

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

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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

April 30, 2024

Council District: # 8

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

JOB ADDRESS: **237 WEST 88<sup>TH</sup> PLACE, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **6040-023-015**  
Re: Invoice # 781956-2

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: **237 West 88<sup>th</sup> Place, 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 February 28, 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>
Non-Compliance fee	660.00
Late Charge/Collection fee (250%)	1,650.00
Title Report fee	30.00
<b>Grand Total</b>	<b>\$ 2,340.00</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 **\$2,340.00** 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 **\$2,340.00** 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, 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](mailto:latitle@in2-res.com)

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## ***Property Title Report***

**Work Order No. T17120**  
**Dated as of: 07/29/2022**

**Prepared for: City of Los Angeles**

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

**APN #: 6040-023-015**

**Property Address: 237 W 88TH PL**

**City: Los Angeles**

**County: Los Angeles**

#### **VESTING INFORMATION**

**Type of Document: GRANT DEED**

**Grantee : CHRISTOPHER LEMUS AND ENRIQUE ABRAHAM IBARRIA**

**Grantor : SALVADOR LEMUS AND MILAGRO LEMUS**

**Deed Date : 06/21/2016**

**Recorded : 10/19/2016**

**Instr No. : 16-1282031**

**MAILING ADDRESS: CHRISTOPHER LEMUS AND ENRIQUE ABRAHAM IBARRIA**  
**237 W 88TH PL, LOS ANGELES, CA 90003**

### ***SCHEDULE B***

#### **LEGAL DESCRIPTION**

**Lot Number: 59 Tract No: 346 Brief Description: TRACT # 346 LOT 59**

#### **MORTGAGES/LIENS**

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

**Recording Date: 01/23/2018**

**Document #: 18-0069869**

**Loan Amount: \$274,928**

**Lender Name: LAKEVIEW LOAN SERVICING, LLC**

**Borrowers Name: CHRISTOPHER LEMUS AND ENRIQUE ABRAHAM IBARRIA**

**MAILING ADDRESS: LAKEVIEW LOAN SERVICING, LLC**  
**4425 PONCE DE LEON BLVD MS 5-251 CORAL GABLES, FL 33146**

This page is part of your document - DO NOT DISCARD



**20161282031**



Pages:  
0006

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

10/19/16 AT 08:00AM

FEES:	34.00
TAXES:	1,568.00
OTHER:	0.00
PAID:	1,602.00



LEADSHEET



201610190270014

00012802846



007882578

SEQ:  
09

DAR - Title Company (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

R25

RECORDING REQUESTED BY:  
Western Resources Title

AND WHEN RECORDED MAIL TO:

Christopher Lemus Jr. and  
237 W 88th Place  
Los Angeles, CA 90003



Title Order No.: 119126  
AP#: 6040-023-015

Escrow No.: 017448-GP

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

**DOCUMENTARY TRANSFER TAX is \$308.00 CITY TRANSFER TAX \$1,260.00**

☒ computed on full value of property conveyed, or

☐ computed on full value less value of liens or encumbrances remaining at time of sale.

☐ Unincorporated area ☒ City of Los Angeles **AND**

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

**Salvador Lemus and Milagro Lemus, Husband and Wife as Joint Tenants**

hereby GRANT(s) to:

**Christopher Lemus, a Single Man and Enrique Abraham Ibarria, a Single Man as Joint Tenants**

the real property in the City of Los Angeles, County of Los Angeles, State of California, described as:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF

**Also Known as:** 237 W 88th Place, Los Angeles, CA 90003

Dated June 21, 2016

Salvador Lemus  
Salvador Lemus AKA Salvador Lemus Berganza  
Milagro Lemus  
Milagro Lemus

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 08/08/2016 before me, LUIS A FONSECA

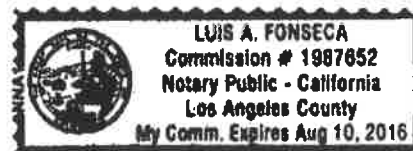
personally appeared SALVADOR LEMUS BERGANZA & MILAGRO LEMUS A Notary Public who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), 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 [Signature]

(Seal)



MAIL TAX STATEMENTS TO PARTY SHOWN BELOW; IF NO PARTY SHOWN, MAIL AS SHOWN ABOVE:

90

**PRELIMINARY CHANGE OF OWNERSHIP REPORT**

To be completed by the transferee (buyer) prior to a transfer of subject property, in accordance with section 480.3 of the Revenue and Taxation Code. A *Preliminary Change of Ownership Report* must be filed with each conveyance in the County Recorder's office for the county where the property is located.



<b>FOR RECORDER'S USE ONLY</b>	
DOCUMENT NO. /	RECORDING DATE

**NAME AND MAILING ADDRESS OF BUYER/TRANSFEE**  
(Make necessary corrections to the printed name and mailing address)

Christopher Lemus Jr. and Enrique A. Ibarria  
237 W 88th Place  
Los Angeles CA 90003

6040-023-015

ASSESSOR'S PARCEL NUMBER

Salvador Lemus and Milagro Lemus

SELLER/TRANSFEROR

BUYER'S DAYTIME TELEPHONE NUMBER

BUYER'S EMAIL ADDRESS

**STREET ADDRESS OR PHYSICAL LOCATION OF REAL PROPERTY**

237 W 88th Place, Los Angeles, CA 90003  
MAIL PROPERTY TAX INFORMATION TO (NAME)  
Christopher Lemus Jr. and Enrique A. Ibarria

**ADDRESS**

237 W 88th Place

**CITY**

Los Angeles

**STATE**

CA

**ZIP CODE**

90003

( ) YES ( ) NO This property is intended as my principal residence. If YES, please indicate the date of occupancy or intended occupancy.

MO

DAY

YEAR

**PART 1. TRANSFER INFORMATION***Please complete all statements.*

This section contains possible exclusions from reassessment for certain types of transfers.

YES NO

- ( ) ( ) A. This transfer is solely between spouses (*addition or removal of a spouse, death of a spouse, divorce settlement, etc.*)
- ( ) ( ) B. This transfer is solely between domestic partners currently registered with the California Secretary of State (*addition or removal of a partner, death of a partner, termination settlement, etc.*)
- ( ) ( ) \* C. This is a transfer: ( ) between parent(s) and child(ren) ( ) from grandparent(s) and grandchild(ren).
- ( ) ( ) \* D. This transfer is the result of a cotenant's death. Date of death \_\_\_\_\_
- ( ) ( ) \* E. This transaction is to replace a principal residence by a person 55 years of age or older.  
Within the same county? ( ) YES ( ) NO
- ( ) ( ) \* F. This transaction is to replace a principal residence by a person who is severely disabled as defined by Revenue and Taxation Code section 69.5. Within the same county? ( ) YES ( ) NO
- ( ) ( ) G. This transaction is only a correction of the name(s) of the person(s) holding title to the property ( *e.g., a name change upon marriage* ).  
If YES, please explain: \_\_\_\_\_
- ( ) ( ) H. The recorded document creates, terminates, or reconveys a lender's interest in the property.
- ( ) ( ) I. This transaction is recorded only as a requirement for financing purposes or to create, terminate, or reconvey a security interest ( *e.g., cosigner* ). If YES, please explain: \_\_\_\_\_
- ( ) ( ) J. The recorded document substitutes a trustee of a trust, mortgage, or other similar document.
- ( ) ( ) K. This is a transfer of property:
- ( ) ( ) 1. to/from a revocable trust that may be revoked by the transferor and is for the benefit of [ ] the transferor, and/or [ ] the transferor's spouse [ ] registered domestic partner.
  - ( ) ( ) 2. to/from a trust that may be revoked by the creator/grantor/trustor who is also a joint tenant, and which names the other joint tenant(s) as beneficiaries when the creator/grantor/trustor dies.
  - ( ) ( ) 3. to/from an irrevocable trust for the benefit of the [ ] creator/grantor/trustor and/or [ ] grantor's/trustor's spouse [ ] grantor's/trustor's registered domestic partner.
- ( ) ( ) L. This property is subject to a lease with a remaining lease term of 35 years or more including written options.
- ( ) ( ) M. This is a transfer between parties in which proportional interests of the transferor(s) and transferee(s) in each and every parcel being transferred remain exactly the same after the transfer.
- ( ) ( ) N. This is a transfer subject to subsidized low-income housing requirements with governmentally imposed restrictions.
- ( ) ( ) \* O. This transfer is to the first purchaser of a new building containing an active solar energy system.

\*Please refer to the instructions for Part 1

Please provide any other information that will help the Assessor understand the nature of the transfer.

**THIS DOCUMENT IS NOT SUBJECT TO PUBLIC INSPECTION**

**RECORDING REQUESTED BY:**  
Western Resources Title

**AND WHEN RECORDED MAIL TO:**

Christopher Lemus Jr. and Enrique A. Ibarria  
237 W 88th Place  
Los Angeles, CA 90003

THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.: 119126

Escrow No.: 017448-GP

AP#: 6040-023-015

**GRANT DEED**

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

**DOCUMENTARY TRANSFER TAX is \$**      **CITY TRANSFER TAX \$**

☒ computed on full value of property conveyed, or

☐ computed on full value less value of liens or encumbrances remaining at time of sale.

☐ Unincorporated area    ☒ City of Los Angeles **AND**

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

**Salvador Lemus and Milagro Lemus, Husband and Wife as Joint Tenants**

hereby GRANT(s) to:

**Christopher Lemus Jr. and Enrique A. Ibarria**

the real property in the City of Los Angeles, County of Los Angeles, State of California, described as:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF

**Also Known as: 237 W 88th Place, Los Angeles, CA 90003**

Dated June 21, 2016

\_\_\_\_\_  
Salvador Lemus

\_\_\_\_\_  
Milagro Lemus

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 \_\_\_\_\_

On \_\_\_\_\_ before me,

personally appeared \_\_\_\_\_

A Notary Public 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 \_\_\_\_\_ (Seal)

MAIL TAX STATEMENTS TO PARTY SHOWN BELOW; IF NO PARTY SHOWN, MAIL AS SHOWN ABOVE:

5

I certify under penalty of perjury that the forgoing is true and correct.

10 / 19 / 16  
Date

   
/ DPS

Executed in Norwalk, CA.

6  
Order Number: 119126 (RB)

## EXHIBIT "A"

### LEGAL DESCRIPTION

Real property in the **City of Los Angeles**, County of **Los Angeles**, State of **California**, described as follows:

**LOT 59 OF TRACT NO. 346, AS PER MAP RECORDED IN BOOK 15 OF MAPS PAGE(S) 170, FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA .**

APN: **6040-023-015**



This page is part of your document - DO NOT DISCARD



**20180069869**



Pages:  
0002

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

01/23/18 AT 08:00AM

FEES:	17.00
TAXES:	0.00
OTHER:	0.00
SB2:	75.00
PAID:	92.00



LEADSHEET



201801231030007

00014804281



008860538

SEQ:  
01

SECURE - 8:00AM



THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY:

ServiceLink

WHEN RECORDED MAIL TO:

Lakeview Loan Servicing, LLC  
4425 Ponce De Leon Blvd.  
MS 5-251  
Coral Gables, FL 33146

APN: 6040-023-015  
TO No: 170454148-CA-VOI

TS No: CA07001047-17-1

MIN No: 100266616090026873  
MERS Phone: 888-679-6377

### ASSIGNMENT OF DEED OF TRUST

FOR VALUE RECEIVED, the undersigned hereby grants, assigns, and transfers to Lakeview Loan Servicing, LLC all its interest under that certain Deed of Trust dated as of October 6, 2016, executed by CHRISTOPHER LEMUS, A SINGLE MAN AND ENRIQUE ABRAHAM IBARRIA, A SINGLE MAN AS JOINT TENANTS as Trustor(s), to WESTERN RESOURCES TITLE as Trustee and recorded October 19, 2016 as Instrument No. 20161282032 of official records in the Office of the County Recorder of Los Angeles County, California.

All rights accrued or to accrue under said Deed of Trust including the right to have reconveyed, in whole or in part, the real property more commonly known as 237 WEST 88TH PLACE, LOS ANGELES, CA 90003 and more fully described in said Deed of Trust.

Dated: 1/10/18

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.  
as nominee for DEL SUR CORPORATION DBA CAMINO  
REAL MORTGAGE BANKERS, its successors and assigns

By: [Signature]  
Assistant Secretary

LATORIA AMES

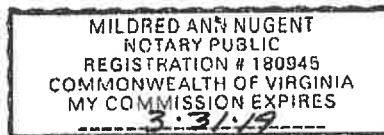
STATE OF VIRGINIA  
CITY OF VIRGINIA BEACH

The foregoing instrument was acknowledged before me this January 10, 2018 by LATORIA AMES whose title is ASSISTANT SECRETARY of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as nominee for DEL SUR CORPORATION DBA CAMINO REAL MORTGAGE BANKERS, its successors and assigns.

[Signature]  
Notary Public

Notary registration number: 180945

My commission expires: 3.31.19



# EXHIBIT B

ASSIGNED INSPECTOR: **KIM DOEPPING**  
JOB ADDRESS: **237 WEST 88<sup>TH</sup> PLACE, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **6040-023-015**

Date: April 30, 2024

Last Full Title: **07/29/2022**

Last Update to Title:

.....

**LIST OF OWNERS AND INTERESTED PARTIES**

- 1) CHRISTOPHER LEMUS AND ENRIQUE ABRAHAM IBARRIA  
237 W. 88<sup>TH</sup> PL.  
LOS ANGELES, CA 90003

CAPACITY: OWNERS
- 2) LAKEVIEW LOAN SERVICING, LLC.  
4425 PONCE DE LEON BLVD., MS 5-251  
CORAL GABLES, FL 33146

CAPACITY: INTERESTED PARTY

**Property Detail Report****For Property Located At :****237 W 88TH PL, LOS ANGELES, CA 90003-3609**

RealQuest

**Owner Information**

Owner Name: **LEMUS CHRISTOPHER/IBARRIA ENRIQUE A**  
 Mailing Address: **237 W 88TH PL, LOS ANGELES CA 90003-3609 C045**  
 Vesting Codes: **//**

**Location Information**

Legal Description:	<b>TRACT # 346 LOT 59</b>	APN:	<b>6040-023-015</b>
County:	<b>LOS ANGELES, CA</b>	Alternate APN:	
Census Tract / Block:	<b>2402.00 / 3</b>	Subdivision:	<b>346</b>
Township-Range-Sect:		Map Reference:	<b>58-B2 /</b>
Legal Book/Page:	<b>15-170</b>	Tract #:	<b>346</b>
Legal Lot:	<b>59</b>	School District:	<b>LOS ANGELES</b>
Legal Block:		School District Name:	<b>LOS ANGELES</b>
Market Area:	<b>C37</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>10/19/2016 / 06/21/2016</b>	1st Mtg Amount/Type:	<b>\$274,928 / FHA</b>
Sale Price:	<b>\$280,000</b>	1st Mtg Int. Rate/Type:	<b>/</b>
Sale Type:	<b>FULL</b>	1st Mtg Document #:	<b>1282032</b>
Document #:	<b>1282031</b>	2nd Mtg Amount/Type:	<b>/</b>
Deed Type:	<b>GRANT DEED</b>	2nd Mtg Int. Rate/Type:	<b>/</b>
Transfer Document #:		Price Per SqFt:	<b>\$195.26</b>
New Construction:		Multi/Split Sale:	
Title Company:	<b>WESTERN RSRCS TITLE CO</b>		
Lender:	<b>CAMINO REAL MTG BANKERS</b>		
Seller Name:	<b>LEMUS SALVADOR &amp; MILAGRO</b>		

**Prior Sale Information**

Prior Rec/Sale Date:	<b>12/18/2003 / 12/11/2003</b>	Prior Lender:	<b>IMPAC LENDING GRP</b>
Prior Sale Price:	<b>\$230,000</b>	Prior 1st Mtg Amt/Type:	<b>\$184,000 / CONV</b>
Prior Doc Number:	<b>3810043</b>	Prior 1st Mtg Rate/Type:	<b>5.13 / ADJUSTABLE INT RATE</b>

Prior Deed Type: **GRANT DEED**

**Property Characteristics**

Gross Area:		Parking Type:		Construction:	
Living Area:	<b>1,434</b>	Garage Area:		Heat Type:	<b>HEATED</b>
Tot Adj Area:		Garage Capacity:		Exterior wall:	
Above Grade:		Parking Spaces:		Porch Type:	
Total Rooms:		Basement Area:		Patio Type:	
Bedrooms:	<b>3</b>	Finish Bsmnt Area:		Pool:	
Bath(F/H):	<b>1 /</b>	Basement Type:		Air Cond:	
Year Built / Eff:	<b>1907 / 1917</b>	Roof Type:		Style:	
Fireplace:	<b>/</b>	Foundation:		Quality:	
# of Stories:	<b>1</b>	Roof Material:		Condition:	
Other Improvements:	<b>Building Permit</b>				

**Site Information**

Zoning:	<b>LARD2</b>	Acres:	<b>0.12</b>	County Use:	<b>SINGLE FAMILY RESID (0100)</b>
Lot Area:	<b>5,433</b>	Lot Width/Depth:	<b>50 x 108</b>	State Use:	
Land Use:	<b>SFR</b>	Res/Comm Units:	<b>1 /</b>	Water Type:	
Site Influence:	<b>CORNER</b>			Sewer Type:	<b>TYPE UNKNOWN</b>

**Tax Information**

Total Value:	<b>\$300,213</b>	Assessed Year:	<b>2021</b>	Property Tax:	<b>\$3,849.66</b>
Land Value:	<b>\$218,299</b>	Improved %:	<b>27%</b>	Tax Area:	<b>7</b>
Improvement Value:	<b>\$81,914</b>	Tax Year:	<b>2021</b>	Tax Exemption:	
Total Taxable Value:	<b>\$300,213</b>				

**Comparable Sales Report**

For Property Located At

**237 W 88TH PL, LOS ANGELES, CA 90003-3609****5 Comparable(s) Selected.**

Report Date: 08/04/2022

**Summary Statistics:**

	Subject	Low	High	Average
Sale Price	\$280,000	\$385,000	\$3,068,182	\$1,396,636
Bldg/Living Area	1,434	1,232	1,476	1,344
Price/Sqft	\$195.26	\$312.50	\$2,194.69	\$1,001.54
Year Built	1907	1908	1940	1921
Lot Area	5,433	4,366	6,773	5,556
Bedrooms	3	2	4	3
Bathrooms/Restrooms	1	1	2	2
Stories	1.00	1.00	2.00	1.20
Total Value	\$300,213	\$350,041	\$515,000	\$438,780
Distance From Subject	0.00	0.12	0.45	0.36

\*= user supplied for search only

Comp #:

1

Address:

230 W 87TH ST, LOS ANGELES, CA 90003-3312

Owner Name:

118 AVA LLC

Seller Name:

ROLLE HEWITT R

APN:

6040-018-020

County:

LOS ANGELES, CA

Subdivision:

GOODFELLOWS TR

Rec Date:

04/25/2022

Sale Date:

03/28/2022

Sale Price:

\$385,000

Sale Type:

FULL

Document #:

445634

1st Mtg Amt:

Total Value:

\$350,041

Land Use:

SFR

Map Reference:

58-B2 /

Census Tract:

2402.00

Zoning:

LAR3

Prior Rec Date:

02/21/1995

Prior Sale Date:

Prior Sale Price:

Prior Sale Type:

Acres:

0.10

Lot Area:

4,366

# of Stories:

1

Park Area/Cap#:

/

Distance From Subject:

0.12 (miles)

Living Area:

1,232

Total Rooms:

Bedrooms:

2

Bath(F/H):

2 /

Yr Built/Eff:

1912 / 1925

Air Cond:

YES

Style:

Fireplace:

Y / 1

Pool:

Roof Mat:

Parking:

Comp #:2		Distance From Subject:0.37 (miles)	
Address:	206 E 87TH ST, LOS ANGELES, CA 90003-3461		
Owner Name:	TAAVAR MEHRAN LIVING TRUST/TAAVAR MEHRAN		
Seller Name:	INVESTMENT RM INC		
APN:	6041-015-024	Map Reference:	58-B2 /
County:	LOS ANGELES, CA	Census Tract:	2400.10
Subdivision:	4664	Zoning:	LAR3
Rec Date:	06/14/2022	Prior Rec Date:	12/09/2020
Sale Date:	02/10/2022	Prior Sale Date:	11/30/2020
Sale Price:	\$2,275,000	Prior Sale Price:	\$515,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	628881	Acres:	0.14
1st Mtg Amt:	\$1,706,250	Lot Area:	6,260
Total Value:	\$515,000	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,476
		Total Rooms:	7
		Bedrooms:	3
		Bath(F/H):	2 /
		Yr Built/Eff:	1940 / 1950
		Air Cond:	
		Style:	MEDITERRANEAN
		Fireplace:	/
		Pool:	
		Roof Mat:	COMPOSITION SHINGLE
		Parking:	DETACHED GARAGE

Comp #:3		Distance From Subject:0.42 (miles)
Address:	141 E 93RD ST, LOS ANGELES, CA 90003-3729	

Owner Name:	<b>TOVAR-GONZALEZ CARLOS V/TOVAR CARLOS V</b>		
Seller Name:	<b>LOPEZ ODILLO &amp; ROBERTO</b>		
APN:	<b>6052-008-025</b>	Map Reference:	<b>58-B2 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2402.00</b>
Subdivision:	<b>5911</b>	Zoning:	<b>LAR2</b>
Rec Date:	<b>01/06/2022</b>	Prior Rec Date:	<b>10/20/2003</b>
Sale Date:	<b>10/06/2021</b>	Prior Sale Date:	<b>08/11/2003</b>
Sale Price:	<b>\$3,068,182</b>	Prior Sale Price:	<b>\$289,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>19439</b>	Acres:	<b>0.12</b>
1st Mtg Amt:	<b>\$736,415</b>	Lot Area:	<b>5,175</b>
Total Value:	<b>\$486,000</b>	# of Stories:	<b>1</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>

Living Area:	<b>1,398</b>
Total Rooms:	<b>5</b>
Bedrooms:	<b>4</b>
Bath(F/H):	<b>2 /</b>
Yr Built/Eff:	<b>1924 / 1959</b>
Air Cond:	
Style:	
Fireplace:	<b>/</b>
Pool:	
Roof Mat:	
Parking:	<b>NONE</b>

Comp #:4 Distance From Subject:0.45 (miles)

Address: **218 E 85TH ST, LOS ANGELES, CA 90003-3010**

Owner Name: **ALCALA JESUS/ALCALA MARICELA**

Seller Name: **GARIBAY JESUS**

APN:	<b>6030-018-004</b>	Map Reference:	<b>58-B1 /</b>	Living Area:	<b>1,320</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2397.02</b>	Total Rooms:	
Subdivision:	<b>GOTHAM PARK</b>	Zoning:	<b>LAC2</b>	Bedrooms:	<b>3</b>
Rec Date:	<b>07/22/2022</b>	Prior Rec Date:	<b>04/27/2016</b>	Bath(F/H):	<b>2 /</b>
Sale Date:	<b>07/14/2022</b>	Prior Sale Date:	<b>02/15/2016</b>	Yr Built/Eff:	<b>1924 / 1957</b>
Sale Price:	<b>\$655,000</b>	Prior Sale Price:	<b>\$355,000</b>	Air Cond:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Style:	
Document #:	<b>748460</b>	Acres:	<b>0.12</b>	Fireplace:	<b>/</b>
1st Mtg Amt:	<b>\$478,150</b>	Lot Area:	<b>5,204</b>	Pool:	
Total Value:	<b>\$378,073</b>	# of Stories:	<b>1</b>	Roof Mat:	
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>	Parking:	

Comp #:5 Distance From Subject:0.45 (miles)

Address: **522 W 92ND ST, LOS ANGELES, CA 90044-5618**

Owner Name: **OCEAN DEV INC**

Seller Name: **FANNIE MAE**

APN:	<b>6039-012-030</b>	Map Reference:	<b>58-A2 /</b>	Living Area:	<b>1,296</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2404.01</b>	Total Rooms:	
Subdivision:	<b>F W PARKERS FIGUEROA</b>	Zoning:	<b>LARD1.5</b>	Bedrooms:	<b>4</b>
Rec Date:	<b>07/01/2022</b>	Prior Rec Date:		Bath(F/H):	<b>1 /</b>
Sale Date:	<b>06/24/2022</b>	Prior Sale Date:		Yr Built/Eff:	<b>1908 / 1909</b>
Sale Price:	<b>\$600,000</b>	Prior Sale Price:		Air Cond:	<b>YES</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:		Style:	
Document #:	<b>687935</b>	Acres:	<b>0.16</b>	Fireplace:	<b>/</b>
1st Mtg Amt:	<b>\$500,000</b>	Lot Area:	<b>6,773</b>	Pool:	
Total Value:	<b>\$464,785</b>	# of Stories:	<b>2</b>	Roof Mat:	
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>	Parking:	

# EXHIBIT D

ASSIGNED INSPECTOR: **KIM DOEPPING**  
JOB ADDRESS: **237 WEST 88<sup>TH</sup> PLACE, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **6040-023-015**

**Date: April 30, 2024**

**CASE NO.: 847273**  
**ORDER NO.: A-4943487**

EFFECTIVE DATE OF ORDER TO COMPLY: **February 28, 2019**  
COMPLIANCE EXPECTED DATE: **March 30, 2019**  
DATE COMPLIANCE OBTAINED: **No compliance to date**

.....

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

### **VIOLATIONS:**

SEE ATTACHED ORDER # A-4943487

1.060409201974836

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

LEMUS, CHRISTOPHER  
237 W 88TH PL  
LOS ANGELES, CA 90003

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

FEB 25 2019

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

CASE #: 847273

ORDER #: A-4943487

EFFECTIVE DATE: February 28, 2019

COMPLIANCE DATE: March 30, 2019

OWNER OF  
SITE ADDRESS: 237 W 88TH PL

ASSESSORS PARCEL NO.: 6040-023-015  
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:

**VIOLATION(S):**

**1. Open storage of Auto parts, machine, motor, appliance or other similar device in a residential zone.**

You are therefore ordered to: Discontinue the open storage of auto body parts in a residential zone.

Code Section(s) in Violation: 12.03, 12.21A.1.(a), 12.21A.8.(a) and 12.21A.8.(b) of the L.A.M.C.

Location: ENTIRE PROPERTY

**2. 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: ENTIRE PROPERTY

**3. Canvas covered canopy is not permitted in required yard(s).**

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





You are therefore ordered to: Remove the unpermitted/unapproved metal framed, canvas covered canopy from the required yard(s) and maintain all required yards open and unobstructed from the ground to the sky.

Code Section(s) in Violation: 12.21C1(g) and 12.21A.1(a) of the L.A.M.C.

Location: DRIVEWAY

#### 4. Right of entry for inspection.

You are therefore ordered to: Allow the representative from the Los Angeles Department of Building and Safety to enter the property and conduct an inspection.

Code Section(s) in Violation: 98.0105, 91.103.1, 93.0104, 94.103.1.1, 95.112.1, 12.21A.1(a) of the L.A.M.C.

Location: ENTIRE PROPERTY

#### 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.

#### TAX WARNING: THIS NOTICE AFFECTS OWNERS OF RENTAL HOUSING.

The Department of Building and Safety has determined by inspection that this building is substandard per Section 17274 and 24436.5 of the State Revenue and Taxation Code. These sections provide in part that a taxpayer who derives rental income from housing determined by the local regulatory agency to be substandard by reason of violation of state or local codes dealing with health, safety or building, cannot deduct from state personal income tax and bank and corporation income tax, deductions for interest, depreciation or taxes attributable to such substandard structure where the substandard conditions are not corrected within six (6) months after notice of violation by the regulatory agency. Please note that the effective date of this order marks the beginning of the six (6) month period referred to above. The department is required by law to notify the State Franchise Tax Board of failure to comply with these code sections.

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

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[www.ladbs.org](http://www.ladbs.org)

1060409201974836

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)978-4508.  
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector : 

Date: February 15, 2019

KIM DOEPPING  
1968 W ADAMS BLVD, SUITE G-16  
LOS ANGELES, CA 90018  
(213)978-4508  
  
Kim.Doepping@lacity.org

REVIEWED BY

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