

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 15, 2022

Council District: # 8

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

JOB ADDRESS: 1634 WEST 64TH STREET, LOS ANGELES, CA  
ASSESSORS PARCEL NO. (APN): 6015-003-007  
Re: Invoice #796548-3

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: 1634 West 64<sup>TH</sup> Street, ("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 October 1, 2019, to pay a code violation inspection fee after violations were identified and verified upon inspection. The code violation inspection fees imposed by the LADBS are as follows:

<u>Description</u>	<u>Amount</u>
Code Violation Investigation fee	336.00
System Development Surcharge	20.16
Late Charge/Collection fee (250%)	534.24
Title Report fee	30.00
<b>Grand Total</b>	<b>\$ 920.40</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 \$920.40 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 \$920.40 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

*[Handwritten signature]* FOR

Ana Mae Yutan  
Chief, LADBS Resource Management Bureau

ATTEST: HOLLY L. 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](mailto:latitle@in2-res.com)

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## **Property Title Report**

**Work Order No. T16879**  
Dated as of: 09/14/2021

**Prepared for:** City of Los Angeles

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### **SCHEDULE A**

(Reported Property Information)

**APN #: 6015-003-007**

**Property Address:** 1634 W 64TH ST      **City:** Los Angeles      **County:** Los Angeles

### **VESTING INFORMATION**

**Type of Document:** GRANT DEED

**Grantee :** CECIL WARD AND NANCY WARD TRUSTEES OF THE WARD LIVING TRUST

**Grantor :** CECIL WARD AND NANCY WARD AND WYNNELL SAUL

**Deed Date :** 09/16/1998      **Recorded :** 09/16/1998

**Instr No. :** 98-1664967

**MAILING ADDRESS:** CECIL WARD AND NANCY WARD TRUSTEES OF THE WARD LIVING TRUST  
2921 W 94TH ST, INGLEWOOD, CA 90305

### **SCHEDULE B**

### **LEGAL DESCRIPTION**

**Lot Number:** 211 **Tract No:** 5834 **Brief Description:** TRACT # 5834 LOT 211

### **MORTGAGES/LIENS**

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

OLD REPUBLIC TITLE  
COMPANY  
RECORDING REQUESTED BY:

98 1664967

AND WHEN RECORDED, MAIL TO:

Cecil Ward and Nancy Ward, Trustees  
2921 W. 94th  
Inglewood, Ca 90305

RECORDED/FILED IN OFFICIAL RECORDS  
RECORDER'S OFFICE  
LOS ANGELES COUNTY  
CALIFORNIA  
SEP 16 1998 AT 8 A.M.

FEE  
\$7  
E

THIS SPACE FOR RECORDER'S USE ONLY

ASSESSOR'S PARCEL NO.: 6015-003-007

The undersigned Grantor(s) declare(s) that the DOCUMENT TRANSFER  
TAX IS: -0- NONE

TITLE ORDER NO.: 82-8096-31

\$ \_\_\_\_\_ County \$ \_\_\_\_\_ City

ESCROW NO.: 9825572-E3

— computed on the full value of the interest of property conveyed, or  
— computed on the full value less the value of liens or encumbrances  
remaining thereon at the time of sale

# GRANT DEED

OR transfer is EXEMPT from tax for the following reason:

THIS IS A BONAFIDE GIFT AND THE GRANTOR RECEIVED NOTHING IN RETURN,

R & T 11911

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

Cecil Ward and Nancy Ward, husband and wife and Wynnell Saul, a widow, all as Joint  
Tenants  
hereby GRANT(S) to

Cecil Ward and Nancy Ward, Trustees of the Ward Living Trust, Dated March 1, 1994

all that real property situated in the City of Los Angeles

County of Los Angeles, State of California, described as:

Lot 211 of Tract 5834, in the city of LOS ANGELES, County of Los Angeles, State of  
California, as per map recorded in Book 63, Page 26 of Maps, in the office of the county  
recorder of said county.

Dated September 09, 1998

STATE OF CALIFORNIA )  
COUNTY OF ORANGE ) SS.

On 9-10-1998, before me

M. Maxwell, Notary Public, personally appeared  
CECIL WARD, NANCY WARD  
AND WYNNELL SAUL

Cecil Ward  
Cecil Ward  
Nancy Ward  
Nancy Ward  
Wynnell Saul  
Wynnell Saul

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 M. Maxwell

MAIL TAX STATEMENTS TO:

SAME AS ABOVE



(This area for official notary seal)

NAME

ADDRESS

CITY, STATE & ZIP

44  
NOTIFICATION SENT \$4

# EXHIBIT B

ASSIGNED INSPECTOR: **KIM DOEPPING**  
JOB ADDRESS: **1634 WEST 64TH STREET, LOS ANGELES, CA**  
ASSESSOR PARCEL NO. (APN): **6015-003-007**

Date: **April 15, 2022**

Last Full Title: **09/14/2021**

Last Update to Title:

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## LIST OF OWNERS AND INTERESTED PARTIES

- 1) CECIL WARD AND NANCY WARD TRUSTEE OF THE WARD LIVING TRUST  
2921 W 94<sup>TH</sup> ST  
INGLEWOOD, CA 90305  
CAPACITY: OWNERS

**Property Detail Report**

For Property Located At :

1634 W 64TH ST, LOS ANGELES, CA 90047-1538

**Owner Information**

Owner Name: WARD CECIL (TE) & NANCY (TE)/WARD TRUST  
 Mailing Address: 2921 W 94TH ST, INGLEWOOD CA 90305-3016 C007  
 Vesting Codes: // TE

**Location Information**

Legal Description: TRACT # 5834 LOT 211  
 County: LOS ANGELES, CA APN: 6015-003-007  
 Census Tract / Block: 2373.00 / 5 Alternate APN:  
 Township-Range-Sect: Subdivision: 5834  
 Legal Book/Page: 63-26 Map Reference: 51-E5 /  
 Legal Lot: 211 Tract #: 5834  
 Legal Block: School District: LOS ANGELES  
 Market Area: C34 School District Name: LOS ANGELES  
 Neighbor Code: Munic/Township: 06037L0003

**Owner Transfer Information**

Recording/Sale Date: 09/16/1998 / 09/09/1998 Deed Type: GRANT DEED  
 Sale Price: 1st Mtg Document #: 1664968  
 Document #: 1664967

**Last Market Sale Information**

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

**Prior Sale Information**

Prior Rec/Sale Date: / Prior Lender:  
 Prior Sale Price: Prior 1st Mtg Amt/Type: /  
 Prior Doc Number: Prior 1st Mtg Rate/Type: /  
 Prior Deed Type:

**Property Characteristics**

Gross Area: Parking Type: PARKING AVAIL Construction:  
 Living Area: 936 Garage Area: Heat Type: HEATED  
 Tot Adj Area: Garage Capacity: Exterior wall: STUCCO  
 Above Grade: Parking Spaces: 2 Porch Type:  
 Total Rooms: 5 Basement Area: Patio Type:  
 Bedrooms: 2 Finish Bsmnt Area: Pool:  
 Bath(F/H): 1 / Basement Type: Air Cond:  
 Year Built / Eff: 1926 / 1926 Roof Type: Style: CONVENTIONAL  
 Fireplace: / Foundation: RAISED Quality: AVERAGE  
 # of Stories: 1 Roof Material: ROLL COMPOSITION Condition: GOOD  
 Other Improvements: FENCE Building Permit

**Site Information**

Zoning: LAR1 Acres: 0.11 County Use: SINGLE FAMILY RESID (0100)  
 Lot Area: 4,760 Lot Width/Depth: 40 x 119 State Use:  
 Land Use: SFR Res/Comm Units: 1 / Water Type: PUBLIC  
 Site Influence: Sewer Type: TYPE UNKNOWN

**Tax Information**

Total Value: \$156,394 Assessed Year: 2021 Property Tax: \$2,072.27  
 Land Value: \$121,213 Improved %: 22% Tax Area: 212  
 Improvement Value: \$35,181 Tax Year: 2020 Tax Exemption:  
 Total Taxable Value: \$156,394

**Comparable Sales Report**

For Property Located At

**1634 W 64TH ST, LOS ANGELES, CA 90047-1538**

15 Comparable(s) Selected.

Report Date: 10/20/2021

**Summary Statistics:**

	Subject	Low	High	Average
Sale Price	\$0	\$440,000	\$665,000	\$558,133
Bldg/Living Area	936	798	1,068	940
Price/Sqft	\$0.00	\$478.35	\$710.47	\$594.17
Year Built	1926	1921	1948	1925
Lot Area	4,760	2,702	4,772	3,876
Bedrooms	2	2	3	2
Bathrooms/Restrooms	1	1	2	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$156,394	\$30,737	\$473,028	\$239,646
Distance From Subject	0.00	0.06	0.48	0.32

\* = user supplied for search only

Comp #:1				Distance From Subject:0.06 (miles)
Address:	<b>1607 W 65TH ST, LOS ANGELES, CA 90047-1910</b>			
Owner Name:	<b>CHEVRY JAMILA H/CHEVRY SERGE R</b>			
Seller Name:	<b>BENOIT WANDA</b>			
APN:	<b>6015-003-017</b>	Map Reference:	<b>51-E5 /</b>	Living Area: <b>1,062</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2373.00</b>	Total Rooms: <b>5</b>
Subdivision:	<b>5834</b>	Zoning:	<b>LAR1</b>	Bedrooms: <b>2</b>
Rec Date:	<b>06/30/2021</b>	Prior Rec Date:	<b>12/31/2015</b>	Bath(F/H): <b>1 /</b>
Sale Date:	<b>05/07/2021</b>	Prior Sale Date:	<b>10/23/2015</b>	Yr Built/Eff: <b>1926 / 1926</b>
Sale Price:	<b>\$530,000</b>	Prior Sale Price:	<b>\$315,000</b>	Air Cond:
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Style: <b>SPANISH</b>
Document #:	<b>1027602</b>	Acres:	<b>0.11</b>	Fireplace: <b>/</b>
1st Mtg Amt:	<b>\$530,000</b>	Lot Area:	<b>4,764</b>	Pool:
Total Value:	<b>\$344,494</b>	# of Stories:	<b>1</b>	Roof Mat: <b>ROLL</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>	<b>COMPOSITION</b>
				<b>PARKING AVAIL</b>

Comp #:2				Distance From Subject:0.11 (miles)
Address:	<b>1615 W GAGE AVE, LOS ANGELES, CA 90047-1524</b>			
Owner Name:	<b>AHMED MOHAMMED M/BEGUM DILARA</b>			
Seller Name:	<b>ALCANTARA ROGELIO</b>			
APN:	<b>6002-028-012</b>	Map Reference:	<b>51-E5 /</b>	Living Area: <b>798</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2372.02</b>	Total Rooms: <b>5</b>
Subdivision:	<b>5687</b>	Zoning:	<b>LAR1</b>	Bedrooms: <b>3</b>
Rec Date:	<b>03/16/2021</b>	Prior Rec Date:	<b>03/16/2007</b>	Bath(F/H): <b>1 /</b>
Sale Date:	<b>03/11/2021</b>	Prior Sale Date:	<b>03/09/2007</b>	Yr Built/Eff: <b>1925 / 1926</b>
Sale Price:	<b>\$440,000</b>	Prior Sale Price:	<b>\$399,000</b>	Air Cond:
Sale Type:	<b>FULL</b>	Prior Sale Type:		Style: <b>CONVENTIONAL</b>
Document #:	<b>418487</b>	Acres:	<b>0.11</b>	Fireplace: <b>/</b>
1st Mtg Amt:	<b>\$350,000</b>	Lot Area:	<b>4,601</b>	Pool:
Total Value:	<b>\$396,000</b>	# of Stories:	<b>1</b>	Roof Mat: <b>ROLL</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>	<b>COMPOSITION</b>
				<b>PARKING AVAIL</b>

Comp #:3				Distance From Subject:0.17 (miles)
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Address: **1708 W 66TH ST, LOS ANGELES, CA 90047-1915**  
 Owner Name: **CASTILLO JAVIER E M/PINEDA BRENDA S**  
 Seller Name: **RAMIREZ SERGIO M**

APN: <b>6015-013-024</b>	Map Reference: <b>51-E5 /</b>	Living Area: <b>994</b>
County: <b>LOS ANGELES, CA</b>	Census Tract: <b>2373.00</b>	Total Rooms: <b>5</b>
Subdivision: <b>5219</b>	Zoning: <b>LAR1</b>	Bedrooms: <b>2</b>
Rec Date: <b>05/14/2021</b>	Prior Rec Date: <b>12/08/2017</b>	Bath(F/H): <b>1 /</b>
Sale Date: <b>04/27/2021</b>	Prior Sale Date: <b>11/22/2017</b>	Yr Built/Eff: <b>1926 / 1926</b>
Sale Price: <b>\$600,000</b>	Prior Sale Price: <b>\$450,000</b>	Air Cond:
Sale Type: <b>FULL</b>	Prior Sale Type: <b>FULL</b>	Style: <b>SPANISH</b>
Document #: <b>778141</b>	Acres: <b>0.09</b>	Fireplace: <b>/</b>
1st Mtg Amt: <b>\$589,132</b>	Lot Area: <b>4,049</b>	Pool:
Total Value: <b>\$473,028</b>	# of Stories: <b>1</b>	Roof Mat: <b>ROLL COMPOSITION</b>
Land Use: <b>SFR</b>	Park Area/Cap#: <b>/</b>	Parking: <b>PARKING AVAIL</b>

Comp #: **4** Distance From Subject: **0.25 (miles)**  
 Address: **1516 W 67TH ST, LOS ANGELES, CA 90047-2017**  
 Owner Name: **HH & TJY INVESTMENT CO**  
 Seller Name: **JOURNEY INVESTMENTS INC**

APN: <b>6015-018-004</b>	Map Reference: <b>51-E5 /</b>	Living Area: <b>959</b>
County: <b>LOS ANGELES, CA</b>	Census Tract: <b>2374.02</b>	Total Rooms: <b>6</b>
Subdivision: <b>5521</b>	Zoning: <b>LAR1</b>	Bedrooms: <b>3</b>
Rec Date: <b>06/11/2021</b>	Prior Rec Date: <b>06/08/2021</b>	Bath(F/H): <b>1 /</b>
Sale Date: <b>06/09/2021</b>	Prior Sale Date: <b>05/27/2021</b>	Yr Built/Eff: <b>1922 / 1945</b>
Sale Price: <b>\$535,000</b>	Prior Sale Price: <b>\$515,000</b>	Air Cond:
Sale Type: <b>FULL</b>	Prior Sale Type: <b>FULL</b>	Style: <b>CONVENTIONAL</b>
Document #: <b>928819</b>	Acres: <b>0.09</b>	Fireplace: <b>Y / 1</b>
1st Mtg Amt: <b>\$428,000</b>	Lot Area: <b>4,040</b>	Pool:
Total Value: <b>\$34,370</b>	# of Stories: <b>1</b>	Roof Mat: <b>WOOD SHAKE</b>
Land Use: <b>SFR</b>	Park Area/Cap#: <b>/</b>	Parking: <b>PARKING AVAIL</b>

Comp #: **5** Distance From Subject: **0.30 (miles)**  
 Address: **1446 W 67TH ST, LOS ANGELES, CA 90047-2014**  
 Owner Name: **QUINO DAVE/VASQUEZ TATIANA**  
 Seller Name: **MORGAN PICKS TWO LLC**

APN: <b>6015-017-010</b>	Map Reference: <b>51-E5 /</b>	Living Area: <b>989</b>
County: <b>LOS ANGELES, CA</b>	Census Tract: <b>2374.02</b>	Total Rooms: <b>5</b>
Subdivision: <b>5521</b>	Zoning: <b>LAR1</b>	Bedrooms: <b>2</b>
Rec Date: <b>08/06/2021</b>	Prior Rec Date: <b>02/18/2021</b>	Bath(F/H): <b>2 /</b>
Sale Date: <b>07/09/2021</b>	Prior Sale Date: <b>02/08/2021</b>	Yr Built/Eff: <b>1922 / 1932</b>
Sale Price: <b>\$585,000</b>	Prior Sale Price: <b>\$545,000</b>	Air Cond:
Sale Type: <b>FULL</b>	Prior Sale Type: <b>FULL</b>	Style: <b>CONVENTIONAL</b>
Document #: <b>1210469</b>	Acres: <b>0.07</b>	Fireplace: <b>/</b>
1st Mtg Amt: <b>\$574,404</b>	Lot Area: <b>3,232</b>	Pool:
Total Value: <b>\$75,930</b>	# of Stories: <b>1</b>	Roof Mat: <b>COMPOSITION SHINGLE</b>
Land Use: <b>SFR</b>	Park Area/Cap#: <b>/</b>	Parking: <b>ATTACHED GARAGE</b>

Comp #: **6** Distance From Subject: **0.34 (miles)**  
 Address: **1641 W 60TH ST, LOS ANGELES, CA 90047-1110**  
 Owner Name: **VALDEZ VINCENT O**  
 Seller Name: **RAY ELLA M**

APN: <b>6002-014-023</b>	Map Reference: <b>51-E4 /</b>	Living Area: <b>868</b>
County: <b>LOS ANGELES, CA</b>	Census Tract: <b>2372.02</b>	Total Rooms: <b>6</b>
Subdivision: <b>4382</b>	Zoning: <b>LAR1</b>	Bedrooms: <b>3</b>
Rec Date: <b>04/26/2021</b>	Prior Rec Date: <b>09/06/1972</b>	Bath(F/H): <b>1 /</b>
Sale Date: <b>03/11/2021</b>	Prior Sale Date:	Yr Built/Eff: <b>1923 / 1930</b>
Sale Price: <b>\$505,000</b>	Prior Sale Price: <b>\$16,500</b>	Air Cond:
Sale Type: <b>FULL</b>	Prior Sale Type: <b>FULL</b>	Style: <b>CONVENTIONAL</b>
Document #: <b>653814</b>	Acres: <b>0.08</b>	Fireplace: <b>/</b>
1st Mtg Amt: <b>\$516,615</b>	Lot Area: <b>3,370</b>	Pool:
Total Value: <b>\$36,870</b>	# of Stories: <b>1</b>	Roof Mat: <b>ROLL COMPOSITION</b>

Land Use:	<b>SFR</b>	Park Area/Cap#:	/	Parking:	<b>ATTACHED GARAGE</b>
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Comp #:7				Distance From Subject:0.35 (miles)	
Address:	<b>6603 S ST ANDREWS PL, LOS ANGELES, CA 90047-1832</b>				
Owner Name:	<b>GARCIA JESSE/HERRERA ALEXANDER V</b>				
Seller Name:	<b>MORGAN PICKS TWO LLC</b>				
APN:	<b>6016-017-014</b>	Map Reference:	<b>51-D5 /</b>	Living Area:	<b>892</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2373.00</b>	Total Rooms:	<b>4</b>
Subdivision:	<b>6596</b>	Zoning:	<b>LAR1</b>	Bedrooms:	<b>2</b>
Rec Date:	<b>06/22/2021</b>	Prior Rec Date:	<b>04/02/2021</b>	Bath(F/H):	<b>1 /</b>
Sale Date:	<b>05/28/2021</b>	Prior Sale Date:	<b>03/30/2021</b>	Yr Built/Eff:	<b>1926 / 1928</b>
Sale Price:	<b>\$613,000</b>	Prior Sale Price:	<b>\$186,500</b>	Air Cond:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Style:	<b>SPANISH</b>
Document #:	<b>980622</b>	Acres:	<b>0.06</b>	Fireplace:	<b>Y / 1</b>
1st Mtg Amt:	<b>\$582,350</b>	Lot Area:	<b>2,702</b>	Pool:	
Total Value:	<b>\$378,423</b>	# of Stories:	<b>1</b>	Roof Mat:	<b>ROLL COMPOSITION</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	/	Parking:	<b>PARKING AVAIL</b>

Comp #:8				Distance From Subject:0.36 (miles)	
Address:	<b>1428 W 60TH PL, LOS ANGELES, CA 90047-1501</b>				
Owner Name:	<b>TOMAS GERARDO/TOMAS JEANETT</b>				
Seller Name:	<b>SANCHEZ JOSE JR</b>				
APN:	<b>6002-020-011</b>	Map Reference:	<b>51-E4 /</b>	Living Area:	<b>862</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2372.01</b>	Total Rooms:	<b>5</b>
Subdivision:	<b>4269</b>	Zoning:	<b>LAR1</b>	Bedrooms:	<b>3</b>
Rec Date:	<b>04/08/2021</b>	Prior Rec Date:		Bath(F/H):	<b>1 /</b>
Sale Date:	<b>03/26/2021</b>	Prior Sale Date:		Yr Built/Eff:	<b>1923 / 1925</b>
Sale Price:	<b>\$515,000</b>	Prior Sale Price:		Air Cond:	
Sale Type:	<b>FULL</b>	Prior Sale Type:		Style:	<b>CONVENTIONAL</b>
Document #:	<b>555518</b>	Acres:	<b>0.08</b>	Fireplace:	<b>Y / 1</b>
1st Mtg Amt:	<b>\$505,672</b>	Lot Area:	<b>3,430</b>	Pool:	
Total Value:	<b>\$30,737</b>	# of Stories:	<b>1</b>	Roof Mat:	<b>ROLL COMPOSITION</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	/	Parking:	<b>PARKING AVAIL</b>

Comp #:9				Distance From Subject:0.36 (miles)	
Address:	<b>1537 W 60TH ST, LOS ANGELES, CA 90047-1216</b>				
Owner Name:	<b>RNI PROPERTIES INC</b>				
Seller Name:	<b>HOME DOROTHY I</b>				
APN:	<b>6002-013-007</b>	Map Reference:	<b>51-E4 /</b>	Living Area:	<b>924</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2372.02</b>	Total Rooms:	<b>4</b>
Subdivision:	<b>4342</b>	Zoning:	<b>LAR1</b>	Bedrooms:	<b>2</b>
Rec Date:	<b>05/28/2021</b>	Prior Rec Date:	<b>05/18/1979</b>	Bath(F/H):	<b>1 /</b>
Sale Date:	<b>05/18/2021</b>	Prior Sale Date:		Yr Built/Eff:	<b>1921 / 1925</b>
Sale Price:	<b>\$442,000</b>	Prior Sale Price:	<b>\$33,000</b>	Air Cond:	<b>CENTRAL</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Style:	<b>CONVENTIONAL</b>
Document #:	<b>858546</b>	Acres:	<b>0.08</b>	Fireplace:	/
1st Mtg Amt:		Lot Area:	<b>3,360</b>	Pool:	
Total Value:	<b>\$64,367</b>	# of Stories:	<b>1</b>	Roof Mat:	<b>ROLL COMPOSITION</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	/	Parking:	<b>DETACHED GARAGE</b>

Comp #:10				Distance From Subject:0.38 (miles)	
Address:	<b>1450 W 60TH ST, LOS ANGELES, CA 90047-1213</b>				
Owner Name:	<b>QUINTANILLA JAIME E</b>				
Seller Name:	<b>MARQUEZ LUIS A</b>				
APN:	<b>6002-019-019</b>	Map Reference:	<b>51-E4 /</b>	Living Area:	<b>924</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2372.01</b>	Total Rooms:	<b>4</b>
Subdivision:	<b>4269</b>	Zoning:	<b>LAR1</b>	Bedrooms:	<b>2</b>
Rec Date:	<b>09/01/2021</b>	Prior Rec Date:	<b>09/03/1996</b>	Bath(F/H):	<b>1 /</b>
Sale Date:	<b>07/06/2021</b>	Prior Sale Date:		Yr Built/Eff:	<b>1948 / 1948</b>

Sale Price:	\$540,000	Prior Sale Price:	\$95,500	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	1343932	Acres:	0.08	Fireplace:	/
1st Mtg Amt:	\$530,219	Lot Area:	3,511	Pool:	
Total Value:	\$142,741	# of Stories:	1	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	DETACHED GARAGE

Comp #:	11	Distance From Subject:	0.39 (miles)		
Address:	1406 W 68TH ST, LOS ANGELES, CA 90047-2019				
Owner Name:	MENDOZA MARK				
Seller Name:	SUK JIN H				
APN:	6015-024-014	Map Reference:	51-E5 /	Living Area:	936
County:	LOS ANGELES, CA	Census Tract:	2374.02	Total Rooms:	5
Subdivision:	4580	Zoning:	LAR1	Bedrooms:	2
Rec Date:	04/27/2021	Prior Rec Date:	11/13/2020	Bath(F/H):	1 /
Sale Date:	04/19/2021	Prior Sale Date:	10/23/2020	Yr Built/Eff:	1923 / 1923
Sale Price:	\$665,000	Prior Sale Price:	\$425,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	663424	Acres:	0.11	Fireplace:	/
1st Mtg Amt:	\$631,750	Lot Area:	4,682	Pool:	
Total Value:	\$425,000	# of Stories:	1	Roof Mat:	ROLL COMPOSITION
Land Use:	SFR	Park Area/Cap#:	/	Parking:	BUILT-IN

Comp #:	12	Distance From Subject:	0.40 (miles)		
Address:	1949 W 65TH ST, LOS ANGELES, CA 90047-1708				
Owner Name:	RAMIREZ SALVADOR/RAMIREZ ROSSA E				
Seller Name:	URTEZ JORGE R & MIRNA V				
APN:	6016-006-027	Map Reference:	51-D5 /	Living Area:	882
County:	LOS ANGELES, CA	Census Tract:	2373.00	Total Rooms:	5
Subdivision:	6596	Zoning:	LAR1	Bedrooms:	2
Rec Date:	04/14/2021	Prior Rec Date:	12/12/2012	Bath(F/H):	1 /
Sale Date:	04/12/2021	Prior Sale Date:	07/25/2012	Yr Built/Eff:	1925 / 1926
Sale Price:	\$545,000	Prior Sale Price:	\$218,000	Air Cond:	YES
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	SPANISH
Document #:	589804	Acres:	0.11	Fireplace:	/
1st Mtg Amt:	\$517,750	Lot Area:	4,772	Pool:	
Total Value:	\$261,965	# of Stories:	1	Roof Mat:	ROLL COMPOSITION
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:	13	Distance From Subject:	0.43 (miles)		
Address:	1948 W 66TH ST, LOS ANGELES, CA 90047-1716				
Owner Name:	CALDERONI LAUREN				
Seller Name:	ANTONIO JESUS R				
APN:	6016-017-003	Map Reference:	51-D5 /	Living Area:	973
County:	LOS ANGELES, CA	Census Tract:	2373.00	Total Rooms:	5
Subdivision:	6596	Zoning:	LAR1	Bedrooms:	2
Rec Date:	04/19/2021	Prior Rec Date:	10/03/2018	Bath(F/H):	1 /
Sale Date:	03/16/2021	Prior Sale Date:	10/01/2018	Yr Built/Eff:	1926 / 1926
Sale Price:	\$580,000	Prior Sale Price:	\$455,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	SPANISH
Document #:	608788	Acres:	0.08	Fireplace:	Y / 1
1st Mtg Amt:	\$365,000	Lot Area:	3,554	Pool:	
Total Value:	\$468,907	# of Stories:	1	Roof Mat:	ROLL COMPOSITION
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:	14	Distance From Subject:	0.46 (miles)
Address:	1435 W 71ST ST, LOS ANGELES, CA 90047-2035		
Owner Name:	BATRES KATYA		
Seller Name:	4HK LLC		

APN:	<b>6015-032-023</b>	Map Reference:	<b>51-E5 /</b>	Living Area:	<b>974</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2374.02</b>	Total Rooms:	<b>5</b>
Subdivision:	<b>4580</b>	Zoning:	<b>LAR1</b>	Bedrooms:	<b>2</b>
Rec Date:	<b>05/07/2021</b>	Prior Rec Date:	<b>10/13/2020</b>	Bath(F/H):	<b>1 /</b>
Sale Date:	<b>04/28/2021</b>	Prior Sale Date:	<b>09/29/2020</b>	Yr Built/Eff:	<b>1927 / 1927</b>
Sale Price:	<b>\$660,000</b>	Prior Sale Price:	<b>\$422,500</b>	Air Cond:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Style:	<b>SPANISH</b>
Document #:	<b>733681</b>	Acres:	<b>0.11</b>	Fireplace:	<b>/</b>
1st Mtg Amt:	<b>\$648,045</b>	Lot Area:	<b>4,681</b>	Pool:	
Total Value:	<b>\$422,500</b>	# of Stories:	<b>1</b>	Roof Mat:	<b>ROLL</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>	COMPOSITION	
				Parking:	<b>PARKING AVAIL</b>

Comp #:15				Distance From Subject:0.48 (miles)	
Address:	<b>2000 W 67TH ST, LOS ANGELES, CA 90047-1722</b>				
Owner Name:	<b>WANG LIANG</b>				
Seller Name:	<b>C &amp; E INVESTMENTS INC</b>				
APN:	<b>6016-021-032</b>	Map Reference:	<b>51-D5 /</b>	Living Area:	<b>1,068</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2373.00</b>	Total Rooms:	<b>5</b>
Subdivision:	<b>6279</b>	Zoning:	<b>LAR1</b>	Bedrooms:	<b>2</b>
Rec Date:	<b>04/13/2021</b>	Prior Rec Date:	<b>02/10/2021</b>	Bath(F/H):	<b>1 /</b>
Sale Date:	<b>04/06/2021</b>	Prior Sale Date:	<b>02/02/2021</b>	Yr Built/Eff:	<b>1926 / 1927</b>
Sale Price:	<b>\$617,000</b>	Prior Sale Price:	<b>\$440,000</b>	Air Cond:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Style:	<b>SPANISH</b>
Document #:	<b>579145</b>	Acres:	<b>0.08</b>	Fireplace:	<b>Y / 1</b>
1st Mtg Amt:	<b>\$524,450</b>	Lot Area:	<b>3,392</b>	Pool:	
Total Value:	<b>\$39,355</b>	# of Stories:	<b>1</b>	Roof Mat:	<b>ROLL</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>	COMPOSITION	
				Parking:	<b>PARKING AVAIL</b>

# EXHIBIT D

ASSIGNED INSPECTOR: **KIM DOEPPING**

Date: **April 15, 2022**

JOB ADDRESS: **1634 WEST 64TH STREET, LOS ANGELES, CA**

ASSESSOR PARCEL NO. (APN): **6015-003-007**

CASE NO.: **881340**

ORDER NO.: **A-5144283**

EFFECTIVE DATE OF ORDER TO COMPLY: **October 04, 2018**

COMPLIANCE EXPECTED DATE: **November 03, 2019**

DATE COMPLIANCE OBTAINED: **August 12, 2020**

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

**VIOLATIONS:**

SEE ATTACHED ORDER # A-5144283

1051125201000022

BOARD OF BUILDING AND SAFETY COMMISSIONERS

- VAN AMBATIOLOS PRESIDENT
E. FELICIA BRANNON VICE-PRESIDENT
JOSELYN GEAGA-ROSENTHAL
GEORGE HOVAGUMIAN
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

WARD, CECIL AND NANCY TRS WARD TRUST
2921 W 94TH ST
INGLEWOOD, CA 90305

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

SEP 27 2019

CASE #: 881340
ORDER #: A-5144283
EFFECTIVE DATE: October 04, 2019
COMPLIANCE DATE: November 03, 2019

OWNER OF
SITE ADDRESS: 1634 W 64TH ST
ASSESSORS PARCEL NO.: 6015-003-007
ZONE: R1; One-Family Zone

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

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..

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.

- 2. The garage has been converted to habitable space without the required permits and approvals.

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

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

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

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.

**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.

**TAX WARNING: THIS NOTICE AFFECTS OWNERS OF RENTAL HOUSING.**

The Department of Building and Safety has determined by inspection that this building is substandard per Section 17274 and 24436.5 of the State Revenue and Taxation Code. These sections provide in part that a taxpayer who derives rental income from housing determined by the local regulatory agency to be substandard by reason of violation of state or local codes dealing with health, safety or building, cannot deduct from state personal income tax and bank and corporation income tax, deductions for interest, depreciation or taxes attributable to such substandard structure where the substandard conditions are not corrected within six (6) months after notice of violation by the regulatory agency. Please note that the effective date of this order marks the beginning of the six (6) month period referred to above. The department is required by law to notify the State Franchise Tax Board of failure to comply with these code sections.

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**  
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[www.ladbs.org](http://www.ladbs.org)

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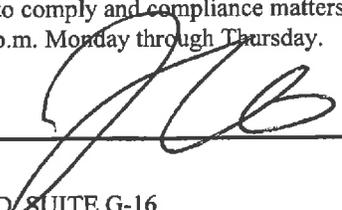
**NOTICE:**

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 (213)978-4512.  
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

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

Date: September 24, 2019

  
JAMES VORHIS  
1968 W ADAMS BLVD, SUITE G-16  
LOS ANGELES, CA 90018  
(213)978-4512  
JAMES.H.VORHIS@lacity.org

REVIEWED BY

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

SEP 27 2019

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

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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