

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

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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

RAYMOND S. CHAN, C.E., S.E.  
GENERAL MANAGER

FRANK BUSH  
EXECUTIVE OFFICER

March 15, 2016

Council District: # 15

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

JOB ADDRESS: **341 EAST 120<sup>TH</sup> STREET, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **6083-028-021**

On December 12, 2012 and August 21, 2013, pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code, the Department of Building and Safety (the "Department") investigated and identified code violations at: **341 East 120<sup>th</sup> Street, Los Angeles, California** (the "Property"). A copy of the title report, which includes a full legal description of the property, is attached as Exhibit A.

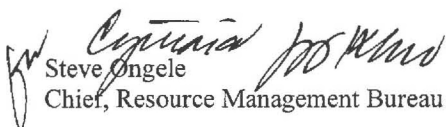
Following the Department's investigation an order or orders to comply were issued to the property owner and all interested parties. Pursuant to Section 98.0411(a) the order warned that "a proposed noncompliance fee may be imposed for failure to comply with the order within 15 days after the compliance 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. The Department imposed non-compliance fee as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance Code Enforcement fee	\$ 1,100.00
Late Charge/Collection fee (250%)	2,750.00
Accumulated Interest (1%/month)	1,098.64
Title Report fee	42.00
<b>Grand Total</b>	<b>\$ 4,990.64</b>

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed a lien for a total sum of **\$4,990.64** recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "City 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 the City Council instruct the Department to deposit to Dept. 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$4,990.64** 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

  
Steve Angele  
Chief, Resource Management Bureau

Lien confirmed by  
City Council on:

ATTEST: HOLLY WOLCOTT, CITY CLERK

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



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

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### ***Property Title Report***

**Work Order No. T12593**  
**Dated as of: 09/16/2015**

**Prepared for: City of Los Angeles**

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

**APN #: 6083-028-021**

**Property Address: 341 E 120TH ST**

**City: Los Angeles**

**County: Los Angeles**

#### **VESTING INFORMATION**

**Type of Document: GRANT DEED**

**Grantee : VENANCIO GARCIA**

**Grantor : LASALLE BANK NATIONAL ASSOCIATION AS TRUSTEE FOR THE C-BASS TRUST 2006-CB9 C-BASS MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-CB9**

**Deed Date : 05/30/2009**

**Recorded : 06/17/2008**

**Instr No. : 08-1069633**

**MAILING ADDRESS: VENANCIO GARCIA**  
**341 E 120TH ST LOS ANGELES CA 90061**

#### ***SCHEDULE B***

#### **LEGAL DESCRIPTION**

**Lot: 238 Tract No: 3598 Abbreviated Description: LOT:238 CITY:REGION/CLUSTER: 14/14146**  
**TR#:3598 TRACT NO 3598 E 40 FT OF W 85 FT OF LOT 238 City/Muni/Twp: REGION/CLUSTER:**  
**14/14146**

#### **MORTGAGES/LIENS**

**Type of Document: DEED OF TRUST**

**Recording Date: 06/17/2008**

**Document #:**

**Loan Amount: \$168,300**

**Lender Name: BANK OF AMERICA NA**

**Borrowers Name: VENANCIO GARCIA**

**MAILING ADDRESS: BANK OF AMERICA NA**  
**9000 SOUTHSIDE BLVD. BLDG 700 FILE RECEIPT DEPT JACKSONVILLE, FL 32256**

RECORDING REQUESTED BY  
Lawyers Title Company  
WHEN RECORDED MAIL THIS DOCUMENT  
AND TAX STATEMENTS TO:  
Venancio Garcia  
341 East 120th Street  
Los Angeles, CA 90061

APN: 6083-028-021  
Escrow No: 02600069-206-CD4  
Title No: 5363048-28



20081069633

Space above this line for Recorder's use

**GRANT DEED**

**THE UNDERSIGNED GRANTOR(S) DECLARE(S)**

DOCUMENTARY TRANSFER TAX IS \$ 205.70, CITY TAX \$ 841.50  
computed on full value of property conveyed,, AND

**FOR A VALUABLE CONSIDERATION**, receipt of which is hereby acknowledged,  
**LaSalle Bank National Association**, as trustee for the **C-BASS Trust 2006-CB9 C-BASS Mortgage Loan Asset-Backed Certificates, Series 2006-CB9**

hereby GRANT(S) to

**Venancio Garcia**, a single man

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.**

Commonly known as: 341 East 120th Street, Los Angeles, CA 90061

Dated: May 29, 2008

LaSalle Bank National Association as trustee for the C-  
BASS Trust 2006-CB9 C-BASS Mortgage Loan Asset-  
Backed Certificates, Series 2006-CB9

LITTON LOAN SERVICING, LP  
ATTORNEY-IN-FACT

BY:

Sandra Castillo  
Assistant Vice President

Loan #17361452

STATE OF CALIFORNIA } ss:  
COUNTY OF FRANKS

On May 30, 2008 before me, Anaelia Castillo, a Notary Public, personally  
(here insert name and title of the officer)

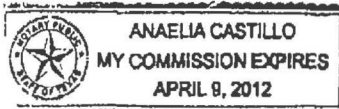
appeared Sandra Castillo

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 Anaelia Castillo



(This area for notary stamp)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

RECORDING REQUESTED BY  
LAWYERS TITLE

Recording Requested By:  
BANK OF AMERICA

Return To:  
LOAN # 6015617761  
FL9-700-01-01  
JACKSONVILLE POST CLOSING  
BANK OF AMERICA  
9000 SOUTHSIDE BLVD.  
BLDG 700, FILE RECEIPT DEPT.  
JACKSONVILLE, FL 32256

06/17/08



20081069634

5363048-28

(Space Above This Line For Recording Data)

6083-028-021

DEED OF TRUST

LOAN #6015617761

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

(A) "Security Instrument" means this document, which is dated JUNE 11, 2008, together with all Riders to this document.

(B) "Borrower" is VENANCIO GARCIA a Single Man

Borrower's address is 3615 W 104TH ST UNIT 12, INGLEWOOD, CA 90303

Borrower is the trustor under this Security Instrument.

(C) "Lender" is BANK OF AMERICA, N.A.

Lender is a NATIONAL BANKING ASSOCIATION  
organized and existing under the laws of THE UNITED STATES OF AMERICA

CALIFORNIA - Single Family - Fannie Mae/Freddie Mac UNIFORM INSTRUMENT

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BS6(CA) (0711)

Walters Kluwer Financial Services

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Lender's address is 275 S. VALENCIA AVE. 1ST FLOOR, BREA, CA 928236340

Lender is the beneficiary under this Security Instrument.

(D) "Trustee" is PRLAP, INC.

(E) "Note" means the promissory note signed by Borrower and dated JUNE 11, 2008

The Note states that Borrower owes Lender ONE HUNDRED SIXTY EIGHT THOUSAND THREE HUNDRED AND 00/100 Dollars

(U.S. \$ 168,300 00 ) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than JULY 01, 2038

(F) "Property" means the property that is described below under the heading "Transfer of Rights in the Property."

(G) "Loan" means the debt evidenced by the Note, plus interest, any prepayment charges and late charges due under the Note, and all sums due under this Security Instrument, plus interest.

(H) "Riders" means all Riders to this Security Instrument that are executed by Borrower. The following Riders are to be executed by Borrower (check box as applicable):

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Adjustable Rate Rider | <input type="checkbox"/> Condominium Rider              | <input type="checkbox"/> Second Home Rider  |
| <input type="checkbox"/> Balloon Rider         | <input type="checkbox"/> Planned Unit Development Rider | <input type="checkbox"/> I-4 Family Rider   |
| <input type="checkbox"/> VA Rider              | <input type="checkbox"/> Biweekly Payment Rider         | <input type="checkbox"/> Other(s) [specify] |

(I) "Applicable Law" means all controlling applicable federal, state and local statutes, regulations, ordinances and administrative rules and orders (that have the effect of law) as well as all applicable final, non-appealable judicial opinions.

(J) "Community Association Dues, Fees, and Assessments" means all dues, fees, assessments and other charges that are imposed on Borrower or the Property by a condominium association, homeowners association or similar organization.

(K) "Electronic Funds Transfer" means any transfer of funds, other than a transaction originated by check, draft, or similar paper instrument, which is initiated through an electronic terminal, telephonic instrument, computer, or magnetic tape so as to order, instruct, or authorize a financial institution to debit or credit an account. Such term includes, but is not limited to, point-of-sale transfers, automated teller machine transactions, transfers initiated by telephone, wire transfers, and automated clearinghouse transfers.

(L) "Escrow Items" means those items that are described in Section 3.

(M) "Miscellaneous Proceeds" means any compensation, settlement, award of damages, or proceeds paid by any third party (other than insurance proceeds paid under the coverages described in Section 5) for: (i) damage to, or destruction of, the Property; (ii) condemnation or other taking of all or any part of the Property; (iii) conveyance in lieu of condemnation; or (iv) misrepresentations of, or omissions as to, the value and/or condition of the Property.

(N) "Mortgage Insurance" means insurance protecting Lender against the nonpayment of, or default on, the Loan.

(O) "Periodic Payment" means the regularly scheduled amount due for (i) principal and interest under the Note, plus (ii) any amounts under Section 3 of this Security Instrument.

(P) "RESPA" means the Real Estate Settlement Procedures Act (12 U.S.C. Section 2601 et seq.) and its implementing regulation, Regulation X (24 C.F.R. Part 3500), as they might be amended from time to time, or any additional or successor legislation or regulation that governs the same subject matter. As used in this Security Instrument, "RESPA" refers to all requirements and

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restrictions that are imposed in regard to a "federally related mortgage loan" even if the Loan does not qualify as a "federally related mortgage loan" under RESPA.

(Q) "Successor in Interest of Borrower" means any party that has taken title to the Property, whether or not that party has assumed Borrower's obligations under the Note and/or this Security Instrument.

#### TRANSFER OF RIGHTS IN THE PROPERTY

This Security Instrument secures to Lender; (i) the repayment of the Loan, and all renewals, extensions and modifications of the Note; and (ii) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower irrevocably grants and conveys to Trustee, in trust, with power of sale, the following described property located in the COUNTY of LOS ANGELES

(Type of Recording Jurisdiction)  
"SEE ATTACHED EXHIBIT A"

(Name of Recording Jurisdiction)

Parcel ID Number: 6083-028-021  
341 EAST 120TH STREET  
LOS ANGELES  
("Property Address")

which currently has the address of  
[Street]  
[City] , California 90061 [Zip Code]

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property."

BORROWER COVENANTS that Borrower is lawfully seised of the estate hereby conveyed and has the right to grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. Payment of Principal, Interest, Escrow Items, Prepayment Charges, and Late Charges. Borrower shall pay when due the principal of, and interest on, the debt evidenced by

CALIFORNIA - Single Family - Fannie Mae/Freddie Mac UNIFORM INSTRUMENT  
BSB(CA) (0711)

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Initials

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and recorded in the office of the Recorder of the county in which the Property is located. The instrument shall contain the name of the original Lender, Trustee and Borrower, the book and page where this Security Instrument is recorded and the name and address of the successor trustee. Without conveyance of the Property, the successor trustee shall succeed to all the title, powers and duties conferred upon the Trustee herein and by Applicable Law. This procedure for substitution of trustee shall govern to the exclusion of all other provisions for substitution.

**25. Statement of Obligation Fee.** Lender may collect a fee not to exceed the maximum amount permitted by Applicable Law for furnishing the statement of obligation as provided by Section 2943 of the Civil Code of California.

The undersigned Borrower requests that a copy of any Notice of Default and any Notice of Sale under this Security Instrument be mailed to the Borrower at the address set forth above. A copy of any Notice of Default and any Notice of Sale will be sent only to the address contained in this recorded request. If the Borrower's address changes, a new request must be recorded.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any Rider executed by Borrower and recorded with it.

Witnesses:

\_\_\_\_\_  
VENANCIO GARCIA (Seal)  
-Borrower

\_\_\_\_\_  
\_\_\_\_\_  
(Seal)  
-Borrower

\_\_\_\_\_  
\_\_\_\_\_  
(Seal) (Seal)  
-Borrower -Borrower

\_\_\_\_\_  
\_\_\_\_\_  
(Seal) (Seal)  
-Borrower -Borrower

\_\_\_\_\_  
\_\_\_\_\_  
(Seal) (Seal)  
-Borrower -Borrower

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State of California  
County of LOS ANGELES

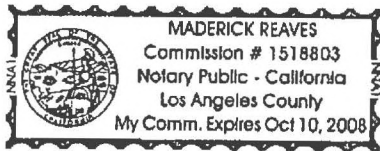
} ss.

On JUNE 12, 2008  
NOTARY PUBLIC  
VENANCIO GARCIA

before me, MADERICK REAVES  
, 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.



Maderick Reaves (Seal)

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# EXHIBIT B

ASSIGNED INSPECTOR: **HECTOR RODRIGUEZ**

Date: **March 15, 2016**

JOB ADDRESS: **341 EAST 120<sup>TH</sup> STREET, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **6083-028-021**

Last Full Title: **09/16/2015**

Last Update to Title:

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## LIST OF OWNERS AND INTERESTED PARTIES

- 1). VENANCIO GARCIA  
341 E. 120<sup>TH</sup> ST.  
LOS ANGELES, CA 90061  
CAPACITY: OWNER
  
- 2). BANK OF AMERICA, N.A.  
9000 SOUTHSIDE BLVD., BLDG. 700, FILE RECEIPT DEPT.  
JACKSONVILLE, FL 32256  
CAPACITY: INTERESTED PARTY



# Property Detail Report

For Property Located At :  
**341 E 120TH ST, LOS ANGELES, CA 90061-2828**



## Owner Information

Owner Name: **GARCIA VENANCIO**  
 Mailing Address: **341 E 120TH ST, LOS ANGELES CA 90061-2828 C012**  
 Vesting Codes: **SM //**

## Location Information

Legal Description:	<b>TRACT NO 3598 E 40 FT OF W 85 FT OF LOT 238</b>		
County:	<b>LOS ANGELES, CA</b>	APN:	<b>6083-028-021</b>
Census Tract / Block:	<b>2410.02 / 1</b>	Alternate APN:	
Township-Range-Sect:		Subdivision:	<b>3598</b>
Legal Book/Page:	<b>40-23</b>	Map Reference:	<b>58-B5 /</b>
Legal Lot:	<b>238</b>	Tract #:	<b>3598</b>
Legal Block:		School District:	<b>LOS ANGELES</b>
Market Area:	<b>C37</b>	School District Name:	
Neighbor Code:		Munic/Township:	

## Owner Transfer Information

Recording/Sale Date:	<b>/</b>	Deed Type:	
Sale Price:		1st Mtg Document #:	
Document #:			

## Last Market Sale Information

Recording/Sale Date:	<b>06/17/2008 / 05/29/2008</b>	1st Mtg Amount/Type:	<b>\$168,300 / CONV</b>
Sale Price:	<b>\$187,000</b>	1st Mtg Int. Rate/Type:	<b>/</b>
Sale Type:	<b>FULL</b>	1st Mtg Document #:	<b>1069634</b>
Document #:	<b>1069633</b>	2nd Mtg Amount/Type:	<b>/</b>
Deed Type:	<b>GRANT DEED</b>	2nd Mtg Int. Rate/Type:	<b>/</b>
Transfer Document #:		Price Per SqFt:	<b>\$278.27</b>
New Construction:		Multi/Split Sale:	
Title Company:	<b>LAWYERS TITLE</b>		
Lender:	<b>BANK OF AMERICA</b>		
Seller Name:	<b>C-BASS TRUST 2006-CB9</b>		

## Prior Sale Information

Prior Rec/Sale Date:	<b>10/05/2006 / 09/14/2006</b>	Prior Lender:	<b>OWNIT MTG SOLUTIONS INC</b>
Prior Sale Price:	<b>\$380,000</b>	Prior 1st Mtg Amt/Type:	<b>\$304,000 / CONV</b>
Prior Doc Number:	<b>2220432</b>	Prior 1st Mtg Rate/Type:	<b>7.88 / ADJ</b>
Prior Deed Type:	<b>GRANT DEED</b>		

## Property Characteristics

Gross Area:		Parking Type:		Construction:	
Living Area:	<b>672</b>	Garage Area:		Heat Type:	<b>HEATED</b>
Tot Adj Area:		Garage Capacity:		Exterior wall:	
Above Grade:		Parking Spaces:		Porch Type:	
Total Rooms:		Basement Area:		Patio Type:	
Bedrooms:	<b>2</b>	Finish Bsmnt Area:		Pool:	
Bath(F/H):	<b>1 /</b>	Basement Type:		Air Cond:	
Year Built / Eff:	<b>1923 / 1923</b>	Roof Type:		Style:	
Fireplace:	<b>/</b>	Foundation:		Quality:	
# of Stories:	<b>1.00</b>	Roof Material:		Condition:	
Other Improvements:					

## Site Information

Zoning:	<b>LAR3</b>	Acres:	<b>0.13</b>	County Use:	<b>SINGLE FAMILY RESID (0100)</b>
Lot Area:	<b>5,576</b>	Lot Width/Depth:	<b>40 x 139</b>	State Use:	
Land Use:	<b>SFR</b>	Res/Comm Units:	<b>/</b>	Water Type:	
Site Influence:	<b>CORNER</b>			Sewer Type:	<b>TYPE UNKNOWN</b>

## Tax Information

Total Value:	<b>\$204,369</b>	Assessed Year:	<b>2015</b>	Property Tax:	<b>\$2,806.85</b>
Land Value:	<b>\$163,497</b>	Improved %:	<b>20%</b>	Tax Area:	<b>461</b>
Improvement Value:	<b>\$40,872</b>	Tax Year:	<b>2015</b>	Tax Exemption:	
Total Taxable Value:	<b>\$204,369</b>				

## Comparable Sales Report

For Property Located At

**341 E 120TH ST, LOS ANGELES, CA 90061-2828**



## 7 Comparable(s) Selected.

Report Date: 03/01/2016

## Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$187,000	\$192,000	\$360,000	\$251,000
Bldg/Living Area	672	675	756	713
Price/Sqft	\$278.27	\$253.97	\$533.33	\$354.02
Year Built	1923	1947	1952	1949
Lot Area	5,576	5,201	7,639	6,642
Bedrooms	2	2	2	2
Bathrooms/Restrooms	1	1	1	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$204,369	\$24,302	\$278,583	\$173,394
Distance From Subject	0.00	0.05	0.45	0.27

\*= user supplied for search only

Comp #:		1		Distance From Subject:0.05 (miles)	
Address:		350 E 120TH ST, LOS ANGELES, CA 90061-2829			
Owner Name:		OCEAN DEV INC			
Seller Name:		ERG CAPITAL LLC			
APN:		6086-023-002		Map Reference: 58-B5 /	
County:		LOS ANGELES, CA		Census Tract: 2410.02	
Subdivision:		ATHENS ACRES		Zoning: LAR3	
Rec Date:		10/22/2015		Prior Rec Date: 08/15/2003	
Sale Date:		09/01/2015		Prior Sale Date: 05/19/2003	
Sale Price:		\$220,000		Prior Sale Price: \$112,500	
Sale Type:		FULL		Prior Sale Type: FULL	
Document #:		1296873		Acres: 0.14	
1st Mtg Amt:		\$496,500		Lot Area: 6,059	
Total Value:		\$133,080		# of Stories: 1.00	
Land Use:		SFR		Park Area/Cap#: /	
				Living Area: 720	
				Total Rooms: 4	
				Bedrooms: 2	
				Bath(F/H): 1 /	
				Yr Built/Eff: 1947 / 1947	
				Air Cond:	
				Style: CONVENTIONAL	
				Fireplace: /	
				Pool:	
				Roof Mat: WOOD SHAKE	
				Parking: NONE	

Comp #:			Distance From Subject:0.08 (miles)		
Address:			333 E 121ST ST, LOS ANGELES, CA 90061-2801		
Owner Name:			LOPEZ ANTONIO/CABADA JESSICA D		
Seller Name:			CHARLES ETHAN T & RENEE C		
APN:	6086-023-024	Map Reference:	58-B6 /	Living Area:	720
County:	LOS ANGELES, CA	Census Tract:	5409.01	Total Rooms:	4
Subdivision:	ATHENS ACRES	Zoning:	LCR1*	Bedrooms:	2
Rec Date:	07/21/2015	Prior Rec Date:	03/26/2008	Bath(F/H):	1 /
Sale Date:	06/17/2015	Prior Sale Date:	12/20/2007	Yr Built/Eff:	1947 / 1949
Sale Price:	\$245,000	Prior Sale Price:	\$200,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	877857	Acres:	0.14	Fireplace:	/
1st Mtg Amt:	\$232,750	Lot Area:	6,168	Pool:	
Total Value:	\$246,994	# of Stories:	1.00	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	ATTACHED GARAGE

Comp #:	3	Distance From Subject:0.2 (miles)			
Address:	443 E 122ND ST, LOS ANGELES, CA 90061-2807				
Owner Name:	FLORES CARLOS/CASTANEDA ELVIA				
Seller Name:	ZAMBRANO AMAURY				
APN:	6086-022-012	Map Reference:	58-B6 /	Living Area:	756
County:	LOS ANGELES, CA	Census Tract:	5409.01	Total Rooms:	
Subdivision:	ATHENS ACRES	Zoning:	LCR1*	Bedrooms:	2
Rec Date:	07/29/2015	Prior Rec Date:	05/26/2011	Bath(F/H):	1 /
Sale Date:	05/06/2015	Prior Sale Date:	04/15/2011	Yr Built/Eff:	1952 / 1952
Sale Price:	\$192,000	Prior Sale Price:	\$153,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	920364	Acres:	0.18	Fireplace:	/
1st Mtg Amt:	\$166,056	Lot Area:	7,636	Pool:	
Total Value:	\$163,096	# of Stories:	1.00	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:	4	Distance From Subject:0.28 (miles)
Address:	142 E 121ST ST, LOS ANGELES, CA 90061-2302	
Owner Name:	FLORES ROXANA E & LORENA B	

Seller Name:	<b>POWELL HOMES LLC</b>	Map Reference:	<b>58-B6 /</b>	Living Area:	<b>675</b>
APN:	<b>6086-003-007</b>	Census Tract:	<b>5409.01</b>	Total Rooms:	<b>4</b>
County:	<b>LOS ANGELES, CA</b>	Zoning:	<b>LCR2*</b>	Bedrooms:	<b>2</b>
Subdivision:	<b>ATHENS ACRES</b>	Prior Rec Date:	<b>04/13/2015</b>	Bath(F/H):	<b>1 /</b>
Rec Date:	<b>11/20/2015</b>	Prior Sale Date:	<b>01/23/2015</b>	Yr Built/Eff:	<b>1950 / 1951</b>
Sale Date:	<b>10/28/2015</b>	Prior Sale Price:	<b>\$197,500</b>	Air Cond:	<b>YES</b>
Sale Price:	<b>\$360,000</b>	Prior Sale Type:	<b>FULL</b>	Style:	<b>CONVENTIONAL</b>
Sale Type:	<b>FULL</b>	Acres:	<b>0.18</b>	Fireplace:	<b>/</b>
Document #:	<b>1463473</b>	Lot Area:	<b>7,639</b>	Pool:	
1st Mtg Amt:	<b>\$353,479</b>	# of Stories:	<b>1.00</b>	Roof Mat:	<b>COMPOSITION SHINGLE</b>
Total Value:	<b>\$255,000</b>	Park Area/Cap#:	<b>/</b>	Parking:	<b>NONE</b>
Land Use:	<b>SFR</b>				

Comp #:5 Distance From Subject:0.38 (miles)

Address: **342 E 126TH ST, LOS ANGELES, CA 90061-2706**

Owner Name: **ROCHA EDUARDO/HERNANDEZ MARISOL**

Seller Name: **EAGLE VISTA EQUITIES LLC**

APN:	<b>6086-015-002</b>	Map Reference:	<b>58-B6 /</b>	Living Area:	<b>720</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>5409.01</b>	Total Rooms:	
Subdivision:	<b>ATHENS ACRES</b>	Zoning:	<b>LCR1*</b>	Bedrooms:	<b>2</b>
Rec Date:	<b>01/15/2016</b>	Prior Rec Date:	<b>01/10/1990</b>	Bath(F/H):	<b>1 /</b>
Sale Date:	<b>12/21/2015</b>	Prior Sale Date:	<b>01/1990</b>	Yr Built/Eff:	<b>1948 / 1948</b>
Sale Price:	<b>\$280,000</b>	Prior Sale Price:		Air Cond:	
Sale Type:	<b>FULL</b>	Prior Sale Type:		Style:	
Document #:	<b>51639</b>	Acres:	<b>0.14</b>	Fireplace:	<b>/</b>
1st Mtg Amt:	<b>\$266,000</b>	Lot Area:	<b>6,271</b>	Pool:	
Total Value:	<b>\$24,302</b>	# of Stories:	<b>1.00</b>	Roof Mat:	
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>	Parking:	

Comp #:6 Distance From Subject:0.42 (miles)

Address: **122 W 118TH ST, LOS ANGELES, CA 90061-1827**

Owner Name: **GARCIA RABI**

Seller Name: **FLORES ERMILA P**

APN:	<b>6087-016-011</b>	Map Reference:	<b>58-B5 /</b>	Living Area:	<b>728</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2414.00</b>	Total Rooms:	<b>4</b>
Subdivision:	<b>3039</b>	Zoning:	<b>LAR1</b>	Bedrooms:	<b>2</b>
Rec Date:	<b>11/09/2015</b>	Prior Rec Date:	<b>06/15/2000</b>	Bath(F/H):	<b>1 /</b>
Sale Date:	<b>10/05/2015</b>	Prior Sale Date:	<b>04/18/2000</b>	Yr Built/Eff:	<b>1951 / 1951</b>
Sale Price:	<b>\$235,000</b>	Prior Sale Price:	<b>\$124,500</b>	Air Cond:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Style:	
Document #:	<b>1368154</b>	Acres:	<b>0.12</b>	Fireplace:	<b>/</b>
1st Mtg Amt:	<b>\$230,743</b>	Lot Area:	<b>5,201</b>	Pool:	
Total Value:	<b>\$278,583</b>	# of Stories:	<b>1.00</b>	Roof Mat:	
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>	Parking:	<b>NONE</b>

Comp #:7 Distance From Subject:0.45 (miles)

Address: **229 E 127TH ST, LOS ANGELES, CA 90061-2344**

Owner Name: **LOPEZ PEDRO O & LILIA F**

Seller Name: **JONAH 26 LLC**

APN:	<b>6086-010-018</b>	Map Reference:	<b>58-B6 /</b>	Living Area:	<b>675</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>5409.01</b>	Total Rooms:	
Subdivision:	<b>ATHENS ACRES</b>	Zoning:	<b>LCA1*</b>	Bedrooms:	<b>2</b>
Rec Date:	<b>07/15/2015</b>	Prior Rec Date:	<b>08/07/2012</b>	Bath(F/H):	<b>1 /</b>
Sale Date:	<b>06/18/2015</b>	Prior Sale Date:	<b>06/25/2012</b>	Yr Built/Eff:	<b>1950 / 1950</b>
Sale Price:	<b>\$225,000</b>	Prior Sale Price:	<b>\$110,000</b>	Air Cond:	<b>YES</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Style:	
Document #:	<b>848924</b>	Acres:	<b>0.17</b>	Fireplace:	<b>/</b>
1st Mtg Amt:	<b>\$220,924</b>	Lot Area:	<b>7,523</b>	Pool:	
Total Value:	<b>\$112,705</b>	# of Stories:	<b>1.00</b>	Roof Mat:	
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>	Parking:	

# EXHIBIT D

ASSIGNED INSPECTOR: **HECTOR RODRIGUEZ**  
JOB ADDRESS: **341 EAST 120<sup>TH</sup> STREET, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **6083-028-021**

**Date: March 15, 2016**

**CASE#: 483477**  
**ORDER NO: A-3290227**

EFFECTIVE DATE OF ORDER TO COMPLY: **July 22, 2013**  
COMPLIANCE EXPECTED DATE: **August 21, 2013**  
DATE COMPLIANCE OBTAINED: **No Compliance To Date**

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

### **VIOLATIONS:**

SEE ATTACHED ORDER # A-3290227

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

HELENA JUBANY  
PRESIDENT

VAN AMBATIELOS  
VICE-PRESIDENT

E. FELICIA BRANNON  
VICTOR H. CUEVAS  
SEPAND SAMZADEH

CITY OF LOS ANGELES  
CALIFORNIA



ERIC GARCETTI  
MAYOR

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

RAYMOND S. CHAN, C.E., S.E.  
SUPERINTENDENT OF BUILDING  
INTERIM GENERAL MANAGER

**SUBSTANDARD ORDER-SUPPLEMENTAL**

GARCIA, VENANCIO  
341 E 120TH ST  
LOS ANGELES, CA 90061

CASE #: 483477  
ORDER #: A-3290227  
EFFECTIVE DATE: July 22, 2013  
COMPLIANCE DATE: August 21, 2013

OWNER OF

SITE ADDRESS: 341 E 120TH ST  
ASSESSORS PARCEL NO.: 6083-028-021  
ZONE: R3; Multiple Dwelling Zone



An inspection has revealed that the property (Site Address) listed above is in violation of the Los Angeles Municipal Code (L.A.M.C.) sections listed below. You are hereby ordered to correct the violation(s) and contact the inspector listed in the signature block at the end of this document for a compliance inspection by the compliance date listed above.

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

This order is a supplement to any and all preceding orders issued by the Department of Building and Safety relative to the case number noted above. You are hereby required to comply with the terms of this and all preceding orders.

As a result of an inspection of the property (Site Address) listed above, this office has determined the building(s) to be SUBSTANDARD as pursuant to the provisions of Division 89 of Article 1 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.). You are therefore ordered to secure all required permits and begin the necessary work to eliminate the following code violations within 30 days from the effective date of this order. All necessary work shall be completed within 90 days from the effective date of this order. If the necessary permits are not obtained or the required work is not physically commenced within 45 days from the effective date of this order, the Department of Building and Safety may order the owner to cause the building(s) to be vacated.

**VIOLATION(S):**

**1. Water heater repair business is not allowed in the R-3 zone.**

You are therefore ordered to: Discontinue the water heater repair business use which is not allowed in the R-3 zone.

Code Section(s) in Violation: 12.21A.1.(a) and 12.10A of the L.A.M.C.

**2. Failure to provide or maintain the required off street parking.**

You are therefore ordered to: Provide and/or maintain the required off street parking.

Code Section(s) in Violation: 12.21A.1.(a), 12.10A and 12.21A.4.(m) of the L.A.M.C.

Location: Garage.

**3. Rubbish, garbage, trash and debris on the premises.**

You are therefore ordered to: 1) Remove the rubbish, garbage, trash and debris from the premises.  
2) Maintain the premises in a clean and sanitary condition.



CODE ENFORCEMENT BUREAU  
For routine City business and non-emergency services: Call 3-1-1  
[www.ladbs.org](http://www.ladbs.org)



Code Section(s) in Violation: 91.8104, 91.8104.2, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

**4. The building or premises is Substandard due to illegal occupancy.**

You are therefore ordered to: 1) Discontinue the use and occupancy of all buildings or portions thereof occupied for living, sleeping, cooking or dining purposes which were not designed or intended to be used for such occupancies. 2) Demolish and remove all construction work performed and return the property to its permitted state.

Code Section(s) in Violation: 91.8902.14, 91.8902, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Location: Garage.

**5. The approximate 12' x 8' construction of office building in required rear yard and 20' x 15' of a patio to the garage 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, 12.10A and 12.21A.1.(a) of the L.A.M.C.

**6. The garage has been converted to habitable space without the required permits and approvals.**

You are therefore ordered to: Discontinue the use as a dwelling and restore the garage to its originally permitted use as a garage.

Code Section(s) in Violation: 12.21A.1.(a), 12.21A4(a), 12.21A4(m), 91.8902.14, 91.8105, 91.103.1 of the L.A.M.C.

**7. The building or premises is Substandard due to hazardous plumbing.**

You are therefore ordered to: Remove or obtain required permits and make plumbing comply with all provisions of the L.A.M.C.

Code Section(s) in Violation: 91.8902.5, 91.8902, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Comments: Unapproved plumbing in converted garage and unapproved kitchen sink in required side yard.

**8. The building or premises is Substandard due to hazardous electrical wiring.**

You are therefore ordered to: Remove or obtain required permits and make the electrical wiring comply with all provisions of the L.A.M.C.

Code Section(s) in Violation: 91.8902.4, 91.8902, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Comments: Unapproved wiring in converted garage and unapproved office building.

NOTE: A certificate has been filed with the County Recorder noting the above substandard condition.

**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 day from the Compliance Date, will result in imposition of the fee noted below.

A proposed noncompliance fee in the amount of \$550.00 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 98.04 II 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 \$1,925.00.

Any person who fails to pay the non-compliance fee, late chage 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 chaged 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 err 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.

**NOTICE:**

Relocation assistance may be required if a tenant is evicted in order to comply with an order from a governmental agency(LAMC 151.09.A.11 & 161.03) For information, call the Los Angeles Housing Department (LAHD) at (213) 808-8888 or go to: <http://lahd.lacity.org>

If you have any questions or require any additional information please feel free to contact me at (310)732-4531.  
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

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

Date: July 15, 2013

MARIAN PODPORA  
638 S. BEACON ST., ROOM 276  
SAN PEDRO, CA 90731  
(310)732-4531  
[marian.podpora@lacity.org](mailto:marian.podpora@lacity.org)

REVIEWED BY



**CODE ENFORCEMENT BUREAU**

For routine City business and non-emergency services: Call 3-1-1  
[www.ladbs.org](http://www.ladbs.org)

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SEPAND SAMZADEH

CITY OF LOS ANGELES  
CALIFORNIA



ERIC GARCETTI  
MAYOR

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

RAYMOND S. CHAN, C.E., S.E.  
SUPERINTENDENT OF BUILDING  
INTERIM GENERAL MANAGER

**SUBSTANDARD ORDER-SUPPLEMENTAL**

NILMO ALFARO  
341 E. 120TH ST.  
LOS ANGELES, CA. 90061

CASE #: 483477  
ORDER #: A-3290227  
EFFECTIVE DATE: July 22, 2013  
COMPLIANCE DATE: August 21, 2013

OF

SITE ADDRESS: 341 E 120TH ST  
ASSESSORS PARCEL NO.: 6083-028-021  
ZONE: R3; Multiple Dwelling Zone



An inspection has revealed that the property (Site Address) listed above is in violation of the Los Angeles Municipal Code (L.A.M.C.) sections listed below. You are hereby ordered to correct the violation(s) and contact the inspector listed in the signature block at the end of this document for a compliance inspection by the compliance date listed above.

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

This order is a supplement to any and all preceding orders issued by the Department of Building and Safety relative to the case number noted above. You are hereby required to comply with the terms of this and all preceding orders.

As a result of an inspection of the property (Site Address) listed above, this office has determined the building(s) to be SUBSTANDARD as pursuant to the provisions of Division 89 of Article 1 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.). You are therefore ordered to secure all required permits and begin the necessary work to eliminate the following code violations within 30 days from the effective date of this order. All necessary work shall be completed within 90 days from the effective date of this order. If the necessary permits are not obtained or the required work is not physically commenced within 45 days from the effective date of this order, the Department of Building and Safety may order the owner to cause the building(s) to be vacated.

**VIOLATION(S):**

**1. Water heater repair business is not allowed in the R-3 zone.**

You are therefore ordered to: Discontinue the water heater repair business use which is not allowed in the R-3 zone.

Code Section(s) in Violation: 12.21A.1.(a) and 12.10A of the L.A.M.C.

**2. Failure to provide or maintain the required off street parking.**

You are therefore ordered to: Provide and/or maintain the required off street parking.

Code Section(s) in Violation: 12.21A.1.(a), 12.10A and 12.21A.4.(m) of the L.A.M.C.

Location: Garage.

**3. Rubbish, garbage, trash and debris on the premises.**

You are therefore ordered to: 1) Remove the rubbish, garbage, trash and debris from the premises.  
2) Maintain the premises in a clean and sanitary condition.

Code Section(s) in Violation: 91.8104, 91.8104.2, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

**4. The building or premises is Substandard due to illegal occupancy.**

You are therefore ordered to: 1) Discontinue the use and occupancy of all buildings or portions thereof occupied for living, sleeping, cooking or dining purposes which were not designed or intended to be used for such occupancies. 2) Demolish and remove all construction work performed and return the property to its permitted state.

Code Section(s) in Violation: 91.8902.14, 91.8902, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Location: Garage.

**5. The approximate 12' x 8' construction of office building in required rear yard and 20' x 15' of a patio to the garage 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, 12.10A and 12.21A.1.(a) of the L.A.M.C.

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You are therefore ordered to: Discontinue the use as a dwelling and restore the garage to its originally permitted use as a garage.

Code Section(s) in Violation: 12.21A.1.(a), 12.21A4(a), 12.21A4(m), 91.8902.14, 91.8105, 91.103.1 of the L.A.M.C.

**7. The building or premises is Substandard due to hazardous plumbing.**

You are therefore ordered to: Remove or obtain required permits and make plumbing comply with all provisions of the L.A.M.C.

Code Section(s) in Violation: 91.8902.5, 91.8902, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Comments: Unapproved plumbing in converted garage and unapproved kitchen sink in required side yard.

**8. The building or premises is Substandard due to hazardous electrical wiring.**

You are therefore ordered to: Remove or obtain required permits and make the electrical wiring comply with all provisions of the L.A.M.C.

Code Section(s) in Violation: 91.8902.4, 91.8902, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Comments: Unapproved wiring in converted garage and unapproved office building.

NOTE: A certificate has been filed with the County Recorder noting the above substandard condition.

**NON-COMPLIANCE FEE WARNING:**

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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 98.041 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 \$1,925.00.

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**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.

**NOTICE:**

Relocation assistance may be required if a tenant is evicted in order to comply with an order from a governmental agency (LAMC 151.09.A.11 & 161.03) For information, call the Los Angeles Housing Department (LAHD) at (213) 808-8888 or go to: <http://lahd.lacity.org>

If you have any questions or require any additional information please feel free to contact me at (310)732-4531.  
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

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

Date: July 15, 2013

MARIAN PODPORA  
638 S. BEACON ST., ROOM 276  
SAN PEDRO, CA 90731  
(310)732-4531  
[marian.podpora@lacity.org](mailto:marian.podpora@lacity.org)

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



# EXHIBIT D

ASSIGNED INSPECTOR: **HECTOR RODRIGUEZ**  
JOB ADDRESS: **341 EAST 120<sup>TH</sup> STREET, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **6083-028-021**

Date: **March 15, 2016**

CASE#: **483477**  
ORDER NO: **A-3153885**

EFFECTIVE DATE OF ORDER TO COMPLY: **November 27, 2012**  
COMPLIANCE EXPECTED DATE: **December 12, 2012**  
DATE COMPLIANCE OBTAINED: **No Compliance To Date**

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

### VIOLATIONS:

SEE ATTACHED ORDER # A-3153885

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

HELENA JUBANY  
PRESIDENT

MARSHA L. BROWN  
VICE-PRESIDENT

VAN AMBATIELOS  
VICTOR H. CUEVAS  
SEPAND SAMZADEH

CITY OF LOS ANGELES  
CALIFORNIA



ANTONIO R. VILLARAIGOSA  
MAYOR

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

ROBERT R. "Bud" OVROM  
GENERAL MANAGER

RAYMOND S. CHAN, C.E., S.E.  
EXECUTIVE OFFICER

ORDER TO COMPLY AND NOTICE OF FEE

GARCIA, VENANCIO  
341 E 120TH ST  
LOS ANGELES, CA 90061

CASE #: 483477  
ORDER #: A-3153885  
EFFECTIVE DATE: November 27, 2012  
COMPLIANCE DATE: December 12, 2012

OWNER OF  
SITE ADDRESS: 341 E 120TH ST  
ASSESSORS PARCEL NO.: 6083-028-021  
ZONE: R3; Multiple Dwelling Zone



An inspection has revealed that the property (Site Address) listed above is in violation of the Los Angeles Municipal Code (L.A.M.C.) sections listed below. You are hereby ordered to correct the violation(s) and contact the inspector listed in the signature block at the end of this document for a compliance inspection by the compliance date listed above.

FURTHER, YOU ARE ORDERED TO PAY THE CODE VIOLATION INSPECTION FEE (C.V.I.F) OF \$ 356.16 (\$336 fee plus a six percent Systems Development Surcharge of \$20.16) WHICH WILL BE BILLED TO YOU SEPARATELY. 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. 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.

2. The approximate 12' x 8' construction of a building in required rear yard and 20' x 15' construction of a two patios to the garage 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, 12.10A and 12.21A.1.(a) of the L.A.M.C.

**NON-COMPLIANCE FEE WARNING:**

In addition to the C.V.I.F. noted above, a proposed noncompliance fee in the amount of \$550.00 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 98.041 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 **\$1,925.00**.

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:**

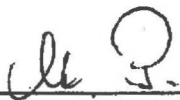
Whenever any work has been commenced without authorization by a permit or application for inspection, and which violates provisions of Articles 1 through 8 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.), and if no order has been issued by the department or a court of law requiring said work 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.

If you have any questions or require any additional information please feel free to contact me at (310)732-4531.  
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

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

Date: November 19, 2012

MARIAN PODPORA  
638 S. BEACON ST., ROOM 276  
SAN PEDRO, CA 90731  
(310)732-4531

  
REVIEWED BY