

BOARD OF  
BUILDING AND SAFETY  
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CITY OF LOS ANGELES  
CALIFORNIA



ANTONIO R. VILLARAIGOSA  
MAYOR

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

ROBERT R. "BUD" OVROM  
GENERAL MANAGER

RAYMOND S. CHAN, C.E., S.E.  
EXECUTIVE OFFICER

April 5, 2013

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

On May 21, 2010, 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.

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 Code Enforcement fee	\$ 550.00
Late Charge/Collection fee (250%)	1,375.00
Accumulated Interest (1%/month)	605.12
Title Report fee	53.00
<b>Grand Total</b>	<b>\$ 2,583.12</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 **\$2,583.12** 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 **\$2,583.12** 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*  
Steve Ongele  
Chief, Resource Management Bureau

*you*  
Lien confirmed by  
City Council on:

ATTEST: JUNE LAGMAY, CITY CLERK

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

## Westcoast Title



**& Abstract Company, Inc.**

400 S. Alhambra Ave. Ste B  
Monterey Park, Ca. 91755  
Phone 626-548-2479 818-337-0474 fax

Work Order No. T9127  
Type of Report: GAP Report  
Order Date: 10-31-2012

Prepared for: City of Los Angeles  
Dated as of: 11-06-2012

Fee: \$48.00

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

For Assessors Parcel Number: 6005-001-010

Situs Address: 345 W 65<sup>th</sup> St. City: Los Angeles County: Los Angeles

**-VESTING INFORMATION (Ownership)**

The last Recorded Document Transferring Fee Title Recorded on: 01-13-2004  
As Document Number: 04-0077730  
Documentary Transfer Tax: \$None  
In Favor of: Paul Thornhill, a Single Man

Mailing Address: Paul Thornhill  
345 West 65<sup>th</sup> Street  
Los Angeles, CA 90003

**-SCHEDULE B-**

-The Property Reported Herein is Described as follows:

Lot 23 of Winton and 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(s) 68 of Maps, in the office of the County Recorder of said County.

**Westcoast Title & Abstract Company, Inc.**

400 S. Alhambra Ave. Ste B  
Monterey Park, Ca. 91755  
Phone 626-548-2479 818-337-0474 fax

Page 2  
Order Number: T9127

**-Schedule B Continued-**

1. A Deed of Trust Recorded on 01-13-2004  
as Document Number 04-0077731

Amount: \$79,500.00

Trustor: Paul Thornhill, a Single Man

Trustee: Security Union Title Company

Beneficiary: Homecomings Financial Network, Inc., a Corporation

Mailing Address: HomeComings Financial Network, Inc. ✓  
One Meridian Crossing, Ste. 100  
Minneapolis, MN 55423

Mailing Address: Mortgage Electronic Registration Systems, Inc. (MERS) ✓  
P.O. Box 2026  
Flint, MI 48501-2026

2. A Notice of Pending Lien Recorded 12-03-2010  
as Document Number 10-1780099  
Filed by the City of Los Angeles Dept. of Building and Safety

*A Statement of information may be required to provide further information on the owners listed below:*

No Statement of information is required.

End of Report

APN: 6005-001-010  
 Described As: LOT 23 WINTON AND MCLEODS FIGUEROA ST TRACT # 5  
 Address: 345 W 65TH ST LOS ANGELES CA 90003  
 City: LOS ANGELES CITY-44  
 Billing Address: 345 W 65TH ST LOS ANGELES CA 90003  
 Assessed Owner(s): THORNHILL,PAUL

Tax Rate Area:	0000007	Value	Conveyance Date:	04/15/1996
Use Code:	0100	Land:	Conveying Instrument:	593593
Single residence		Improvements:	Date Transfer Acquired:	
Region Code:	12	Personal Property:	Vesting:	
Flood Zone:		Fixtures:	Year Built:	1922
Zoning Code:	LAR2	Inventory:	Year Last Modified:	1922
Taxability Code:		Exemptions	Square Footage	
Tax Rate:		Homeowner:	Land:	
Bill #:		Inventory:	Improvements:	696
Issue Date:	10/15/2012	Personal Property:	Tax Defaulted:	
		Religious:		
		All Other:		
		Net Taxable Value:	Total Tax:	1,573.03

Installment	Amount	Interest	Due Date	Status	Payment Date	Balance
1st	786.52	78.65	12/10/2012	UNPAID		786.52
2nd	786.51	88.65	04/10/2013	UNPAID		786.51
Total Balance:						1,573.03

Account	Special Lien Description	Amount
30.71	L.A. COUNTY FLOOD CONTROL	19.61
36.92	LA CO PARK DISTRICTS	17.95
1.70	L.A. CITY TRAUMA/EMERGENCY SERV.	29.51
61.81	SOUTHEAST MOSQ ABATE	7.74
188.50	L.A. CITY LDSCP & LIGHT DIST 96-1	16.75
188.51	LOS ANGELES LIGHT MAINT	42.45
188.71	L.A. POLICE/911 BOND TAX	0.81
188.69	L.A. STORMWATER POLL ABATE	15.64

THIS INFORMATION IS PROVIDED FOR CUSTOMER SERVICE PURPOSES ONLY. PROPERTY INSIGHT DOES NOT  
 WARRANT, NOR GUARANTEE THE ACCURACY NOR COMPLETENESS OF THE INFORMATION SHOWN ON THIS  
 REPORT

\*\*\* END OF REPORT \*\*\*

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

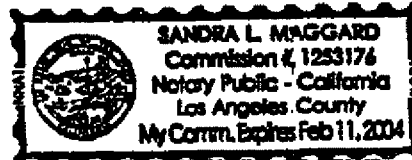
COUNTY OF Los Angeles } SS:

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) 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

11/13/04

**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 3005 1/01

SA(CA) 102071

Page 1 of 18

Initials

PK

VMP MORTGAGE FORMS - (800) 821-7281





1/13/04

Lender's address is 4350 VON KARMAN AVENUE, #100  
NEWPORT BEACH, CA 92660

(D) "Trustee" is SECURITY UNION TITLE COMPANY

(E) "MERS" is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as a nominee for Lender and Lender's successors and assigns. MERS is the beneficiary under this Security Instrument. MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS.

(F) "Note" means the promissory note signed by Borrower and dated JANUARY 5TH, 2004

The Note states that Borrower owes Lender SEVENTY NINE THOUSAND FIVE HUNDRED AND NO/100 Dollars

(U.S. \$ 79,500.00 ) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than FEBRUARY 1ST, 2034

(G) "Property" means the property that is described below under the heading "Transfer of Rights in the Property."

(H) "Loan" means the debt evidenced by the Note, plus interest, any prepayment charges and late charges due under the Note, and all sums due under this Security Instrument, plus interest.

(I) "Riders" means all Riders to this Security Instrument that are executed by Borrower. The following Riders are to be executed by Borrower [check box as applicable]:

- |                                                |                                                         |                                             |
|------------------------------------------------|---------------------------------------------------------|---------------------------------------------|
| <input type="checkbox"/> Adjustable Rate Rider | <input type="checkbox"/> Condominium Rider              | <input type="checkbox"/> Second Home Rider  |
| <input type="checkbox"/> Balloon Rider         | <input type="checkbox"/> Planned Unit Development Rider | <input type="checkbox"/> 1-4 Family Rider   |
| <input type="checkbox"/> VA Rider              | <input type="checkbox"/> Biweekly Payment Rider         | <input type="checkbox"/> Other(s) [specify] |

(J) "Applicable Law" means all controlling applicable federal, state and local statutes, regulations, ordinances and administrative rules and orders (that have the effect of law) as well as all applicable final, non-appealable judicial opinions.

(K) "Community Association Dues, Fees, and Assessments" means all dues, fees, assessments and other charges that are imposed on Borrower or the Property by a condominium association, homeowners association or similar organization.

(L) "Electronic Funds Transfer" means any transfer of funds, other than a transaction originated by check, draft, or similar paper instrument, which is initiated through an electronic terminal, telephonic instrument, computer, or magnetic tape so as to order, instruct, or authorize a financial institution to debit or credit an account. Such term includes, but is not limited to, point-of-sale transfers, automated teller machine transactions, transfers initiated by telephone, wire transfers, and automated clearinghouse transfers.

(M) "Escrow Items" means those items that are described in Section 3.

(N) "Miscellaneous Proceeds" means any compensation, settlement, award of damages, or proceeds paid by any third party (other than insurance proceeds paid under the coverages described in Section 5) for: (i) damage to, or destruction of, the Property; (ii) condemnation or other taking of all or any part of the Property; (iii) conveyance in lieu of condemnation; or (iv) misrepresentations of, or omissions as to, the value and/or condition of the Property.

(O) "Mortgage Insurance" means insurance protecting Lender against the nonpayment of, or default on, the Loan.

(P) "Periodic Payment" means the regularly scheduled amount due for (i) principal and interest under the Note, plus (ii) any amounts under Section 3 of this Security Instrument.

04 0077731



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:

_____	<u>Paul Thornhill</u> (Seal) PAUL THORNHILL -Borrower
_____	_____ (Seal) -Borrower
_____ (Seal) -Borrower	_____ (Seal) -Borrower
_____ (Seal) -Borrower	_____ (Seal) -Borrower
_____ (Seal) -Borrower	_____ (Seal) -Borrower

04 0077731

RECORDING REQUESTED BY:  
CITY OF LOS ANGELES

WHEN RECORDED MAIL TO:

Department of Building and Safety  
Financial Services Division  
201 N. Figueroa St., 9th Floor  
Los Angeles, CA 90012



SPACE ABOVE THIS LINE FOR RECORDER'S USE

**NOTICE OF PENDING LIEN**

Notice is hereby given that, pursuant to the provisions of Section 98.0402 of Division 4 of Article 8 of Chapter IX of the Los Angeles Municipal Code (LAMC), the City of Los Angeles has incurred the cost of inspections of the property described below. The City of Los Angeles intends to impose a lien against the property described below to recover the cost of such inspections, plus appropriate fees and fines, as authorized by LAMC Section 98.0402 and Section 7.35.5 of Article 4.6 of Chapter I of Division 7 of the Los Angeles Administrative Code, upon confirmation of the City Council.

For further information regarding this notice and the status of Department proceedings, please contact Nancy Truong of the Department of Building and Safety between 9:00 a.m. and 11:00 a.m., Monday through Friday. (Invoice No. 4903013)

Telephone Number: (213) 482-6890

Office Location: 201 N. Figueroa St., Suite 940

The property subject to this Notice of Pending Lien is that certain real property in the City of Los Angeles, County of Los Angeles, State of California, described as follows:

WINTON AND MC LEOD'S FIGUEROA STREET TRACT NO. 5 23 M B 9-68

THIS NOTICE WILL CONTINUE IN FULL FORCE AND EFFECT UNTIL THE CITY OF LOS ANGELES RECORDS A SUBSEQUENT NOTICE OF TERMINATION OF PENDING LIEN OR A NOTICE OF LIEN.

**APN 6005-001-010**

**AKA 345 W 65TH ST SINGLE FAM  
LOS ANGELES**

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

DATED: This 01st Day of November, 2010

CITY OF LOS ANGELES

By *Karen Penner*  
*KP* Karen Penner, Acting Bureau Chief  
Resource Management Bureau

# EXHIBIT B

ASSIGNED INSPECTOR: JOHN KLARIN

Date: April 5, 2013

JOB ADDRESS: 345 WEST 65<sup>TH</sup> STREET, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 6005-001-010

Last Full Title: 11/06/2012

Last Update to Title:

## LIST OF OWNERS AND INTERESTED PARTIES

- 1). PAUL THORNHILL  
345 W. 65<sup>TH</sup> STREET  
LOS ANGELES, CA. 90003-1425                      CAPACITY: OWNER
  
- 2). HOMECOMINGS FINANCIAL NETWORK, INC.  
ONE MERIDIAN CROSSING, STE. 100  
MINNEAPOLIS, MN. 55423                      CAPACITY: INTERESTED PARTIES
  
- 3). MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS)  
P.O. BOX 2026  
FLINT, MI. 48501-2026                      CAPACITY: INTERESTED PARTIES

**Property Detail Report**

For Property Located At



CoreLogic

RealQuest Professional

**345 W 65TH ST, LOS ANGELES, CA 90003-1425****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 / 674-C7  
 Legal Lot: 23 Tract #: 5  
 Legal Block: School District: LOS ANGELES  
 Market Area: Munic/Township:  
 Neighbor Code:

**Owner Transfer Information:**

Recording/Sale Date: 01/13/2004 / Deed Type: GRANT DEED  
 01/05/2004  
 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: 696	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:	Quality:
# of Stories: 1.00	Roof Material:	Condition:

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: \$112,408	Assessed Year: 2012	Property Tax: \$1,526.80
Land Value: \$88,740	Improved %: 21%	Tax Area: 7
Improvement Value: \$23,668	Tax Year: 2011	Tax Exemption:
Total Taxable Value: \$112,408		

**Comparable Summary**

For Property Located At



CoreLogic

RealQuest Professional

**345 W 65TH ST, LOS ANGELES, CA 90003-1425****4 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: 4**

	<b>Subject Property</b>	<b>Low</b>	<b>High</b>	<b>Average</b>
Sale Price	\$0	\$122,000	\$136,500	\$129,125
Bldg/Living Area	696	792	800	794
Price/Sqft	\$0.00	\$154.04	\$172.35	\$162.52
Year Built	1922	1910	1923	1919
Lot Area	4,519	2,706	5,410	4,057
Bedrooms	2	2	3	2
Bathrooms/Restrooms	1	1	1	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$112,408	\$14,592	\$147,900	\$101,291
Distance From Subject	0.00	0.22	0.49	0.40

\*= user supplied for search only

✓ # 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>									
✓ 1	201 W 64TH ST	\$122,000	1923	3	1	09/04/2012	792	2,706	0.22
✓ 2	6801 BONSALLO AVE	\$128,000	1923	2	1	01/08/2013	794	3,000	0.4
✓ 3	150 E 62ND ST	\$130,000	1910	2	1	11/14/2012	800	5,113	0.48
✓ 4	128 E 69TH ST	\$136,500	1921	3	1	01/03/2013	792	5,410	0.49

**Comparable Sales Report**

For Property Located At



CoreLogic

RealQuest Professional

**345 W 65TH ST, LOS ANGELES, CA 90003-1425****4 Comparable(s) Selected.**

Report Date: 02/12/2013

**Summary Statistics:**

	Subject	Low	High	Average
Sale Price	\$0	\$122,000	\$136,500	\$129,125
Bldg/Living Area	696	792	800	794
Price/Sqft	\$0.00	\$154.04	\$172.35	\$162.52
Year Built	1922	1910	1923	1919
Lot Area	4,519	2,706	5,410	4,057
Bedrooms	2	2	3	2
Bathrooms/Restrooms	1	1	1	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$112,408	\$14,592	\$147,900	\$101,291
Distance From Subject	0.00	0.22	0.49	0.40

\* = user supplied for search only

<b>Comp #1</b>			<b>Distance From Subject:0.22 (miles)</b>	
<b>Address: 201 W 64TH ST, LOS ANGELES, CA 90003-1417</b>				
<b>Owner Name: GUEVARA ADAN B O</b>				
<b>Seller Name: HOWARD IONA T</b>				
<b>APN: 6005-022-033</b>	<b>Map Reference: 52-B5 / 674-C6</b>	<b>Living Area: 792</b>		
<b>County: LOS ANGELES, CA</b>	<b>Census Tract: 2393.10</b>	<b>Total Rooms: 3</b>		
<b>Subdivision: 2653</b>	<b>Zoning: LAR2</b>	<b>Bedrooms: 1 /</b>		
<b>Rec Date: 09/04/2012</b>	<b>Prior Rec Date:</b>	<b>Bath(F/H): 1923 / 1923</b>		
<b>Sale Date: 06/29/2012</b>	<b>Prior Sale Date:</b>	<b>Yr Built/Eff: 1923 / 1923</b>		
<b>Sale Price: \$122,000</b>	<b>Prior Sale Price:</b>	<b>Air Cond:</b>		
<b>Sale Type: FULL</b>	<b>Prior Sale Type:</b>	<b>Style:</b>		
<b>Document #: 1314956</b>	<b>Acres: 0.06</b>	<b>Fireplace: /</b>		
<b>1st Mtg Amt: \$79,300</b>	<b>Lot Area: 2,706</b>	<b>Pool:</b>		
<b>Total Value: \$14,592</b>	<b># of Stories: 1.00</b>	<b>Roof Mat:</b>		
<b>Land Use: SFR</b>	<b>Park Area/Cap#: /</b>	<b>Parking:</b>		

<b>Comp #2</b>			<b>Distance From Subject:0.4 (miles)</b>	
<b>Address: 6801 BONSALE AVE, LOS ANGELES, CA 90044-6220</b>				
<b>Owner Name: RESTORE NIEGBORHOOD LA INC</b>				
<b>Seller Name: FEDERAL NATL MTG ASSN FNMA</b>				
<b>APN: 6013-020-035</b>	<b>Map Reference: 52-A5 / 674-B7</b>	<b>Living Area: 794</b>		
<b>County: LOS ANGELES, CA</b>	<b>Census Tract: 2376.00</b>	<b>Total Rooms: 5</b>		
<b>Subdivision: BURKE BROTHERS ADDS #1</b>	<b>Zoning: LAR2</b>	<b>Bedrooms: 2</b>		
<b>Rec Date: 01/08/2013</b>	<b>Prior Rec Date: 01/29/2004</b>	<b>Bath(F/H): 1 /</b>		
<b>Sale Date: 11/30/2012</b>	<b>Prior Sale Date: 09/11/2003</b>	<b>Yr Built/Eff: 1923 / 1923</b>		
<b>Sale Price: \$128,000</b>	<b>Prior Sale Price: \$208,000</b>	<b>Air Cond:</b>		
<b>Sale Type: FULL</b>	<b>Prior Sale Type: FULL</b>	<b>Style: CONTEMPORARY</b>		
<b>Document #: 26771</b>	<b>Acres: 0.07</b>	<b>Fireplace: /</b>		
<b>1st Mtg Amt:</b>	<b>Lot Area: 3,000</b>	<b>Pool:</b>		
<b>Total Value: \$135,000</b>	<b># of Stories: 1.00</b>	<b>Roof Mat: COMPOSITION SHINGLE</b>		
<b>Land Use: SFR</b>	<b>Park Area/Cap#: /</b>	<b>Parking: NONE</b>		

<b>Comp #3</b>			<b>Distance From Subject:0.48 (miles)</b>	
<b>Address: 150 E 62ND ST, LOS ANGELES, CA 90003-1234</b>				
<b>Owner Name: CUEVAS JIMMY</b>				
<b>Seller Name: NEWMAN SARA</b>				
<b>APN: 6006-011-002</b>	<b>Map Reference: 52-B4 / 674-C6</b>	<b>Living Area: 800</b>		
<b>County: LOS ANGELES, CA</b>	<b>Census Tract: 2392.02</b>	<b>Total Rooms:</b>		
<b>Subdivision: METTLER'S MAIN STREET SOUTH PARK</b>	<b>Zoning: LAR2</b>	<b>Bedrooms: 2</b>		
<b>Rec Date: 11/14/2012</b>	<b>Prior Rec Date: 03/29/1982</b>	<b>Bath(F/H): 1 /</b>		
<b>Sale Date: 07/18/2012</b>	<b>Prior Sale Date:</b>	<b>Yr Built/Eff: 1910 / 1910</b>		
<b>Sale Price: \$130,000</b>	<b>Prior Sale Price: \$50,000</b>	<b>Air Cond:</b>		
<b>Sale Type: FULL</b>	<b>Prior Sale Type: FULL</b>	<b>Style:</b>		
<b>Document #: 1731770</b>	<b>Acres: 0.12</b>	<b>Fireplace: Y / 1</b>		
<b>1st Mtg Amt: \$119,047</b>	<b>Lot Area: 5,113</b>	<b>Pool:</b>		
<b>Total Value: \$107,672</b>	<b># of Stories: 1.00</b>	<b>Roof Mat:</b>		
<b>Land Use: SFR</b>	<b>Park Area/Cap#: /</b>	<b>Parking:</b>		

<b>Comp #4</b>			<b>Distance From Subject:0.49 (miles)</b>	
<b>Address: 128 E 69TH ST, LOS ANGELES, CA 90003-1510</b>				
<b>Owner Name: THR CALIFORNIA LP</b>				
<b>Seller Name: NATIONSTAR MTG LLC</b>				
<b>APN: 6011-005-007</b>	<b>Map Reference: 52-B5 / 674-C7</b>	<b>Living Area: 792</b>		
<b>County: LOS ANGELES, CA</b>	<b>Census Tract: 2393.20</b>	<b>Total Rooms: 4</b>		
<b>Subdivision: MCCARTHY COMPANY'S MAIN STREET</b>	<b>Zoning: LAR2</b>	<b>Bedrooms: 3</b>		
<b>Rec Date: 01/03/2013</b>	<b>Prior Rec Date: 07/27/1995</b>	<b>Bath(F/H): 1 /</b>		
<b>Sale Date: 12/26/2012</b>	<b>Prior Sale Date:</b>	<b>Yr Built/Eff: 1921 / 1933</b>		
<b>Sale Price: \$136,500</b>	<b>Prior Sale Price: \$115,000</b>	<b>Air Cond:</b>		
<b>Sale Type: FULL</b>	<b>Prior Sale Type: FULL</b>	<b>Style: CONVENTIONAL</b>		
<b>Document #: 7125</b>	<b>Acres: 0.12</b>	<b>Fireplace: /</b>		
<b>1st Mtg Amt:</b>	<b>Lot Area: 5,410</b>	<b>Pool:</b>		
<b>Total Value: \$147,900</b>	<b># of Stories: 1.00</b>	<b>Roof Mat:</b>		
<b>Land Use: SFR</b>	<b>Park Area/Cap#: / 1</b>	<b>Parking: DETACHED GARAGE</b>		



# EXHIBIT D

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

Date: April 5, 2013

CASE#: 375983  
ORDER NO: A-2509795

EFFECTIVE DATE OF ORDER TO COMPLY: April 26, 2010  
COMPLIANCE EXPECTED DATE: May 21, 2010  
DATE COMPLIANCE OBTAINED: June 30, 2010

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

### VIOLATIONS:

SEE ATTACHED ORDER # A-2509795

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

MARSHA L. BROWN  
PRESIDENT  
VAN AMBATIELOS  
VICE-PRESIDENT  
VICTOR H. CUEVAS  
HELENA JUBANY  
ELENORE A. WILLIAMS

CITY OF LOS ANGELES  
CALIFORNIA



ANTONIO R. VILLARAIGOSA  
MAYOR

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

ROBERT R. "Bud" OVROM  
GENERAL MANAGER  
RAYMOND S. CHAN, C.E., S.E.  
EXECUTIVE OFFICER

ORDER TO COMPLY

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

CASE #: 375983  
ORDER #: A-2509795  
EFFECTIVE DATE: April 26, 2010  
COMPLIANCE DATE: May 21, 2010

OWNER OF

SITE ADDRESS: 345 W 65TH ST SINGLE FAMILY DWELLING  
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.) as follows:

**VIOLATION(S):**

**1. Maintenance and repair of existing building.**

You are therefore ordered to: Maintain the existing building and/or premises in a safe and sanitary condition and good repair.

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

**2. The fence is in need of maintenance.**

You are therefore ordered to: Maintain all fences in good repair and keep straight, uniform and structurally sound.

Code Section(s) in Violation: 91.8104.13, 91.103.1, 12.21A.1.(a)  
of the L.A.M.C.

**3. The premises are not maintained free from overgrown vegetation.**

You are therefore ordered to: Cut and remove the overgrown vegetation and weeds from the premises.

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

**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 day from the Compliance Date, will result in imposition of the fee noted below.

A proposed noncompliance fee in the amount of \$550.00 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



CODE ENFORCEMENT BUREAU  
For routine City business and non-emergency services: Call 3-1-1  
www.ladbs.org

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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 **\$1,925.00**.

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 err or abuse of discretion, or requests for slight modification of the requirements contained in this order when appropriate fees have been paid. Section 98.0403.1 and 98.0403.2 L.A.M.C.

If you have any questions or require any additional information please feel free to contact me at (213)485-7274.  
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

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

Date: April 19, 2010

*[Signature]*  
JOHN KLARIN  
3560 WILSHIRE BLVD, SUITE 1800  
LOS ANGELES, CA 90010  
(213)485-7274

*[Signature]*  
REVIEWED BY *for Sam Part 11/10*