

CITY OF LOS ANGELES
CALIFORNIA

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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



JAVIER NUNEZ
PRESIDENT

JACOB STEVENS
VICE PRESIDENT

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

JOHN WEIGHT
EXECUTIVE OFFICER

March 4, 2024

Council District: # 15

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

JOB ADDRESS: 1623 NORTH LAGOON AVENUE, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 7421-012-024
Re: Invoice #787080-6, 793788-0

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: **1623 North Lagoon 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.

Following the Department's investigation an order or orders to comply were issued to the property owner and all interested parties. Pursuant to Section 98.0411(a) the order warned that "a proposed noncompliance fee may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or slight modification is filed within 15 days after the compliance date." The owners failed to comply within the time prescribed by ordinance.

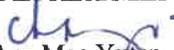
In addition, pursuant to Section 98.0421, the property owner was issued an order July 3, 2019 to pay a code violation inspection fee after violations were identified and verified upon inspection. The non-compliance and code violation inspection fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
Late Charge/Collection fee (250%)	1,650.00
Code Violation Investigation fee	336.00
System Development Surcharge late fee	50.40
System Development Surcharge	20.16
Accumulated Interest (1%/month)	67.31
Title Report fee	30.00
Grand Total	\$ <u>2,993.87</u>

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 **\$2,993.87** 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 **\$2,993.87** 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 Mac Yutan
Chief, LADBS Resource Management Bureau

ATTEST: HOLLY WOLCOTT, CITY CLERK

Lien confirmed by
City Council on:

BY: _____
DEPUTY



5711 W. SLAUSON AVE., SUITE 170
CULVER CITY, CA 90230
Phone 310-649-2020 310-649-0030 Fax

Property Title Report

Work Order No. T16878

Dated as of: 09/14/2021

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 7421-012-024

Property Address: 1623 N LAGOON AVE

City: Los Angeles

County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : SERGIO OLEA

Grantor : SERGIO OLEA AND ROSARIO OLEA

Deed Date : 04/08/2008

Recorded : 04/16/2008

Instr No. : 08-0656473

MAILING ADDRESS: SERGIO OLEA

1623 LAGOON AVE, WILMINGTON, CA 90744

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 24 Block: E Tract No: 3609 Brief Description: TRACT # 3609 LOT 24 BLK E

MORTGAGES/LIENS

Type of Document: ASSIGNMENT OF DEED OF TRUST

Recording Date: 02/24/2011

Document #: 11-0291024

Loan Amount: \$315,000

Lender Name: PLM LENDER SERVICES

Borrowers Name: SERGIO OLEA

MAILING ADDRESS: PLM LENDER SERVICES

46 N. SECOND ST. CAMPBELL, CA 95008

This page is part of your document - DO NOT DISCARD



20080656473

Pages:
002



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

Fee: 11.00

Tax: 0.00

Other: 0.00

Total: 11.00

04/16/08 AT 08:00AM

Title Company

TITLE(S) : **DEED**



L E A D S H E E T

Assessor's Identification Number (AIN)

To be completed by Examiner OR Title Company in black ink.

Number of AIN's Shown

RECORDING REQUESTED BY:
First American Title Company Los Angeles

AND WHEN RECORDED MAIL TO.

Mr. Sergio Olea
1623 Lagoon Avenue
Wilmington, CA 90744



THIS SPACE FOR RECORDER'S USE ONLY

Title Order No.: 2008228-43

Escrow No.: 010083-SP

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$NONE

"This conveyance establishes sole and separate property of a spouse, R & T 11911"

[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.

Sergio Olea and Rosario Olea, who acquired title as husband and wife

hereby GRANT(s) to:

"This is a bonafide gift and the grantor received nothing in return, R & T 11911"

Sergio Olea, a married man as his sole and separate property

the real property in the City of Los Angeles, County of Los Angeles, State of California, described as:
Lot 24 of Block E of Tract No. 3609, in the City of Los Angeles, County of Los Angeles, State of California, as per
Map recorded in Book 38, Page 71 of Maps, in the Office of the County Recorder of said County
Also Known as: 1623 Lagoon Avenue, Wilmington, CA 90744
AP#: 7421-012-024

DATED April 8, 2008

STATE OF CALIFORNIA
COUNTY OF Los Angeles

Sergio A. Olea
Sergio Olea

On April 10, 2008
before me, Juana Garibay Notary Public
A Notary Public and for said State personally appeared

Rosario Olea
Rosario Olea

Sergio Olea and Rosario Olea

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) were 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 Juana Garibay

(Seal)

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

This page is part of your document - DO NOT DISCARD



20110291024



Pages:
0002

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

02/24/11 AT 08:00AM

FEES:	18.00
TAXES:	0.00
OTHER:	0.00
PAID:	18.00



LEADSHEET



20110224020004

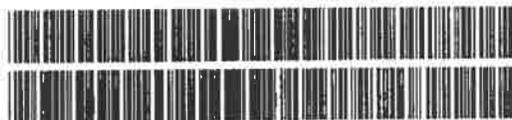
00003799651



003178667

SEQ:
13

DAR - Title Company (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

129

First American Title Company

RECORDING REQUESTED BY
Same as below

AND WHEN RECORDED MAIL TO

PLM Lender Services
46 N. Second Street
Campbell, CA 95008



Space above this line for recorder's use only

Trustee Sale No. 805-060204 Loan No. 502045480 Title Order No. 5080265

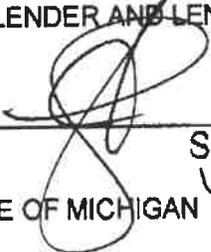
ASSIGNMENT OF DEED OF TRUST

FOR VALUE RECEIVED, the undersigned hereby grants, assigns and transfers to FLAGSTAR BANK, FSB any and all beneficial interest under that certain Deed of Trust dated 04-08-2008, executed by SERGIO OLEA, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY, as Trustor; to JOAN H. ANDERSON as Trustee; and Recorded 04-16-2008, Book , Page , Instrument 20080656474 of official records in the Office of the County Recorder of LOS ANGELES County, California describing property as. MORE FULLY DESCRIBED ON SAID DEED OF TRUST.

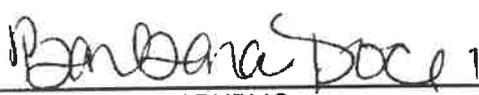
TOGETHER with all rights accrued or to accrue under said Deed of Trust including the right to have reconveyed, in whole or in part, the real property described therein.

DATE: February 04, 2011

"MERS" MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS NOMINEE FOR LENDER AND LENDER'S SUCCESSORS AND ASSIGNS

By: 
SHARON MORGAN
Vice President
STATE OF MICHIGAN)
COUNTY OF OAKLAND) SS.

The foregoing instrument was acknowledged before me this 11 day of Feb, 2011 by **Sharon Morgan**, of MERSMortgage Electronic Registration Systems, Inc., acting solely as nominee for lender's successors and assigns, its Vice President.


NOTARY PUBLIC

BARBARA DORE
NOTARY PUBLIC, Macomb County, MI
Acting in Oakland County, MI
My Commission Expires Sept. 24, 2012

EXHIBIT B

ASSIGNED INSPECTOR: **BRIAN CHRISTIAN**

Date: **March 4, 2024**

JOB ADDRESS: **1623 NORTH LAGOON AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **7421-012-024**

Last Full Title: **09/14/2021**

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

1) SERGIO OLEA
1623 LAGOON AVE.
WILMINGTON, CA 90744

CAPACITY: OWNER

2) PLM LENDER SERVICES
46 N. SECOND ST.
CAMPBELL, CA 95008

CAPACITY: INTERESTED PARTY

Property Detail Report

For Property Located At :

1623 LAGOON AVE, WILMINGTON, CA 90744-1339

RealQuest

Owner Information

Owner Name: **OLSEA SERGIO**
 Mailing Address: **1623 LAGOON AVE, WILMINGTON CA 90744-1339 C019**
 Vesting Codes: **//**

Location Information

Legal Description:	TRACT # 3609 LOT 24	APN:	7421-012-024
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	2942.00 / 2	Subdivision:	3609
Township-Range-Sect:		Map Reference:	74-B2 /
Legal Book/Page:	38-71	Tract #:	3609
Legal Lot:	24	School District:	LOS ANGELES
Legal Block:	E	School District Name:	LOS ANGELES
Market Area:	195	Munic/Township:	06037L0003
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	04/16/2008 / 04/08/2008	Deed Type:	GRANT DEED
Sale Price:		1st Mtg Document #:	656474
Document #:	656473		

Last Market Sale Information

Recording/Sale Date:	09/01/1977 /	1st Mtg Amount/Type:	/
Sale Price:	\$49,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	
Document #:	967393	2nd Mtg Amount/Type:	/
Deed Type:	DEED (REG)	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$47.95
New Construction:		Multi/Split Sale:	

Title Company:

Lender:

Seller Name: **OWNER RECORD****Prior Sale Information**

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

Property Characteristics

Gross Area:		Parking Type:	DETACHED GARAGE	Construction:	
Living Area:	1,022	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:		Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	1	Porch Type:	
Total Rooms:	5	Basement Area:		Patio Type:	
Bedrooms:	3	Finish Bsmnt Area:		Pool:	
Bath(F/H):	1 /	Basement Type:		Air Cond:	
Year Built / Eff:	1928 / 1933	Roof Type:		Style:	SPANISH
Fireplace:	/	Foundation:	RAISED	Quality:	
# of Stories:	1	Roof Material:	ROLL COMPOSITION	Condition:	
Other Improvements:	FENCE;ADDITION Building Permit				

Site Information

Zoning:	LAR1	Acres:	0.13	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	5,550	Lot Width/Depth:	50 x 111	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$100,261	Assessed Year:	2021	Property Tax:	\$1,402.20
Land Value:	\$48,848	Improved %:	51%	Tax Area:	400
Improvement Value:	\$51,413	Tax Year:	2020	Tax Exemption:	HOMEOWNER
Total Taxable Value:	\$93,261				

Comparable Sales Report

For Property Located At



1623 LAGOON AVE, WILMINGTON, CA 90744-1339

11 Comparable(s) Selected.

Report Date: 10/21/2021

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$49,000	\$230,000	\$610,000	\$498,091
Bldg/Living Area	1,022	900	1,117	1,009
Price/Sqft	\$47.95	\$241.60	\$610.40	\$493.23
Year Built	1928	1923	1955	1938
Lot Area	5,550	4,105	6,649	5,458
Bedrooms	3	2	4	2
Bathrooms/Restrooms	1	1	2	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$100,261	\$47,342	\$549,180	\$336,990
Distance From Subject	0.00	0.10	0.50	0.35

*= user supplied for search only

Comp #:1 Distance From Subject:0.10 (miles)
 Address: **1546 LAGOON AVE, WILMINGTON, CA 90744-2044**
 Owner Name: **ALVARADO ROBERTO L/ALVARADO LUIS**
 Seller Name: **MARTINEZ JOSE & ROSA**
 APN: **7421-018-005** Map Reference: **74-B3 /** Living Area: **1,117**
 County: **LOS ANGELES, CA** Census Tract: **2942.00** Total Rooms: **4**
 Subdivision: **3609** Zoning: **LAR1** Bedrooms: **2**
 Rec Date: **08/11/2021** Prior Rec Date: **10/27/2006** Bath(F/H): **1 /**
 Sale Date: **07/07/2021** Prior Sale Date: **09/07/2006** Yr Built/Eff: **1952 / 1952**
 Sale Price: **\$605,000** Prior Sale Price: **\$485,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **1230937** Acres: **0.13** Fireplace: **/**
 1st Mtg Amt: **\$574,750** Lot Area: **5,552** Pool:
 Total Value: **\$549,000** # of Stories: **1** Roof Mat: **COMPOSITION SHINGLE**
 Land Use: **SFR** Park Area/Cap#: **/** Parking: **PARKING AVAIL**

Comp #:2 Distance From Subject:0.20 (miles)
 Address: **1722 BAY VIEW AVE, WILMINGTON, CA 90744-1307**
 Owner Name: **SCHAEFER CHRISTOPHER D**
 Seller Name: **DINO MICHAEL P & BONNIE B**
 APN: **7421-001-018** Map Reference: **74-B2 /** Living Area: **986**
 County: **LOS ANGELES, CA** Census Tract: **2942.00** Total Rooms: **5**
 Subdivision: **2** Zoning: **LAR1** Bedrooms: **2**
 Rec Date: **02/16/2021** Prior Rec Date: **08/30/2001** Bath(F/H): **1 /**
 Sale Date: **02/04/2021** Prior Sale Date: **08/15/2001** Yr Built/Eff: **1929 / 1929**
 Sale Price: **\$500,000** Prior Sale Price: **\$170,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **SPANISH**
 Document #: **256579** Acres: **0.15** Fireplace: **/**
 1st Mtg Amt: **\$400,000** Lot Area: **6,649** Pool:
 Total Value: **\$231,995** # of Stories: **1** Roof Mat: **ROLL COMPOSITION**
 Land Use: **SFR** Park Area/Cap#: **/** Parking: **PARKING AVAIL**

Comp #:3 Distance From Subject:0.25 (miles)

Address: **1733 N MARINE AVE, WILMINGTON, CA 90744-1346**
 Owner Name: **PICENO PETE F/PICENO DANIEL P**
 Seller Name: **GOMEZ ROBERT & ELSA**
 APN: **7421-006-022** Map Reference: **74-C2 /** Living Area: **900**
 County: **LOS ANGELES, CA** Census Tract: **2942.00** Total Rooms: **5**
 Subdivision: **1419** Zoning: **LAR1** Bedrooms: **2**
 Rec Date: **02/16/2021** Prior Rec Date: **04/02/1998** Bath(F/H): **1 /**
 Sale Date: **01/14/2021** Prior Sale Date: **03/12/1998** Yr Built/Eff: **1928 / 1935**
 Sale Price: **\$440,000** Prior Sale Price: **\$132,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **TUDOR**
 Document #: **255109** Acres: **0.12** Fireplace: **Y / 1**
 1st Mtg Amt: **\$345,950** Lot Area: **5,351** Pool:
 Total Value: **\$194,695** # of Stories: **1** Roof Mat: **WOOD SHAKE**
 Land Use: **SFR** Park Area/Cap#: **/** Parking: **PARKING AVAIL**

Comp #:4 Distance From Subject:0.34 (miles)
 Address: **1524 GULF AVE, WILMINGTON, CA 90744-2012**
 Owner Name: **HOUSE TEAM INC**
 Seller Name: **ELLIS RONNIE V**
 APN: **7414-029-010** Map Reference: **74-B3 /** Living Area: **1,054**
 County: **LOS ANGELES, CA** Census Tract: **2942.00** Total Rooms: **4**
 Subdivision: **61** Zoning: **LAR1** Bedrooms: **2**
 Rec Date: **09/24/2021** Prior Rec Date: **06/28/1991** Bath(F/H): **1 /**
 Sale Date: **09/15/2021** Prior Sale Date: **06/1991** Yr Built/Eff: **1940 / 1940**
 Sale Price: **\$500,000** Prior Sale Price: **\$150,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **1459110** Acres: **0.12** Fireplace: **/**
 1st Mtg Amt: **\$500,000** Lot Area: **5,439** Pool:
 Total Value: **\$249,922** # of Stories: **1** Roof Mat: **COMPOSITION SHINGLE**
 Land Use: **SFR** Park Area/Cap#: **/** Parking: **PARKING AVAIL**

Comp #:5 Distance From Subject:0.34 (miles)
 Address: **1503 RONAN AVE, WILMINGTON, CA 90744-2023**
 Owner Name: **RAMIREZ MARTIN/RAMIREZ MARIVEL**
 Seller Name: **WILLIAMS FAMILY TRUST**
 APN: **7414-029-030** Map Reference: **74-B3 /** Living Area: **1,088**
 County: **LOS ANGELES, CA** Census Tract: **2942.00** Total Rooms: **5**
 Subdivision: **61** Zoning: **LAR1** Bedrooms: **2**
 Rec Date: **06/03/2021** Prior Rec Date: **08/08/2005** Bath(F/H): **1 /**
 Sale Date: **05/26/2021** Prior Sale Date: **08/02/2005** Yr Built/Eff: **1955 / 1955**
 Sale Price: **\$500,000** Prior Sale Price: **\$435,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **UNKNOWN** Style: **CONVENTIONAL**
 Document #: **884753** Acres: **0.14** Fireplace: **/**
 1st Mtg Amt: **\$400,000** Lot Area: **6,135** Pool:
 Total Value: **\$549,180** # of Stories: **1** Roof Mat: **COMPOSITION SHINGLE**
 Land Use: **SFR** Park Area/Cap#: **/** Parking: **PARKING AVAIL**

Comp #:6 Distance From Subject:0.35 (miles)
 Address: **834 W SANDISON ST, WILMINGTON, CA 90744-2055**
 Owner Name: **LOPEZ NATHANAEL J**
 Seller Name: **SUAREZ JUAN P**
 APN: **7414-034-006** Map Reference: **74-B3 /** Living Area: **942**
 County: **LOS ANGELES, CA** Census Tract: **2942.00** Total Rooms: **5**
 Subdivision: **61** Zoning: **LAR1** Bedrooms: **2**
 Rec Date: **08/20/2021** Prior Rec Date: **09/09/1992** Bath(F/H): **1 /**
 Sale Date: **08/16/2021** Prior Sale Date:
 Sale Price: **\$575,000** Prior Sale Price:
 Sale Type: **FULL** Prior Sale Type:
 Document #: **1279030** Acres: **0.12** Fireplace: **/**
 1st Mtg Amt: **\$545,605** Lot Area: **5,195** Pool:
 Total Value: **\$480,000** # of Stories: **1** Roof Mat: **ROLL COMPOSITION GARAGE**
 Land Use: **SFR** Park Area/Cap#: **/** Parking: **DETACHED GARAGE**

Comp #:	7	Distance From Subject:0.38 (miles)	
Address:	1721 BROAD AVE, WILMINGTON, CA 90744-1401		
Owner Name:	ORTIZ RAMON		
Seller Name:	LINEHAN V P SEPARATE P TRUST		
APN:	7422-001-015	Map Reference:	74-C2 /
County:	LOS ANGELES, CA	Census Tract:	2941.10
Subdivision:	1419	Zoning:	LAR1
Rec Date:	04/29/2021	Prior Rec Date:	
Sale Date:	03/26/2021	Prior Sale Date:	
Sale Price:	\$535,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	684600	Acres:	0.09
1st Mtg Amt:	\$508,250	Lot Area:	4,105
Total Value:	\$47,342	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Parking:	PARKING AVAIL
		Living Area:	1,072
		Total Rooms:	5
		Bedrooms:	3
		Bath(F/H):	1 /
		Yr Built/Eff:	1930 / 1938
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	/
		Pool:	
		Roof Mat:	COMPOSITION SHINGLE

Comp #:	8	Distance From Subject:0.42 (miles)	
Address:	1631 LAKME AVE, WILMINGTON, CA 90744-1415		
Owner Name:	PRENATT JOHN M		
Seller Name:	TOSCANO MICHAEL J & VICTORIA I		
APN:	7422-011-010	Map Reference:	74-C2 /
County:	LOS ANGELES, CA	Census Tract:	2941.10
Subdivision:	1934	Zoning:	LAR1
Rec Date:	10/13/2021	Prior Rec Date:	07/11/2014
Sale Date:	09/02/2021	Prior Sale Date:	06/18/2014
Sale Price:	\$525,000	Prior Sale Price:	\$330,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1543517	Acres:	0.12
1st Mtg Amt:	\$420,000	Lot Area:	5,401
Total Value:	\$366,402	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Parking:	PARKING AVAIL
		Living Area:	920
		Total Rooms:	5
		Bedrooms:	3
		Bath(F/H):	1 /
		Yr Built/Eff:	1954 / 1954
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	/
		Pool:	
		Roof Mat:	COMPOSITION SHINGLE

Comp #:	9	Distance From Subject:0.46 (miles)	
Address:	1741 LAKME AVE, WILMINGTON, CA 90744-1417		
Owner Name:	LEDESMA FERNANDO JR		
Seller Name:	BARRAGAN STEVEN G & MERCY M		
APN:	7422-012-004	Map Reference:	74-C2 /
County:	LOS ANGELES, CA	Census Tract:	2941.10
Subdivision:	1934	Zoning:	LAR1
Rec Date:	03/08/2021	Prior Rec Date:	05/29/2003
Sale Date:	01/07/2021	Prior Sale Date:	04/10/2003
Sale Price:	\$610,000	Prior Sale Price:	\$262,500
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	373322	Acres:	0.12
1st Mtg Amt:	\$488,000	Lot Area:	5,401
Total Value:	\$351,217	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Parking:	PARKING AVAIL
		Living Area:	1,072
		Total Rooms:	6
		Bedrooms:	4
		Bath(F/H):	2 /
		Yr Built/Eff:	1955 / 1955
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	/
		Pool:	
		Roof Mat:	COMPOSITION SHINGLE

Comp #:	10	Distance From Subject:0.46 (miles)	
Address:	1037 W CHANDLER ST, WILMINGTON, CA 90744-1201		
Owner Name:	CRUZ MARTIN		
Seller Name:	VASQUEZ WENDY		
APN:	7414-016-021	Map Reference:	74-B2 /
County:	LOS ANGELES, CA	Census Tract:	2943.01
Subdivision:	61	Zoning:	LAR1
Rec Date:	04/29/2021	Prior Rec Date:	06/07/2017
Sale Date:	04/02/2021	Prior Sale Date:	05/11/2017
Sale Price:	\$230,000	Prior Sale Price:	\$225,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	684756	Acres:	0.13
		Living Area:	952
		Total Rooms:	5
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Built/Eff:	1930 / 1930
		Air Cond:	
		Style:	SPANISH
		Fireplace:	Y / 1

1st Mtg Amt:	\$225,834	Lot Area:	5,611	Pool:	
Total Value:	\$428,879	# of Stories:	1	Roof Mat:	ROLL COMPOSITION
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:11					Distance From Subject:0.50 (miles)
Address:	1312 N FRIES AVE, WILMINGTON, CA 90744-2511				
Owner Name:	TORRES LUIS F & MARGARITA/TORRES JOANNA				
Seller Name:	RODRIGUEZ M R L/TR				
APN:	7420-006-015	Map Reference:	74-C3 /	Living Area:	991
County:	LOS ANGELES, CA	Census Tract:	2945.20	Total Rooms:	5
Subdivision:	1756	Zoning:	LAR1	Bedrooms:	2
Rec Date:	04/12/2021	Prior Rec Date:	04/26/1991	Bath(F/H):	1 /
Sale Date:	03/01/2021	Prior Sale Date:	04/1991	Yr Built/Eff:	1928 / 1937
Sale Price:	\$459,000	Prior Sale Price:		Air Cond:	
Sale Type:	FULL	Prior Sale Type:		Style:	SPANISH
Document #:	572693	Acres:	0.12	Fireplace:	/
1st Mtg Amt:	\$450,686	Lot Area:	5,195	Pool:	
Total Value:	\$258,255	# of Stories:	1	Roof Mat:	ROLL COMPOSITION
Land Use:	SFR	Park Area/Cap#:	/	Parking:	ATTACHED GARAGE

EXHIBIT D

ASSIGNED INSPECTOR: **BRIAN CHRISTIAN**
JOB ADDRESS: **1623 NORTH LAGOON AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **7421-012-024**

Date: **March 4, 2024**

CASE NO.: **866140**
ORDER NO.: **A-5053937**

EFFECTIVE DATE OF ORDER TO COMPLY: **July 03, 2019**
COMPLIANCE EXPECTED DATE: **August 02, 2019**
DATE COMPLIANCE OBTAINED: **July 17, 2020**

.....

LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-5053937

1050821201982750

BOARD OF BUILDING AND SAFETY COMMISSIONERS

VAN AMBATIOLOS 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

OLSEA, SERGIO 1623 LAGOON AVE WILMINGTON, CA 90744

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

CASE #: 866140 ORDER #: A-5053937 EFFECTIVE DATE: July 03, 2019 COMPLIANCE DATE: August 02, 2019

OWNER OF SITE ADDRESS: 1623 N LAGOON AVE ASSESSORS PARCEL NO.: 7421-012-024 ZONE: R1; One-Family Zone

JUN 19 2019

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

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. The approximate 12 ft x 30 ft construction of an addition to the work room was/is constructed without the required permits and approvals.

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

Code Section(s) in Violation: 91.8105, 91.106.1.1, 91.106.1.2, 91.108.4, 91.106.3.2, 91.103.1, 93.0104, 94.103.1.1, 95.112.1, 91.5R106.1.1, 91.5R106.1.2, 91.5R108.4, 91.5R106.3.2, 91.5R103.1, 12.21A.1.(a) of the L.A.M.C.

Location: Rear yard

- 2. 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.

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

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.

NON-COMPLIANCE FEE WARNING:

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

In addition to the C.V.I.F. noted above, a proposed noncompliance fee in the amount of \$660.00 may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or request for slight modification is filed within 15 days of the compliance date.
If an appeal or request for slight modification is not filed within 15 days of the compliance date or extensions granted therefrom, the determination of the department to impose and collect a non-compliance fee shall be final. Section 98.0411 L.A.M.C.

NOTE: FAILURE TO PAY THE NON-COMPLIANCE FEE WITHIN 30 DAYS AFTER THE DATE OF MAILING THE INVOICE, MAY RESULT IN A LATE CHARGE OF TWO (2) TIMES THE NON-COMPLIANCE FEE PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$2,310.00.
Any person who fails to pay the non-compliance fee, late charge and collection fee shall also pay interest. Interest shall be calculated at the rate of one percent per month.

PENALTY WARNING:

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

INVESTIGATION FEE REQUIRED:

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

APPEAL PROCEDURES:

There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine error or abuse of discretion, or requests for slight modification of the requirements contained in this order when appropriate fees have been paid. Section 98.0403.1 and 98.0403.2 L.A.M.C.

Any questions regarding invoices or how to pay fees should be directed to financial services at (213) 482-6890.
Any questions regarding the order to comply and compliance matters contact the inspector noted below at (310)732-4531.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: 

Date: June 19, 2019

RYAN BARNES
638 S. BEACON ST., ROOM 276
SAN PEDRO, CA 90731
(310)732-4531
Ryan.Barnes@lacity.org


REVIEWED BY

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