

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

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

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

JOHN WEIGHT
EXECUTIVE OFFICER

April 4, 2022

Council District: # 15

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

JOB ADDRESS: **10521 SOUTH LOU-DILLON AVENUE LOS ANGELES, CA 90002**
ASSESSORS PARCEL NO. (APN): **6066-010-007**
Re: Invoice # 777511-4, 798765-4

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: **10521 South Lou-Dillon Avenue Los Angeles, CA 90002**, ("Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

Following the Department's investigation an order or orders to comply were issued to the property owner and all interested parties. Pursuant to Section 98.0411(a) the order warned that "a proposed noncompliance fee may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or slight modification is filed within 15 days after the compliance date." The owners failed to comply within the time prescribed by ordinance. The Department imposed non-compliance fee as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance fee	1,320.00
Late Charge/Collection fee (250%)	3,300.00
Accumulated Interest (1%/month)	294.87
Title Report fee	30.00
Grand Total	\$ 4,944.87

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 **\$4,944.87** be recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "Council") designate the time and place protest can be heard concerning this matter, as set forth in Sections 7.35.3 and 7.35.5 of the Los Angeles Administrative Code.

It is further requested that Council instruct the LADBS to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$4,944.87** 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

Excluded FOR

ATTEST: HOLLY WOLCOTT, CITY CLERK

Lien confirmed by
City Council on:

BY: _____
DEPUTY



P.O. BOX 5152
CULVER CITY, CA 90231
Phone 310-943-9235 latitle@in2-res.com

Property Title Report

Work Order No. T16849
Dated as of: 08/20/2021

Prepared for: City of Los Angeles

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

APN #: 6066-010-007

Property Address: 10521 S LOU-DILLON AVE City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : LUISA SESMAS

Grantor : MARIA ROSA S. MATA

Deed Date : 06/22/1992

Recorded : 08/14/1992

Instr No. : 92-1520710

MAILING ADDRESS: LUISA SESMAS
10521 LOU DILLON AVE, LOS ANGELES, CA 90002

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 850,851 Brief Description: FORTHMANN TRACT S 8.33 FT OF LOT 850 AND ALL OF LOT 851

MORTGAGES/LIENS

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

RECORDING REQUESTED BY

MAIL TAX STATEMENT ID /

Same as below

WHEN RECORDED MAIL TO

LUISA SESMAS
10521 Lou Dillon Avenue
Los Angeles, CA 90002

92 1520710

RECORDED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA

31 MIN. 1 P.M. AUG 14 1992
PAST.

SPACE ABOVE RECORDER'S USE ONLY

GRANT DEED (INDIVIDUAL)

The undersigned grantor(s) declares:

Documentary transfer tax is \$ -0-

- ☐ 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 of City of
Tax Parcel No.

FEE \$25	L
A.F.N.F. 94	1

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

MARIA ROSA S. MATA, a married woman, as her sole and separate property

hereby GRANT(S) to LUISA SESMAS

the following described real property in the
County of Los Angeles

State of California:

Forthmann Tract South 8.33 feet of Lot 850 and Lot 851 as per map
recorded in Book 7 Page 158 of Maps in the Office of the County
Recorder of said county.

This is a bonafide gift and the grantor received nothing in return,
R & T11911.

Maria Rosa S. Mata
MARIA ROSA S. MATA

Dated June 22, 1992

STATE OF CALIFORNIA
County of Los Angeles

On this 22nd day of June 1992, before me, the undersigned, a Notary Public in and for
said County and State, personally appeared Maria Rosa S. Mata

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

WITNESS my hand and official seal

Virginia Kathleen Baert
Notary Public in and for said County and State



(Notary Seal)

EXHIBIT B

ASSIGNED INSPECTOR: **KEITH EDGEHILL**

Date: April 4, 2022

JOB ADDRESS: **10521 SOUTH LOU-DILLON AVENUE LOS ANGELES, CA 90002**

ASSESSORS PARCEL NO. (APN): **6066-010-007**

Last Full Title: **08/20/2021**

Last Update to Title:

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LIST OF OWNERS AND INTERESTED PARTIES

1) LUISA SESMAS
10521 LOU DILLON AVE
LOS ANGELES CA, 90002

CAPACITY: OWNER

Property Detail Report

For Property Located At :

10521 LOU DILLON AVE, LOS ANGELES, CA 90002-3753



RealQuest

Owner Information

Owner Name: **SESMAS LUISA**
 Mailing Address: **10521 LOU DILLON AVE, LOS ANGELES CA 90002-3753 C044**
 Vesting Codes: **//**

Location Information

Legal Description: **FORTHMANN TRACT S 8.33 FT OF LOT 850 AND ALL OF LOT 851**
 County: **LOS ANGELES, CA** APN: **6066-010-007**
 Census Tract / Block: **2430.00 / 2** Alternate APN:
 Township-Range-Sect: Subdivision: **FORTHMANN TR**
 Legal Book/Page: Map Reference: **58-E4 /**
 Legal Lot: **851** Tract #:
 Legal Block: School District: **LOS ANGELES**
 Market Area: **C37** School District Name: **LOS ANGELES**
 Neighbor Code: Munic/Township: **06037LO003**

Owner Transfer Information

Recording/Sale Date: **/** Deed Type:
 Sale Price: 1st Mtg Document #:

Last Market Sale Information

Recording/Sale Date: **08/14/1992 / 06/1992** 1st Mtg Amount/Type: **/**
 Sale Price: 1st Mtg Int. Rate/Type: **/**
 Sale Type: 1st Mtg Document #: **/**
 Document #: **1520710** 2nd Mtg Amount/Type: **/**
 Deed Type: **GRANT DEED** 2nd Mtg Int. Rate/Type: **/**
 Transfer Document #: Price Per SqFt:
 New Construction: Multi/Split Sale:

Title Company:
 Lender:
 Seller Name: **MATA MARIA ROSA C**

Prior Sale Information

Prior Rec/Sale Date: **05/05/1992 / 04/1992** Prior Lender:
 Prior Sale Price: Prior 1st Mtg Amt/Type: **/**
 Prior Doc Number: **803116** Prior 1st Mtg Rate/Type: **/**
 Prior Deed Type: **GRANT DEED**

Property Characteristics

Gross Area:	Parking Type:	Construction:
Living Area: 878	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: 2	Finish Bsmnt Area:	Pool:
Bath(F/H): 1 /	Basement Type:	Air Cond:
Year Built / Eff: 1910 / 1918	Roof Type:	Style:
Fireplace: /	Foundation:	Quality:
# of Stories: 1	Roof Material:	Condition:

Other Improvements: **Building Permit****Site Information**

Zoning: LAR1	Acres: 0.10	County Use: SINGLE FAMILY RESID (0100)
Lot Area: 4,336	Lot Width/Depth: 33 x 130	State Use:
Land Use: SFR	Res/Comm Units: 1 /	Water Type:
Site Influence: CORNER		Sewer Type: TYPE UNKNOWN

Tax Information

Total Value: \$9,802	Assessed Year: 2020	Property Tax: \$464.47
Land Value: \$4,458	Improved %: 55%	Tax Area: 460
Improvement Value: \$5,344	Tax Year: 2020	Tax Exemption: HOMEOWNER
Total Taxable Value: \$3,474		

Comparable Sales Report

For Property Located At

**10521 LOU DILLON AVE, LOS ANGELES, CA 90002-3753**

12 Comparable(s) Selected.

Report Date: 10/06/2021

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$0	\$349,000	\$485,000	\$421,167
Bldg/Living Area	878	760	1,003	876
Price/Sqft	\$0.00	\$393.02	\$582.15	\$484.07
Year Built	1910	1923	1996	1951
Lot Area	4,336	2,870	6,500	3,969
Bedrooms	2	2	3	2
Bathrooms/Restrooms	1	1	2	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$9,903	\$19,637	\$341,631	\$195,265
Distance From Subject	0.00	0.11	0.50	0.32

*= user supplied for search only

Comp #:	1	Distance From Subject:	0.11 (miles)
Address:	2166 E 105TH ST, LOS ANGELES, CA 90002-3803		
Owner Name:	ANGELENO HOMES LLC		
Seller Name:	MAYE MARY A TRUST		
APN:	6066-016-003	Map Reference:	58-E4 /
County:	LOS ANGELES, CA	Census Tract:	2430.00
Subdivision:	FORTHMANN TR	Zoning:	LAR1
Rec Date:	05/27/2021	Prior Rec Date:	10/21/1982
Sale Date:	04/22/2021	Prior Sale Date:	
Sale Price:	\$349,000	Prior Sale Price:	\$7,500
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	849655	Acres:	0.11
1st Mtg Amt:		Lot Area:	4,875
Total Value:	\$84,740	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	888
		Total Rooms:	
		Bedrooms:	3
		Bath(F/H):	1 /
		Yr Built/Eff:	1926 / 1940
		Air Cond:	
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	
		Parking:	

Comp #:	2	Distance From Subject:	0.12 (miles)
Address:	10517 GRAPE ST, LOS ANGELES, CA 90002-3737		
Owner Name:	MELCHOR JONATHAN/HERNANDEZ JOSEPH A		
Seller Name:	GARCIA CLAUDIA D C		
APN:	6066-004-006	Map Reference:	58-E4 /
County:	LOS ANGELES, CA	Census Tract:	2430.00
Subdivision:	FORTHMANN TR	Zoning:	LAR1
Rec Date:	06/09/2021	Prior Rec Date:	01/31/2018
Sale Date:	02/24/2021	Prior Sale Date:	12/14/2017
Sale Price:	\$435,000	Prior Sale Price:	\$316,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	913971	Acres:	0.07
1st Mtg Amt:	\$427,121	Lot Area:	3,249
Total Value:	\$332,171	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	810
		Total Rooms:	5
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Built/Eff:	1923 / 1927
		Air Cond:	
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	
		Parking:	

Comp #:	3	Distance From Subject:	0.13 (miles)
Address:	10617 GRAPE ST, LOS ANGELES, CA 90002-3739		
Owner Name:	JIMENEZ OSCAR G/MEJIA GUADALUPE D N		

Seller Name:	GAONA MARIA E	Map Reference:	58-E4 /	Living Area:	1,003
APN:	6066-004-016	Census Tract:	2430.00	Total Rooms:	5
County:	LOS ANGELES, CA	Zoning:	LAR1	Bedrooms:	3
Subdivision:	FORTHMANN TR	Prior Rec Date:	07/28/1989	Bath(F/H):	1 /
Rec Date:	05/14/2021	Prior Sale Date:	04/1989	Yr Built/Eff:	1944 / 1944
Sale Date:	04/15/2021	Prior Sale Price:	\$95,000	Air Cond:	
Sale Price:	\$485,000	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Sale Type:	FULL	Acres:	0.15	Fireplace:	/
Document #:	775798	Lot Area:	6,498	Pool:	
1st Mtg Amt:	\$471,306	# of Stories:	1	Roof Mat:	
Total Value:	\$172,797	Park Area/Cap#:	/	Parking:	
Land Use:	SFR				

Comp #:4 Distance From Subject:0.27 (miles)

Address: **10912 ANZAC AVE, LOS ANGELES, CA 90059-2018**

Owner Name: **HOUSING DEV GROUP LLC**

Seller Name: **MUNOZ MARTHA**

APN:	6067-007-032	Map Reference:	58-E4 /	Living Area:	760
County:	LOS ANGELES, CA	Census Tract:	2431.00	Total Rooms:	5
Subdivision:	WALTON TR	Zoning:	LAR1	Bedrooms:	2
Rec Date:	09/03/2021	Prior Rec Date:	01/15/2004	Bath(F/H):	1 /
Sale Date:	07/08/2021	Prior Sale Date:	11/07/2003	Yr Built/Eff:	1930 / 1936
Sale Price:	\$397,000	Prior Sale Price:	\$205,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	1359390	Acres:	0.15	Fireplace:	/
1st Mtg Amt:		Lot Area:	6,500	Pool:	
Total Value:	\$269,256	# of Stories:	1	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	ATTACHED GARAGE

Comp #:5 Distance From Subject:0.27 (miles)

Address: **2300 E 107TH ST, LOS ANGELES, CA 90002-3831**

Owner Name: **BRYAN ASHLEY/REID HADYN M & NICOLE K**

Seller Name: **RICANO GERARDO & JESUS**

APN:	6068-010-001	Map Reference:	58-E4 /	Living Area:	956
County:	LOS ANGELES, CA	Census Tract:	2430.00	Total Rooms:	
Subdivision:	5331	Zoning:	LAR1	Bedrooms:	3
Rec Date:	04/06/2021	Prior Rec Date:	07/02/2018	Bath(F/H):	1 /
Sale Date:	02/28/2021	Prior Sale Date:	05/21/2018	Yr Built/Eff:	1955 / 1955
Sale Price:	\$416,000	Prior Sale Price:	\$310,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	537213	Acres:	0.07	Fireplace:	/
1st Mtg Amt:	\$408,465	Lot Area:	2,870	Pool:	
Total Value:	\$319,475	# of Stories:	1	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:6 Distance From Subject:0.32 (miles)

Address: **1755 E 106TH ST, LOS ANGELES, CA 90002-3617**

Owner Name: **MJVS INVESTMENTS LLC**

Seller Name: **AGREDANO FAMILY TRUST**

APN:	6065-030-028	Map Reference:	58-D4 /	Living Area:	956
County:	LOS ANGELES, CA	Census Tract:	2427.00	Total Rooms:	
Subdivision:	FARRIS TR WATTS	Zoning:	LAR1	Bedrooms:	3
Rec Date:	08/25/2021	Prior Rec Date:		Bath(F/H):	1 /
Sale Date:	07/15/2021	Prior Sale Date:		Yr Built/Eff:	1956 / 1956
Sale Price:	\$385,000	Prior Sale Price:		Air Cond:	
Sale Type:	FULL	Prior Sale Type:		Style:	
Document #:	1304837	Acres:	0.07	Fireplace:	/
1st Mtg Amt:	\$327,200	Lot Area:	3,124	Pool:	
Total Value:	\$19,637	# of Stories:	1	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:7 Distance From Subject:0.35 (miles)

Address: **2062 E 110TH ST, LOS ANGELES, CA 90059-2012**

Owner Name:	MARTINEZ KAREN/MARTINEZ BLANCA		
Seller Name:	BRANS CINDY V		
APN:	6067-009-066	Map Reference:	794-B7 /
County:	LOS ANGELES, CA	Census Tract:	2431.00
Subdivision:	WALTON	Zoning:	LAR1
Rec Date:	04/09/2021	Prior Rec Date:	09/06/2017
Sale Date:	03/04/2021	Prior Sale Date:	08/04/2017
Sale Price:	\$427,000	Prior Sale Price:	\$325,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	559291	Acres:	0.07
1st Mtg Amt:	\$419,265	Lot Area:	3,251
Total Value:	\$341,631	# of Stories:	
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	893
		Total Rooms:	
		Bedrooms:	2
		Bath(F/H):	2 /
		Yr Built/Eff:	1996 / 1996
		Air Cond:	
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	
		Parking:	

Comp #:8 Distance From Subject:0.39 (miles)

Address: **1773 E 109TH ST, LOS ANGELES, CA 90059-1209**

Owner Name: **PENA ROSA I/MARTINEZ ANGEL S**

Seller Name: **VIVAS HECTOR G M**

APN:	6069-004-028	Map Reference:	58-E4 /	Living Area:	846
County:	LOS ANGELES, CA	Census Tract:	2427.00	Total Rooms:	
Subdivision:	BELIEU TR	Zoning:	LAR2	Bedrooms:	2
Rec Date:	06/23/2021	Prior Rec Date:	06/20/2018	Bath(F/H):	1 /
Sale Date:	06/01/2021	Prior Sale Date:	05/11/2018	Yr Built/Eff:	1985 / 1985
Sale Price:	\$450,000	Prior Sale Price:	\$288,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	989039	Acres:	0.07	Fireplace:	/
1st Mtg Amt:	\$441,849	Lot Area:	3,126	Pool:	
Total Value:	\$302,737	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:9 Distance From Subject:0.45 (miles)

Address: **10882 WEIGAND AVE, LOS ANGELES, CA 90059**

Owner Name: **SALMERON GUILLERMO**

Seller Name: **ESTES CLIFFORD**

APN:	6068-012-042	Map Reference:	58-E4 /	Living Area:	1,002
County:	LOS ANGELES, CA	Census Tract:	2430.00	Total Rooms:	5
Subdivision:	6918	Zoning:	LAR1	Bedrooms:	3
Rec Date:	08/25/2021	Prior Rec Date:	07/28/1982	Bath(F/H):	2 /
Sale Date:	08/06/2021	Prior Sale Date:		Yr Built/Eff:	1950 / 1955
Sale Price:	\$470,000	Prior Sale Price:	\$9,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	1305754	Acres:	0.11	Fireplace:	/
1st Mtg Amt:	\$368,000	Lot Area:	4,690	Pool:	
Total Value:	\$82,165	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:10 Distance From Subject:0.45 (miles)

Address: **10950 WILLOWBROOK AVE, LOS ANGELES, CA 90059-1254**

Owner Name: **DOMINGUEZ ERIK/DOMINGUEZ ABEL**

Seller Name: **CASAL MILAGROS**

APN:	6069-007-021	Map Reference:	58-D4 /	Living Area:	780
County:	LOS ANGELES, CA	Census Tract:	2427.00	Total Rooms:	
Subdivision:	DOSTER	Zoning:	LAR2	Bedrooms:	2
Rec Date:	04/01/2021	Prior Rec Date:	12/10/2012	Bath(F/H):	1 /
Sale Date:	02/17/2021	Prior Sale Date:	11/19/2012	Yr Built/Eff:	1928 / 1930
Sale Price:	\$410,000	Prior Sale Price:	\$108,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	511070	Acres:	0.07	Fireplace:	/
1st Mtg Amt:	\$389,500	Lot Area:	3,108	Pool:	
Total Value:	\$122,857	# of Stories:	1	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:11 Distance From Subject:0.45 (miles)

Address: **10954 WILLOWBROOK AVE, LOS ANGELES, CA 90059-1254**

Owner Name:	JIMENEZ RAFAEL/DE JIMENEZ KATY R		
Seller Name:	GUZMAN ANTONIO		
APN:	6069-007-022	Map Reference:	58-D4 /
County:	LOS ANGELES, CA	Census Tract:	2427.00
Subdivision:	DOSTER TR	Zoning:	LAR2
Rec Date:	07/20/2021	Prior Rec Date:	09/26/2008
Sale Date:	06/15/2021	Prior Sale Date:	09/17/2008
Sale Price:	\$380,000	Prior Sale Price:	\$108,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1116889	Acres:	0.07
1st Mtg Amt:	\$368,600	Lot Area:	2,993
Total Value:	\$128,474	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	848
		Total Rooms:	
		Bedrooms:	3
		Bath(F/H):	1 /
		Yr Built/Eff:	1928 / 1942
		Air Cond:	
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	
		Parking:	

Comp #:12	Distance From Subject:0.50 (miles)		
Address:	2408 SANTA ANA N, LOS ANGELES, CA 90059-2106		
Owner Name:	ALVARADO JESUS A S/HERNANDEZ TANYA I		
Seller Name:	MORGAN PICKS TWO LLC		
APN:	6067-029-034	Map Reference:	/
County:	LOS ANGELES, CA	Census Tract:	5404.00
Subdivision:	48773	Zoning:	LAR2-1*
Rec Date:	05/12/2021	Prior Rec Date:	02/04/2021
Sale Date:	04/15/2021	Prior Sale Date:	01/31/2021
Sale Price:	\$450,000	Prior Sale Price:	\$340,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	759633	Acres:	0.08
1st Mtg Amt:	\$382,500	Lot Area:	3,341
Total Value:	\$167,239	# of Stories:	
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	773
		Total Rooms:	
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Built/Eff:	1995 / 1995
		Air Cond:	
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	
		Parking:	

EXHIBIT D

ASSIGNED INSPECTOR: **KEITH EDGEHILL**

Date: April 4, 2022

JOB ADDRESS: **10521 SOUTH LOU-DILLON AVENUE LOS ANGELES, CA 90002**

ASSESSORS PARCEL NO. (APN): **6066-010-007**

CASE NO.: 819042

ORDER NO.: A-4742894

EFFECTIVE DATE OF ORDER TO COMPLY: **July 06, 2018**

COMPLIANCE EXPECTED DATE: **August 05, 2019**

DATE COMPLIANCE OBTAINED: **No Compliance to Date**

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

VIOLATIONS:

SEE ATTACHED ORDER # A-5109433

1051127201867342

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
PRESIDENT

E. FELICIA BRANNON
VICE-PRESIDENT

JOSELYN GEAGA-ROSENTHAL

GEORGE HOVAGUIMIAN

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

ORDER TO COMPLY AND NOTICE OF FEE

SESMAS, LUISA
10521 LOU DILLON AVE
LOS ANGELES, CA 90002

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

CASE #: 819042

ORDER #: A-4742894

EFFECTIVE DATE: July 06, 2018

COMPLIANCE DATE: August 05, 2018

JUN 26 2018

OWNER OF

SITE ADDRESS: 10521 S LOU-DILLON AVE

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

ASSESSORS PARCEL NO.: 6066-010-007

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:

VIOLATION(S):

1. Open storage within the required yards.

You are therefore ordered to: Discontinue the open storage of incidental items in the required yard(s).

Code Section(s) in Violation: 12.03, 12.21A.1.(a) and 12.21C.1.(g) of the L.A.M.C.

2. Rubbish, garbage, trash and debris on the premises.

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

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

Location: Entire property.

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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1051127
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.

If you have any questions or require any additional information please feel free to contact me at (310)732-4533.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector :

Keith D. Edghill

KEITH EDGHILL
638 S. BEACON ST #276
LOS ANGELES, CA 90731

(310)732-4533

Keith.Edghill@lacity.org

REVIEWED BY
[Signature]

Date:

June 23, 2018

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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-SUPPLEMENTAL

SESMAS, LUISA
10521 LOU DILLON AVE
LOS ANGELES, CA 90002

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

CASE #: 819042
ORDER #: A-5109433
EFFECTIVE DATE: August 30, 2019
COMPLIANCE DATE: September 29, 2019

OWNER OF

SITE ADDRESS: 10521 S LOU-DILLON AVE

ASSESSORS PARCEL NO.: 6066-010-007

ZONE: R1; One-Family Zone

AUG 22 2019

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

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

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

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

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

VIOLATION(S):

1. The building or premises is Substandard due to deteriorated or defective members of ceilings, roofs, ceiling and roof supports or other horizontal members.

You are therefore ordered to: Repair or replace deteriorated or defective members of ceilings, roofs, ceiling and roof supports or other horizontal members.

Code Section(s) in Violation: 91.8902.2 #6, 91.5R801.2, 91.5R802.1, 91.5R802.1.3.5, Table 91.5R802.4(1), 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

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

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

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

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3. The building or premises is Substandard due to hazardous plumbing.

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

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

4. Hazardous Mechanical Equipment in the unpermitted addition to the rear of the house.

You are therefore ordered to: Repair or replace hazardous mechanical equipment.

Code Section(s) in Violation: 91.8902.6, 91.8902, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Comments: Water heater vent is not installed per code.

5. The building or premises is Substandard due to deteriorated or ineffective waterproofing of walls, roof, foundations or floors.

You are therefore ordered to: Repair or replace deteriorated weatherproofing of exterior walls, roof, foundations or floors, including broken windows or doors.

Code Section(s) in Violation: 91.8902.7 #2, 91.103.1, 12.21A.1(a) of the L.A.M.C.

6. The owner or person in control has permitted nuisance conditions to exist on the parcel or in and around any building or structure located on the parcel.

You are therefore ordered to: Abate all nuisance conditions.

Code Section(s) in Violation: 91.8904.1, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

7. The building or premises is Substandard due to defective weather protection for exterior wall coverings.

You are therefore ordered to: Repair or replace defective weather protection for exterior wall coverings, including lack of paint, or weathering due to lack of paint or other approved protective covering.

Code Section(s) in Violation: 91.8902.7 #3, 91.103.1, 12.21A.1(a) of the L.A.M.C.

8. The approximate 10' x 20' construction of an addition to the rear of the house 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.

9. The interior remodel of the single family dwelling to alter the original floor plan 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.

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

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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>

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 (310)732-4533.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector:

KEITH EDGHILL

638 S. BEACON ST #276
LOS ANGELES, CA 90731

(310)732-4533

Keith.Edghill@lacity.org

REVIEWED BY

Date:

August 19, 2019

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