

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

VAN AMBATIELOS  
PRESIDENT

JAVIER NUNEZ  
VICE PRESIDENT

JOSELYN GEAGA-ROSENTHAL  
GEORGE HOVAGUIMIAN  
ELVIN W. MOON

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  
SUPERINTENDENT OF BUILDING

OSAMA YOUNAN, P.E.  
EXECUTIVE OFFICER

January 3, 2020

Council District: # 14

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

JOB ADDRESS: **2823 EAST 4TH STREET, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **5180-013-052**  
Re: Invoice #740089-4

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: **2823 East 4<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.

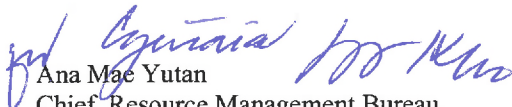
Pursuant to Section 98.0421, the property owner was issued an order on November 08, 2017, to pay a code violation inspection fee after violations were identified and verified upon inspection. The code violation inspection fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
Code Violation Investigation fee	336.00
System Development Surcharge	20.16
System Development Surcharge late fee	50.40
Late Charge/Collection fee (250%)	840.00
Title Report fee	38.00
<b>Grand Total</b>	<b>\$ 1,284.56</b>

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 **\$1,284.56** be 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 **\$1,284.56** 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

Lien confirmed by  
City Council on:

ATTEST: HOLLY L. 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. T16256***  
***Dated as of: 11/04/2019***

***Prepared for: City of Los Angeles***

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***SCHEDULE A***

***(Reported Property Information)***

***APN #: 5180-013-052***

***Property Address: 2823 E 4TH ST***

***City: Los Angeles***

***County: Los Angeles***

***VESTING INFORMATION***

***Type of Document: GRANT DEED***

***Grantee : MARIA MELANIA IBARRA***

***Grantor : MARIA MELANIA IBARRA; MELANIA M IBARRA***

***Deed Date : 05/25/2007***

***Recorded : 06/01/2007***

***Instr No. : 07-1330951***

***MAILING ADDRESS: MARIA MELANIA IBARRA***  
***2823 E 4TH ST LOS ANGELES CA 90033***

***SCHEDULE B***

***LEGAL DESCRIPTION***

***Lot: 6,24 Block: 73 Abbreviated Description: LOT:6,24 BLK:73 SUBD:HANCOCKS SURVEY***  
***PETERSON'S SUB OF LOT 6 OF WORKMAN AND HELLMAN'S SUB OF BLK 73 H S NW 35 FT OF***  
***LOT 24***

***MORTGAGES/LIENS***

***Type of Document: ASSIGNMENT OF DEED OF TRUST***

***Recording Date: 02/27/2017***

***Document #: 17-0231041***

***Loan Amount: \$368,000***

***Lender Name: MERS, INC.,***

***Borrowers Name: MARIA MELANIA IBARRA***

***MAILING ADDRESS: MERIDIAN ASSET SERVICES, INC.***  
***780 94<sup>TH</sup> AVENUE N. STE 102 ST. PETERSBURG, FL 33702***

This page is part of your document - DO NOT DISCARD



**20071330951**

Pages:  
004



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

Fee: 27.00

Tax: 0.00

Other: 0.00

Total: 27.00

06/01/07 AT 08:00AM

Title Company

**TITLE(S) : DEED**



LEAD SHEET

**Assessor's Identification Number (AIN)**

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

Number of AIN's Shown

NEW CENTURY TITLE COMPANY  
RECORDING REQUESTED BY  
LandAmerica New Century Title

When recorded mail to:

Maria Melania Ibarra  
2823 East 4th Street  
Los Angeles, CA 90033

Title No.: 2375615  
Escrow No.: 00363771-KTE

06/01/07



20071330951

2375615

## GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)  
City of \_\_\_\_\_ or ☐ Unincorporated Area  
City Conveyance Tax is \$0.00  
Parcel No. 5180-013-052

Documentary Transfer Tax is \$0.00  
☐ computed on full value of interest or property conveyed, or  
☐ full value less value of liens or encumbrances remaining at  
the time of sale

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

Maria Melania Ibarra, who acquired title as Melania M. Ibarra, a Single Woman

hereby GRANT(S) to

Maria Melania Ibarra, a single woman

the real property in the County of Los Angeles, State of California, described as:

See Exhibit A attached hereto and made a part hereof.

This conveyance changes the manner in which title is held,  
grantor(s) and grantee(s) remain the same and continue  
to hold the same proportionate interest, R & T 11911

Commonly known as: 2823 East 4th Street, Los Angeles, CA 90033

Dated: May 25, 2007

STATE OF CALIFORNIA  
COUNTY OF San Bernardino

On 5/25/07

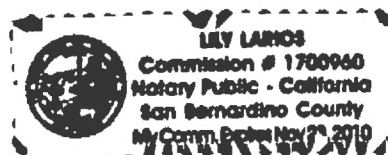
before me, Lily Larios  
Notary Public, personally appeared

Maria Melania Ibarra

Maria Melania Ibarra

05/25/07

personally known to me (or 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.



WITNESS my hand and official seal

Signature

Lily Larios

(This area for official notarial seal)

MAIL TAX STATEMENTS TO PARTY SHOWN ON THE FOLLOWING LINE; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE



3

GOVERNMENT CODE 27361.7

I CERTIFY UNDER PENALTY OF PERJURY THAT THE NOTARY SEAL  
ON THE DOCUMENT TO WHICH THIS STATEMENT IS ATTACHED  
READS AS FOLLOWS:

NAME OF NOTARY:

*Lily Larios*

COMMISSION NO:

*1700960*

PLACE OF EXECUTION:

*San Bernardino*

DATE COMMISSION EXPIRES:

*11-23-10*

MANUFACTURER/VENDER NO:

*NNAI*

SIGNATURE:

*L. Larios*

DATE: *5-31-07*

Exhibit "A"

THE WEST 35 FEET OF LOT 24 OF PETERSON'S SUBDIVISION OF LOT 6 OF WORKMAN AND HELLMAN'S SUBDIVISION OF BLOCK 73 HANCOCKS SURVEY, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 10, PAGE 72 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM ALL MINERAL RIGHTS AS RESERVED BY JULIA GLADYS LLOYD, MARY MURIEL FAUX, HELEN HARRIET WEIGHTMAN, JOHN WALLACE WEIGHTMAN, WILLIAM BAILEY WEIGHTMAN AND MATHEW UNDERWOOD WEIGHTMAN, AS TO AN UNDIVIDED 1/6 INTEREST EACH, IN A DEED RECORDED ON SEPTEMBER 15, 1948 IN BOOK 28245, PAGE 172 OF OFFICIAL RECORDS.

This page is part of your document - DO NOT DISCARD



**20170231041**



Pages:  
0003

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

02/27/17 AT 04:01PM

FEES:	21.00
TAXES:	0.00
OTHER:	0.00
PAID:	21.00



LEADSHEET



201702270130122

00013401785



008166393

SEQ:  
01

SECURE - Daily



THIS FORM IS NOT TO BE DUPLICATED

2385546

Prepared By and Return To:  
Heather Neal  
Collateral Department  
Meridian Asset Services, Inc.  
780 94<sup>th</sup> Avenue N., Suite 102  
St. Petersburg, FL 33702  
(727) 497-4650

Space above for Recorder's use

Loan No: 2385546  
Svr Ln No: 134098



3521057

### ASSIGNMENT OF DEED OF TRUST

FOR GOOD AND VALUABLE CONSIDERATION, the sufficiency of which is hereby acknowledged, the undersigned, WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT AS TRUSTEE OF ARLP SECURITIZATION TRUST, SERIES 2014-2, whose address is C/O ALTISOURCE ASSET MANAGEMENT CORPORATION, 36C STRAND STREET, CHRISTIANSTED, USVI 00820, (ASSIGNOR), does hereby grant, assign and transfer to DLJ MORTGAGE CAPITAL, INC., whose address is 11 MADISON AVENUE, NEW YORK, NY 10010, (ASSIGNEE), its successors, transferees and assigns forever, all beneficial interest under that certain deed of trust, together with the certain note(s) described therein with all interest, all liens, and any rights due or to become due thereon.

Date of Deed of Trust: 5/25/2007  
Original Loan Amount: \$368,000.00  
Executed by (Borrower(s)): MARIA MELANIA IBARRA  
Original Trustee: FINANCIAL TITLE COMPANY  
Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR EQUIFIRST CORPORATION, ITS SUCCESSORS AND ASSIGNS  
Filed of Record: In Book N/A, Page N/A,  
Document/Instrument No: 20071330952 in the Recording District of LOS ANGELES, CA, Recorded on 6/1/2007.

Property more commonly described as: 2823 EAST 4TH STREET, LOS ANGELES, CALIFORNIA 90033

IN WITNESS WHEREOF, the undersigned by its duly elected officers and pursuant to proper authority of its board of directors has duly executed, sealed, acknowledged and delivered this assignment.

Date: 2.10.17

WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT AS TRUSTEE OF ARLP SECURITIZATION TRUST, SERIES 2014-2, BY MERIDIAN ASSET SERVICES, INC., ITS ATTORNEY-IN-FACT

By:   
By: MATTHEW KRUEGER  
Title: VICE PRESIDENT

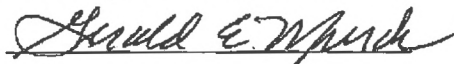
  
Witness Name: JASON MURCH

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT

State of **FLORIDA**  
County of **PINELLAS**

On 2.10.17, before me, **GERALD E. MURCH**, a Notary Public, personally appeared **MATTHEW KRUEGER, VICE PRESIDENT** of/for **MERIDIAN ASSET SERVICES, INC., AS ATTORNEY-IN-FACT FOR WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT AS TRUSTEE OF ARLP SECURITIZATION TRUST, SERIES 2014-2**, personally known to me 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 **FLORIDA** that the foregoing paragraph is true and correct. I further certify **MATTHEW KRUEGER**, signed, sealed, attested and delivered this document as a voluntary act in my presence.

Witness my hand and official seal.



(Notary Name): **GERALD E. MURCH**  
My commission expires: **02/13/2018**



**GERALD E. MURCH**  
MY COMMISSION # FF 092504  
EXPIRES: February 13, 2018  
Bonded Thru Budget Notary Services

# EXHIBIT B

ASSIGNED INSPECTOR: **ROGER BRUCE**  
JOB ADDRESS: **2823 EAST 4TH STREET, LOS ANGELES, CA**  
ASSESSOR PARCEL NO. (APN): **5180-013-052**

Date: **January 3, 2020**

Last Full Title: **11/04/2019**

Last Update to Title:

.....

**LIST OF OWNERS AND INTERESTED PARTIES**

- |   |                            |
|---|----------------------------|
| 1) MARIA MELANIA IBARRA<br>2823 E 4 <sup>TH</sup> STREET<br>LOS ANGELES, CA 90033                     | CAPACITY: OWNER            |
| 2) MERIDAN ASSET SERVICES INC.<br>780 94 <sup>TH</sup> AVENUE N. STE 102<br>ST. PETERSBURG, FL. 33702 | CAPACITY: INTERESTED PARTY |

# EXHIBIT C

## Property Detail Report

For Property Located At :

2823 E 4TH ST, LOS ANGELES, CA 90033-4403



**Owner Information**

Owner Name: IBARRA MARIA M  
 Mailing Address: 2823 E 4TH ST, LOS ANGELES CA 90033-4403 C035  
 Vesting Codes: SW //

**Location Information**

Legal Description: PETERSON'S SUB OF LOT 6 OF WORKMAN AND HELLMAN'S SUB OF BLK 73 H S NW 35 FT OF LOT 24  
 County: LOS ANGELES, CA APN: 5180-013-052  
 Census Tract / Block: 2043.00 / 1 Alternate APN:  
 Township-Range-Sect: Subdivision: PETERSONS SUB  
 Legal Book/Page: Map Reference: 45-B4 /  
 Legal Lot: 24 Tract #:   
 Legal Block: 73 School District: LOS ANGELES  
 Market Area: BOYH School District Name: LOS ANGELES  
 Neighbor Code: Munic/Township:

**Owner Transfer Information**

Recording/Sale Date: 06/01/2007 / 05/25/2007 Deed Type: GRANT DEED  
 Sale Price: 1st Mtg Document #: 1330952

Document #: 1330951

**Last Market Sale Information**

Recording/Sale Date: 09/18/1998 / 07/31/1998 1st Mtg Amount/Type: \$146,982 / FHA  
 Sale Price: \$147,000 1st Mtg Int. Rate/Type: / FIXED  
 Sale Type: FULL 1st Mtg Document #: 1683710  
 Document #: 1683709 2nd Mtg Amount/Type: /  
 Deed Type: GRANT DEED 2nd Mtg Int. Rate/Type: /  
 Transfer Document #: Price Per SqFt: \$124.68  
 New Construction: Multi/Split Sale:

Title Company: OLD REPUBLIC TITLE  
 Lender: WESTERN SUNRISE  
 Seller Name: SAANZ JAMES

**Prior Sale Information**

Prior Rec/Sale Date: 12/09/1988 / 10/1988 Prior Lender: GREAT WSTRN BK FSB  
 Prior Sale Price: \$142,000 Prior 1st Mtg Amt/Type: \$113,600 / CONV  
 Prior Doc Number: 1974668 Prior 1st Mtg Rate/Type: / ADJUSTABLE INT RATE LOAN  
 Prior Deed Type: GRANT DEED

**Property Characteristics**

Gross Area:		Parking Type:		Construction:	
Living Area:	1,179	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:		Exterior wall:	
Above Grade:		Parking Spaces:		Porch Type:	
Total Rooms:		Basement Area:		Patio Type:	
Bedrooms:	3	Finish Bsmnt Area:		Pool:	
Bath(F/H):	1 /	Basement Type:		Air Cond:	
Year Built / Eff:	1905 / 1907	Roof Type:		Style:	
Fireplace:	/	Foundation:		Quality:	
# of Stories:		Roof Material:		Condition:	

Other Improvements: Building Permit

**Site Information**

Zoning:	LAC2	Acres:	0.11	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	4,701	Lot Width/Depth:	x	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	
Site Influence:				Sewer Type:	

**Tax Information**

Total Value:	\$206,655	Assessed Year:	2018	Property Tax:	\$2,614.14
Land Value:	\$117,106	Improved %:	43%	Tax Area:	12703
Improvement Value:	\$89,549	Tax Year:	2018	Tax Exemption:	HOMEOWNER
Total Taxable Value:	\$199,655				



## Comparable Sales Report

For Property Located At

**2823 E 4TH ST, LOS ANGELES, CA 90033-4403**

RealQuest

**6 Comparable(s) Selected.**

Report Date: 01/15/2020

### Search Criteria:

Maximum Number Of Comparables On Report	6
Sort Method	Distance From Subject (ascending)
Distance From Subject(miles)	0.5
Months Back	62
Living Area Difference (%)	15
Land Use	SFR

### Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$147,000	\$350,000	\$430,000	\$388,333
Bldg/Living Area	1,179	1,084	1,283	1,161
Price/Sqft	\$124.68	\$272.80	\$366.27	\$336.10
Year Built	1905	1890	1918	1903
Lot Area	4,701	4,651	6,501	5,603
Bedrooms	3	2	4	3
Bathrooms/Restrooms	1	1	2	1
Stories	0.00	1.00	1.00	1.00
Total Value	\$210,787	\$350,000	\$447,371	\$401,557
Distance From Subject	0.00	0.04	0.16	0.09

\* = user supplied for search only

#### Comp #1

Distance From Subject: 0.04 (miles)

Address: **2826 E 4TH ST, LOS ANGELES, CA 90033-4404**Owner Name: **DIAZ ANGELA Y/DIAZ YOLANDA**Seller Name: **CARLYLE ASSETS INC**APN: **5185-011-006**County: **LOS ANGELES, CA**Subdivision: **JOSEPH HYANS SUB**Rec Date: **12/31/2015**Sale Date: **11/18/2015**Sale Price: **\$380,000**Sale Type: **FULL**Document #: **1650659**1st Mtg Amt: **\$367,317**Total Value: **\$403,257**Land Use: **SFR**Map Reference: **45-B4 /**Census Tract: **2043.00**Zoning: **LAC2**

Prior Rec Date:

Prior Sale Date:

Prior Sale Price:

Prior Sale Type:

Acres: **0.15**Lot Area: **6,501**

# of Stories:

Park Area/Cap#: **/**Living Area: **1,084**

Total Rooms:

Bedrooms: **3**Bath(F/H): **2 /**Yr Built/Eff: **1900 / 1920**

Air Cond:

Style:

Fireplace: **/**

Pool:

Roof Mat:

Parking:

Comp #:2 Distance From Subject:0.07 (miles)  
 Address: 2743 EAGLE ST, LOS ANGELES, CA 90033-4424  
 Owner Name: RIOS MICHELLE  
 Seller Name: DUKE PARTNERS LLC  
 APN: 5185-008-013 Map Reference: 45-B4 / Living Area: 1,174  
 County: LOS ANGELES, CA Census Tract: 2043.00 Total Rooms: 7  
 Subdivision: BOWEN & DOLTONS Zoning: LAR2 Bedrooms: 4  
 Rec Date: 08/26/2016 Prior Rec Date: 07/27/2004 Bath(F/H): 2 /  
 Sale Date: 07/26/2016 Prior Sale Date: 07/16/2004 Yr Built/Eff: 1918 / 1925  
 Sale Price: \$430,000 Prior Sale Price: \$278,000 Air Cond:  
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL  
 Document #: 1018919 Acres: 0.11 Fireplace: /  
 1st Mtg Amt: \$422,211 Lot Area: 4,801 Pool:  
 Total Value: \$447,371 # of Stories: 1 Roof Mat: COMPOSITION  
 SHINGLE  
 Land Use: SFR Park Area/Cap#: / Parking:

Comp #:3 Distance From Subject:0.08 (miles)  
 Address: 2822 E 2ND ST, LOS ANGELES, CA 90033-4103  
 Owner Name: WONG TIMMY  
 Seller Name: TAKESHITA SHARON K  
 APN: 5180-013-032 Map Reference: 45-B4 / Living Area: 1,283  
 County: LOS ANGELES, CA Census Tract: 2043.00 Total Rooms: 6  
 Subdivision: PETERSONS SUB Zoning: LAR2 Bedrooms: 3  
 Rec Date: 08/16/2018 Prior Rec Date: 02/26/1997 Bath(F/H): 1 /  
 Sale Date: 07/25/2018 Prior Sale Date: Yr Built/Eff: 1890 / 1902  
 Sale Price: \$350,000 Prior Sale Price: Air Cond:  
 Sale Type: FULL Prior Sale Type: Style: CONVENTIONAL  
 Document #: 825525 Acres: 0.14 Fireplace: /  
 1st Mtg Amt: Lot Area: 6,230 Pool:  
 Total Value: \$350,000 # of Stories: 1 Roof Mat: COMPOSITION  
 SHINGLE  
 Land Use: SFR Park Area/Cap#: / Parking: PARKING AVAIL

Comp #:4 Distance From Subject:0.09 (miles)  
 Address: 2714 E 4TH ST, LOS ANGELES, CA 90033-4402  
 Owner Name: LEMUS EDUARDO (TE) & ANDREA (T/ANDREA EDUARDO & LEMUS  
 Seller Name: LEMVI INVESTMENTS LLC  
 APN: 5185-008-004 Map Reference: 45-B4 / Living Area: 1,103  
 County: LOS ANGELES, CA Census Tract: 2043.00 Total Rooms: 6  
 Subdivision: BOWEN & DOLTONS Zoning: LAC1 Bedrooms: 2  
 Rec Date: 08/06/2015 Prior Rec Date: 05/29/2015 Bath(F/H): 1 /  
 Sale Date: 07/21/2015 Prior Sale Date: 02/19/2015 Yr Built/Eff: 1901 / 1915  
 Sale Price: \$385,000 Prior Sale Price: \$220,000 Air Cond: YES  
 Sale Type: FULL Prior Sale Type: FULL Style:  
 Document #: 958276 Acres: 0.12 Fireplace: /  
 1st Mtg Amt: \$305,600 Lot Area: 5,181 Pool:  
 Total Value: \$408,563 # of Stories: 1 Roof Mat: COMPOSITION  
 SHINGLE  
 Land Use: SFR Park Area/Cap#: / Parking: GARAGE

Comp #:5 Distance From Subject:0.12 (miles)  
 Address: 2714 EAGLE ST, LOS ANGELES, CA 90033-4425

Owner Name:	<b>ESQUIBEL AUGUSTINE A/ESQUIBEL ARIANA</b>		
Seller Name:	<b>ALVAREZ RAY P &amp; LIDIA</b>		
APN:	<b>5185-009-015</b>	Map Reference:	<b>45-B4 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2043.00</b>
Subdivision:	<b>BOWEN &amp; DOLTONS</b>	Zoning:	<b>LAR2</b>
	<b>BOYLE HEIGHTS</b>		
Rec Date:	<b>08/05/2016</b>	Prior Rec Date:	<b>08/01/1995</b>
Sale Date:	<b>07/26/2016</b>	Prior Sale Date:	
Sale Price:	<b>\$375,000</b>	Prior Sale Price:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	
Document #:	<b>923954</b>	Acres:	<b>0.11</b>
1st Mtg Amt:	<b>\$368,207</b>	Lot Area:	<b>4,651</b>
Total Value:	<b>\$390,149</b>	# of Stories:	<b>1</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>
		Parking:	<b>PARKING AVAIL</b>
			<b>COMPOSITION SHINGLE</b>
			<b>1 /</b>
			<b>1907 / 1907</b>
			<b>CONVENTIONAL</b>
			<b>/</b>
			<b>2</b>
			<b>5</b>
			<b>1,190</b>

Comp #:	<b>6</b>	Distance From Subject:	<b>0.16 (miles)</b>
Address:	<b>2623 E 3RD ST, LOS ANGELES, CA 90033-4124</b>		
Owner Name:	<b>PEREZ CARLOS E/LE LINDA X</b>		
Seller Name:	<b>GUTIERREZ ANDREA A</b>		
APN:	<b>5180-012-013</b>	Map Reference:	<b>45-B4 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2043.00</b>
Subdivision:	<b>BLANCHARDS SUB</b>	Zoning:	<b>LAR2</b>
Rec Date:	<b>08/17/2018</b>	Prior Rec Date:	<b>09/02/2011</b>
Sale Date:	<b>04/26/2018</b>	Prior Sale Date:	<b>08/30/2011</b>
Sale Price:	<b>\$410,000</b>	Prior Sale Price:	<b>\$211,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>832222</b>	Acres:	<b>0.14</b>
1st Mtg Amt:	<b>\$389,500</b>	Lot Area:	<b>6,253</b>
Total Value:	<b>\$410,000</b>	# of Stories:	<b>1</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>
		Parking:	<b>PARKING AVAIL</b>
			<b>COMPOSITION SHINGLE</b>
			<b>1 /</b>
			<b>1903 / 1909</b>
			<b>CONVENTIONAL</b>
			<b>/</b>
			<b>3</b>
			<b>5</b>
			<b>1,130</b>

# EXHIBIT D

ASSIGNED INSPECTOR: **ROGER BRUCE**  
JOB ADDRESS: **2823 EAST 4TH STREET, LOS ANGELES, CA**  
ASSESSOR PARCEL NO. (APN): **5180-013-052**

Date: January 3, 2020

CASE NO.: 791666  
ORDER NO.: A-4550758

EFFECTIVE DATE OF ORDER TO COMPLY: **November 08, 2017**  
COMPLIANCE EXPECTED DATE: **December 8, 2017**  
DATE COMPLIANCE OBTAINED: **December 8, 2017**

.....

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

### **VIOLATIONS:**

SEE ATTACHED ORDER # A- 4550758

1050207201851089

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

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PRESIDENT

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CITY OF LOS ANGELES  
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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

**SUBSTANDARD ORDER AND NOTICE OF FEE**

IBARRA, MARIA M  
2823 E 4TH ST  
LOS ANGELES, CA 90033

CASE #: 791666

ORDER #: A-4550758

EFFECTIVE DATE: November 08, 2017

COMPLIANCE DATE: December 08, 2017

OWNER OF

SITE ADDRESS: 2823 E 4TH ST

ASSESSORS PARCEL NO.: 5180-013-052

ZONE: C2; Commercial 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, 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:

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. No means of egress from the dwelling.**

You are therefore ordered to: Provide the proper means of egress from the dwelling.

Code Section(s) in Violation: 91.5R311.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

Comments: unapproved egress from the bedrooms created in the front of the dwelling

**2. The interior remodel of the single family dwelling creating multiple units was constructed without the**

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.



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**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, 91.5R106.1.1, 91.5R106.1.2, 91.5R108.4, 91.5R106.3.2, 91.5R103.1, 12.21A.1.(a) of the L.A.M.C.

**3. Electrical work has been done without the required permits and approvals.**

You are therefore ordered to: Obtain all required electrical permits and approvals.

Code Section(s) in Violation: 93.0201, 93.0104, 91.103.1 12.21A.1.(a) of the L.A.M.C.

Location: Front of the dwelling

Comments: Romex to the light and kitchen hood installed without permits and approvals

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

You are therefore ordered to: 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.

Code Section(s) in Violation: 91.8902.14, 91.8902, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

Location: Front of the dwelling

Comments: The front of the Single Family Dwelling has been closed off to the rest of the dwelling, creating multiple units

**5. Plumbing work has been done without the required permits and approvals.**

You are therefore ordered to: Obtain all required plumbing permits and approvals.

Code Section(s) in Violation: 94.103.1.1, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Location: Front of the dwelling

Comments: Gas line and kitchenette drain installed without permits and approvals

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 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.

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

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

**PENALTY WARNING :**

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

**INVESTIGATION FEE REQUIRED:**

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

**APPEAL PROCEDURES:**

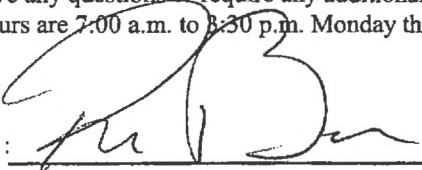
There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine err or abuse of discretion, or requests for slight modification of the requirements contained in this order when 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 & 163.00 to 163.07) For information, call the **Los Angeles Housing + Community Investment Department (HCIDLA)** at (866) 557-RENT (7368) or go to: <http://hcidla.lacity.org>

If you have any questions or require any additional information please feel free to contact me at (323)526-9346.  
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector :



Date: November 01, 2017

ROGER BRUCE  
2130 E. 1ST STREET, SUITE 2100  
LOS ANGELES, CA 90033  
(323)526-9346  
[Roger.Bruce@lacity.org](mailto:Roger.Bruce@lacity.org)

MVS  
REVIEWED BY

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

**NOV 07 2017**

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

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