/2022	Prior Sale Date:	08/1988
Sale Price:	\$925,000	Prior Sale Price:	\$180,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	771740	Acres:	0.12
1st Mtg Amt:	\$878,750	Lot Area:	5,199
Total Value:	\$312,032	# of Stories:	2
Land Use:	SFR	Park Area/Cap#:	/

Living Area:	1,195
Total Rooms:	7
Bedrooms:	3
Bath(F/H):	1 /
Yr Built/Eff:	1926 / 1940
Air Cond:	
Style:	CONVENTIONAL
Fireplace:	/
Pool:	
Roof Mat:	COMPOSITION SHINGLE
Parking:	PARKING AVAIL

Comp #:	4	Distance From Subject:	0.22 (miles)
Address:	4112 SHELburn CT, LOS ANGELES, CA 90065-3018		
Owner Name:	SAMUELSON CHRISTOPHER/SAMUELSON CLAIRE		
Seller Name:	VILLAVASO-CORCORAN L TRUST		
APN:	5467-001-024	Map Reference:	36-A4 /
County:	LOS ANGELES, CA	Census Tract:	1994.00
Subdivision:	2216	Zoning:	LARD2
Rec Date:	07/08/2022	Prior Rec Date:	08/03/2015
Sale Date:	06/20/2022	Prior Sale Date:	06/30/2015
Sale Price:	\$1,391,000	Prior Sale Price:	\$552,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	705404	Acres:	0.11
1st Mtg Amt:	\$1,147,500	Lot Area:	4,799
Total Value:	\$613,231	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/

Living Area:	1,196
Total Rooms:	5
Bedrooms:	2
Bath(F/H):	2 /
Yr Built/Eff:	1922 / 1935
Air Cond:	CENTRAL
Style:	CONVENTIONAL
Fireplace:	Y / 1
Pool:	
Roof Mat:	COMPOSITION SHINGLE
Parking:	PARKING AVAIL

Comp #:	5	Distance From Subject:	0.29 (miles)
Address:	202 MOUNT WASHINGTON DR, LOS ANGELES, CA 90065-3113		
Owner Name:	COLA JUSTIN/RAMIREZ MELANIE		
Seller Name:	RIVERA JOSE E & DORA		
APN:	5451-013-018	Map Reference:	36-A4 /
County:	LOS ANGELES, CA	Census Tract:	1852.02
Subdivision:	7814	Zoning:	LAR1
Rec Date:	05/05/2022	Prior Rec Date:	05/01/2002
Sale Date:	04/13/2022	Prior Sale Date:	04/24/2002
Sale Price:	\$1,070,000	Prior Sale Price:	\$215,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	489690	Acres:	0.17
1st Mtg Amt:	\$986,975	Lot Area:	7,516
Total Value:	\$293,415	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/

Living Area:	1,008
Total Rooms:	6
Bedrooms:	3
Bath(F/H):	2 /
Yr Built/Eff:	1973 / 1973
Air Cond:	
Style:	CONVENTIONAL
Fireplace:	/
Pool:	
Roof Mat:	COMPOSITION SHINGLE
Parking:	PARKING AVAIL

Comp #:	6	Distance From Subject:	0.32 (miles)
Address:	327 W AVENUE 37, LOS ANGELES, CA 90065-2501		
Owner Name:	KEECH NICHOLAS A/KEECH CAYLA I		
Seller Name:	BROWN RYAN		
APN:	5451-011-006	Map Reference:	36-A4 /
County:	LOS ANGELES, CA	Census Tract:	1852.02
Subdivision:	HC BRUNNERS SUB	Zoning:	LARD2
Rec Date:	02/04/2022	Prior Rec Date:	05/12/2014
Sale Date:	01/28/2022	Prior Sale Date:	04/16/2014
Sale Price:	\$1,187,000	Prior Sale Price:	\$545,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	144040	Acres:	0.13
1st Mtg Amt:	\$890,250	Lot Area:	5,558
Total Value:	\$617,210	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/

Living Area:	1,004
Total Rooms:	5
Bedrooms:	2
Bath(F/H):	1 /
Yr Built/Eff:	1906 / 1906
Air Cond:	
Style:	CONVENTIONAL
Fireplace:	/
Pool:	
Roof Mat:	WOOD SHAKE
Parking:	NONE

Comp #:	7	Distance From Subject:	0.33 (miles)
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Address: 222 MOUNT WASHINGTON DR, LOS ANGELES, CA 90065-3113			
Owner Name: TLM TRUST			
Seller Name: POLEY MATTHEW			
APN: 5451-014-006	Map Reference: 36-A4 /	Living Area: 975	
County: LOS ANGELES, CA	Census Tract: 1852.02	Total Rooms: 5	
Subdivision: 7814	Zoning: LAR1	Bedrooms: 2	
Rec Date: 04/27/2022	Prior Rec Date: 12/03/2013	Bath(F/H): 1 /	
Sale Date: 04/22/2022	Prior Sale Date: 11/14/2013	Yr Built/Eff: 1922 / 1924	
Sale Price: \$500,000	Prior Sale Price: \$625,000	Air Cond:	
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL	
Document #: 454811	Acres: 0.18	Fireplace: Y / 1	
1st Mtg Amt: \$483,000	Lot Area: 7,740	Pool:	
Total Value: \$707,812	# of Stories: 1	Roof Mat: TILE	
Land Use: SFR	Park Area/Cap#: /	Parking: PARKING AVAIL	

Comp #: 8			Distance From Subject: 0.36 (miles)
Address: 4534 HOMER ST, LOS ANGELES, CA 90031-1323			
Owner Name: HELFGOT JONATHAN/NASH JESSICA			
Seller Name: MADIGAN JOHN W IV			
APN: 5303-004-013	Map Reference: 36-B4 /	Living Area: 930	
County: LOS ANGELES, CA	Census Tract: 1993.00	Total Rooms: 6	
Subdivision: MONTECITO PARK	Zoning: LARD3	Bedrooms: 2	
Rec Date: 05/11/2022	Prior Rec Date: 06/02/2014	Bath(F/H): 1 /	
Sale Date: 03/24/2022	Prior Sale Date: 04/09/2014	Yr Built/Eff: 1912 / 1912	
Sale Price: \$860,000	Prior Sale Price: \$466,500	Air Cond:	
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL	
Document #: 512355	Acres: 0.17	Fireplace: Y / 1	
1st Mtg Amt: \$602,000	Lot Area: 7,428	Pool:	
Total Value: \$578,475	# of Stories: 1	Roof Mat: ROLL COMPOSITION	
Land Use: SFR	Park Area/Cap#: /	Parking: DETACHED GARAGE	

Comp #: 9			Distance From Subject: 0.40 (miles)
Address: 3568 SHURTLEFF CT, LOS ANGELES, CA 90065-2428			
Owner Name: VASQUEZ ALFONSO/GARCIA JORGE			
Seller Name: LARSON DENA D & RICHARD			
APN: 5446-002-028	Map Reference: 36-A4 /	Living Area: 976	
County: LOS ANGELES, CA	Census Tract: 1852.02	Total Rooms: 5	
Subdivision: 5318	Zoning: LAR1	Bedrooms: 2	
Rec Date: 01/05/2022	Prior Rec Date:	Bath(F/H): 1 /	
Sale Date: 12/21/2021	Prior Sale Date:	Yr Built/Eff: 1923 / 1923	
Sale Price: \$635,000	Prior Sale Price:	Air Cond:	
Sale Type: FULL	Prior Sale Type:	Style: CONVENTIONAL	
Document #: 15681	Acres: 0.12	Fireplace: Y / 1	
1st Mtg Amt: \$539,750	Lot Area: 5,031	Pool:	
Total Value: \$427,524	# of Stories: 1	Roof Mat: ROLL COMPOSITION	
Land Use: SFR	Park Area/Cap#: /	Parking: PARKING AVAIL	

Comp #: 10			Distance From Subject: 0.46 (miles)
Address: 1162 MONTECITO DR, LOS ANGELES, CA 90031-1637			
Owner Name: OPTIMUM REALTY CROUP INC			
Seller Name: ADAMS LOUIS R			
APN: 5304-010-012	Map Reference: 36-B4 /	Living Area: 984	
County: LOS ANGELES, CA	Census Tract: 1992.02	Total Rooms: 5	
Subdivision: 1	Zoning: LAR1	Bedrooms: 2	
Rec Date: 08/16/2022	Prior Rec Date: 07/28/1995	Bath(F/H): 1 /	
Sale Date: 08/03/2022	Prior Sale Date:	Yr Built/Eff: 1963 / 1963	
Sale Price: \$640,000	Prior Sale Price: \$110,000	Air Cond: WINDOW	
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL	
Document #: 819786	Acres: 0.20	Fireplace: /	
1st Mtg Amt:	Lot Area: 8,516	Pool:	
Total Value: \$168,803	# of Stories: 1	Roof Mat: GRAVEL & ROCK	
Land Use: SFR	Park Area/Cap#: /	Parking: PARKING AVAIL	

Comp #:11	3503 ARROYO SECO AVE, LOS ANGELES, CA 90065-2405		Distance From Subject:0.49 (miles)
Address:	3503 ARROYO SECO AVE, LOS ANGELES, CA 90065-2405		
Owner Name:	KNIGHT HUNTER/KNIGHT SHANNON E H		
Seller Name:	JIEH TIMOTHY		
APN:	5446-021-001	Map Reference:	36-A4 / Living Area: 1,024
County:	LOS ANGELES, CA	Census Tract:	1990.02 Total Rooms: 5
Subdivision:	M A GOULDS	Zoning:	LARD2 Bedrooms: 2
Rec Date:	06/22/2022	Prior Rec Date:	09/07/2017 Bath(F/H): 1 /
Sale Date:	06/07/2022	Prior Sale Date:	08/14/2017 Yr Built/Eff: 1905 / 1905
Sale Price:	\$1,025,000	Prior Sale Price:	\$613,500 Air Cond:
Sale Type:	FULL	Prior Sale Type:	FULL Style: UNKNOWN
Document #:	655234	Acres:	0.14 Fireplace: Y / 1
1st Mtg Amt:	\$922,000	Lot Area:	6,250 Pool:
Total Value:	\$644,476	# of Stories:	1 Roof Mat: COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/ Parking: PARKING AVAIL

EXHIBIT D

ASSIGNED INSPECTOR: **PATRICK LIEBREGT**
JOB ADDRESS: **238 EAST AVENUE 41, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5451-001-008**

Date: **March 22, 2024**

CASE NO.: **470408**
ORDER NO.: **A-4983010**

EFFECTIVE DATE OF ORDER TO COMPLY: **April 04, 2019**
COMPLIANCE EXPECTED DATE: **April 14, 2019**
DATE COMPLIANCE OBTAINED: **December 05, 2019**

LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-4983010

1050701201979529

**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-SUPPLEMENTAL AND NOTICE OF FEE

JOSE & LISA LY AVALOS
306 CAMINO DEL SOL
SOUTH PASADENA, CA 91030

CASE #: 470408
ORDER #: A-4983010
EFFECTIVE DATE: April 04, 2019
COMPLIANCE DATE: April 14, 2019

OWNER OF

SITE ADDRESS: 238 E AVENUE 41

ASSESSORS PARCEL NO.: 5451-001-008

ZONE: RD2; Min. Per Unit 2,000

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:

This order is a supplement to any and all preceding orders issued by the Department of Building and Safety relative to the case number noted above. You are hereby required to comply with the terms of this and all preceding orders.

Further investigation of the property (Site Address) listed above has revealed that there are additional violations of the Los Angeles Municipal Code (L.A.M.C.). Following is a current list of violations:

VIOLATION(S):

- 1. Building exterior and premises are not maintained.**

You are therefore ordered to: **Maintain building exterior and premises clean and free of overgrown hedges.**

Code Section(s) in Violation: **91.8104, 91.8104.2, 91.103.1, 12.21A.1.(a) of the L.A.M.C.**

Location: **Front yard**

Comments: **Overgrown hedges at front yard**

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.

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.

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)252-3938. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector : 

Date: April 04, 2019

ARA HAGHNAZARIAN
221 N. FIGUEROA ST. SUITE 1100
LOS ANGELES, CA 90012
(213)252-3938
Ara.Haghazarian@lacity.org

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

APR 04 2019

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

REVIEWED BY 

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