

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

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MOISES ROSALES  
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CITY OF LOS ANGELES  
CALIFORNIA



KAREN BASS  
MAYOR

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

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

JOHN WEIGHT  
EXECUTIVE OFFICER

June 3, 2024

Council District: # 8

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

JOB ADDRESS: 5930 SOUTH 6<sup>TH</sup> AVENUE, LOS ANGELES, CA  
ASSESSORS PARCEL NO. (APN): 4005-016-009  
Re: Invoice #782627-4

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: **5930 South 6<sup>th</sup> 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.

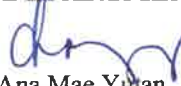
Pursuant to Section 98.0421, the property owner was issued an order on May 10, 2019, to pay a code violation inspection fee after violations were identified and verified upon inspection. The code violation inspection fees imposed by the LADBS are as follows:

<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
<b>Grand Total</b>	<b>\$ 1,276.56</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 **\$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 **\$1,276.56** 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:

*inf.*

ATTEST: HOLLY L. WOLCOTT, CITY CLERK

BY: \_\_\_\_\_  
DEPUTY



1649 BUCKINGHAM RD.  
LOS ANGELES, CA 90019  
Phone 310-943-9235 [latitle@in2-res.com](mailto:latitle@in2-res.com)

## Property Title Report

Work Order No. T17176  
Dated as of: 08/26/2022

Prepared for: City of Los Angeles

### **SCHEDULE A** (Reported Property Information)

**APN #: 4005-016-009**

**Property Address:** 5930 S 6TH AVE

**City:** Los Angeles

**County:** Los Angeles

### **VESTING INFORMATION**

**Type of Document:** GRANT DEED

**Grantee :** HAZEL L DOTSON

**Grantor :** CALVIN B. HOWARD

**Deed Date :** 06/27/1977

**Recorded :** 09/08/1977

**Instr No. :** 77-993491

**MAILING ADDRESS:** HAZEL L DOTSON  
5930 6TH AVE, LOS ANGELES, CA 90043

### **SCHEDULE B**

### **LEGAL DESCRIPTION**

**Lot Number:** 8 **Block:** 9 **Tract No:** 4515 **Brief Description:** TRACT # 4515 LOT 8 BLK 9

### **MORTGAGES/LIENS**

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

**Recording Date:** 02/10/2015

**Document #:** 15-0146047

**Loan Amount:** \$469,342

**Lender Name:** FINANCIAL FREEDOM

**Borrowers Name:** HAZEL L DOTSON

**MAILING ADDRESS:** FINANCIAL FREEDOM  
P.O. BOX 85400 AUSTIN, TX 78708

RECORDING REQUESTED BY



77- 993491

Name: **Ms. Hazel L. Dotson**  
Street Address: **5930 Sixth Avenue**  
City & State: **Los Angeles, CA 90043**

RECORDED IN OFFICIAL RECORDS  
OF LOS ANGELES COUNTY, CA.  
**SEP 8 1977 AT 8 A.M.**  
Recorder's Office

Map Not Attached To  
Name: **AS ABOVE**

Street Address:  
City & State:

SPACE ABOVE THIS LINE FOR RECORDER'S USE

LEE  
\$3  
6

## Grant Deed

THIS FORM FURNISHED BY COMMONWEALTH LAND TITLE COMPANY

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$ **33.00**

( ☒ ) computed on full value of property conveyed, or

( ☐ ) computed on full value less value of liens and encumbrances remaining at time of sale.

( ☐ ) Unincorporated area: ( ☒ ) City of **Los Angeles**, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
**CALVIN H. HOWARD, a married man,**

hereby GRANT(S) to

**HAZEL L. DOTSON, an unmarried woman,**

the following described real property in the  
County of **Los Angeles**

City of Los Angeles  
State of California:

**Lot 8, Block 9, Tract 4515, as per Map recorded in Book 48, Pages 92 and 93  
of Maps, in the Office of the County Recorder of said County.**

Dated **June 27, 1977**

*Calvin H. Howard*  
Calvin H. Howard

STATE OF CALIFORNIA,  
COUNTY OF **Los Angeles**

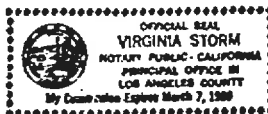
On **June 27, 1977**, before me, the under-  
signed, a Notary Public in and for said State, personally appeared

**Calvin H. Howard**

known to me  
to be the person whose name is subscribed to the within  
instrument and acknowledged that he executed the same.  
WITNESS my hand and official seal.

Signature

Name (Typed or Printed)



Title Order No. **77-7261-9**

Escrow or Loan No. **W-4307**

CLT-100 (12-76)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

END OF RECORDED DOCUMENT

This page is part of your document - DO NOT DISCARD



**20150146047**



Pages:  
0003

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

02/10/15 AT 08:04AM

FEES:	21.00
TAXES:	0.00
OTHER:	0.00
PAID:	21.00



LEADSHEET



201502102830007

00010153545



006639804

SEQ:  
01

DAR - Mail (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED



2

Prepared by, Recording Requested By  
and Return to:  
Bree Willingham  
Financial Freedom  
P.O. BOX 85400  
Austin, TX 78708

## ASSIGNMENT OF DEED OF TRUST

Loan: 7039227

Min: 100854900070392275      MERS Phone: 1-888-679-6377

FHA Case Number: 1973510969

*FOR VALUE RECEIVED*, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., whose address is P.O. Box 2026, Flint, MI 48501-2026, AS NOMINEE FOR FINANCIAL FREEDOM ACQUISITION LLC, ITS SUCCESSORS AND ASSIGNS, does hereby assign and transfer to SECRETARY OF HOUSING AND URBAN DEVELOPMENT WASHINGTON D.C., ITS SUCCESSORS AND ASSIGNS, forever and without recourse, whose address is 451 Seventh Street S.W., Washington, DC 20410, all its right, title and interest in and to a certain deed of trust from **HAZEL L. DOTSON, AN UNMARRIED WOMAN** to FINANCIAL FREEDOM SENIOR FUNDING CORPORATION, A SUBSIDIARY OF INDYMAC BANK, F.S.B. for \$469,342.50, dated 6/9/2005 of record on 6/16/2005 as Document 05 1413596, in LOS ANGELES County, State of CALIFORNIA.

**Property Address: 5930 6TH AVENUE, LOS ANGELES, CALIFORNIA 90043**

Executed this 1/6/2015.

**MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR FINANCIAL FREEDOM ACQUISITION LLC, ITS SUCCESSORS AND ASSIGNS**

  
By: MELINDA LEA DAVIS  
Title: ASSISTANT SECRETARY

STATE OF TEXAS

COUNTY OF TRAVIS

This instrument was acknowledged before me on 1/6/2015 by MELINDA LEA DAVIS the ASSISTANT SECRETARY of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., A DELAWARE CORPORATION, AS NOMINEE FOR FINANCIAL FREEDOM ACQUISITION LLC, ITS SUCCESSORS AND ASSIGNS, on behalf of said corporation.

*Christine Fuller*

Notary Public in and for the State of Texas  
Notary's Printed Name: CHRISTINE FULLER  
My Commission Expires: 9/19/2017



DOT for \$469,342.50 dated 6/9/2005

# EXHIBIT B

ASSIGNED INSPECTOR: **KIM DOEPPING**  
JOB ADDRESS: **5930 SOUTH 6<sup>TH</sup> AVENUE, LOS ANGELES, CA**  
ASSESSOR PARCEL NO. (APN): **4005-016-009**

**Date: June 3, 2024**

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

Last Update to Title:

.....

## **LIST OF OWNERS AND INTERESTED PARTIES**

- 1) HAZEL L. DOTSON  
5930 6<sup>TH</sup> AVE.  
LOS ANGELES, CA 90043  
CAPACITY: OWNER
  
- 2) FINANCIAL FREEDOM  
P.O. BOX 85400  
AUSTIN, TX 78708  
CAPACITY: OWNER

**Property Detail Report**

**For Property Located At :**  
**5930 6TH AVE, LOS ANGELES, CA 90043-3265**



RealQuest

**Owner Information**

Owner Name: **DOTSON HAZEL L**  
 Mailing Address: **5930 6TH AVE, LOS ANGELES CA 90043-3265 C056**  
 Vesting Codes: **//**

**Location Information**

Legal Description:	<b>TRACT # 4515 LOT 8</b>	APN:	<b>4005-016-009</b>
County:	<b>LOS ANGELES, CA</b>	Alternate APN:	
Census Tract / Block:	<b>2347.00 / 2</b>	Subdivision:	<b>4515</b>
Township-Range-Sect:		Map Reference:	<b>51-C4 /</b>
Legal Book/Page:	<b>48-92</b>	Tract #:	<b>4515</b>
Legal Lot:	<b>8</b>	School District:	<b>LOS ANGELES</b>
Legal Block:	<b>9</b>	School District Name:	<b>LOS ANGELES</b>
Market Area:	<b>PHHT</b>	Munic/Township:	<b>LOS ANGELES</b>
Neighbor Code:			

**Owner Transfer Information**

Recording/Sale Date: **/**  
 Sale Price:  
 Document #:

Deed Type:  
 1st Mtg Document #:

**Last Market Sale Information**

Recording/Sale Date:	<b>09/08/1977 /</b>	1st Mtg Amount/Type:	<b>\$27,000 / CONV</b>
Sale Price:	<b>\$30,000</b>	1st Mtg Int. Rate/Type:	<b>/</b>
Sale Type:	<b>FULL</b>	1st Mtg Document #:	<b>/</b>
Document #:	<b>993491</b>	2nd Mtg Amount/Type:	<b>/</b>
Deed Type:	<b>DEED (REG)</b>	2nd Mtg Int. Rate/Type:	<b>/</b>
Transfer Document #:		Price Per SqFt:	<b>\$30.27</b>
New Construction:		Multi/Split Sale:	
Title Company:			
Lender:			
Seller Name:			

**Prior Sale Information**

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

**Property Characteristics**

Gross Area:		Parking Type:	<b>PARKING AVAIL</b>	Construction:	
Living Area:	<b>991</b>	Garage Area:		Heat Type:	<b>HEATED</b>
Tot Adj Area:		Garage Capacity:		Exterior wall:	<b>SHINGLE SIDING</b>
Above Grade:		Parking Spaces:	<b>1</b>	Porch Type:	
Total Rooms:	<b>5</b>	Basement Area:		Patio Type:	<b>PATIO</b>
Bedrooms:	<b>2</b>	Finish Bsmnt Area:		Pool:	
Bath(F/H):	<b>1 /</b>	Basement Type:		Air Cond:	
Year Built / Eff:	<b>1924 / 1924</b>	Roof Type:		Style:	<b>CONVENTIONAL</b>
Fireplace:	<b>Y / 1</b>	Foundation:	<b>RAISED</b>	Quality:	<b>GOOD</b>
# of Stories:	<b>1</b>	Roof Material:	<b>COMPOSITION SHINGLE</b>	Condition:	<b>GOOD</b>

Other Improvements: **FENCE;ADDITION Building Permit**

**Site Information**

Zoning:	<b>LAR1</b>	Acres:	<b>0.11</b>	County Use:	<b>SINGLE FAMILY RESID (0100)</b>
Lot Area:	<b>4,801</b>	Lot Width/Depth:	<b>40 x 120</b>	State Use:	
Land Use:	<b>SFR</b>	Res/Comm Units:	<b>1 /</b>	Water Type:	<b>PUBLIC</b>
Site Influence:				Sewer Type:	<b>TYPE UNKNOWN</b>

**Tax Information**

Total Value:	<b>\$60,776</b>	Assessed Year:	<b>2021</b>	Property Tax:	<b>\$823.42</b>
Land Value:	<b>\$35,619</b>	Improved %:	<b>41%</b>	Tax Area:	<b>212</b>
Improvement Value:	<b>\$25,157</b>	Tax Year:	<b>2021</b>	Tax Exemption:	<b>HOMEOWNER</b>
Total Taxable Value:	<b>\$53,776</b>				



**Comparable Sales Report**

For Property Located At

**5930 6TH AVE, LOS ANGELES, CA 90043-3265****15 Comparable(s) Selected.**

Report Date: 09/09/2022

**Summary Statistics:**

	Subject	Low	High	Average
Sale Price	\$30,000	\$500,000	\$2,045,455	\$748,130
Bldg/Living Area	991	880	1,138	1,021
Price/Sqft	\$30.27	\$484.50	\$1,881.74	\$727.90
Year Built	1924	1920	1950	1927
Lot Area	4,801	3,202	4,922	4,638
Bedrooms	2	2	3	2
Bathrooms/Restrooms	1	1	2	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$60,776	\$35,946	\$628,645	\$209,884
Distance From Subject	0.00	0.09	0.48	0.28

\*= user supplied for search only

Comp #:

1

Address:

6002 7TH AVE, LOS ANGELES, CA 90043-4233

Owner Name:

PARKER-CHAVEZ RACHAEL/PARKER-CHAVEZ MAICOL

Seller Name:

PHOENIX REALTY INVESTMENTS LLC

APN:

4007-007-002

Map Reference:

51-C4 /

Living Area:

1,000

County:

LOS ANGELES, CA

Census Tract:

2348.00

Total Rooms:

5

Subdivision:

4515

Zoning:

LAR1

Bedrooms:

2

Rec Date:

03/08/2022

Prior Rec Date:

07/02/2021

Bath(F/H):

1 /

Sale Date:

02/11/2022

Prior Sale Date:

06/23/2021

Yr Built/Eff:

1924 / 1924

Sale Price:

\$695,000

Prior Sale Price:

\$490,000

Air Cond:

Sale Type:

FULL

Prior Sale Type:

FULL

Style:

MEDITERRANEAN

Document #:

267434

Acres:

0.07

Fireplace:

Y / 1

1st Mtg Amt:

\$625,500

Lot Area:

3,202

Pool:

Total Value:

\$158,693

# of Stories:

1

Roof Mat:

ROLL COMPOSITION

Land Use:

SFR

Park Area/Cap#:

/

Parking:

ATTACHED GARAGE

Distance From Subject:

0.09 (miles)

Comp #:	2	Distance From Subject:0.10 (miles)			
Address:	6015 6TH AVE, LOS ANGELES, CA 90043-4226				
Owner Name:	AXIS INVESTMENT CORP				
Seller Name:	BURTON TWANA F				
APN:	4007-007-021	Map Reference:	51-C4 /	Living Area:	1,138
County:	LOS ANGELES, CA	Census Tract:	2348.00	Total Rooms:	5
Subdivision:	4515	Zoning:	LAR1	Bedrooms:	2
Rec Date:	12/21/2021	Prior Rec Date:	04/13/1971	Bath(F/H):	2 /
Sale Date:	12/07/2021	Prior Sale Date:		Yr Built/Eff:	1925 / 1936
Sale Price:	\$662,000	Prior Sale Price:	\$15,500	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	SPANISH
Document #:	1892857	Acres:	0.11	Fireplace:	Y / 1
1st Mtg Amt:	\$592,500	Lot Area:	4,801	Pool:	
Total Value:	\$60,270	# of Stories:	1	Roof Mat:	ROLL COMPOSITION
Land Use:	SFR	Park Area/Cap#:	/	Parking:	DETACHED GARAGE

Comp #:	3	Distance From Subject:0.11 (miles)		
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Address: **5918 4TH AVE, LOS ANGELES, CA 90043-3227**

Owner Name: **WEN SIRU**

Seller Name: **CROW JULIE L**

APN: **4005-020-005** Map Reference: **51-D4 /** Living Area: **1,100**

County: **LOS ANGELES, CA** Census Tract: **2347.00** Total Rooms: **6**

Subdivision: **5072** Zoning: **LAR1** Bedrooms: **3**

Rec Date: **04/25/2022** Prior Rec Date: **12/21/2018** Bath(F/H): **2 /**

Sale Date: **04/05/2022** Prior Sale Date: **12/14/2018** Yr Built/Eff: **1923 / 1959**

Sale Price: **\$1,080,000** Prior Sale Price: **\$610,000** Air Cond: **CENTRAL**

Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**

Document #: **446112** Acres: **0.11** Fireplace: **/**

1st Mtg Amt: **\$300,000** Lot Area: **4,801** Pool: **/**

Total Value: **\$628,645** # of Stories: **1** Roof Mat: **ROLL**

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

Comp #:4 Distance From Subject:0.12 (miles)

Address: **5835 6TH AVE, LOS ANGELES, CA 90043-3262**

Owner Name: **SON WOOD PROPERTY LLC**

Seller Name: **SILAS-KIRK W K SR & S TRUST**

APN: **4005-014-023** Map Reference: **51-C4 /** Living Area: **1,008**

County: **LOS ANGELES, CA** Census Tract: **2347.00** Total Rooms: **5**

Subdivision: **4515** Zoning: **LAR1** Bedrooms: **2**

Rec Date: **01/27/2022** Prior Rec Date: **01/08/1976** Bath(F/H): **1 /**

Sale Date: **01/07/2022** Prior Sale Date: **/** Yr Built/Eff: **1923 / 1923**

Sale Price: **\$546,500** Prior Sale Price: **\$20,000** Air Cond: **/**

Sale Type: **FULL** Prior Sale Type: **FULL** Style: **SPANISH**

Document #: **706790** Acres: **0.11** Fireplace: **/**

1st Mtg Amt: **\$546,000** Lot Area: **4,801** Pool: **/**

Total Value: **\$145,342** # of Stories: **1** Roof Mat: **ROLL**

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

Comp #:5 Distance From Subject:0.17 (miles)

Address: **5830 MADDEN AVE, LOS ANGELES, CA 90043-3213**

Owner Name: **TAO SIRAN**

Seller Name: **TAYLOR FRANCENE L**

APN: **4005-013-010** Map Reference: **51-C4 /** Living Area: **880**

County: **LOS ANGELES, CA** Census Tract: **2347.00** Total Rooms: **5**

Subdivision: **4515** Zoning: **LAR1** Bedrooms: **3**

Rec Date: **04/29/2022** Prior Rec Date: **08/14/1980** Bath(F/H): **1 /**

Sale Date: **03/30/2022** Prior Sale Date: **/** Yr Built/Eff: **1924 / 1924**

Sale Price: **\$600,000** Prior Sale Price: **\$50,000** Air Cond: **/**

Sale Type: **FULL** Prior Sale Type: **FULL** Style: **SPANISH**

Document #: **465799** Acres: **0.11** Fireplace: **Y / 1**

1st Mtg Amt: **\$570,000** Lot Area: **4,801** Pool: **/**

Total Value: **\$99,995** # of Stories: **1** Roof Mat: **ROLL**

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

Comp #:6 Distance From Subject:0.19 (miles)

Address: **6035 3RD AVE, LOS ANGELES, CA 90043-4203**

Owner Name: **LAJOMA CORP**

Seller Name: **LSF9 MASTER PARTICIPATION**

APN: **4007-004-009** Map Reference: **51-D4 /** Living Area: **884**

County: **LOS ANGELES, CA** Census Tract: **2348.00** Total Rooms: **5**

Subdivision: **5556** Zoning: **LAR1** Bedrooms: **2**

Rec Date: **02/28/2022** Prior Rec Date: **12/18/2002** Bath(F/H): **1 /**

Sale Date: **02/02/2022** Prior Sale Date: **10/16/2002** Yr Built/Eff: **1923 / 1923**

Sale Price: **\$555,000** Prior Sale Price: **\$155,000** Air Cond: **/**

Sale Type: **FULL** Prior Sale Type: **FULL** Style: **SPANISH**

Document #: **229274** Acres: **0.11** Fireplace: **/**

1st Mtg Amt: **\$342,560** Lot Area: **4,801** Pool: **/**

Total Value: **\$342,560** # of Stories: **1** Roof Mat: **ROLL**

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

Comp #:7		Distance From Subject:0.19 (miles)	
Address: 6014 8TH AVE, LOS ANGELES, CA 90043-4008			
Owner Name: VASCONCELOS JHONATAN A G/ESCORTIA DENISE			
Seller Name: OPENDOOR PROPERTY TRUST I			
APN:	4007-009-004	Map Reference:	51-C4 /
County:	LOS ANGELES, CA	Census Tract:	2348.00
Subdivision:	4515	Zoning:	LAR1
Rec Date:	04/19/2022	Prior Rec Date:	05/28/2021
Sale Date:	04/04/2022	Prior Sale Date:	05/26/2021
Sale Price:	\$685,000	Prior Sale Price:	\$718,500
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	429525	Acres:	0.11
1st Mtg Amt:	\$644,000	Lot Area:	4,800
Total Value:	\$525,588	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,030
		Total Rooms:	5
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Built/Eff:	1936 / 1965
		Air Cond:	
		Style:	SPANISH
		Fireplace:	/
		Pool:	
		Roof Mat:	ROLL COMPOSITION
		Parking:	PARKING AVAIL

Comp #:8		Distance From Subject:0.34 (miles)	
Address: 5918 S VAN NESS AVE, LOS ANGELES, CA 90047-1028			
Owner Name: TAREK BUYS HOUSES LLC			
Seller Name: RAYFORD ARLENE M L			
APN:	6001-005-005	Map Reference:	51-D4 /
County:	LOS ANGELES, CA	Census Tract:	2372.02
Subdivision:	4893	Zoning:	LAR1
Rec Date:	06/24/2022	Prior Rec Date:	11/03/1978
Sale Date:	05/31/2022	Prior Sale Date:	
Sale Price:	\$500,000	Prior Sale Price:	\$40,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	663183	Acres:	0.11
1st Mtg Amt:	\$610,600	Lot Area:	4,826
Total Value:	\$79,461	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,032
		Total Rooms:	6
		Bedrooms:	3
		Bath(F/H):	1 /
		Yr Built/Eff:	1922 / 1928
		Air Cond:	
		Style:	SPANISH
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	GRAVEL & ROCK
		Parking:	PARKING AVAIL

Comp #:9		Distance From Subject:0.35 (miles)	
Address: 5719 2ND AVE, LOS ANGELES, CA 90043-2625			
Owner Name: OCEAN DEV INC			
Seller Name: GRAY ALMA R			
APN:	5005-001-030	Map Reference:	51-D4 /
County:	LOS ANGELES, CA	Census Tract:	2346.00
Subdivision:	900	Zoning:	LARD2
Rec Date:	08/17/2022	Prior Rec Date:	03/27/1970
Sale Date:	07/28/2022	Prior Sale Date:	
Sale Price:	\$580,500	Prior Sale Price:	\$15,200
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	824041	Acres:	0.11
1st Mtg Amt:		Lot Area:	4,922
Total Value:	\$119,455	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,104
		Total Rooms:	4
		Bedrooms:	3
		Bath(F/H):	2 /
		Yr Built/Eff:	1920 / 1932
		Air Cond:	YES
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	
		Parking:	

Comp #:10		Distance From Subject:0.37 (miles)	
Address: 6414 3RD AVE, LOS ANGELES, CA 90043-4542			
Owner Name: GAFF INVESTMENTS LLC			
Seller Name: ROLLINS FLORISA J L/TR			
APN:	4007-026-004	Map Reference:	51-D5 /
County:	LOS ANGELES, CA	Census Tract:	2348.00
Subdivision:	6543	Zoning:	LAR1
Rec Date:	08/26/2022	Prior Rec Date:	02/11/1993
Sale Date:	08/12/2022	Prior Sale Date:	
Sale Price:	\$500,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	853868	Acres:	0.11
1st Mtg Amt:	\$500,000	Lot Area:	4,803
Total Value:	\$35,946	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	912
		Total Rooms:	5
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Built/Eff:	1924 / 1924
		Air Cond:	
		Style:	SPANISH
		Fireplace:	/
		Pool:	
		Roof Mat:	ROLL COMPOSITION
		Parking:	PARKING AVAIL

Comp #:11			Distance From Subject:0.42 (miles)
Address:	5903 CIMARRON ST, LOS ANGELES, CA 90047-1009		
Owner Name:	OPENDOOR PROPERTY TRUST I		
Seller Name:	PRESTON JACQUILYN		
APN:	6001-006-016	Map Reference:	51-D4 /
County:	LOS ANGELES, CA	Census Tract:	2372.02
Subdivision:	4893	Zoning:	LAR1
Rec Date:	06/27/2022	Prior Rec Date:	04/30/2002
Sale Date:	05/25/2022	Prior Sale Date:	04/11/2002
Sale Price:	\$680,000	Prior Sale Price:	\$173,500
Sale Type:	FULL	Prior Sale Type:	
Document #:	668280	Acres:	0.11
1st Mtg Amt:		Lot Area:	4,800
Total Value:	\$236,774	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Parking:	PARKING AVAIL
		Living Area:	896
		Total Rooms:	4
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Built/Eff:	1950 / 1950
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	/
		Pool:	
		Roof Mat:	COMPOSITION SHINGLE

Comp #:12			Distance From Subject:0.43 (miles)
Address:	6549 4TH AVE, LOS ANGELES, CA 90043-4505		
Owner Name:	ELITE PREMIER INVESTMENTS INC		
Seller Name:	WEST E D & L JOINT L/TR		
APN:	4007-028-020	Map Reference:	51-D5 /
County:	LOS ANGELES, CA	Census Tract:	2348.00
Subdivision:	6543	Zoning:	LAR1
Rec Date:	12/10/2021	Prior Rec Date:	
Sale Date:	12/06/2021	Prior Sale Date:	
Sale Price:	\$618,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	1842589	Acres:	0.11
1st Mtg Amt:	\$556,200	Lot Area:	4,795
Total Value:	\$38,896	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Parking:	PARKING AVAIL
		Living Area:	1,094
		Total Rooms:	6
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Built/Eff:	1938 / 1938
		Air Cond:	
		Style:	SPANISH
		Fireplace:	/
		Pool:	
		Roof Mat:	ROLL COMPOSITION

Comp #:13			Distance From Subject:0.43 (miles)
Address:	5436 3RD AVE, LOS ANGELES, CA 90043-2600		
Owner Name:	LOPEZ EDWARD		
Seller Name:	ZUNIGA CESAR E		
APN:	5005-002-014	Map Reference:	51-D3 /
County:	LOS ANGELES, CA	Census Tract:	2346.00
Subdivision:	900	Zoning:	LAR1
Rec Date:	08/19/2022	Prior Rec Date:	04/14/2011
Sale Date:	07/25/2022	Prior Sale Date:	02/23/2011
Sale Price:	\$2,045,455	Prior Sale Price:	\$259,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	830649	Acres:	0.11
1st Mtg Amt:	\$400,000	Lot Area:	4,921
Total Value:	\$277,844	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Parking:	DETACHED GARAGE
		Living Area:	1,087
		Total Rooms:	
		Bedrooms:	3
		Bath(F/H):	2 /
		Yr Built/Eff:	1921 / 1936
		Air Cond:	YES
		Style:	CONVENTIONAL
		Fireplace:	/
		Pool:	
		Roof Mat:	

Comp #:14			Distance From Subject:0.47 (miles)
Address:	6108 CIMARRON ST, LOS ANGELES, CA 90047-1323		
Owner Name:	CASTILLO ROBERT		
Seller Name:	RENAUD MATTHEW		
APN:	6001-011-007	Map Reference:	51-D4 /
County:	LOS ANGELES, CA	Census Tract:	2372.02
Subdivision:	6581	Zoning:	LAR1
Rec Date:	12/14/2021	Prior Rec Date:	04/30/2014
Sale Date:	11/19/2021	Prior Sale Date:	04/07/2014
Sale Price:	\$714,500	Prior Sale Price:	\$315,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1852847	Acres:	0.11
1st Mtg Amt:	\$678,775	Lot Area:	4,803
		Parking:	
		Living Area:	1,122
		Total Rooms:	5
		Bedrooms:	3
		Bath(F/H):	2 /
		Yr Built/Eff:	1927 / 1928
		Air Cond:	
		Style:	SPANISH
		Fireplace:	Y / 1
		Pool:	

Total Value:	<b>\$356,733</b>	# of Stories:	<b>1</b>	Roof Mat:	<b>ROLL</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>	Parking:	<b>COMPOSITION</b>
					<b>PARKING AVAIL</b>

Comp #:15

Distance From Subject:0.48 (miles)

Address: 6501 S VAN NESS AVE, LOS ANGELES, CA 90047-1646

Owner Name: KORECKI J RICHARD T

Seller Name: CAMKAY INVESTMENTS INC

APN: 4007-023-019

Map Reference: 51-D5 /

Living Area: 1,024

County: LOS ANGELES, CA

Census Tract: 2348.00

Total Rooms: 5

Subdivision: 6543

Zoning: LARD1.5

Bedrooms: 2

Rec Date: 06/02/2022

Prior Rec Date: 01/13/2022

Bath(F/H): 1 /

Sale Date: 05/09/2022

Prior Sale Date: 12/16/2021

Yr Built/Eff: 1936 / 1936

Sale Price: \$760,000

Prior Sale Price: \$515,000

Air Cond:

Sale Type: FULL

Prior Sale Type: FULL

Style: SPANISH

Document #: 589328

Acres: 0.08

Fireplace: /

1st Mtg Amt: \$760,000

Lot Area: 3,700

Pool:

Total Value: \$42,062

# of Stories: 1

Roof Mat: ROLL

Land Use: SFR

Park Area/Cap#: /

Parking: COMPOSITION

PARKING AVAIL

# EXHIBIT D

ASSIGNED INSPECTOR: **KIM DOEPPING**  
JOB ADDRESS: **5930 SOUTH 6<sup>TH</sup> AVENUE, LOS ANGELES, CA**  
ASSESSOR PARCEL NO. (APN): **4005-016-009**

Date: **June 3, 2024**

CASE NO.: **857164**  
ORDER NO.: **A-5008690**

EFFECTIVE DATE OF ORDER TO COMPLY: **May 10, 2019**  
COMPLIANCE EXPECTED DATE: **June 9, 2019**  
DATE COMPLIANCE OBTAINED: **July 12, 2023**

.....

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

**VIOLATIONS:**

SEE ATTACHED ORDER # A-5008690

1050821201982751

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

DOTSON, HAZEL L  
5930 6TH AVE  
LOS ANGELES, CA 90043

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

MAY 02 2019

CASE #: 857164  
ORDER #: A-5008690  
EFFECTIVE DATE: May 10, 2019  
COMPLIANCE DATE: June 09, 2019

OWNER OF  
SITE ADDRESS: 5930 S 6TH AVE

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

ASSESSORS PARCEL NO.: 4005-016-009  
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. Open storage of inoperable vehicles.**

You are therefore ordered to: Discontinue the open storage of inoperable vehicle(s).

Code Section(s) in Violation: 12.21A.1.(a), and 12.21A.8.(b) of the L.A.M.C.

Location: Front yard and driveway.

**2. Excessive or overgrown vegetation on the premises.**

You are therefore ordered to: Cut and remove the excessive or overgrown vegetation and weeds from the premises.

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.

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 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.

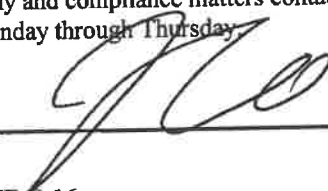
Any questions regarding invoices or how to pay fees should be directed to financial services at (213) 482-6890.

Any questions regarding the order to comply and compliance matters contact the inspector noted below at (213) 978-4512.

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

Inspector : \_\_\_\_\_

Date: April 30, 2019

  
JAMES VORHIS  
1968 W ADAMS BLVD, SUITE G-16  
LOS ANGELES, CA 90018  
(213) 978-4512  
JAMES.H.VORHIS@lacity.org

REVIEWED BY \_\_\_\_\_

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