

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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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

June 28, 2024

Council District: # 8

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

JOB ADDRESS: 1929 WEST 85TH STREET, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 6035-026-028
Re: Invoice #785265-3, #790763-0

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: 1929 West 85th Street, 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 on June 10, 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%)	840.00
System Development Surcharge late fee	50.40
Non-Compliance Code Enforcement fee	660.00
Late Charge/Collection fee (250%)	1,650.00
Accumulated Interest (1%/month)	1,267.75
Title Report fee	30.00
Grand Total	\$ 4,498.15

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 \$4,498.15 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 \$4,498.15 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, LADBS Resource Management Bureau



ATTEST: HOLLY L. 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. T17152
Dated as of: 08/22/2022

Prepared for: City of Los Angeles

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

APN #: 6035-026-028

Property Address: 1929 W 85TH ST ***City: Los Angeles*** ***County: Los Angeles***

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : TREYOLA W. TERRY

Grantor : TREYOLA W. TERRY

Deed Date : 04/30/2012

Recorded : 04/30/2012

Instr No. : 12-0638575

MAILING ADDRESS: TREYOLA W. TERRY
13115 S HOOVER ST, GARDENA, CA 90247

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 14 Tract No: 8116 Brief Description: TRACT # 8116 LOT 14

MORTGAGES/LIENS

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

This page is part of your document - DO NOT DISCARD



20120638575



Pages:
0002

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

04/30/12 AT 04:13PM

FEES:	19.00
TAXES:	0.00
OTHER:	0.00
PAID:	19.00



LEADSHEET



201204300780018

00005733822



003958305

SEQ:
03

DAR - Counter (Upfront Scan)



THIS FORM IS NOT TO BE DUPLICATED

Recording Requested By:
Treyola W. Terry

When recorded mail document
and Tax Statements to:
Treyola W. Terry
13115 S. Hoover Street
Gardena, CA 90247



GRANT DEED

Assessor's Parcel No. 6035-026-028

SPACE ABOVE THIS LINE FOR RECORDER'S USE

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX IS COUNTY \$ 0 CITY \$ 0

☐ computed on the full value of the property conveyed; OR IS
☐ computed on the full value less value of liens or encumbrances remaining at the time of sale
☐ Unincorporated Area City of Los Angeles

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Treyola W. Terry, who acquired title as Treyola J. Terry

hereby GRANT(S) to:

Treyola W. Terry, a widow

the following described real property located in the City of Los Angeles

County of Los Angeles State of California, and more particularly described as follows:

Lot 14 of Tract No. 8116 in the County of Los Angeles, State of California, as per map recorded in Book 92,
pages 96 and 97 of maps, in the office of the County Recorder of said County.

Property Commonly Known As: 1929 W. 85th Street, Los Angeles, CA 90047

"This conveyance confirms a change of name, and the grantor and grantee are the same party, R & T 11911."

Dated: April 30, 2012

Treyola W. Terry
Treyola W. Terry

STATE OF CALIFORNIA } SS.
COUNTY OF LOS ANGELES



On April 30, 2012 Before me, Nancy Lim, a Notary Public
personally appeared ***** Treyola W. Terry *****

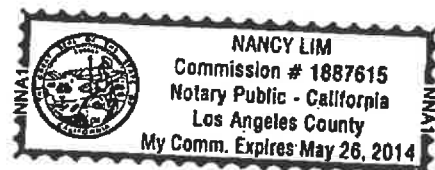
who proved to me on the basis of Satisfactory evidence to be the person(s)
whose name(s) is/are subscribed to the within instrument and acknowledged to
me that he/she/they executed the same in his/her/their authorized capacity(ies),
and that by his/her/their signature(s) on the instrument the person(s), 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]

NOTARY SEAL OR STAMP BELOW



MAIL TAX STATEMENT AS DIRECTED ABOVE

(800) 799-6626

EXHIBIT B

ASSIGNED INSPECTOR: **KIM DOEPPING**
JOB ADDRESS: **1929 WEST 85TH STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **6035-026-028**

Date: **June 28, 2024**

Last Full Title: **08/22/2022**

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- 1) TREYOLA W. TERRY
13115 S. HOOVER ST.
GARDENA, CA 90247

CAPACITY: OWNER

Property Detail Report

For Property Located At :

1929 W 85TH ST, LOS ANGELES, CA 90047-2914



RealQuest

Owner Information

Owner Name: TERRY TREYOLA W
 Mailing Address: 13115 S HOOVER ST, GARDENA CA 90247-1727 C014
 Vesting Codes: WD //

Location Information

Legal Description:	TRACT # 8116 LOT 14	APN:	6035-026-028
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	2381.00 / 3	Subdivision:	8116
Township-Range-Sect:		Map Reference:	57-D1 /
Legal Book/Page:	92-96	Tract #:	8116
Legal Lot:	14	School District:	LOS ANGELES
Legal Block:		School District Name:	LOS ANGELES
Market Area:	C36	Munic/Township:	LOS ANGELES
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	04/30/2012 / 04/30/2012	Deed Type:	GRANT DEED
Sale Price:		1st Mtg Document #:	
Document #:	638575		

Last Market Sale Information

Recording/Sale Date:	/	1st Mtg Amount/Type:	/
Sale Price:		1st Mtg Int. Rate/Type:	/
Sale Type:		1st Mtg Document #:	
Document #:		2nd Mtg Amount/Type:	/
Deed Type:		2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	
New Construction:		Multi/Split Sale:	
Title Company:			
Lender:			
Seller Name:			

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:	PARKING AVAIL	Construction:	
Living Area:	1,357	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:		Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:	5	Basement Area:		Patio Type:	
Bedrooms:	2	Finish Bsmnt Area:		Pool:	
Bath(F/H):	1 /	Basement Type:		Air Cond:	
Year Built / Eff:	1930 / 1930	Roof Type:		Style:	SPANISH
Fireplace:	Y / 1	Foundation:	RAISED	Quality:	
# of Stories:	1	Roof Material:	ROLL COMPOSITION	Condition:	

Other Improvements: FENCE Building Permit

Site Information

Zoning:	LAR1	Acres:	0.13	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	5,672	Lot Width/Depth:	43 x 133	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$48,630	Assessed Year:	2021	Property Tax:	\$805.44
Land Value:	\$23,525	Improved %:	52%	Tax Area:	212
Improvement Value:	\$25,105	Tax Year:	2021	Tax Exemption:	
Total Taxable Value:	\$48,630				

Comparable Sales Report

For Property Located At

**1929 W 85TH ST, LOS ANGELES, CA 90047-2914**

20 Comparable(s) Selected.

Report Date: 08/23/2022

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$0	\$140,000	\$950,000	\$699,475
Bldg/Living Area	1,357	1,167	1,528	1,350
Price/Sqft	\$0.00	\$95.30	\$747.51	\$521.08
Year Built	1930	1925	1949	1932
Lot Area	5,672	4,729	6,754	5,688
Bedrooms	2	2	4	3
Bathrooms/Restrooms	1	1	3	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$48,630	\$42,066	\$732,000	\$271,527
Distance From Subject	0.00	0.04	0.47	0.32

* = user supplied for search only

Comp #1

Distance From Subject: 0.04 (miles)

Address: **1942 W 84TH PL, LOS ANGELES, CA 90047-2901**Owner Name: **ACOSTA CRYSTAL L/MEJIA FRANK III**Seller Name: **ALEXANDER GROUP LLC**APN: **6035-026-005**Map Reference: **57-D1 /**Living Area: **1,278**County: **LOS ANGELES, CA**Census Tract: **2381.00**Total Rooms: **6**Subdivision: **7520**Zoning: **LAR1**Bedrooms: **3**Rec Date: **05/27/2022**

Prior Rec Date:

Bath(F/H): **1 /**Sale Date: **04/28/2022**

Prior Sale Date:

Yr Built/Eff: **1926 / 1928**Sale Price: **\$770,000**

Prior Sale Price:

Air Cond:

Sale Type: **FULL**

Prior Sale Type:

Style: **SPANISH**Document #: **575515**Acres: **0.13**Fireplace: **/**1st Mtg Amt: **\$731,500**Lot Area: **5,874**

Pool:

Total Value: **\$278,894**# of Stories: **1**Roof Mat: **ROLL**Land Use: **SFR**Park Area/Cap#: **/**Parking: **COMPOSITION****Comp #2**

Distance From Subject: 0.10 (miles)

Address: **1839 W 85TH ST, LOS ANGELES, CA 90047-3006**Owner Name: **STEVENSON JAMES E III**Seller Name: **ANDY WILLIAM N II**APN: **6035-025-012**Map Reference: **57-E1 /**Living Area: **1,204**County: **LOS ANGELES, CA**Census Tract: **2381.00**Total Rooms: **5**Subdivision: **4552**Zoning: **LAR1**Bedrooms: **2**Rec Date: **04/13/2022**Prior Rec Date: **04/06/2000**Bath(F/H): **2 /**Sale Date: **01/26/2022**Prior Sale Date: **03/06/2000**Yr Built/Eff: **1927 / 1927**Sale Price: **\$900,000**Prior Sale Price: **\$142,000**

Air Cond:

Sale Type: **FULL**Prior Sale Type: **FULL**Style: **SPANISH**Document #: **410252**Acres: **0.15**Fireplace: **Y / 1**1st Mtg Amt: **\$855,000**Lot Area: **6,649**

Pool:

Total Value: **\$201,608**# of Stories: **1**Roof Mat: **ROLL**Land Use: **SFR**Park Area/Cap#: **/**Parking: **COMPOSITION****Comp #3**

Distance From Subject: 0.15 (miles)

Address: **1814 W 84TH PL, LOS ANGELES, CA 90047-3001**

Owner Name:	ABERNATHY DEJUANA L		
Seller Name:	GRAYSON LORENZO C JR		
APN:	6035-025-026	Map Reference:	57-E1 /
County:	LOS ANGELES, CA	Census Tract:	2381.00
Subdivision:	4552	Zoning:	LAR1
Rec Date:	04/28/2022	Prior Rec Date:	04/22/2021
Sale Date:	04/20/2022	Prior Sale Date:	03/16/2021
Sale Price:	\$720,000	Prior Sale Price:	\$550,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	462038	Acres:	0.12
1st Mtg Amt:	\$695,970	Lot Area:	5,370
Total Value:	\$46,142	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/

Living Area: **1,217**
 Total Rooms: **6**
 Bedrooms: **3**
 Bath(F/H): **1 /**
 Yr Built/Eff: **1925 / 1928**
 Air Cond: **/**
 Style: **SPANISH**
 Fireplace: **/**
 Pool: **/**
 Roof Mat: **ROLL COMPOSITION**
 Parking: **PARKING AVAIL**

Comp #:4 Distance From Subject:0.15 (miles)

Address: **2040 W 85TH ST, LOS ANGELES, CA 90047-2915**

Owner Name: **GLEESON CASSANDRA**

Seller Name: **GREEN HANEY**

APN:	6035-030-005	Map Reference:	57-D1 /	Living Area:	1,520
County:	LOS ANGELES, CA	Census Tract:	2381.00	Total Rooms:	4
Subdivision:	7520	Zoning:	LAR1	Bedrooms:	3
Rec Date:	02/01/2022	Prior Rec Date:	/	Bath(F/H):	3 /
Sale Date:	01/11/2022	Prior Sale Date:	/	Yr Built/Eff:	1949 / 1958
Sale Price:	\$700,000	Prior Sale Price:	/	Air Cond:	/
Sale Type:	FULL	Prior Sale Type:	/	Style:	CONVENTIONAL
Document #:	125398	Acres:	0.12	Fireplace:	Y / 1
1st Mtg Amt:	\$630,000	Lot Area:	5,142	Pool:	/
Total Value:	\$732,000	# of Stories:	1	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:5 Distance From Subject:0.18 (miles)

Address: **8700 S GRAMERCY PL, LOS ANGELES, CA 90047-3203**

Owner Name: **SHAVERS JOE 2006 TRUST**

Seller Name: **KETTRELL GREG C**

APN:	6036-008-028	Map Reference:	57-D2 /	Living Area:	1,421
County:	LOS ANGELES, CA	Census Tract:	2384.00	Total Rooms:	6
Subdivision:	11169	Zoning:	LAR1	Bedrooms:	3
Rec Date:	07/22/2022	Prior Rec Date:	07/26/2012	Bath(F/H):	2 /
Sale Date:	07/12/2022	Prior Sale Date:	06/11/2012	Yr Built/Eff:	1940 / 1940
Sale Price:	\$752,000	Prior Sale Price:	\$250,000	Air Cond:	/
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	SPANISH
Document #:	749545	Acres:	0.15	Fireplace:	Y / 1
1st Mtg Amt:	/	Lot Area:	6,750	Pool:	/
Total Value:	\$284,405	# of Stories:	1	Roof Mat:	ROLL COMPOSITION
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:6 Distance From Subject:0.27 (miles)

Address: **2044 W 82ND ST, LOS ANGELES, CA 90047-2618**

Owner Name: **BATHE-SMITH LINDSEY/BATTLE JOHN E**

Seller Name: **HL3 LUNA LLC**

APN:	6035-014-004	Map Reference:	57-D1 /	Living Area:	1,366
County:	LOS ANGELES, CA	Census Tract:	2381.00	Total Rooms:	6
Subdivision:	7520	Zoning:	LAR1	Bedrooms:	3
Rec Date:	02/25/2022	Prior Rec Date:	05/17/2021	Bath(F/H):	1 /
Sale Date:	01/26/2022	Prior Sale Date:	04/28/2021	Yr Built/Eff:	1927 / 1927
Sale Price:	\$945,000	Prior Sale Price:	\$710,000	Air Cond:	/
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	220893	Acres:	0.13	Fireplace:	Y / 1
1st Mtg Amt:	\$803,250	Lot Area:	5,789	Pool:	/
Total Value:	\$50,221	# of Stories:	1	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:7

Distance From Subject:0.28 (miles)

Address:	2118 W 83RD ST, LOS ANGELES, CA 90047-2936				
Owner Name:	ROBERTSON JOYCE M				
Seller Name:	MIMS RITA				
APN:	6035-020-010	Map Reference:	57-D1 /	Living Area:	1,528
County:	LOS ANGELES, CA	Census Tract:	2381.00	Total Rooms:	6
Subdivision:	7520	Zoning:	LAR1	Bedrooms:	2
Rec Date:	12/09/2021	Prior Rec Date:	03/12/2019	Bath(F/H):	2 /
Sale Date:	11/19/2021	Prior Sale Date:	03/08/2019	Yr Built/Eff:	1927 / 1938
Sale Price:	\$860,000	Prior Sale Price:	\$465,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	SPANISH
Document #:	1836680	Acres:	0.13	Fireplace:	Y / 1
1st Mtg Amt:	\$860,000	Lot Area:	5,674	Pool:	
Total Value:	\$401,364	# of Stories:	1	Roof Mat:	ROLL
Land Use:	SFR	Park Area/Cap#:	/	Parking:	COMPOSITION
					PARKING AVAIL

Comp #:8	Distance From Subject:0.29 (miles)				
Address:	8821 S GRAMERCY PL, LOS ANGELES, CA 90047-3206				
Owner Name:	WI KLING LLC				
Seller Name:	JOHNSON BAASHA K L/TR				
APN:	6036-006-022	Map Reference:	57-D2 /	Living Area:	1,334
County:	LOS ANGELES, CA	Census Tract:	2384.00	Total Rooms:	5
Subdivision:	11169	Zoning:	LAR1	Bedrooms:	2
Rec Date:	05/06/2022	Prior Rec Date:		Bath(F/H):	1 /
Sale Date:	04/12/2022	Prior Sale Date:		Yr Built/Eff:	1939 / 1939
Sale Price:	\$592,000	Prior Sale Price:		Air Cond:	
Sale Type:	FULL	Prior Sale Type:		Style:	SPANISH
Document #:	496708	Acres:	0.14	Fireplace:	Y / 1
1st Mtg Amt:	\$700,000	Lot Area:	6,167	Pool:	
Total Value:	\$49,776	# of Stories:	1	Roof Mat:	ROLL
Land Use:	SFR	Park Area/Cap#:	/	Parking:	COMPOSITION
					PARKING AVAIL

Comp #:9	Distance From Subject:0.31 (miles)				
Address:	8727 S HOBART BLVD, LOS ANGELES, CA 90047-3318				
Owner Name:	CROWDER CHAYA/COOK BRAXTON				
Seller Name:	QUINN SHERRIE				
APN:	6037-024-038	Map Reference:	57-E2 /	Living Area:	1,456
County:	LOS ANGELES, CA	Census Tract:	2384.00	Total Rooms:	6
Subdivision:	6220	Zoning:	LAR1	Bedrooms:	3
Rec Date:	01/07/2022	Prior Rec Date:	07/16/2018	Bath(F/H):	2 /
Sale Date:	11/22/2021	Prior Sale Date:	06/15/2018	Yr Built/Eff:	1931 / 1936
Sale Price:	\$775,000	Prior Sale Price:	\$560,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	SPANISH
Document #:	26247	Acres:	0.13	Fireplace:	Y / 1
1st Mtg Amt:	\$535,000	Lot Area:	5,470	Pool:	
Total Value:	\$577,116	# of Stories:	1	Roof Mat:	ROLL
Land Use:	SFR	Park Area/Cap#:	/	Parking:	COMPOSITION
					PARKING AVAIL

Comp #:10	Distance From Subject:0.32 (miles)				
Address:	2044 W 81ST ST, LOS ANGELES, CA 90047-2614				
Owner Name:	ESSANDOH ERIC				
Seller Name:	FOWLER ALFREEDA LIVING TRUST				
APN:	6035-011-004	Map Reference:	57-D1 /	Living Area:	1,323
County:	LOS ANGELES, CA	Census Tract:	2381.00	Total Rooms:	5
Subdivision:	7520	Zoning:	LAR1	Bedrooms:	2
Rec Date:	11/30/2021	Prior Rec Date:	11/16/1984	Bath(F/H):	1 /
Sale Date:	10/20/2021	Prior Sale Date:		Yr Built/Eff:	1939 / 1939
Sale Price:	\$610,000	Prior Sale Price:	\$88,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	TUDOR
Document #:	1764483	Acres:	0.13	Fireplace:	Y / 1
1st Mtg Amt:	\$598,951	Lot Area:	5,788	Pool:	
Total Value:	\$165,091	# of Stories:	1	Roof Mat:	COMPOSITION
Land Use:	SFR	Park Area/Cap#:	/	Parking:	SHINGLE
					PARKING AVAIL

Comp #:11		Distance From Subject:0.36 (miles)	
Address: 8319 S VAN NESS AVE, INGLEWOOD, CA 90305-1546			
Owner Name: DECKER MATTHEW/VELEZ JOSE E			
Seller Name: WHEELER VANESSA & STEVEN			
APN:	4010-028-008	Map Reference:	57-D1 /
County:	LOS ANGELES, CA	Census Tract:	6008.01
Subdivision:	10146	Zoning:	INR1YY
Rec Date:	05/06/2022	Prior Rec Date:	12/06/2019
Sale Date:	04/29/2022	Prior Sale Date:	11/26/2019
Sale Price:	\$950,000	Prior Sale Price:	\$600,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	493942	Acres:	0.11
1st Mtg Amt:	\$902,405	Lot Area:	5,000
Total Value:	\$606,215	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Parking:	ROLL COMPOSITION PARKING AVAIL

Comp #:12		Distance From Subject:0.39 (miles)	
Address: 8213 S VAN NESS AVE, INGLEWOOD, CA 90305-1545			
Owner Name: ONEIL RUSTEN/GLASER CYNTHIA			
Seller Name: FLOWERS VICTOR L SR			
APN:	4010-027-010	Map Reference:	57-D1 /
County:	LOS ANGELES, CA	Census Tract:	6008.01
Subdivision:	10160	Zoning:	INR1YY
Rec Date:	01/25/2022	Prior Rec Date:	07/09/2014
Sale Date:	12/15/2021	Prior Sale Date:	05/06/2014
Sale Price:	\$705,000	Prior Sale Price:	\$300,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	95492	Acres:	0.11
1st Mtg Amt:	\$669,750	Lot Area:	5,002
Total Value:	\$333,093	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Parking:	WOOD SHAKE ATTACHED GARAGE

Comp #:13		Distance From Subject:0.39 (miles)	
Address: 8401 S 2ND AVE, INGLEWOOD, CA 90305-1510			
Owner Name: CLARK LARRY W JR			
Seller Name: WILLIAMS LEONARD L			
APN:	4010-030-004	Map Reference:	57-D1 /
County:	LOS ANGELES, CA	Census Tract:	6008.01
Subdivision:	10146	Zoning:	INR1YY
Rec Date:	12/20/2021	Prior Rec Date:	01/03/1969
Sale Date:	12/15/2021	Prior Sale Date:	
Sale Price:	\$735,000	Prior Sale Price:	\$6,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1883885	Acres:	0.12
1st Mtg Amt:	\$698,250	Lot Area:	5,225
Total Value:	\$44,556	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Parking:	COMPOSITION SHINGLE PARKING AVAIL

Comp #:14		Distance From Subject:0.41 (miles)	
Address: 1607 W 85TH ST, LOS ANGELES, CA 90047-5438			
Owner Name: REI FUND LLC/PLATINUM STAFF LLC			
Seller Name: CLARK JOHNNY W			
APN:	6034-026-016	Map Reference:	57-E1 /
County:	LOS ANGELES, CA	Census Tract:	2381.00
Subdivision:	4511	Zoning:	LARD2
Rec Date:	02/25/2022	Prior Rec Date:	08/22/1974
Sale Date:	02/02/2022	Prior Sale Date:	
Sale Price:	\$640,500	Prior Sale Price:	\$28,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	223862	Acres:	0.11
1st Mtg Amt:	\$604,000	Lot Area:	4,749
Total Value:	\$42,066	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Parking:	ROLL COMPOSITION PARKING AVAIL

Comp #:15			Distance From Subject:0.42 (miles)
Address:	2014 W 79TH ST, LOS ANGELES, CA 90047-2606		
Owner Name:	READING STEPHANIE L		
Seller Name:	ANDRADE AMANDA & RENATTO		
APN:	6035-003-011	Map Reference:	57-D1 /
County:	LOS ANGELES, CA	Census Tract:	2381.00
Subdivision:	7520	Zoning:	LAR1
Rec Date:	06/14/2022	Prior Rec Date:	04/24/2018
Sale Date:	06/09/2022	Prior Sale Date:	03/26/2018
Sale Price:	\$795,000	Prior Sale Price:	\$554,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	628810	Acres:	0.12
1st Mtg Amt:	\$397,500	Lot Area:	5,419
Total Value:	\$582,352	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Parking:	COMPOSITION SHINGLE PARKING AVAIL

Comp #:16			Distance From Subject:0.43 (miles)
Address:	8710 LA SALLE AVE, LOS ANGELES, CA 90047-3319		
Owner Name:	RRP PHANTOM INV GRP LLC		
Seller Name:	NELSON R & L F/TR		
APN:	6037-003-017	Map Reference:	57-E2 /
County:	LOS ANGELES, CA	Census Tract:	2384.00
Subdivision:	622	Zoning:	LAR1
Rec Date:	03/04/2022	Prior Rec Date:	12/11/1967
Sale Date:	02/18/2022	Prior Sale Date:	
Sale Price:	\$550,000	Prior Sale Price:	\$17,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	255442	Acres:	0.15
1st Mtg Amt:	\$467,500	Lot Area:	6,754
Total Value:	\$49,174	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Parking:	COMPOSITION PARKING AVAIL

Comp #:17			Distance From Subject:0.44 (miles)
Address:	8940 S MANHATTAN PL, LOS ANGELES, CA 90047-3539		
Owner Name:	HERNANDEZ ALEX A/ASO-HERNANDEZ CHIOMA G		
Seller Name:	MACK ELLEN		
APN:	6036-017-024	Map Reference:	57-E2 /
County:	LOS ANGELES, CA	Census Tract:	2384.00
Subdivision:	7648	Zoning:	LAR1
Rec Date:	02/04/2022	Prior Rec Date:	07/25/2003
Sale Date:	01/27/2022	Prior Sale Date:	06/11/2003
Sale Price:	\$550,000	Prior Sale Price:	\$240,000
Sale Type:	FULL	Prior Sale Type:	
Document #:	145998	Acres:	0.12
1st Mtg Amt:		Lot Area:	5,196
Total Value:	\$315,229	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Parking:	SPANISH COMPOSITION PARKING AVAIL

Comp #:18			Distance From Subject:0.44 (miles)
Address:	8906 S HOBART BLVD, LOS ANGELES, CA 90047-3615		
Owner Name:	SLA SIX PROPERTIES LLC		
Seller Name:	GIVENS RUSSELL TRUST		
APN:	6037-027-028	Map Reference:	57-E2 /
County:	LOS ANGELES, CA	Census Tract:	2384.00
Subdivision:	622	Zoning:	LAR1
Rec Date:	03/17/2022	Prior Rec Date:	01/12/1982
Sale Date:	03/10/2022	Prior Sale Date:	
Sale Price:	\$700,000	Prior Sale Price:	\$90,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	310818	Acres:	0.15
1st Mtg Amt:		Lot Area:	6,504
		Parking:	SPANISH Y / 1 Pool:

Total Value:	\$177,431	# of Stories:	1	Roof Mat:	ROLL
					COMPOSITION
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:19 Distance From Subject:0.47 (miles)
 Address: **8208 S 3RD AVE, INGLEWOOD, CA 90305-1515**
 Owner Name: **JONES JEROME**
 Seller Name: **FLOWERS TROY D**
 APN: **4010-025-024** Map Reference: **57-D1 /** Living Area: **1,469**
 County: **LOS ANGELES, CA** Census Tract: **6008.01** Total Rooms: **6**
 Subdivision: **10160** Zoning: **INR1YY** Bedrooms: **3**
 Rec Date: **02/23/2022** Prior Rec Date: **01/29/2015** Bath(F/H): **2 /**
 Sale Date: **02/18/2022** Prior Sale Date: **11/25/2014** Yr Built/Eff: **1937 / 1937**
 Sale Price: **\$140,000** Prior Sale Price: **\$160,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **SPANISH**
 Document #: **208151** Acres: **0.11** Fireplace: **Y / 1**
 1st Mtg Amt: **\$133,000** Lot Area: **4,729** Pool:
 Total Value: **\$427,471** # of Stories: **1** Roof Mat: **ROLL**
 Land Use: **SFR** Park Area/Cap#: **/** Parking: **COMPOSITION**
PARKING AVAIL

Comp #:20 Distance From Subject:0.47 (miles)
 Address: **8926 S HOBART BLVD, LOS ANGELES, CA 90047-3615**
 Owner Name: **NEXT LEVEL ESTATES**
 Seller Name: **ZCA HOMES LLC**
 APN: **6037-027-032** Map Reference: **57-E2 /** Living Area: **1,290**
 County: **LOS ANGELES, CA** Census Tract: **2384.00** Total Rooms: **6**
 Subdivision: **622** Zoning: **LAR1** Bedrooms: **3**
 Rec Date: **06/07/2022** Prior Rec Date: **06/07/2022** Bath(F/H): **1 /**
 Sale Date: **05/27/2022** Prior Sale Date: **03/26/2022** Yr Built/Eff: **1930 / 1930**
 Sale Price: **\$600,000** Prior Sale Price: **\$525,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **SPANISH**
 Document #: **604428** Acres: **0.15** Fireplace: **/**
 1st Mtg Amt: **\$587,200** Lot Area: **6,504** Pool:
 Total Value: **\$66,345** # of Stories: **1** Roof Mat: **ROLL**
 Land Use: **SFR** Park Area/Cap#: **/** Parking: **COMPOSITION**
PARKING AVAIL

EXHIBIT D

ASSIGNED INSPECTOR: **KIM DOEPPING**
JOB ADDRESS: **1929 WEST 85TH STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **6035-026-028**

Date: June 28, 2024

CASE NO.: 863963
ORDER NO.: A-5037820

EFFECTIVE DATE OF ORDER TO COMPLY: **June 10, 2019**
COMPLIANCE EXPECTED DATE: **July 10, 2019**
DATE COMPLIANCE OBTAINED: **December 17, 2019**

.....

LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-5037820

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
PRESIDENT

E. FELICIA BRANNON
VICE-PRESIDENT

JOSELYN GEAGA-ROSENTHAL
GEORGE HOVAGUIMIAN
JAVIER NUNEZ

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

TERRY, TREYOLA W
13115 S HOOVER ST
GARDENA, CA 90247

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

JUN 06 2019

CASE #: 863963
ORDER #: A-5037820
EFFECTIVE DATE: June 10, 2019
COMPLIANCE DATE: July 10, 2019

OWNER OF

SITE ADDRESS: 1929 W 85TH ST

ASSESSORS PARCEL NO.: 6035-026-028

ZONE: R1; One-Family Zone

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. Open storage of inoperable vehicles.

You are therefore ordered to: Discontinue the open storage of inoperable vehicle(s).

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

Location: DRIVEWAY

2. Not providing or maintaining the required covered off street parking.

You are therefore ordered to: Provide/maintain required off-street parking.

Code Section(s) in Violation: 12.21A4, 12.21A.4.(m), 12.21A.1.(a) of the L.A.M.C.

3. Parking in the required front yard.

You are therefore ordered to: Discontinue parking in the required front yard.

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: 12.21A.6.(a), 12.21A.1.(a) of the L.A.M.C.

Location: FRONT LAWN

4. Parking/Storage in the required yard(s).

You are therefore ordered to: 1) Discontinue parking/storage in the required yard(s).

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

Location: DRIVEWAY AND FRONT LAWN

NON-COMPLIANCE FEE WARNING:

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

In addition to the C.V.I.F. noted above, a proposed noncompliance fee in the amount of \$660.00 may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or request for slight modification is filed within 15 days of the compliance date.

If an appeal or request for slight modification is not filed within 15 days of the compliance date or extensions granted therefrom, the determination of the department to impose and collect a non-compliance fee shall be final. Section 98.0411 L.A.M.C.

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

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

PENALTY WARNING:

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

APPEAL PROCEDURES:

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

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

Any questions regarding the order to comply and compliance matters contact the inspector noted below at (213) 978-4508.

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

Inspector: 

Date: May 30, 2019

KIM DOEPPING
1968 W ADAMS BLVD, SUITE G-16
LOS ANGELES, CA 90018
(213) 978-4508

Kim.Doepping@lacity.org


REVIEWED BY

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CODE ENFORCEMENT BUREAU

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