

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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CITY OF LOS ANGELES
CALIFORNIA



KAREN BASS
MAYOR

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

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

JOHN WEIGHT
EXECUTIVE OFFICER

September 5, 2024

Council District: # 4

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

JOB ADDRESS: **1920 NORTH HOLLY DRIVE, APARTMENT 1, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5575-001-037**
Re: Invoice # 802603-7

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: **1920 North Holly Drive, Apartment 1, Los Angeles, CA** ("Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

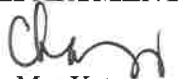
Following the Department's investigation an order or orders to comply were issued on August 2, 2019 to the property owner and all interested parties. Pursuant to Section 98.0411(a) the order warned that "a proposed noncompliance fee may be imposed for failure to comply with the order within 15 days after 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
Accumulated Interest (1%/month)	30.40
Title Report fee	30.00
Grand Total	\$ 2,370.40

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 **\$2,370.40** 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 **\$2,370.40** 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. T17304
Dated as of: 10/27/2022

Prepared for: City of Los Angeles

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

APN #: 5575-001-037

Property Address: 1920 N HOLLY DR City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : MIRIAM J. SCHNEIDER

Grantor : NICHOLAS J. TOGRIA AND JAMES M. ELLIOT GTE DEVELOPMENT

Deed Date : 10/11/1985 Recorded : 2/11/1987

Instr No. : 87-202018

MAILING ADDRESS: MIRIAM J. SCHNEIDER
1920 HOLLY DR APT 1, LOS ANGELES, CA 90068

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 1 Tract No: 37445 Brief Description: TR=37445 LOT 1 CONDOMINIUM*UNIT 1

MORTGAGES/LIENS

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

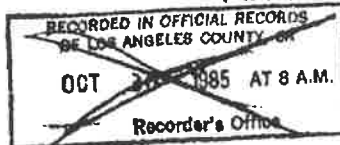
Recorded at the request of
SAFECO TITLE INSURANCE CO.
AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO:

NAME
ADDRESS
CITY & STATE ZIP
Ms. Miriam J. Schneider
1920 Holly Drive, #1
Los Angeles, California 90068

Title Order No. 8417669-97 Escrow No. 5045-7

85-198238
87 202018

A.F.N.F.



FEE \$ 33.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

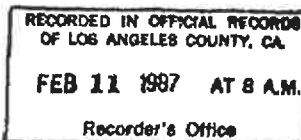
The undersigned declares that the documentary transfer tax is \$ 42.45 and is
☒ computed on the full value of the interest or property conveyed, or is
☐ computed on the full value less the value of liens or encumbrances remaining thereon at the time of sale. The land,
tenements or realty is located in
☐ unincorporated area ☒ city of Los Angeles and

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

GTE DEVELOPMENT, a joint venture composed of NICHOLAS J. TOGHIA and JAMES M. ELLIOTT

hereby GRANT(S) to
MIRIAM J. SCHNEIDER, a single woman

the following described real property in the city of Los Angeles
county of Los Angeles, state of California:



See Exhibit "A" attached hereto and made a part hereof.

See Rider "A" attached hereto and made a part hereof.

THIS DEED IS BEING RE-RECORDED TO CORRECT GRANTEE'S UNDIVIDED INTEREST AS SET FORTH
IN PARCEL 1 OF EXHIBIT "A" TO BE 1,576/16,647.

Dated October 11, 1985

GTE DEVELOPMENT, a joint venture composed of

NICHOLAS J. TOGHIA and JAMES M. ELLIOTT

By: Nicholas J. Toghia
Nicholas J. Toghia, a joint venturer

By: James M. Elliott
James M. Elliott, a joint venturer

STATE OF CALIFORNIA

COUNTY OF

On this day of
Notary Public in and for said County and State, personally appeared

SEE ATTACHED ACKNOWLEDGEMENTS

personally known
to me or proved to me on the basis of satisfactory evidence to be the
person whose name subscribed to the within instrument
and acknowledged that executed the same.

Signature of Notary

FOR NOTARY SEAL OR STAMP

Assessor's Parcel No.

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE: IF NO PARTY SO SHOWN, MAIL AS DIRECTED ABOVE

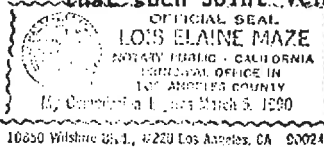
Name

Street Address

City & State

State of California)
County of Los Angeles)

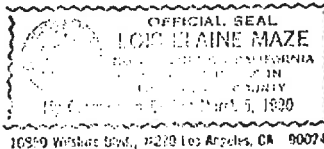
On this 2nd day of February, 1987, before me, a Notary Public in and for said State, personally appeared Nicholas J. Toghia, personally known to me (or proved on the basis of satisfactory evidence) to be the person who executed the within instrument as one (1) of the Joint Venturers of the Joint Venture that executed the within instrument, and acknowledged to me that he executed the same individually and as such Joint Venturer and that such Joint Venture executed the same.



Lois Elaine Maze
NOTARY PUBLIC - Lois Elaine Maze

State of California)
County of Los Angeles)

On this 2nd day of February, 1987, before me, a Notary Public in and for said State, personally appeared James M. Elliott, personally known to me (or proved on the basis of satisfactory evidence) to be the person who executed the within instrument as one (1) of the Joint Venturers of the Joint Venture that executed the within instrument, and acknowledged to me that he executed the same individually and as such Joint Venturer and that such Joint Venture executed the same.



Lois Elaine Maze
NOTARY PUBLIC - Lois Elaine Maze

87 202018..

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State of California)
County of Los Angeles)

On this 23rd day of October, 1985, before me, a Notary Public in and for said State, personally appeared Nicholas J. Toghia, personally known to me (or proved on the basis of satisfactory evidence) to be the person who executed the within instrument as one (1) of the Joint Venturers of the Joint Venture that executed the within instrument, and acknowledged to me that he executed the same individually and as such Joint Venturer and that such Joint Venture executed the same.

Christina Marie Longobart
NOTARY PUBLIC
Christina Marie Longobart



State of California)
County of Los Angeles)

On this 23rd day of October, 1985, before me, a Notary Public in and for said State, personally appeared James M. Elliott, personally known to me (or proved on the basis of satisfactory evidence) to be the person who executed the within instrument as one (1) of the Joint Venturers of the Joint Venture that executed the within instrument, and acknowledged to me that he executed the same individually and as such Joint Venturer and that such Joint Venture executed the same.

Christina Marie Longobart
NOTARY PUBLIC
Christina Marie Longobart



87 202018

8541282828

EXHIBIT "A" to Grant Deed dated 10/11/85, under Escrow #5045-7. GTE Development/Schneider

LEGAL DESCRIPTION:

A CONDOMINIUM COMPRISED OF:

PARCEL 1: An undivided ^{16,647}~~16,547~~ interest in and to all that portion of Lot 1 of Tract No. 37445, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 1005, Pages 11 and 12 of Maps, in the office of the County Recorder of said County, shown and defined as "Common Area" on the Condominium Plan recorded May 25, 1983, as Instrument No. 584759, Official Records of said County.

Excepting and reserving therefrom all oil, oil rights, minerals, mineral rights, natural gas rights and other hydrocarbons by whatsoever name known, geothermal steam, and all products derived from any of the foregoing, that may be within or under said land, together with the perpetual right of drilling, mining, exploring and operating therefor and storing in and removing the same from said land or any other land, including the right to whipstock or directionally drill and mine from lands other than said land oil or gas wells, tunnels and shafts into, through and across the subsurface of said land and to bottom such whipstocked or directionally drilled wells, tunnels and shafts under and beneath or beyond the exterior limits of said land, and to redrill, tunnel, equip, maintain, deepen and operate any such wells or mines without, however, the right to drill, mine, store, explore and operate through the surface of the upper five hundred (500) feet of the subsurface of said land.

Reserving therefrom exclusive easements for parking purposes over those portions thereof shown and defined as Areas PS-1 to PS-30, inclusive on said Condominium Plan.

Reserving therefrom easements, as such easements are set forth in the Article of that certain "Declaration of Covenants, Conditions and Restrictions Establishing a Plan of Condominium Ownership" recorded May 25, 1983 as Instrument No. 83-584760, Official Records of said County (the "Declaration") entitled "Easements."

PARCEL 2: All that portion of Lot 1 of said Tract No. 37445 shown and defined as Unit No. 1 on said Condominium Plan

PARCEL 3: Exclusive easements(s) for the benefit of and appurtenant to Parcels 1 and 2, above, for parking purposes, over those portion(s) of Lot 1 of said Tract No. 37445 shown and defined as Area(s) PS-15 and PS-16 on said condominium Plan.

Parcel 4: Non-exclusive easements for the benefit of and appurtenant to Parcels 1 and 2, above, as such easements are set forth in the Sections entitled "Certain Easements for Owners" and "Support, Settlement and Encroachment" of the Article of the Declaration entitled "Easements".

Subject to any and all matters of record, including taxes, assessments, easements, oil and mineral reservations and/or leases (if any), rights, rights of way, covenants and agreements, covenants, conditions and restrictions, including but not limited to:

a) That certain "Declaration of Covenants, Conditions and restrictions Establishing a Plan of Condominium Ownership" recorded May 25, 1983 as Instrument No. 83-584760, Official Records of said County (the "Declaration"); and

b) An Agreement entered into and between Grantor or his predecessor(s) in interest and the Housing Authority of the City of Los Angeles, recorded on July 15, 1982 as Instrument No. 82-713694, Official Records of said County, entitled "Agreement C".

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~~85-1282328~~

TO GRANT DEED, dated 10/11/85, under Escrow No. 5045-7, GTE Development to Schneider

This Grant Deed is made and accepted, and the real property herein described is hereby granted subject to the Declaration, and each and all of the matters set forth therein, said Declaration being incorporated herein by reference and made a part hereof and expressly imposed upon the real property hereby granted by reference thereto with the same force and effect as though fully set forth at length hereat. Grantees, in accepting this Grant Deed, do hereby covenant and agree, jointly and severally, for the benefit of Grantor and for the benefit of all other owners of condominiums in the "Project" (as that term is defined in the Declaration) that Grantees will promptly, fully and faithfully comply with each and all of the provisions contained in the Declaration, and without limitation, will promptly, fully and faithfully pay in full, when due, all assessments levied in accordance with the provisions thereof. Said agreements of Grantees herein shall be covenants running with the real property hereby granted and shall be binding upon Grantees and their respective successors and assigns.

This Grant Deed is also made and accepted, and the real property herein described is hereby granted subject to Agreement "C", so long as same remains in effect; said Agreement "C" being incorporated herein by reference and made a part hereof and expressly imposed upon the real property hereby granted by reference thereto with the same force and effect as though fully set forth at length hereat. Pursuant to said Agreement "C", so long as same remains in effect, there exists a continuing right of first refusal, in favor of the Housing Authority of the City of Los Angeles, with respect to the real property conveyed hereby.

Miriam Schneider
Miriam J. Schneider

(GRANTEES)

STATE OF CALIFORNIA)
) SS.
COUNTY OF LOS ANGELES)

On October 23, 1985, before me, the undersigned, a Notary Public in and for said County and State, personally appeared: Miriam J. Schneider

known to me to be the person(s) whose name(s)
is subscribed to the within instrument,
and acknowledged that she executed the
same.

Christina Marie Longobart
(Notary's Signature)

Christina Marie Longobart

(Name -- Typed or Printed)



(AREA ABOVE FOR OFFICIAL SEAL)

87 202018

85 1252828

EXHIBIT B

ASSIGNED INSPECTOR: **JOEL SAVIN ORDAZ**

Date: **September 5, 2024**

JOB ADDRESS: **1920 NORTH HOLLY DRIVE, APARTMENT 1, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5575-001-037**

Last Full Title: **10/27/2022**

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

1) MIRIAM J. SCHNEIDER
1920 HOLLY DRIVE, APT. 1
LOS ANGELES, CA 90068

CAPACITY: OWNER

Property Detail Report**For Property Located At :****1920 HOLLY DR 1, LOS ANGELES, CA 90068-3873****Owner Information**

Owner Name: SCHNEIDER MIRIAM J
 Mailing Address: 1920 HOLLY DR #1, LOS ANGELES CA 90068-3873 C044
 Vesting Codes: //

Location Information

Legal Description:	TR=37445 LOT 1 CONDOMINIUM UNIT 1		
County:	LOS ANGELES, CA	APN:	5575-001-037
Census Tract / Block:	1896.00 / 2	Alternate APN:	
Township-Range-Sect:		Subdivision:	37445
Legal Book/Page:	100-- 11	Map Reference:	34-C2 /
Legal Lot:	1	Tract #:	37445
Legal Block:		School District:	LOS ANGELES
Market Area:	C03	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:	02/11/1987 /	1st Mtg Amount/Type:	/
Sale Price:		1st Mtg Int. Rate/Type:	/
Sale Type:		1st Mtg Document #:	
Document #:	202018	2nd Mtg Amount/Type:	/
Deed Type:	DEED (REG)	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	
New Construction:		Multi/Split Sale:	
Title Company:			
Lender:			
Seller Name:	OWNER RECORD		

Prior Sale Information

Prior Rec/Sale Date:	10/30/1985 / 10/1985	Prior Lender:	
Prior Sale Price:	\$129,500	Prior 1st Mtg Amt/Type:	\$94,500 / PRIVATE PARTY
Prior Doc Number:	1282328	Prior 1st Mtg Rate/Type:	/ ADJUSTABLE INT RATE LOAN
Prior Deed Type:	DEED (REG)		

Property Characteristics

Gross Area:		Parking Type:		Construction:	
Living Area:	1,562	Garage Area:		Heat Type:	CENTRAL
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:	POOL
Bath(F/H):	3 /	Basement Type:		Air Cond:	CENTRAL
Year Built / Eff:	1983 / 1983	Roof Type:		Style:	
Fireplace:	/	Foundation:		Quality:	
# of Stories:		Roof Material:		Condition:	
Other Improvements:					

Site Information

Zoning:	LARD1.5	Acres:	0.39	County Use:	CONDOMINIUM (010C)
Lot Area:	16,922	Lot Width/Depth:	x	State Use:	
Land Use:	CONDOMINIUM	Res/Comm Units:	1 /	Water Type:	
Site Influence:				Sewer Type:	

Tax Information

Total Value:	\$247,835	Assessed Year:	2023	Property Tax:	\$3,170.19
Land Value:	\$8,590	Improved %:	97%	Tax Area:	67
Improvement Value:	\$239,245	Tax Year:	2023	Tax Exemption:	HOMEOWNER
Total Taxable Value:	\$240,835				

Comparable Sales Report

For Property Located At

**1920 HOLLY DR 1, LOS ANGELES, CA 90068-3873****9 Comparable(s) Selected.**

Report Date: 02/16/2024

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$0	\$685,000	\$1,110,000	\$876,944
Bldg/Living Area	1,562	1,328	1,770	1,533
Price/Sqft	\$0.00	\$489.29	\$649.88	\$569.30
Year Built	1983	1965	2018	1997
Lot Area	16,922	18,024	47,998	32,909
Bedrooms	3	2	3	2
Bathrooms/Restrooms	3	2	4	3
Stories	0.00	3.00	3.00	3.00
Total Value	\$247,835	\$695,376	\$1,155,176	\$847,853
Distance From Subject	0.00	0.14	0.48	0.34

*= user supplied for search only

Comp #:1

Distance From Subject:0.14 (miles)

Address:	2020 HOLLY DR 10, LOS ANGELES, CA 90068-2673		
Owner Name:	GUO MINGHAN/LI WENQING		
Seller Name:	VIGNAU ERIK & YOUKO		
APN:	5576-019-077	Map Reference:	/
County:	LOS ANGELES, CA	Census Tract:	1896.00
Subdivision:	61635	Zoning:	LARD2
Rec Date:	12/26/2023	Prior Rec Date:	10/20/2020
Sale Date:	12/08/2023	Prior Sale Date:	09/24/2020
Sale Price:	\$925,000	Prior Sale Price:	\$840,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	905195	Acres:	0.57
1st Mtg Amt:		Lot Area:	24,704
Total Value:	\$873,936	# of Stories:	
Land Use:	CONDOMINIUM	Park Area/Cap#:	/
		Living Area:	1,640
		Total Rooms:	
		Bedrooms:	3
		Bath(F/H):	3 /
		Yr Built/Eff:	2008 / 2008
		Air Cond:	CENTRAL
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	
		Parking:	

Comp #:2

Distance From Subject:0.18 (miles)

Address:	1900 VINE ST 403, LOS ANGELES, CA 90068-3981		
Owner Name:	COURTNEY AMANDA/COURTNEY MARTHA		
Seller Name:	MENG COLIN T		
APN:	5586-005-085	Map Reference:	34-C2 /
County:	LOS ANGELES, CA	Census Tract:	1895.02
Subdivision:	34786	Zoning:	LAR3
		Living Area:	1,523
		Total Rooms:	
		Bedrooms:	2

Rec Date:	01/11/2024	Prior Rec Date:	12/22/2017	Bath(F/H):	3 /
Sale Date:	01/02/2024	Prior Sale Date:	11/21/2017	Yr Built/Eff:	1980 / 1980
Sale Price:	\$839,000	Prior Sale Price:	\$710,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	25863	Acres:	1.10	Fireplace:	/
1st Mtg Amt:	\$418,000	Lot Area:	47,998	Pool:	POOL
Total Value:	\$776,486	# of Stories:		Roof Mat:	
Land Use:	CONDOMINIUM	Park Area/Cap#:	/	Parking:	

Comp #:3 Distance From Subject:0.18 (miles)

Address: 1900 VINE ST 303, LOS ANGELES, CA 90068-3979

Owner Name: SANTAITI LEONARDO

Seller Name: STU INVESTMENT LLC

APN:	5586-005-068	Map Reference:	34-C2 /	Living Area:	1,511
County:	LOS ANGELES, CA	Census Tract:	1895.02	Total Rooms:	5
Subdivision:	34786	Zoning:	LAR3	Bedrooms:	2
Rec Date:	07/06/2023	Prior Rec Date:	01/24/1997	Bath(F/H):	3 /
Sale Date:	06/16/2023	Prior Sale Date:		Yr Built/Eff:	1980 / 1980
Sale Price:	\$800,000	Prior Sale Price:	\$120,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONTEMPORARY
Document #:	439819	Acres:	1.10	Fireplace:	Y / 1
1st Mtg Amt:	\$680,000	Lot Area:	47,998	Pool:	POOL
Total Value:	\$775,000	# of Stories:	3	Roof Mat:	COMPOSITION SHINGLE
Land Use:	CONDOMINIUM	Park Area/Cap#:	/	Parking:	DETACHED GARAGE

Comp #:4 Distance From Subject:0.23 (miles)

Address: 2111 N CAHUENGA BLVD 13, LOS ANGELES, CA 90068-4219

Owner Name: KORCHMARYOV DMITRY O/KORCHMARYEVA OLGA

Seller Name: YANG TIANYU

APN:	5576-003-057	Map Reference:	/	Living Area:	1,708
County:	LOS ANGELES, CA	Census Tract:	1896.00	Total Rooms:	
Subdivision:		Zoning:	LAR3	Bedrooms:	3
Rec Date:	11/14/2023	Prior Rec Date:	04/09/2019	Bath(F/H):	4 /
Sale Date:	10/16/2023	Prior Sale Date:	11/08/2018	Yr Built/Eff:	2018 / 2018
Sale Price:	\$1,110,000	Prior Sale Price:	\$869,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	784089	Acres:	0.58	Fireplace:	/
1st Mtg Amt:	\$375,000	Lot Area:	25,420	Pool:	
Total Value:	\$931,741	# of Stories:		Roof Mat:	
Land Use:	CONDOMINIUM	Park Area/Cap#:	/	Parking:	

Comp #:5 Distance From Subject:0.43 (miles)

Address: 2260 N CAHUENGA BLVD 304, LOS ANGELES, CA 90068-2771

Owner Name: JENSEN PATRICK C

Seller Name: PEREZ JAMES C

APN:	5576-001-046	Map Reference:	34-C2 /	Living Area:	1,328
County:	LOS ANGELES, CA	Census Tract:	1897.03	Total Rooms:	
Subdivision:	37467	Zoning:	LARD1.5	Bedrooms:	2
Rec Date:	08/29/2023	Prior Rec Date:	05/30/2007	Bath(F/H):	2 /
Sale Date:	08/18/2023	Prior Sale Date:	05/07/2007	Yr Built/Eff:	1965 / 1968
Sale Price:	\$765,000	Prior Sale Price:	\$540,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	573955	Acres:	0.41	Fireplace:	/
1st Mtg Amt:	\$612,000	Lot Area:	18,024	Pool:	
Total Value:	\$695,376	# of Stories:		Roof Mat:	
Land Use:	CONDOMINIUM	Park Area/Cap#:	/	Parking:	

Comp #:6 Distance From Subject:0.48 (miles)
 Address: 6735 YUCCA ST 501, LOS ANGELES, CA 90028-4661
 Owner Name: TEHRANI SASAN
 Seller Name: CHIEN KENNETH B
 APN: 5547-002-081 Map Reference: / Living Area: 1,530
 County: LOS ANGELES, CA Census Tract: 1902.02 Total Rooms:
 Subdivision: 62015 Zoning: LAR4 Bedrooms: 2
 Rec Date: 07/07/2023 Prior Rec Date: 05/30/2013 Bath(F/H): 4 /
 Sale Date: 05/31/2023 Prior Sale Date: 05/22/2013 Yr Built/Eff: 2007 / 2007
 Sale Price: \$950,000 Prior Sale Price: \$840,000 Air Cond: CENTRAL
 Sale Type: FULL Prior Sale Type: FULL Style:
 Document #: 443247 Acres: 0.76 Fireplace: /
 1st Mtg Amt: \$665,000 Lot Area: 33,010 Pool:
 Total Value: \$994,223 # of Stories: Roof Mat:
 Land Use: CONDOMINIUM Park Area/Cap#: / Parking:

Comp #:7 Distance From Subject:0.48 (miles)
 Address: 6735 YUCCA ST 505, HOLLYWOOD, CA 90028-4661
 Owner Name: WINCHELL APRIL
 Seller Name: KORBAN KRISTINA
 APN: 5547-002-085 Map Reference: / Living Area: 1,770
 County: LOS ANGELES, CA Census Tract: 1902.02 Total Rooms:
 Subdivision: 62015 Zoning: LAR4 Bedrooms: 2
 Rec Date: 07/13/2023 Prior Rec Date: 11/14/2014 Bath(F/H): 4 /
 Sale Date: 07/07/2023 Prior Sale Date: 11/03/2014 Yr Built/Eff: 2007 / 2007
 Sale Price: \$1,068,500 Prior Sale Price: \$1,000,000 Air Cond: CENTRAL
 Sale Type: FULL Prior Sale Type: FULL Style:
 Document #: 459724 Acres: 0.76 Fireplace: /
 1st Mtg Amt: \$245,000 Lot Area: 33,010 Pool:
 Total Value: \$1,155,176 # of Stories: Roof Mat:
 Land Use: CONDOMINIUM Park Area/Cap#: / Parking:

Comp #:8 Distance From Subject:0.48 (miles)
 Address: 6735 YUCCA ST 106, LOS ANGELES, CA 90028-4655
 Owner Name: GALVAN GILBERTO JR
 Seller Name: TRAPANI ANDREW J L/TR
 APN: 5547-002-043 Map Reference: / Living Area: 1,400
 County: LOS ANGELES, CA Census Tract: 1902.02 Total Rooms:
 Subdivision: 62015 Zoning: LAR4 Bedrooms: 2
 Rec Date: 06/30/2023 Prior Rec Date: 12/11/2017 Bath(F/H): 3 /
 Sale Date: 06/07/2023 Prior Sale Date: 11/27/2017 Yr Built/Eff: 2007 / 2007
 Sale Price: \$685,000 Prior Sale Price: \$650,000 Air Cond: CENTRAL
 Sale Type: FULL Prior Sale Type: FULL Style:
 Document #: 428097 Acres: 0.76 Fireplace: /
 1st Mtg Amt: \$650,750 Lot Area: 33,010 Pool:
 Total Value: \$710,866 # of Stories: Roof Mat:
 Land Use: CONDOMINIUM Park Area/Cap#: / Parking:

Comp #:9 Distance From Subject:0.48 (miles)
 Address: 6735 YUCCA ST 307, LOS ANGELES, CA 90028-4659
 Owner Name: HAKAKZADEH FARID
 Seller Name: HUSSAIN FAMILY TRUST
 APN: 5547-002-065 Map Reference: / Living Area: 1,390
 County: LOS ANGELES, CA Census Tract: 1902.02 Total Rooms:
 Subdivision: 62015 Zoning: LAR4 Bedrooms: 2
 Rec Date: 01/31/2024 Prior Rec Date: 06/28/2021 Bath(F/H): 3 /

Sale Date:	01/17/2024	Prior Sale Date:	05/26/2021	Yr Built/Eff:	2007 / 2007
Sale Price:	\$750,000	Prior Sale Price:	\$690,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	67941	Acres:	0.76	Fireplace:	/
1st Mtg Amt:		Lot Area:	33,010	Pool:	
Total Value:	\$717,876	# of Stories:		Roof Mat:	
Land Use:	CONDOMINIUM	Park Area/Cap#:	/	Parking:	

EXHIBIT D

ASSIGNED INSPECTOR: **JOEL SAVIN ORDAZ**

Date: September 5, 2024

JOB ADDRESS: **1920 NORTH HOLLY DRIVE, APARTMENT 1, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5575-001-037**

CASE NO.: **874106**

ORDER NO.: **A-5095983**

EFFECTIVE DATE OF ORDER TO COMPLY: **August 2, 2019**

COMPLIANCE EXPECTED DATE: **September 1, 2019**

DATE COMPLIANCE OBTAINED: **No compliance to date**

.....

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

VIOLATIONS:

SEE ATTACHED ORDER # A-5095983

1051101201988149

**BOARD OF
BUILDING AND SAFETY
COMMISSIONERS**

VAN AMBATIELOS
PRESIDENT

E. FELICIA BRANNON
VICE-PRESIDENT

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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

SCHNEIDER MIRIAM J
1920 HOLLY DR #1
LOS ANGELES, CA 90068-3873

CASE #: 874106
ORDER #: A-5095983
EFFECTIVE DATE: August 02, 2019
COMPLIANCE DATE: September 01, 2019

OWNER OF

SITE ADDRESS: 1920 N HOLLY DR FRONT UNIT #1

ASSESSORS PARCEL NO.: 5575-001-***

ZONE: RD1.5; Min. Per Unit 1,500

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.

The inspection has revealed that the property is in violation of the Los Angeles Municipal Code as follows:

VIOLATION(S):

1. Maintenance and repair of existing building and premises.

You are therefore ordered to: Maintain the interior of every existing building, structure and portion thereof and the exterior wall surfaces and premises thereof clean and free from accumulation of debris, rubbish, garbage, trash, overgrown vegetation and other similar material. Remove the trash and debris and junk from the premises.

Code Section(s) in Violation: 91.8104.2, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

Location: Through out the residence/condo

Comments: Open storage of trash and debris in and around entire home.

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.

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.

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

NOTE: FAILURE TO PAY THE NON-COMPLIANCE FEE WITHIN 30 DAYS AFTER THE DATE OF MAILING THE INVOICE, MAY RESULT IN A LATE CHARGE OF TWO (2) TIMES THE NON-COMPLIANCE FEE PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF **\$2,310.00**.

Any person who fails to pay the non-compliance fee, late charge and collection fee shall also pay interest. Interest shall be calculated at the rate of one percent per month.

PENALTY WARNING:

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

APPEAL PROCEDURES:

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

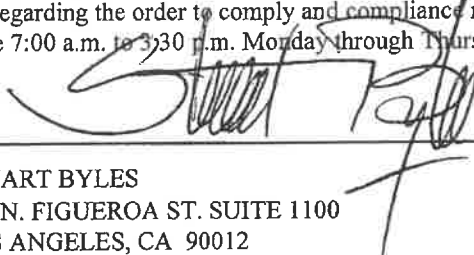
Any questions regarding invoices or how to pay fees should be directed to financial services at (213) 482-6890.

Any questions regarding the order to comply and compliance matters contact the inspector noted below at (213) 252-3394.

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

Inspector :

Date: August 05, 2019


STUART BYLES
221 N. FIGUEROA ST. SUITE 1100
LOS ANGELES, CA 90012
(213) 252-3394

Stuart.Byles@lacity.org


REVIEWED BY

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

AUG 07 2019

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

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