

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

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

April 28, 2020

Council District: # 9

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

JOB ADDRESS: **1021 WEST 48TH STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5017-029-007**
Re: Invoice # 765906-5

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: **1021 West 48th 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. The LADBS imposed non-compliance fee as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance fee	660.00
Late Charge/Collection fee (250%)	1,650.00
Accumulated Interest (1%/month)	328.30
Title Report fee	38.00
Grand Total	\$ 2,676.30

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed that a lien for a total sum of **\$2,676.30** be recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "Council") designate the time and place protest can be heard concerning this matter, as set forth in Sections 7.35.3 and 7.35.5 of the Los Angeles Administrative Code.

It is further requested that Council instruct LADBS to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$2,676.30** 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 WOLCOTT, CITY CLERK

Lien confirmed by
City Council on:

BY: _____
DEPUTY



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

Property Title Report

Work Order No. T16501
Dated as of: 03/17/2020

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 5017-029-007

Property Address: 1021 W 48TH ST

City: Los Angeles

County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : MARTINA N. CENTENO

Grantor : ROSAURA SIERRA

Deed Date : 03/08/2007

Recorded : 03/28/2007

Instr No. : 07-0718722

MAILING ADDRESS: MARTINA N. CENTENO

1021 W 48TH ST LOS ANGELES CA 90037

SCHEDULE B

LEGAL DESCRIPTION

Lot: 8 Block: 16 Abbreviated Description: LOT:8 BLK:16 VERMONT SQUARE LOT 8 BLK 16

MORTGAGES/LIENS

Type of Document: CORPORATE ASSIGNMENT OF DEED OF TRUST

Recording Date: 12/03/2019

Document #:19-1328639

Loan Amount: \$336,600

Lender Name: GREEN TREE SERVICING LLC

Borrowers Name: MARTINA N CENTENO

MAILING ADDRESS: DITECH FINANCIAL LLC

2100 ALT 19 NORTH PALM HARBOR, FL 34683

This page is part of your document - DO NOT DISCARD



20070718722

Pages:
001



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

03/28/07 AT 08:00AM

Fee: 11.00
Tax: 0.00
Other: 0.00
Total: 11.00

TitleCompany

TITLE(S) : DEED



L E A D S H E E T

Assessor's Identification Number (AIN)

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

Number of AIN's Shown

Order No. 210309142 Escrow No. 34292-H
AND WHEN RECORDED MAIL TO

03/28/07



20070718722

Name MARTINA N. CENTENO
Street 1021 W. 48TH STREET
Address LOS ANGELES, CA 90037
City & State

Grant Deed

A.P.N. 5017-029-043

The undersigned grantor(s) declare(s)
Documentary transfer tax is \$ NONE

"THIS IS A BONAFIDE GIFT AND GRANTOR RECEIVED
NOTHING IN RETURN, R & T 11911."

() computed on full value of property conveyed, or
() computed on full value less value of liens and encumbrances remaining at time of sale.
() Unincorporated area (X) City of LOS ANGELES

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

ROSAURA SIERRA, A SINGLE WOMAN

hereby GRANT(S) to

MARTINA N. CENTENO, A SINGLE WOMAN

the following described real property in the CITY OF LOS ANGELES
County of LOS ANGELES, State of California.

LOT 8 AND THAT PORTION OF THE SOUTH HALF OF LOT J, BLOCK 16 OF VERMONT SQUARE, IN THE
CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED
IN BOOK 10 PAGE 60 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY
BOUNDED ON THE EAST BY THE NORTHERLY PROLONGATION OF THE EAST LINE OF LOT 8 OF
SAID VERMONT SQUARE AND BOUNDED ON THE WEST BY THE NORTHERLY PROLONGATION OF THE
WEST LINE OF SAID LOT 8.

Dated: MARCH 8, 2007

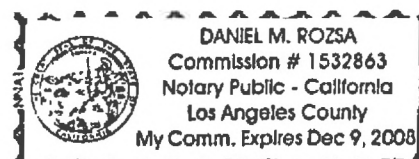
Rosaura Sierra
ROSAURA SIERRA

STATE OF CALIFORNIA }
COUNTY OF Los Angeles } SS
On 3/19/07 before me,
Daniel M. Rozsa
a notary public, personally appeared
ROSAURA SIERRA

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 instru-
ment the person(s), or the entity upon behalf of which the person(s) acted,
executed the instrument

WITNESS my hand and official seal

Signature



(This area for official notarial seal)

MAIL TAX
STATEMENTS TO. AS ADDRESSED ABOVE

NAME

ADDRESS

CITY, STATE & ZIP

This page is part of your document - DO NOT DISCARD



20191328639



Pages:
0002

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

12/03/19 AT 04:20PM

FEES:	20.00
TAXES:	0.00
OTHER:	0.00
SB2:	75.00
PAID:	95.00



LEADSHEET



201912031000041

00017506570



010315636

SEQ:
01

SECURE - Daily



THIS FORM IS NOT TO BE DUPLICATED

409043322

[RECORDING REQUESTED BY]
NATIONWIDE TITLE CLEARING, INC.
[AND WHEN RECORDED MAIL TO]
Ditech Financial LLC
C/O Nationwide Title Clearing, Inc.
2100 Alt. 19 North
Palm Harbor, FL 34683

Prior# 68576497
Custodian# 0626053359



CORPORATE ASSIGNMENT OF DEED OF TRUST

FOR GOOD AND VALUABLE CONSIDERATION, the sufficiency of which is hereby acknowledged, the undersigned, DITECH FINANCIAL LLC, WHOSE ADDRESS IS 2100 E. ELLIOT RD., BLDG 94, Mailstop T314, TEMPE, AZ 85284, (ASSIGNOR), by these presents does convey, grant, assign, transfer and set over the described Deed of Trust, representation or warranty, together with all rights, title and interest secured thereby, all liens, and any rights due or to become due thereon to NEW RESIDENTIAL MORTGAGE LLC, WHOSE ADDRESS IS 1345 AVENUE OF THE AMERICAS, 45th FLOOR, NEW YORK, NY 10105 (212)798-6100, ITS SUCCESSORS AND ASSIGNS, (ASSIGNEE).

Said Deed of Trust made by MARTINA N. CENTENO and recorded on 12/10/2013 as Instrument # 20131738356 in the office of the LOS ANGELES County Recorder, CA. Modification: REC DATE: 01/15/2019 INST: 20190042689

IN WITNESS WHEREOF, this Assignment is executed **this 25th day of November in the year 2019**

DITECH FINANCIAL LLC

TIFFANY FLOYD
VICE PRESIDENT

All persons whose signatures appear above have qualified authority to sign and have reviewed this document and supporting documentation prior to signing.

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me on this 25th day of November in the year 2019, by Tiffany Floyd as VICE PRESIDENT of DITECH FINANCIAL LLC, who, as such VICE PRESIDENT being authorized to do so, executed the foregoing instrument for the purposes therein contained. He/she/they is (are) personally known to me.

VICKY MCCOY
COMM EXPIRES: 12/18/2022



VICKY MCCOY
NOTARY PUBLIC
STATE OF FLORIDA
COMM# GG285301
EXPIRES: 12/18/2022

Document Prepared By: Dave LaRose/NTC, 2100 Alt. 19 North, Palm Harbor, FL 34683 (800)346-9152
DT001 409043322 LNCR19FNC DOCR T251911-12:33:30 [C-1] EFRMCA1



D0043608922

EXHIBIT B

ASSIGNED INSPECTOR: **MARIO CUEVAS**

Date: **March 24, 2020**

JOB ADDRESS: **1021 WEST 48TH STREET, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5017-029-007**

Last Full Title: **3/17/2020**

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- 1) MARTINA N CENTENO
1021 WEST 48TH STREET
LOS ANGELES, CA 90037

CAPACITY: OWNER

- 2) DITECH FINANCIAL LLC
2100 ALT 19 NORTH
PALM HARBOR, FL 34683

CAPACITY: INTERESTED PARTY

EXHIBIT C**Owner Information**

Owner Name: **CENTENO MARTINA N**
 Mailing Address: **1021 W 48TH ST, LOS ANGELES CA 90037-2919 C054**
 Vesting Codes: **SW / /**

Location Information

Legal Description:	VERMONT SQUARE LOT 8	APN:	5017-029-007
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	2322.00 / 1	Subdivision:	VERMONT SQUARE
Township-Range-Sect:		Map Reference:	51-F3 /
Legal Book/Page:		Tract #:	
Legal Lot:	8	School District:	LOS ANGELES
Legal Block:	16	School District Name:	LOS ANGELES
Market Area:	C34	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	03/28/2007 / 03/08/2007	Deed Type:	GRANT DEED
Sale Price:		1st Mtg Document #:	718723
Document #:	718722		

Last Market Sale Information

Recording/Sale Date:	07/30/1990 / 05/1990	1st Mtg Amount/Type:	\$120,000 / PRIVATE PARTY
Sale Price:	\$140,000	1st Mtg Int. Rate/Type:	/ ADJ
Sale Type:	FULL	1st Mtg Document #:	
Document #:	1317776	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$66.79
New Construction:		Multi/Split Sale:	

Title Company: **CHICAGO TITLE INS CO**
 Lender:
 Seller Name: **PRESIDENTIAL MTG CO**

Prior Sale Information

Prior Rec/Sale Date:	08/24/1989 / 08/1989	Prior Lender:	
Prior Sale Price:		Prior 1st Mtg Amt/Type:	/
Prior Doc Number:	1363055	Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	GRANT DEED		

Property Characteristics

Gross Area:	2,096	Parking Type:		Construction:	
Living Area:	2,096	Garage Area:		Heat Type:	
Tot Adj Area:		Garage Capacity:		Exterior wall:	
Above Grade:		Parking Spaces:		Porch Type:	
Total Rooms:		Basement Area:		Patio Type:	
Bedrooms:	7	Finish Bsmnt Area:		Pool:	
Bath(F/H):	2 /	Basement Type:		Air Cond:	YES
Year Built / Eff:	1923 / 1929	Roof Type:		Style:	
Fireplace:	/	Foundation:		Quality:	
# of Stories:		Roof Material:		Condition:	
Other Improvements:	Building Permit				

Site Information

Zoning:	LAR1	Acres:	0.15	County Use:	DUPLEX (0200)
Lot Area:	6,468	Lot Width/Depth:	x	State Use:	
Land Use:	DUPLEX	Res/Comm Units:	2 /	Water Type:	
Site Influence:				Sewer Type:	

Tax Information

Total Value:	\$247,762	Assessed Year:	2019	Property Tax:	\$3,306.89
Land Value:	\$161,681	Improved %:	35%	Tax Area:	212
Improvement Value:	\$86,081	Tax Year:	2019	Tax Exemption:	
Total Taxable Value:	\$247,762				

Comparable Sales Report

For Property Located At



RealQuest

1021 W 48TH ST, LOS ANGELES, CA 90037-2919

10 Comparable(s) Selected.

Report Date: 03/24/2020

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$140,000	\$378,000	\$2,150,000	\$787,850
Bldg/Living Area	2,096	1,786	2,198	1,936
Price/Sqft	\$66.79	\$181.35	\$1,194.44	\$416.98
Year Built	1923	1909	1991	1929
Lot Area	6,468	4,251	8,148	6,058
Bedrooms	7	1	5	3
Bathrooms/Restrooms	2	1	3	2
Stories	0.00	1.00	2.00	1.67
Total Value	\$247,762	\$29,829	\$657,601	\$359,329
Distance From Subject	0.00	0.11	0.50	0.35

*= user supplied for search only

Comp #:	Distance From Subject:0.11 (miles)		
Address:	1110 W 47TH ST, LOS ANGELES, CA 90037-2832		
Owner Name:	HERNANDEZ MERIS D/HERNANDEZ ELVIRA		
Seller Name:	HERNANDEZ JUAN H C		
APN:	5017-020-027	Map Reference:	51-F3 /
County:	LOS ANGELES, CA	Census Tract:	2322.00
Subdivision:	VERMONT SQUARE	Zoning:	LAR1
Rec Date:	08/29/2019	Prior Rec Date:	01/21/2009
Sale Date:	07/22/2019	Prior Sale Date:	01/20/2009
Sale Price:	\$450,000	Prior Sale Price:	\$170,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	880355	Acres:	0.19
1st Mtg Amt:	\$441,849	Lot Area:	8,148
Total Value:	\$230,871	# of Stories:	
Land Use:	DUPLEX	Park Area/Cap#:	/
		Living Area:	1,802
		Total Rooms:	
		Bedrooms:	2
		Bath(F/H):	2 /
		Yr Built/Eff:	1923 / 1923
		Air Cond:	YES
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	
		Parking:	

Comp #:2		Distance From Subject:0.21 (miles)	
Address: 941 W 50TH PL 943, LOS ANGELES, CA 90037-2941			
Owner Name: KIM DEREK			
Seller Name: ARIAS BLANCA A			
APN: 5018-016-019	Map Reference: 51-F3 /	Living Area: 1,786	
County: LOS ANGELES, CA	Census Tract: 2321.10	Total Rooms:	
Subdivision: VERMONT PLACE	Zoning: LARD2	Bedrooms: 3	
Rec Date: 01/31/2020	Prior Rec Date: 04/17/2007	Bath(F/H): 2 /	
Sale Date: 01/24/2020	Prior Sale Date: 03/15/2007	Yr Built/Eff: 1923 /	
Sale Price: \$640,000	Prior Sale Price: \$615,000	Air Cond: YES	
Sale Type: FULL	Prior Sale Type: UNKNOWN	Style:	
Document #: 126287	Acres: 0.12	Fireplace: /	
1st Mtg Amt: \$480,000	Lot Area: 5,194	Pool:	
Total Value: \$540,000	# of Stories:	Roof Mat:	
Land Use: DUPLEX	Park Area/Cap#: /	Parking:	

Comp #:	3	Distance From Subject:0.23 (miles)	
Address:	946 W 50TH PL, LOS ANGELES, CA 90037-2942		
Owner Name:	ACORD JEREMY D		
Seller Name:	SUPERIOR PROP MGMT LLC		
APN:	5018-018-017	Map Reference:	51-F3 /
County:	LOS ANGELES, CA	Census Tract:	2321.10
Subdivision:	VERMONT PLACE	Zoning:	LARD2
Rec Date:	08/20/2019	Prior Rec Date:	03/29/2018
Sale Date:	06/24/2019	Prior Sale Date:	03/13/2018
Sale Price:	\$675,000	Prior Sale Price:	\$452,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	834151	Acres:	0.10
1st Mtg Amt:	\$662,774	Lot Area:	4,251
Total Value:	\$461,040	# of Stories:	2
Land Use:	DUPLEX	Park Area/Cap#:	/
		Living Area:	2,198
		Total Rooms:	
		Bedrooms:	5
		Bath(F/H):	3 /
		Yr Built/Eff:	1909 / 1980
		Air Cond:	YES
		Style:	
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	
		Parking:	

Comp #:	4	Distance From Subject:0.28 (miles)			
Address:	4529 WESLEY AVE, LOS ANGELES, CA 90037-3029				
Owner Name:	LIM CHRIS S				
Seller Name:	CITY WIDE INVESTMENT GROUP LLC				
APN:	5018-004-003	Map Reference:	51-F2 /	Living Area:	1,800
County:	LOS ANGELES, CA	Census Tract:	2321.10	Total Rooms:	
Subdivision:	KENDALLS BERRY LAND	Zoning:	LAR3	Bedrooms:	2
Rec Date:	03/13/2020	Prior Rec Date:	02/04/2019	Bath(F/H):	2 /
Sale Date:	01/14/2020	Prior Sale Date:	10/22/2018	Yr Built/Eff:	1921 / 1921
Sale Price:	\$2,150,000	Prior Sale Price:	\$475,000	Air Cond:	YES
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	300953	Acres:	0.17	Fireplace:	/
1st Mtg Amt:	\$1,472,550	Lot Area:	7,500	Pool:	
Total Value:	\$42,200	# of Stories:		Roof Mat:	
Land Use:	DUPLEX	Park Area/Cap#:	/	Parking:	

Comp #:	5	Distance From Subject:0.36 (miles)	
Address:	965 W 43RD PL, LOS ANGELES, CA 90037-2551		
Owner Name:	MA JASON/TO HIEN		
Seller Name:	MARTINEZ VICENTE		
APN:	5020-035-033	Map Reference:	51-F2 /
County:	LOS ANGELES, CA	Census Tract:	2317.10
Subdivision:	PALMERS VERMONT & VERNON AVE TR	Zoning:	LAR3
Rec Date:	08/15/2019	Prior Rec Date:	07/06/2001
Sale Date:	07/10/2019	Prior Sale Date:	05/29/2001
Sale Price:	\$478,500	Prior Sale Price:	\$263,630
Sale Type:	FULL	Prior Sale Type:	
Document #:	817864	Acres:	0.13
1st Mtg Amt:	\$400,000	Lot Area:	5,487
Total Value:	\$349,604	# of Stories:	2
Land Use:	DUPLEX	Park Area/Cap#:	/
		Living Area:	2,195
		Total Rooms:	
		Bedrooms:	4
		Bath(F/H):	2 /
		Yr Built/Eff:	1940 /
		Air Cond:	YES
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	
		Parking:	

Comp #: 6		Distance From Subject: 0.41 (miles)	
Address: 725 W 51ST ST, LOS ANGELES, CA 90037-3305			
Owner Name: RICHMOND RODNEY			
Seller Name: WATKINS SHARLENE A			
APN: 5018-020-019	Map Reference: 52-A3 /	Living Area: 2,123	
County: LOS ANGELES, CA	Census Tract: 2321.20	Total Rooms:	
Subdivision: HARRY L BENNETS	Zoning: LARD2	Bedrooms: 5	
	FIGUEROA PLAC		
Rec Date: 10/23/2019	Prior Rec Date: 10/29/2012	Bath(F/H): 2 /	

Sale Date:	10/15/2019	Prior Sale Date:	09/13/2012	Yr Built/Eff:	1991 /
Sale Price:	\$385,000	Prior Sale Price:	\$335,000	Air Cond:	YES
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	1135383	Acres:	0.12	Fireplace:	/
1st Mtg Amt:	\$332,976	Lot Area:	5,434	Pool:	
Total Value:	\$381,483	# of Stories:		Roof Mat:	
Land Use:	DUPLEX	Park Area/Cap#:	/	Parking:	

Comp #:7 Distance From Subject:0.43 (miles)

Address: 4267 S KANSAS AVE, LOS ANGELES, CA 90037-2425

Owner Name: CUZCO MARIA S

Seller Name: RIVERA TRANSITO

APN:	5020-021-015	Map Reference:	51-F2 /	Living Area:	1,932
County:	LOS ANGELES, CA	Census Tract:	2316.00	Total Rooms:	9
Subdivision:	SCHLEGEL TR	Zoning:	LAR3	Bedrooms:	3
Rec Date:	09/06/2019	Prior Rec Date:	06/09/2006	Bath(F/H):	2 /
Sale Date:	08/14/2019	Prior Sale Date:	03/17/2006	Yr Built/Eff:	1934 /
Sale Price:	\$378,000	Prior Sale Price:	\$570,000	Air Cond:	YES
Sale Type:	FULL	Prior Sale Type:	UNKNOWN	Style:	
Document #:	916449	Acres:	0.15	Fireplace:	/
1st Mtg Amt:	\$371,153	Lot Area:	6,750	Pool:	
Total Value:	\$657,601	# of Stories:	1	Roof Mat:	COMPOSITION SHINGLE
Land Use:	DUPLEX	Park Area/Cap#:	/	Parking:	GARAGE

Comp #:8 Distance From Subject:0.48 (miles)

Address: 1416 W 48TH ST, LOS ANGELES, CA 90062-2023

Owner Name: 5105 HARVARD LLC

Seller Name: QQ GROUP LLC

APN:	5016-021-025	Map Reference:	51-E3 /	Living Area:	1,829
County:	LOS ANGELES, CA	Census Tract:	2323.00	Total Rooms:	
Subdivision:	VERMONT AVE SQUARE	Zoning:	LAR1	Bedrooms:	3
Rec Date:	02/27/2020	Prior Rec Date:	05/16/2018	Bath(F/H):	2 /
Sale Date:	01/22/2020	Prior Sale Date:	04/10/2018	Yr Built/Eff:	1911 / 1925
Sale Price:	\$640,000	Prior Sale Price:	\$392,000	Air Cond:	YES
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	234224	Acres:	0.15	Fireplace:	/
1st Mtg Amt:		Lot Area:	6,524	Pool:	
Total Value:	\$399,840	# of Stories:		Roof Mat:	
Land Use:	DUPLEX	Park Area/Cap#:	/	Parking:	

Comp #:9 Distance From Subject:0.49 (miles)

Address: 608 W 50TH ST, LOS ANGELES, CA 90037-3336

Owner Name: WOO MIN J

Seller Name: TITAN DEVELOPMENTS INC

APN:	5018-021-012	Map Reference:	52-A3 /	Living Area:	1,890
County:	LOS ANGELES, CA	Census Tract:	2321.20	Total Rooms:	
Subdivision:	HARRY L BENNETTS FIGUEROA PLACE	Zoning:	LARD2	Bedrooms:	1
Rec Date:	10/23/2019	Prior Rec Date:	09/12/1967	Bath(F/H):	1 /
Sale Date:	10/11/2019	Prior Sale Date:		Yr Built/Eff:	/
Sale Price:	\$1,540,000	Prior Sale Price:	\$6,500	Air Cond:	YES
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	1132289	Acres:	0.14	Fireplace:	/
1st Mtg Amt:		Lot Area:	6,112	Pool:	
Total Value:	\$500,820	# of Stories:		Roof Mat:	
Land Use:	DUPLEX	Park Area/Cap#:	/	Parking:	

Comp #:10 Distance From Subject:0.50 (miles)

Address:	833 W 54TH ST, LOS ANGELES, CA 90037-3615		
Owner Name:	SOUTHWIND ASSET MANAGEMENT LLC		
Seller Name:	JAMES BERNICE		
APN:	5001-006-023	Map Reference:	51-F4 /
County:	LOS ANGELES, CA	Census Tract:	2327.00
Subdivision:	BURCKS GOLDEN TR	Zoning:	LAR2
Rec Date:	02/14/2020	Prior Rec Date:	06/10/1997
Sale Date:	12/30/2019	Prior Sale Date:	
Sale Price:	\$542,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	185680	Acres:	0.12
1st Mtg Amt:	\$581,250	Lot Area:	5,182
Total Value:	\$29,829	# of Stories:	
Land Use:	DUPLEX	Park Area/Cap#:	/
		Living Area:	1,804
		Total Rooms:	
		Bedrooms:	4
		Bath(F/H):	2 /
		Yr Built/Eff:	1911 /
		Air Cond:	YES
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	
		Parking:	

EXHIBIT D

ASSIGNED INSPECTOR: **MARIO CUEVAS**
JOB ADDRESS: **1021 WEST 48TH STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5017-029-007**

Date: **March 24, 2020**

CASE NO.: **812636**
ORDER NO.: **A-4699738**

EFFECTIVE DATE OF ORDER TO COMPLY: **May 17, 2018**
COMPLIANCE EXPECTED DATE: **June 16, 2018**
DATE COMPLIANCE OBTAINED: **No Compliance to Date**

.....

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

VIOLATIONS:

SEE ATTACHED ORDER # A-4699738

10660720201860011

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
PRESIDENT

E. FELICIA BRANNON
VICE-PRESIDENT

JOSELYN GEAGA-ROSENTHAL

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JAVIER NUNEZ

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

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

FRANK M. BUSH
GENERAL MANAGER

OSAMA YOUNAN, P.E.
EXECUTIVE OFFICER

SUBSTANDARD ORDER AND NOTICE OF FEE

CENTENO, MARTINA N
1021 W 48TH ST
LOS ANGELES, CA 90037

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

MAY 04 2018

CASE #: 812636
ORDER #: A-4699738
EFFECTIVE DATE: May 17, 2018
COMPLIANCE DATE: June 16, 2018

OWNER OF
SITE ADDRESS: 1021 W 48TH ST

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

ASSESSORS PARCEL NO.: 5017-029-007
ZONE: R1; One-Family 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. The building or premises is Substandard due to illegal occupancy of the single family dwelling into a three separate units.

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.

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

Location: Throughout the single family residence

2. The approximate 40' x 60' remodel of the single family dwelling into a multifamily dwelling 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, 91.5R106.1.1, 91.5R106.1.2, 91.5R108.4, 91.5R106.3.2, 91.5R103.1, 12.21A.1.(a) of the L.A.M.C.

Location: Throughout the single family residence

Comments: Three separate units were created each with a kitchen and a bathroom.

3. The approximate 20' x 16' construction of a metal framed canopy was/is constructed without the required permits and approvals.

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

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

Location: Rear of property

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.

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.

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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.

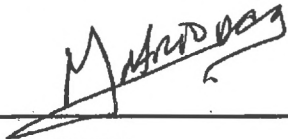
NOTICE:

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 & 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 (213)978-4497.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector : _____

Date: May 01, 2018


MARIO CUEVAS
4301 S CENTRAL AVE
LOS ANGELES, CA 90011
(213)978-4497
Mario.Cuevas@lacity.org


REVIEWED BY

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