

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

FRANK M. BUSH  
GENERAL MANAGER

OSAMA YOUNAN, P.E.  
EXECUTIVE OFFICER

September 28, 2017

Council District: # 9

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

JOB ADDRESS: **345 WEST 65<sup>TH</sup> STREET, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **6005-001-010**  
Re: Invoice #694961-3

On August 11, 2016, pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code, the Department of Building and Safety (the "Department") investigated and identified code violations at: **345 West 65<sup>th</sup> Street, Los Angeles, California**, (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

Pursuant to Section 98.0421, the property owner was issued an order on August 11, 2016, to pay a code violation inspection fee after violations were identified and verified upon inspection. The code violation inspection fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
System Development Surcharge late Fee	\$ 50.40
Late Charge/Collection Fee (250%)	840.00
Title Report Fee	42.00
<b>Grand Total</b>	<b>\$ 932.40</b>

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed a lien for a total sum of **\$932.40** recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "City Council") designate the time and place protest can be heard concerning this matter, as set forth in Sections 7.35.3 and 7.35.5 of the Los Angeles Administrative Code.

It is further requested that the City Council instruct the Department to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$932.40** 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

  
Steve Ongele  
Chief, Resource Management Bureau

Lien confirmed by  
City Council on:

ATTEST: HOLLY L. WOLCOTT, CITY CLERK

BY: \_\_\_\_\_  
DEPUTY

# EXHIBIT A



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. T14622  
Dated as of: 08/30/2017

Prepared for: City of Los Angeles

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### SCHEDULE A (Reported Property Information)

APN #: 6005-001-010

Property Address: 345 W 65TH ST ✓ City: Los Angeles County: Los Angeles

#### VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : PAUL THORNHILL

Grantor : PAUL THORNHILL

Deed Date : 01/25/2004

Recorded : 01/13/2004

Instr No. : 04-0077730

MAILING ADDRESS: PAUL THORNHILL  
345 W 65TH ST LOS ANGELES CA 90003

### SCHEDULE B

#### LEGAL DESCRIPTION

Lot: 23 Tract No: 5 Abbreviated Description: LOT:23 CITY:REGION/CLUSTER: 12/12116 TR#:5  
WINTON AND MCLEODS FIGUEROA ST TRACT # 5LOT 23 City/Muni/Twp: REGION/CLUSTER:  
12/12116

#### MORTGAGES/LIENS

Type of Document: DEED OF TRUST

Recording Date: 01/13/2004

Document #: 04-0077730

Loan Amount: \$79,500

Lender Name: HOMECOMINGS FINANCIAL NETWORK INC

Borrowers Name: PAUL THORNHILL

MAILING ADDRESS: HOMECOMINGS FINANCIAL NETWORK INC  
ONE MERIDIAN CROSSING STE 100 MINNEAPOLIS, MN 55423

1/13/04

RECORDING REQUESTED BY  
Security Union Title Company  
WHEN RECORDED MAIL THIS DOCUMENT  
AND TAX STATEMENTS TO:

Paul Thornhill  
345 West 65th Street  
Los Angeles, CA 90003

04 0077730

APN: 6005-001-010  
Escrow No: 033032P -807-NO  
Title No: 36131731

Space above this line for Recorder's use

**GRANT DEED**

**THE UNDERSIGNED GRANTOR(S) DECLARE(S)**  
DOCUMENTARY TRANSFER TAX IS \$0.00, CITY TAX 0.00  
computed on full value of property conveyed,  
City of Los Angeles, AND

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

**PAUL THORNHILL**

hereby **GRANT(S)** to

**Paul Thornhill, a single man**

the following described real property in the City of Los Angeles County of Los Angeles, State of California:  
**See Exhibit A attached hereto and made a part hereof.**

Commonly known as: 345 West 65th Street, Los Angeles, CA 90003

Dated: January 5, 2004

Paul Thornhill  
PAUL THORNHILL

STATE OF CALIFORNIA

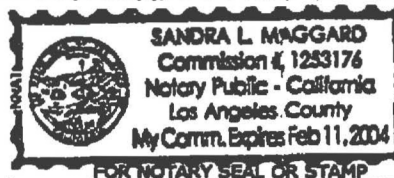
COUNTY OF Los Angeles } SS:

On January 6, 2004, before me, Sandra L. Maggard Notary Public,  
personally appeared Paul Thornhill

~~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 Sandra L. Maggard



FOR NOTARY SEAL OR STAMP

MAIL TAX STATEMENTS AS DIRECTED ABOVE

~~1/13/04~~

**Exhibit A**

All that certain real property situated in the County of Los Angeles, State of California, described as follows:

Lot 23 of Winton & McLeod's Figueroa Street Tract No. 5, in the city of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 9, Page 68 of Maps, in the office of the County Recorder of said County.

04 0077730



SECURITY UNION TITLE

1/13/04

Recording Requested By: HomeComings Financial Network, Inc.

Return To: HomeComings Financial Network, Inc.  
One Meridian Crossing, Ste. 100  
Minneapolis MN 55423  
Loan Number: 041-908671-5

04 0077731

Prepared By: HomeComings Financial Network  
4350 Von Karman Avenue, Suite 100  
Newport Beach, CA 92660

36131731

[Space Above This Line For Recording Data]

DEED OF TRUST

MIN 100062604190867152

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

(A) "Security Instrument" means this document, which is dated JANUARY 5TH, 2004 together with all Riders to this document.

(B) "Borrower" is

PAUL THORNHILL, A SINGLE MAN

Borrower's address is 345 WEST 65TH STREET, LOS ANGELES, CA 90003

. Borrower is the trustor under this Security Instrument.

(C) "Lender" is HOMECOMINGS FINANCIAL NETWORK, INC.

Lender is a CORPORATION  
organized and existing under the laws of DELAWARE

CALIFORNIA-Single Family-Fannie Mae/Freddie Mac UNIFORM INSTRUMENT WITH MERS  
MPCA7770 (11/02) / 041-908671-5

Form 3006 1/01

2001-BA(CA) 102071

Page 1 of 18

Initials: *PK*

VMP MORTGAGE FORMS - (800) 521-7281



1/13/04

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any Rider executed by Borrower and recorded with it.

Witnesses:

\_\_\_\_\_  
PAUL THORNHILL (Seal)  
-Borrower

\_\_\_\_\_  
\_\_\_\_\_  
(Seal)  
-Borrower

\_\_\_\_\_  
(Seal)  
-Borrower

\_\_\_\_\_  
(Seal)  
-Borrower

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(Seal)  
-Borrower

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(Seal)  
-Borrower

\_\_\_\_\_  
(Seal)  
-Borrower

\_\_\_\_\_  
(Seal)  
-Borrower

04 0077731

1/13/04

State of California  
County of Los Angeles

} ss.

On January 6, 2004 before me, Sandra L. Maggard, Notary Public,  
personally appeared  
PAUL THORNHILL, A SINGLE MAN

(or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) ~~is~~<sup>are</sup> subscribed  
to the within instrument and acknowledged to me that ~~he~~<sup>she</sup>~~they~~ executed the same in ~~his~~<sup>her</sup>~~their~~  
authorized capacity(ies), and that by ~~his~~<sup>her</sup>~~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.

 (Seal)



04 0077731

**1/13/04**

**All that certain real property situated in the County of Los Angeles, State of California, described as follows:**

**Lot 23 of Winton & McLeod's Figueroa Street Tract No. 5, in the city of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 9, Page 68 of Maps, in the office of the County Recorder of said County.**

**04 3077731**

legal rev. (010698)

# EXHIBIT B

ASSIGNED INSPECTOR: **HECTOR RODRIGUEZ**  
JOB ADDRESS: **345 WEST 65<sup>TH</sup> STREET, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **6005-001-010**

**Date: September 28, 2017**

Last Full Title: **08/30/2017**

Last Update to Title:

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## LIST OF OWNERS AND INTERESTED PARTIES

- 1). PAUL THORNHILL  
345 W 65<sup>TH</sup> ST  
LOS ANGELES, CA 90003-1425  
CAPACITY: OWNER
  
- 2). HOMECOMINGS FINANCIAL NETWORK INC  
ONE MERIDIAN CROSSING STE 100  
MINNEAPOLIS, MN 55423  
CAPACITY: INTERESTED PARTY



**EXHIBIT C****Property Detail Report**

For Property Located At :  
**345 W 65TH ST, LOS ANGELES, CA 90003-1425**



CoreLogic  
 RealQuest Professional

**Owner Information**

Owner Name: **THORNHILL PAUL**  
 Mailing Address: **345 W 65TH ST, LOS ANGELES CA 90003-1425 C003**  
 Vesting Codes: **SM / /**

**Location Information**

Legal Description: **WINTON AND MCLEODS FIGUEROA ST TRACT # 5 LOT 23**  
 County: **LOS ANGELES, CA** APN: **6005-001-010**  
 Census Tract / Block: **2393.10 / 1** Alternate APN:  
 Township-Range-Sect: Subdivision: **5**  
 Legal Book/Page: Map Reference: **52-A5 /**  
 Legal Lot: **23** Tract #: **5**  
 Legal Block: School District: **LOS ANGELES**  
 Market Area: **C42** School District Name:  
 Neighbor Code: Munic/Township:

**Owner Transfer Information**

Recording/Sale Date: **01/13/2004 / 01/05/2004** Deed Type: **GRANT DEED**  
 Sale Price: 1st Mtg Document #: **77731**  
 Document #: **77730**

**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: Construction:  
 Living Area: **696** Garage Area: Heat Type: **HEATED**  
 Tot Adj Area: Garage Capacity: Exterior wall: **WOOD**  
 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: **1922 / 1922** Roof Type: Style: **CONVENTIONAL**  
 Fireplace: **Y / 1** Foundation: **CRAWL SPACE** Quality:  
 # of Stories: **1.00** Roof Material: **COMPOSITION** Condition:  
**SHINGLE**

**Other Improvements:****Site Information**

Zoning: **LAR2** Acres: **0.10** County Use: **SINGLE FAMILY RESID (0100)**  
 Lot Area: **4,519** Lot Width/Depth: **40 x 113** State Use:  
 Land Use: **SFR** Res/Comm Units: **/** Water Type:  
 Site Influence: **CORNER** Sewer Type: **TYPE UNKNOWN**

**Tax Information**

Total Value: **\$121,650** Assessed Year: **2017** Property Tax: **\$1,560.53**  
 Land Value: **\$96,037** Improved %: **21%** Tax Area: **7**  
 Improvement Value: **\$25,613** Tax Year: **2016** Tax Exemption:  
 Total Taxable Value: **\$121,650**

**Comparable Summary**

For Property Located At



CoreLogic®

RealQuest Professional

**345 W 65TH ST, LOS ANGELES, CA 90003-1425****20 Comparable(s) found.** (Click on the address to view more property information)[View Report](#)[Configure Display Fields](#)[Modify Comparable Search Criteria](#)**Summary Statistics For Selected Properties: 20**

	<b>Subject Property</b>	<b>Low</b>	<b>High</b>	<b>Average</b>
Sale Price	\$0	\$210,000	\$1,053,500	\$469,525
Bldg/Living Area	696	646	798	738
Price/Sqft	\$0.00	\$284.55	\$1,421.73	\$641.31
Year Built	1922	1921	1952	1937
Lot Area	4,519	1,693	8,557	5,160
Bedrooms	2	1	3	2
Bathrooms/Restrooms	1	1	1	1
Stories	1.00	1.00	2.00	1.06
Total Value	\$121,650	\$15,576	\$881,802	\$208,834
Distance From Subject	0.00	1.24	31.71	11.78

\*= user supplied for search only

<input checked="" type="checkbox"/>	#	F Address	Sale Price	Yr Blt	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
<b>Subject Property</b>										
		345 W 65TH ST		1922	2	1		696	4,519	0.0
<b>Comparables</b>										
<input checked="" type="checkbox"/>	1	17513 EMELITA ST	\$800,000	1949	2	1	02/22/2017	752	6,011	19.12
<input checked="" type="checkbox"/>	2	1308 E 41ST PL	\$210,000	1921	2	1	02/28/2017	738	2,196	2.48
<input checked="" type="checkbox"/>	3	8207 S HOOVER ST	\$650,000	1922	1	1	06/27/2017	646	5,066	1.24
<input checked="" type="checkbox"/>	4	10830 KALMIA ST	\$280,000	1949	1	1	06/16/2017	798	3,113	4.11
<input checked="" type="checkbox"/>	5	1036 LAGUNA AVE	\$705,000	1925	1	1	06/21/2017	760	5,519	6.6
<input checked="" type="checkbox"/>	6	14113 DALWOOD AVE	\$405,000	1950	2	1	06/23/2017	749	5,281	11.8
<input checked="" type="checkbox"/>	7	3819 PINE AVE	\$310,000	1939	2	1	03/21/2017	674	3,396	15.94
<input checked="" type="checkbox"/>	8	12051 CHESHIRE ST	\$295,000	1948	2	1	04/03/2017	681	5,200	13.25
<input checked="" type="checkbox"/>	9	11630 BRYANT RD	\$320,000	1940	2	1	03/29/2017	780	7,856	16.34
<input checked="" type="checkbox"/>	10	1914 ROSEBUD AVE	\$627,000	1952	1	1	06/09/2017	688	4,071	8.26
<input checked="" type="checkbox"/>	11	2554 E ADAMS ST	\$400,000	1924	2	1	06/05/2017	768	4,440	10.72
<input checked="" type="checkbox"/>	12	592 CLAREMONT PL	\$470,000	1932	2	1	06/12/2017	796	3,412	31.71
<input checked="" type="checkbox"/>	13	280 E 65TH ST	\$380,000	1940	2	1	06/01/2017	752	4,463	8.86
<input checked="" type="checkbox"/>	14	15512 ROSALES ALY	\$360,000	1925	2	1	05/25/2017	702	5,000	9
<input checked="" type="checkbox"/>	15	235 E 82ND PL	\$300,000	1923	2	1	06/01/2017	796	5,262	1.24
<input checked="" type="checkbox"/>	16	8457 GRENOBLE ST	\$460,000	1949	3	1	06/02/2017	780	7,475	19.45
<input checked="" type="checkbox"/>	17	12491 WINGO ST	\$465,000	1938	1	1	06/02/2017	715	8,557	20.31
<input checked="" type="checkbox"/>	18	3766 MIDDLEBURY ST	\$465,000	1923	1	1	05/30/2017	648	1,693	6.81
<input checked="" type="checkbox"/>	19	2834 PINCKARD AVE	\$1,053,500	1943	2	1	05/31/2017	741	8,315	8.45
<input checked="" type="checkbox"/>	20	10859 NASSAU AVE	\$435,000	1949	2	1	05/31/2017	788	6,877	19.83



**Comparable Sales Report**

For Property Located At



CoreLogic

RealQuest Professional

**345 W 65TH ST, LOS ANGELES, CA 90003-1425****20 Comparable(s) Selected.**

Report Date: 09/26/2017

**Summary Statistics:**

	Subject	Low	High	Average
Sale Price	\$0	\$210,000	\$1,053,500	\$469,525
Bldg/Living Area	696	646	798	738
Price/Sqft	\$0.00	\$284.55	\$1,421.73	\$641.31
Year Built	1922	1921	1952	1937
Lot Area	4,519	1,693	8,557	5,160
Bedrooms	2	1	3	2
Bathrooms/Restrooms	1	1	1	1
Stories	1.00	1.00	2.00	1.06
Total Value	\$121,650	\$15,576	\$881,802	\$208,834
Distance From Subject	0.00	1.24	31.71	11.78

\* = user supplied for search only

**Comp #1**

Distance From Subject: 19.12 (miles)

Address:	<b>17513 EMELITA ST, ENCINO, CA 91316-1350</b>		
Owner Name:	<b>OLIVER BLAKE T &amp; SAMANTHA E</b>		
Seller Name:	<b>HENKIN DOUG &amp; LINDA</b>		
APN:	<b>2254-027-001</b>	Map Reference:	<b>14-E6 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1390.01</b>
Subdivision:	<b>15346</b>	Zoning:	<b>LAR1</b>
Rec Date:	<b>02/22/2017</b>	Prior Rec Date:	<b>09/25/2013</b>
Sale Date:	<b>01/21/2017</b>	Prior Sale Date:	<b>09/17/2013</b>
Sale Price:	<b>\$800,000</b>	Prior Sale Price:	<b>\$375,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>209859</b>	Acres:	<b>0.14</b>
1st Mtg Amt:	<b>\$640,000</b>	Lot Area:	<b>6,011</b>
Total Value:	<b>\$396,090</b>	# of Stories:	<b>1.00</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/ 1</b>
		Living Area:	<b>752</b>
		Total Rooms:	<b>4</b>
		Bedrooms:	<b>2</b>
		Bath(F/H):	<b>1 /</b>
		Yr Built/Eff:	<b>1949 / 1949</b>
		Air Cond:	
		Style:	<b>CONVENTIONAL</b>
		Fireplace:	<b>/</b>
		Pool:	
		Roof Mat:	
		Parking:	<b>PARKING AVAIL</b>

**Comp #2**

Distance From Subject: 2.48 (miles)

Address:	<b>1308 E 41ST PL, LOS ANGELES, CA 90011-3214</b>		
Owner Name:	<b>ARREGUIN DANIEL/GUZMAN GRICELDA M</b>		
Seller Name:	<b>APARICIO CARMEN</b>		
APN:	<b>5116-002-007</b>	Map Reference:	<b>52-D2 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2282.20</b>
Subdivision:	<b>VERNON BOWENS &amp; HOOPER AVE TR</b>	Zoning:	<b>LARD2</b>
Rec Date:	<b>02/28/2017</b>	Prior Rec Date:	<b>02/27/1980</b>
Sale Date:	<b>01/20/2017</b>	Prior Sale Date:	
Sale Price:	<b>\$210,000</b>	Prior Sale Price:	<b>\$25,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>236456</b>	Acres:	<b>0.05</b>
1st Mtg Amt:	<b>\$206,196</b>	Lot Area:	<b>2,196</b>
Total Value:	<b>\$98,428</b>	# of Stories:	<b>1.00</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>
		Living Area:	<b>738</b>
		Total Rooms:	
		Bedrooms:	<b>2</b>
		Bath(F/H):	<b>1 /</b>
		Yr Built/Eff:	<b>1921 / 1921</b>
		Air Cond:	
		Style:	
		Fireplace:	<b>/</b>
		Pool:	
		Roof Mat:	
		Parking:	

Comp #3 Distance From Subject:1.24 (miles)

Address: **8207 S HOOVER ST, LOS ANGELES, CA 90044-4921**

Owner Name: **PARK NAM J/CHA JOANNE K**

Seller Name: **243 NEWPORT LLC**

APN: **6032-007-003** Map Reference: **58-A1 /** Living Area: **646**

County: **LOS ANGELES, CA** Census Tract: **2383.20** Total Rooms:

Subdivision: **SUNNY SIDE PARK ADD** Zoning: **LAC2** Bedrooms: **1**

Rec Date: **06/27/2017** Prior Rec Date: **01/25/2017** Bath(F/H): **1 /**

Sale Date: **02/28/2017** Prior Sale Date: **12/07/2016** Yr Built/Eff: **1922 / 1924**

Sale Price: **\$650,000** Prior Sale Price: **\$230,000** Air Cond: **YES**

Sale Type: **FULL** Prior Sale Type: **FULL** Style:

Document #: **713418** Acres: **0.12** Fireplace: **/**

1st Mtg Amt: **\$487,500** Lot Area: **5,066** Pool:

Total Value: **\$27,199** # of Stories: Roof Mat:

Land Use: **SFR** Park Area/Cap#: **/** Parking:

Comp #4 Distance From Subject:4.11 (miles)

Address: **10830 KALMIA ST, LOS ANGELES, CA 90059-1330**

Owner Name: **ELITE SCC EQUITIES INC**

Seller Name: **GONZALES VERA 2016 TRUST**

APN: **6068-008-028** Map Reference: **58-E4 /** Living Area: **798**

County: **LOS ANGELES, CA** Census Tract: **2430.00** Total Rooms:

Subdivision: **5331** Zoning: **LAR1** Bedrooms: **1**

Rec Date: **06/16/2017** Prior Rec Date: **01/17/1977** Bath(F/H): **1 /**

Sale Date: **06/14/2017** Prior Sale Date: Yr Built/Eff: **1949 / 1951**

Sale Price: **\$280,000** Prior Sale Price: Air Cond:

Sale Type: **FULL** Prior Sale Type: Style:

Document #: **671324** Acres: **0.07** Fireplace: **/**

1st Mtg Amt: **\$224,000** Lot Area: **3,113** Pool:

Total Value: **\$15,576** # of Stories: **1.00** Roof Mat:

Land Use: **SFR** Park Area/Cap#: **/** Parking:

Comp #5 Distance From Subject:6.6 (miles)

Address: **1036 LAGUNA AVE, LOS ANGELES, CA 90026-4221**

Owner Name: **GURTHRIE FAMILY TRUST**

Seller Name: **LANCTOT LAURIE**

APN: **5404-021-023** Map Reference: **35-C6 /** Living Area: **760**

County: **LOS ANGELES, CA** Census Tract: **1975.00** Total Rooms:

Subdivision: **ANGELENO HEIGHTS** Zoning: **LARD2** Bedrooms: **1**

Rec Date: **06/21/2017** Prior Rec Date: **03/12/2007** Bath(F/H): **1 /**

Sale Date: **06/09/2017** Prior Sale Date: **12/13/2006** Yr Built/Eff: **1925 / 1925**

Sale Price: **\$705,000** Prior Sale Price: **\$80,000** Air Cond:

Sale Type: **FULL** Prior Sale Type: **FULL** Style:

Document #: **683943** Acres: **0.13** Fireplace: **/**

1st Mtg Amt: Lot Area: **5,519** Pool:

Total Value: **\$350,537** # of Stories: **2.00** Roof Mat:

Land Use: **SFR** Park Area/Cap#: **/ 3** Parking: **PARKING AVAIL**

Comp #6 Distance From Subject:11.8 (miles)

Address: **14113 DALWOOD AVE, NORWALK, CA 90650-3616**

Owner Name: **RAZO JULIO C**

Seller Name: **LOPEZ ARMANDO LIVING TRUST**

APN: **8053-024-021** Map Reference: **66-E2 /** Living Area: **749**

County: **LOS ANGELES, CA** Census Tract: **5521.00** Total Rooms: **4**

Subdivision: **16245** Zoning: **NOR1YY** Bedrooms: **2**

Rec Date: **06/23/2017** Prior Rec Date: **03/24/1967** Bath(F/H): **1 /**

Sale Date: **05/26/2017** Prior Sale Date: Yr Built/Eff: **1950 / 1950**

Sale Price: **\$405,000** Prior Sale Price: **\$4,000** Air Cond:

Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**

Document #: **701322** Acres: **0.12** Fireplace: **/**

1st Mtg Amt: **\$413,707** Lot Area: **5,281** Pool:

Total Value: **\$219,157** # of Stories: **1.00** Roof Mat: **COMPOSITION SHINGLE**

Land Use: **SFR** Park Area/Cap#: **/ 1** Parking: **PARKING AVAIL**

Comp #7 Distance From Subject:15.94 (miles)

Address: **3819 PINE AVE, EL MONTE, CA 91731-2125**

Owner Name: **TORRES BEATRIZ L**

Seller Name: **PEREZ ELEUTERIO B & MARY D**



APN:	<b>8568-023-012</b>	Map Reference:	<b>38-E6 /</b>	Living Area:	<b>674</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>4327.00</b>	Total Rooms:	<b>4</b>
Subdivision:	<b>11579</b>	Zoning:	<b>EMR3YY</b>	Bedrooms:	<b>2</b>
Rec Date:	<b>03/21/2017</b>	Prior Rec Date:		Bath(F/H):	<b>1 /</b>
Sale Date:	<b>02/28/2017</b>	Prior Sale Date:		Yr Built/Eff:	<b>1939 / 1939</b>
Sale Price:	<b>\$310,000</b>	Prior Sale Price:		Air Cond:	
Sale Type:	<b>FULL</b>	Prior Sale Type:		Style:	<b>CONVENTIONAL</b>
Document #:	<b>316220</b>	Acres:	<b>0.08</b>	Fireplace:	<b>/</b>
1st Mtg Amt:	<b>\$304,385</b>	Lot Area:	<b>3,396</b>	Pool:	
Total Value:	<b>\$117,508</b>	# of Stories:	<b>1.00</b>	Roof Mat:	<b>COMPOSITION SHINGLE</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>	Parking:	

Comp #:**8** Distance From Subject:**13.25 (miles)**

Address: **12051 CHESHIRE ST, NORWALK, CA 90650-6606**

Owner Name: **BUILDING EXPERTS INV LLC**

Seller Name: **LIN FAMILY TRUST**

APN:	<b>8080-028-025</b>	Map Reference:	<b>82-B3 /</b>	Living Area:	<b>681</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>5526.01</b>	Total Rooms:	<b>4</b>
Subdivision:	<b>PETROLEUM CENTER</b>	Zoning:	<b>NOR1YY</b>	Bedrooms:	<b>2</b>
Rec Date:	<b>04/03/2017</b>	Prior Rec Date:	<b>06/16/2010</b>	Bath(F/H):	<b>1 /</b>
Sale Date:	<b>03/27/2017</b>	Prior Sale Date:	<b>06/09/2010</b>	Yr Built/Eff:	<b>1948 / 1948</b>
Sale Price:	<b>\$295,000</b>	Prior Sale Price:	<b>\$131,000</b>	Air Cond:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Style:	<b>CONVENTIONAL</b>
Document #:	<b>362326</b>	Acres:	<b>0.12</b>	Fireplace:	<b>/</b>
1st Mtg Amt:		Lot Area:	<b>5,200</b>	Pool:	
Total Value:	<b>\$145,694</b>	# of Stories:	<b>1.00</b>	Roof Mat:	<b>ROLL COMPOSITION</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/ 1</b>	Parking:	<b>PARKING AVAIL</b>

Comp #:**9** Distance From Subject:**16.34 (miles)**

Address: **11630 BRYANT RD, EL MONTE, CA 91732-2204**

Owner Name: **INLAND MAPLE PARTNERS LLC**

Seller Name: **BENNETT JAMES W & SHARON M**

APN:	<b>8548-015-001</b>	Map Reference:	<b>38-F5 /</b>	Living Area:	<b>780</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>4326.01</b>	Total Rooms:	<b>5</b>
Subdivision:	<b>11202</b>	Zoning:	<b>EMR3YY</b>	Bedrooms:	<b>2</b>
Rec Date:	<b>03/29/2017</b>	Prior Rec Date:		Bath(F/H):	<b>1 /</b>
Sale Date:	<b>03/17/2017</b>	Prior Sale Date:		Yr Built/Eff:	<b>1940 / 1944</b>
Sale Price:	<b>\$320,000</b>	Prior Sale Price:		Air Cond:	
Sale Type:	<b>FULL</b>	Prior Sale Type:		Style:	<b>CONVENTIONAL</b>
Document #:	<b>344711</b>	Acres:	<b>0.18</b>	Fireplace:	<b>/</b>
1st Mtg Amt:	<b>\$266,000</b>	Lot Area:	<b>7,856</b>	Pool:	
Total Value:	<b>\$42,821</b>	# of Stories:	<b>1.00</b>	Roof Mat:	<b>COMPOSITION SHINGLE</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>	Parking:	

Comp #:**10** Distance From Subject:**8.26 (miles)**

Address: **1914 ROSEBUD AVE, LOS ANGELES, CA 90039-3709**

Owner Name: **NGUYEN BINH C**

Seller Name: **SMITH MATTHEW A**

APN:	<b>5443-032-011</b>	Map Reference:	<b>35-D3 /</b>	Living Area:	<b>688</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1974.10</b>	Total Rooms:	
Subdivision:	<b>SEMI TROPIC SPIRITUALISTS TR</b>	Zoning:	<b>LAR1</b>	Bedrooms:	<b>1</b>
Rec Date:	<b>06/09/2017</b>	Prior Rec Date:	<b>05/16/2003</b>	Bath(F/H):	<b>1 /</b>
Sale Date:	<b>05/03/2017</b>	Prior Sale Date:	<b>02/24/2003</b>	Yr Built/Eff:	<b>1952 / 1959</b>
Sale Price:	<b>\$627,000</b>	Prior Sale Price:	<b>\$219,000</b>	Air Cond:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Style:	
Document #:	<b>640048</b>	Acres:	<b>0.09</b>	Fireplace:	<b>Y / 1</b>
1st Mtg Amt:	<b>\$561,250</b>	Lot Area:	<b>4,071</b>	Pool:	
Total Value:	<b>\$341,194</b>	# of Stories:	<b>1.00</b>	Roof Mat:	
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>	Parking:	

Comp #:**11** Distance From Subject:**10.72 (miles)**

Address: **2554 E ADAMS ST, CARSON, CA 90810-1501**

Owner Name: **RUIZ BRIANNE/AHERN BRYSON**

Seller Name: **MCALLISTER VINCENT**

APN:	<b>7316-002-010</b>	Map Reference:	<b>69-F4 /</b>	Living Area:	<b>768</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>5440.01</b>	Total Rooms:	<b>4</b>
Subdivision:	<b>6720</b>	Zoning:	<b>CARS*</b>	Bedrooms:	<b>2</b>

Rec Date:	06/05/2017	Prior Rec Date:	08/30/2016	Bath(F/H):	1 /
Sale Date:	05/18/2017	Prior Sale Date:	08/12/2016	Yr Built/Eff:	1924 / 1926
Sale Price:	\$400,000	Prior Sale Price:	\$325,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	SPANISH
Document #:	615684	Acres:	0.10	Fireplace:	/
1st Mtg Amt:	\$387,999	Lot Area:	4,440	Pool:	
Total Value:	\$325,000	# of Stories:	1.00	Roof Mat:	ROLL COMPOSITION
Land Use:	SFR	Park Area/Cap#:	/ 1	Parking:	PARKING AVAIL

Comp #:12 Distance From Subject:31.71 (miles)

Address: **592 CLAREMONT PL, POMONA, CA 91767-4904**

Owner Name: **YANG YUNSONG/PAN SHIHAI**

Seller Name: **RHO YOUNG C & YOUNG S TRUST**

APN:	8323-006-005	Map Reference:	95-A2 /	Living Area:	796
County:	LOS ANGELES, CA	Census Tract:	4027.02	Total Rooms:	5
Subdivision:	83	Zoning:	POR301	Bedrooms:	2
Rec Date:	06/12/2017	Prior Rec Date:	08/17/1989	Bath(F/H):	1 /
Sale Date:	06/06/2017	Prior Sale Date:	08/1989	Yr Built/Eff:	1932 / 1932
Sale Price:	\$470,000	Prior Sale Price:	\$90,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	642171	Acres:	0.08	Fireplace:	/
1st Mtg Amt:		Lot Area:	3,412	Pool:	
Total Value:	\$190,000	# of Stories:	1.00	Roof Mat:	GRAVEL & ROCK
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:13 Distance From Subject:8.86 (miles)

Address: **280 E 65TH ST, LONG BEACH, CA 90805-2201**

Owner Name: **HOLLEY DAVID & ADRIANNA**

Seller Name: **MITCHELL TOMMY**

APN:	7305-010-010	Map Reference:	65-C5 /	Living Area:	752
County:	LOS ANGELES, CA	Census Tract:	5704.02	Total Rooms:	4
Subdivision:	8201	Zoning:	LBR1N	Bedrooms:	2
Rec Date:	06/01/2017	Prior Rec Date:	03/11/1999	Bath(F/H):	1 /
Sale Date:	05/30/2017	Prior Sale Date:	02/15/1999	Yr Built/Eff:	1940 / 1940
Sale Price:	\$380,000	Prior Sale Price:	\$114,500	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	604648	Acres:	0.10	Fireplace:	/
1st Mtg Amt:	\$373,117	Lot Area:	4,463	Pool:	
Total Value:	\$154,647	# of Stories:	1.00	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/ 1	Parking:	ATTACHED GARAGE

Comp #:14 Distance From Subject:9 (miles)

Address: **15512 ROSALES ALY, PARAMOUNT, CA 90723-4122**

Owner Name: **GARDUNO VICTOR M G**

Seller Name: **ESTRADA DAVID E**

APN:	6240-021-019	Map Reference:	65-E3 /	Living Area:	702
County:	LOS ANGELES, CA	Census Tract:	5538.01	Total Rooms:	
Subdivision:	CLEARWATER	Zoning:	PAM2*	Bedrooms:	2
Rec Date:	05/25/2017	Prior Rec Date:	06/21/2002	Bath(F/H):	1 /
Sale Date:	04/17/2017	Prior Sale Date:	04/26/2002	Yr Built/Eff:	1925 / 1930
Sale Price:	\$360,000	Prior Sale Price:	\$145,000	Air Cond:	YES
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	578864	Acres:	0.11	Fireplace:	/
1st Mtg Amt:	\$353,479	Lot Area:	5,000	Pool:	
Total Value:	\$184,555	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:15 Distance From Subject:1.24 (miles)

Address: **235 E 82ND PL, LOS ANGELES, CA 90003-3021**

Owner Name: **OBSIDIAN DEV LLC**

Seller Name: **SOLORZANO ARMANDO G**

APN:	6030-008-024	Map Reference:	58-B1 /	Living Area:	796
County:	LOS ANGELES, CA	Census Tract:	2397.01	Total Rooms:	
Subdivision:	1941	Zoning:	LAR2	Bedrooms:	2
Rec Date:	06/01/2017	Prior Rec Date:	11/21/1995	Bath(F/H):	1 /
Sale Date:	04/28/2017	Prior Sale Date:		Yr Built/Eff:	1923 / 1926
Sale Price:	\$300,000	Prior Sale Price:	\$98,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	

Document #:	<b>604659</b>	Acres:	<b>0.12</b>	Fireplace:	<b>/</b>
1st Mtg Amt:	<b>\$150,000</b>	Lot Area:	<b>5,262</b>	Pool:	
Total Value:	<b>\$140,256</b>	# of Stories:	<b>1.00</b>	Roof Mat:	
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>	Parking:	

Comp #:**16**

Distance From Subject:**19.45 (miles)**

Address:**8457 GRENOBLE ST, SUNLAND, CA 91040-2815**

Owner Name:**JAYTYAN ARTAK**

Seller Name:**OSGOOD NATALIE**

APN:**2555-026-004**

Map Reference:**10-D3 /**

Living Area:**780**

County:**LOS ANGELES, CA**

Census Tract:**1032.00**

Total Rooms:**4**

Subdivision:**3976**

Zoning:**LAR1**

Bedrooms:**3**

Rec Date:**06/02/2017**

Prior Rec Date:**06/02/2011**

Bath(F/H):**1 /**

Sale Date:**05/22/2017**

Prior Sale Date:**04/07/2011**

Yr Built/Eff:**1949 / 1959**

Sale Price:**\$460,000**

Prior Sale Price:**\$275,000**

Air Cond:

Sale Type:**FULL**

Prior Sale Type:**FULL**

Style:**CONVENTIONAL**

Document #:**614625**

Acres:**0.17**

Fireplace:**/**

1st Mtg Amt:**\$368,000**

Lot Area:**7,475**

Pool:

Total Value:**\$303,570**

# of Stories:**1.00**

Roof Mat:**TILE**

Land Use:**SFR**

Park Area/Cap#:**/ 1**

Parking:**PARKING AVAIL**

Comp #:17				Distance From Subject:20.31 (miles)	
Address: 12491 WINGO ST, PACOIMA, CA 91331-2133					
Owner Name: VILLEGAS GRISELDA & ROMAN					
Seller Name: FIRST POINT 2 LLC					
APN: 2537-009-015		Map Reference: 9-B3 /		Living Area: 715	
County: LOS ANGELES, CA		Census Tract: 1047.03		Total Rooms: 4	
Subdivision: 6026		Zoning: LAR1		Bedrooms: 1	
Rec Date: 06/02/2017		Prior Rec Date: 02/08/2017		Bath(F/H): 1 /	
Sale Date: 05/13/2017		Prior Sale Date: 01/23/2017		Yr Built/Eff: 1938 / 1938	
Sale Price: \$465,000		Prior Sale Price: \$270,000		Air Cond:	
Sale Type: FULL		Prior Sale Type: FULL		Style: CONVENTIONAL	
Document #: 613935		Acres: 0.20		Fireplace: /	
1st Mtg Amt: \$456,577		Lot Area: 8,557		Pool:	
Total Value: \$30,150		# of Stories: 1.00		Roof Mat: COMPOSITION SHINGLE	
Land Use: SFR		Park Area/Cap#: /		Parking:	

Comp #:18		Distance From Subject:6.81 (miles)	
Address: 3766 MIDDLEBURY ST, LOS ANGELES, CA 90004-2338			
Owner Name: TRADITIONAL DEV GROUP INC			
Seller Name: HENDRICKSON ROLAND Y			
APN: 5539-035-030	Map Reference: 35-A5 /	Living Area: 648	
County: LOS ANGELES, CA	Census Tract: 1927.00	Total Rooms:	
Subdivision: DAYTON HEIGHTS TR	Zoning: LAR3	Bedrooms: 1	
Rec Date: 05/30/2017	Prior Rec Date: 03/29/2017	Bath(F/H): 1 /	
Sale Date: 05/17/2017	Prior Sale Date: 02/21/2017	Yr Built/Eff: 1923 / 1923	
Sale Price: \$465,000	Prior Sale Price: \$425,000	Air Cond:	
Sale Type: FULL	Prior Sale Type: FULL	Style:	
Document #: 593138	Acres: 0.04	Fireplace: /	
1st Mtg Amt: \$400,000	Lot Area: 1,693	Pool:	
Total Value: \$50,912	# of Stories: 1.00	Roof Mat:	
Land Use: SFR	Park Area/Cap#: / 1	Parking: PARKING AVAIL	

Comp #:19

Address: 2834 PINCKARD AVE, REDONDO BEACH, CA 90278-1535

Owner Name: EXETER 17304 DE LLC

Seller Name: MINER DANIEL M

APN: 4151-006-024

County: LOS ANGELES, CA

Subdivision: 12809

Rec Date: 05/31/2017

Sale Date: 05/24/2017

Sale Price: \$1,053,500

Sale Type: FULL

Document #: 598148

1st Mtg Amt: \$550,000

Total Value: \$881,802

Land Use: SFR

Map Reference: /

Census Tract: 6205.01

Zoning: RBR-1

Prior Rec Date: 06/06/2006

Prior Sale Date: 05/08/2006

Prior Sale Price: \$739,000

Prior Sale Type: UNKNOWN

Acres: 0.19

Lot Area: 8,315

# of Stories:

Park Area/Cap#: /

Living Area: 741

Total Rooms:

Bedrooms: 2

Bath(F/H): 1 /

Yr Built/Eff: 1943 / 1943

Air Cond:

Style:

Fireplace: /

Pool:

Roof Mat:

Parking:

Distance From Subject:8.45 (miles)

Comp #:

20

Distance From Subject:

19.83 (miles)

Address:

10859 NASSAU AVE, SUNLAND, CA 91040-2543

Owner Name:

KHOYGANI NAREK H

Seller Name:

ROBERSON FAMILY TRUST

APN:

2556-001-020

Map Reference:

10-D2 /

Living Area:

788

County:

LOS ANGELES, CA

Census Tract:

1031.02

Total Rooms:

4

Subdivision:

5492

Zoning:

LAR1

Bedrooms:

2

Rec Date:

05/31/2017

Prior Rec Date:

10/19/1992

Bath(F/H):

1 /

Sale Date:

05/25/2017

Prior Sale Date:

Yr Built/Eff:

1949 / 1949

Sale Price:

\$435,000

Prior Sale Price:

Air Cond:

EVAP COOLER

Sale Type:

FULL

Prior Sale Type:

Style:

CONVENTIONAL

Document #:

599050

Acres:

0.16

Fireplace:

/

1st Mtg Amt:

\$421,950

Lot Area:

6,877

Pool:

Total Value:

\$161,593

# of Stories:

1.00

Roof Mat:

GRAVEL & ROCK

Land Use:

SFR

Park Area/Cap#:

1 2

Parking:

PARKING AVAIL

# EXHIBIT D

ASSIGNED INSPECTOR: **HECTOR RODRIGUEZ**  
JOB ADDRESS: **345 WEST 65<sup>TH</sup> STREET, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **6005-001-010**

Date: September 28, 2017

CASE#: 729991  
ORDER NO: A-4121490

EFFECTIVE DATE OF ORDER TO COMPLY: **August 11, 2016**  
COMPLIANCE EXPECTED DATE: **September 11, 2016**  
DATE COMPLIANCE OBTAINED: **No Compliance to Date**

.....

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

### VIOLATIONS:

SEE ATTACHED ORDER # A-4121490



BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

VAN AMBATTELOS  
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

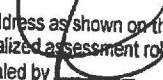
FRANK BUSH  
INTERIM GENERAL MANAGER

**SUBSTANDARD ORDER AND NOTICE OF FEE**

THORNHILL, PAUL  
345 W 65TH ST  
LOS ANGELES, CA 90003

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

**AUG 03 2016**

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

CASE #: 729991  
ORDER #: A-4121490  
EFFECTIVE DATE: August 11, 2016  
COMPLIANCE DATE: September 10, 2016

OWNER OF  
SITE ADDRESS: 345 W 65TH ST

ASSESSORS PARCEL NO.: 6005-001-010  
ZONE: R2; Two 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 garage has been converted to habitable space without the required permits and approvals.

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.

2. Open storage of inoperable vehicles.

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

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

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

**3. 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.

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.

**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 Department (LAHD)** at (213) 808-8888 or go to: <http://lahd.lacity.org>

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.



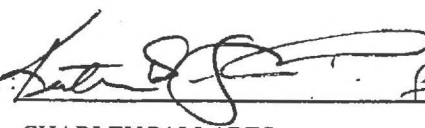
**CODE ENFORCEMENT BUREAU**

For routine City business and non-emergency services: Call 3-1-1

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

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If you have any questions or require any additional information please feel free to contact me at (323)846-2639.  
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector:  for Charley Pallares Date: July 27, 2016

CHARLEY PALLARES  
4301 S CENTRAL AVE  
LOS ANGELES, CA 90011  
(323)846-2639  
Charley.Pallares@lacity.org

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