

CITY OF LOS ANGELES

CALIFORNIA



KAREN BASS
MAYOR

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

JAVIER NUNEZ
PRESIDENT

JACOB STEVENS
VICE PRESIDENT

CORISSA HERNANDEZ
MOISES ROSALES
NANCY YAP

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 88TH 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 88th 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
Grand Total	\$ 2,340.00

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

Property Title Report

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

Prepared for: City of Los Angeles

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

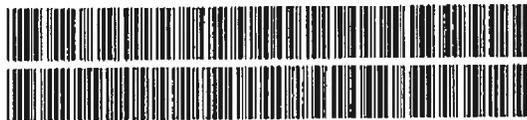
00012802846



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 Escrow No.: 017448-GP
AP#: 6040-023-015 GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)
DOCUMENTARY TRANSFER TAX is \$308.00 CITY TRANSFER TAX \$1,260.00
[X] 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 [X] 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 A Notary Public
personally appeared SALVADOR LEMUS BERGANZA & MILAGRO LEMUS 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 [Handwritten 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.



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

NAME AND MAILING ADDRESS OF BUYER/TRANSFEEE
(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

4

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
AP#: 6040-023-015

Escrow No.: 017448-GP

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, _____ A Notary Public personally appeared _____ 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.

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

170454148-CA 101 ASN/SO

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]
LATORIA AMES
Assistant Secretary

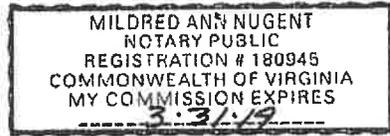
STATE OF VIRGINIA
CITY OF VIRGINIA BEACH

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

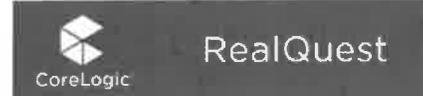
Notary registration number: 180945

My commission expires: 3.31.19



Property Detail Report

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

**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: **TRACT # 346 LOT 59**
 County: **LOS ANGELES, CA** APN: **6040-023-015**
 Census Tract / Block: **2402.00 / 3** Alternate APN:
 Township-Range-Sect: Subdivision: **346**
 Legal Book/Page: **15-170** Map Reference: **58-B2 /**
 Legal Lot: **59** Tract #: **346**
 Legal Block: School District: **LOS ANGELES**
 Market Area: **C37** School District Name: **LOS ANGELES**
 Neighbor Code: Munic/Township: **LOS ANGELES**

Owner Transfer Information

Recording/Sale Date: **/** Deed Type:
 Sale Price: 1st Mtg Document #:
 Document #:

Last Market Sale Information

Recording/Sale Date: **10/19/2016 / 06/21/2016** 1st Mtg Amount/Type: **\$274,928 / FHA**
 Sale Price: **\$280,000** 1st Mtg Int. Rate/Type: **/**
 Sale Type: **FULL** 1st Mtg Document #: **1282032**
 Document #: **1282031** 2nd Mtg Amount/Type: **/**
 Deed Type: **GRANT DEED** 2nd Mtg Int. Rate/Type: **/**
 Transfer Document #: Price Per SqFt: **\$195.26**
 New Construction: Multi/Split Sale:
 Title Company: **WESTERN RSRCS TITLE CO**
 Lender: **CAMINO REAL MTG BANKERS**
 Seller Name: **LEMUS SALVADOR & MILAGRO**

Prior Sale Information

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

Property Characteristics

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

Site Information

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

Tax Information

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

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				Distance From Subject:0.12 (miles)
Address:	230 W 87TH ST, LOS ANGELES, CA 90003-3312			
Owner Name:	118 AVA LLC			
Seller Name:	ROLLE HEWITT R			
APN:	6040-018-020	Map Reference:	58-B2 /	Living Area: 1,232
County:	LOS ANGELES, CA	Census Tract:	2402.00	Total Rooms:
Subdivision:	GOODFELLOWS TR	Zoning:	LAR3	Bedrooms: 2
Rec Date:	04/25/2022	Prior Rec Date:	02/21/1995	Bath(F/H): 2 /
Sale Date:	03/28/2022	Prior Sale Date:		Yr Built/Eff: 1912 / 1925
Sale Price:	\$385,000	Prior Sale Price:		Air Cond: YES
Sale Type:	FULL	Prior Sale Type:		Style:
Document #:	445634	Acres:	0.10	Fireplace: Y / 1
1st Mtg Amt:		Lot Area:	4,366	Pool:
Total Value:	\$350,041	# of Stories:	1	Roof Mat:
Land Use:	SFR	Park Area/Cap#:	/	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 /	Living Area: 1,476
County:	LOS ANGELES, CA	Census Tract:	2400.10	Total Rooms: 7
Subdivision:	4664	Zoning:	LAR3	Bedrooms: 3
Rec Date:	06/14/2022	Prior Rec Date:	12/09/2020	Bath(F/H): 2 /
Sale Date:	02/10/2022	Prior Sale Date:	11/30/2020	Yr Built/Eff: 1940 / 1950
Sale Price:	\$2,275,000	Prior Sale Price:	\$515,000	Air Cond:
Sale Type:	FULL	Prior Sale Type:	FULL	Style: MEDITERRANEAN
Document #:	628881	Acres:	0.14	Fireplace: /
1st Mtg Amt:	\$1,706,250	Lot Area:	6,260	Pool:
Total Value:	\$515,000	# of Stories:	1	Roof Mat: COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/	Parking: DETACHED GARAGE

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

Owner Name:	TOVAR-GONZALEZ CARLOS V/TOVAR CARLOS V		
Seller Name:	LOPEZ ODILLO & ROBERTO		
APN:	6052-008-025	Map Reference:	58-B2 /
County:	LOS ANGELES, CA	Census Tract:	2402.00
Subdivision:	5911	Zoning:	LAR2
Rec Date:	01/06/2022	Prior Rec Date:	10/20/2003
Sale Date:	10/06/2021	Prior Sale Date:	08/11/2003
Sale Price:	\$3,068,182	Prior Sale Price:	\$289,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	19439	Acres:	0.12
1st Mtg Amt:	\$736,415	Lot Area:	5,175
Total Value:	\$486,000	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,398
		Total Rooms:	5
		Bedrooms:	4
		Bath(F/H):	2 /
		Yr Built/Eff:	1924 / 1959
		Air Cond:	
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	
		Parking:	NONE

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:	6030-018-004	Map Reference:	58-B1 /
County:	LOS ANGELES, CA	Census Tract:	2397.02
Subdivision:	GOTHAM PARK	Zoning:	LAC2
Rec Date:	07/22/2022	Prior Rec Date:	04/27/2016
Sale Date:	07/14/2022	Prior Sale Date:	02/15/2016
Sale Price:	\$655,000	Prior Sale Price:	\$355,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	748460	Acres:	0.12
1st Mtg Amt:	\$478,150	Lot Area:	5,204
Total Value:	\$378,073	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,320
		Total Rooms:	
		Bedrooms:	3
		Bath(F/H):	2 /
		Yr Built/Eff:	1924 / 1957
		Air Cond:	
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	
		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:	6039-012-030	Map Reference:	58-A2 /
County:	LOS ANGELES, CA	Census Tract:	2404.01
Subdivision:	F W PARKERS FIGUEROA	Zoning:	LARD1.5
Rec Date:	07/01/2022	Prior Rec Date:	
Sale Date:	06/24/2022	Prior Sale Date:	
Sale Price:	\$600,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	687935	Acres:	0.16
1st Mtg Amt:	\$500,000	Lot Area:	6,773
Total Value:	\$464,785	# of Stories:	2
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,296
		Total Rooms:	
		Bedrooms:	4
		Bath(F/H):	1 /
		Yr Built/Eff:	1908 / 1909
		Air Cond:	YES
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	
		Parking:	

EXHIBIT D

ASSIGNED INSPECTOR: **KIM DOEPPING**
JOB ADDRESS: **237 WEST 88TH 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

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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

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.

CASE #: 847273 ORDER #: A-4943487 EFFECTIVE DATE: February 28, 2019 COMPLIANCE DATE: March 30, 2019

FEB 25 2019

OWNER OF SITE ADDRESS: 237 W 88TH PL

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

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

For routine City business and non-emergency services: Call 3-1-1

www.ladbs.org

1-060409201974836

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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