

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

August 16, 2017

Council District: # 15

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

JOB ADDRESS: **467 NORTH WALKER AVENUE, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **7446-004-030**

On May 13, 2006, 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: **467 North Walker Avenue, 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 Fee	\$ 100.00
Late Charge/Collection Fee (250%)	250.00
Accumulated Interest (1%/month)	420.28
Title Report Fee	42.00
<b>Grand Total</b>	<b>\$ 812.28</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 **\$812.28** 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 **\$812.28** 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

ATTEST: HOLLY WOLCOTT, CITY CLERK

Lien confirmed by  
City Council on:

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. T14441***  
***Dated as of: 06/28/2017***

***Prepared for: City of Los Angeles***

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

***APN #: 7446-004-030***

***Property Address: 467 N WALKER AVE***      ***City: Los Angeles***      ***County: Los Angeles***

### **VESTING INFORMATION**

***Type of Document: SUPERIOR COURT OF THE STATE OF CALIFORNIA FOR THE COUNTY OF LOS ANGELES***

***Grantee : EVELYN DENISE JONES, JANETTE JONES AND CHERYL GUE***

***Grantor : BETTY LORRAINE JONES***

***Deed Date : 07/21/2000***

***Recorded : 10/23/2000***

***Instr No. : 00-1651658***

***MAILING ADDRESS: EVELYN DENISE JONES, JANETTE JONES AND CHERYL GUE***  
***1701 265TH ST HARBOR CITY CA 90710***

### ***SCHEDULE B***

#### **LEGAL DESCRIPTION**

***Lot: 193 Tract No: 3476 Abbreviated Description: LOT:193 CITY:REGION/CLUSTER:***  
***14/14183 TR#:3476 TRACT # 3476 LOT 193 City/Muni/Twp: REGION/CLUSTER: 14/14183***

#### **MORTGAGES/LIENS**

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



LEAD SHEET

00-1651658



SPACE ABOVE THIS LINE FOR RECORDERS USE

TITLE(S)

FEE

FEE \$22	0
DAF \$2	
C-20	6

D.T.T.

CODE  
20

CODE  
19

CODE  
9

Assessor's Identification Number (AIN)

To Be Completed By Examiner OR Title Company In Black Ink

Number of Parcels Shown

THIS FORM IS NOT TO BE DUPLICATED

00-1651658

2

Recording Requested By

Levin & Freedman LLP  
501 Santa Monica Blvd., Suite 601  
Santa Monica, CA 90401-2488

When Recorded Mail To

E. Denise Jones  
467 N. Walker Avenue  
San Pedro, CA 90732

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

TITLE(S)

ORDER FOR FINAL DISTRIBUTION ON WAIVER OF ACCOUNTING; FOR APPROVAL  
OF REPORT OF ADMINISTRATOR; FOR REDUCTION OF BOND; AND FOR PAYMENT  
OF ATTORNEYS' FEES FOR ORDINARY SERVICES

A.P.N. 7411-028-024

A.P.N. 7446-004-030



1 Nancy R. Freedman, SBN# 81993  
 2 LEVIN & FREEDMAN LLP  
 3 ATTORNEYS AT LAW  
 4 501 Santa Monica Boulevard, Suite 601  
 5 Santa Monica, CA 90401-2488  
 6 Telephone: (310) 393-0571  
 7 Fax: (310) 394-2963

8 Attorneys for Administrator

**FILED**  
 LOS ANGELES SUPERIOR COURT

JUL 24 2000

JOHN A. CLARKE, CLERK  
*Chen*  
 BY C. HEARD, DEPUTY

8 SUPERIOR COURT OF THE STATE OF CALIFORNIA  
 9 FOR THE COUNTY OF LOS ANGELES

11 Estate of  
 12 BETTY LORRAINE JONES  
 13 deceased.

CASE NO: SP003765

ORDER FOR FINAL DISTRIBUTION ON  
 WAIVER OF ACCOUNTING; FOR  
 APPROVAL OF REPORT OF  
 ADMINISTRATOR; FOR REDUCTION OF  
 BOND; AND FOR PAYMENT OF  
 ATTORNEYS' FEES FOR ORDINARY  
 SERVICES

HEARING DATE: July 21, 2000  
 TIME: 9:15 a.m.  
 DEPT: "WE" N

18  
 19 E. Denise Jones, administrator of the estate of Betty  
 20 Lorraine Jones, filed her Waiver of Accounting; Report of  
 21 Administrator and Petition for its Approval; for Payment of  
 22 Attorneys' Fees for Ordinary Services; for Reduction of Bond; and  
 23 for Final Distribution. The petition was heard on July 21, 2000,  
 24 in Department "WE" N at 9:15 a.m., the Honorable Robert M.  
 25 Letteau, judge presiding. Levin & Freedman LLP, by Nancy R.  
 26 Freedman, appeared on behalf of the administrator.

27 The court finds:

28 / / /

1 1. Notice of the hearing of the petition has been given to  
2 the persons, for the period, and in the manner prescribed by law.

3 2. All allegations of the petition are true. Betty  
4 Lorraine Jones died on April 8, 1998, in Los Angeles County,  
5 California, and was a resident of Los Angeles County at her  
6 death.

7 3. The time for filing creditors' claims has expired, and  
8 the estate is now in a condition to be closed.

9 4. All personal property taxes due and payable by the  
10 estate have been paid.

11 5. All California and federal income taxes due and payable  
12 by the estate have been paid or are adequately secured. The  
13 value of the estate at decedent's death was over \$400,000.00, and  
14 one beneficiary lives out of state. The Personal Income Tax  
15 Certificate issued by the Franchise Tax Board has been filed in  
16 this proceeding.

17 6. No California or federal estate tax return was filed in  
18 this estate, and no estate taxes were due.

19 7. All debts of the decedent and of the estate and all  
20 expenses of administration have been paid except (1) closing  
21 expenses, (2) fees of Levin & Freedman LLP, attorneys for the  
22 administrator, and (3) accountants' fees.

23 8. The estate consists solely of decedent's separate  
24 property.

25 9. The administrator has in her possession belonging to  
26 the estate a balance of \$425,638.55, of which \$13,938.55 is in  
27 cash.

28 / / /

1 IT IS HEREBY ORDERED that:

2 1. The administration of this estate is closed without the  
3 requirement of an accounting.

4 2. All acts and proceedings of the administrator of the  
5 estate of Betty Lorraine Jones are confirmed and approved.

6 3. The administrator is authorized and directed to pay  
7 Levin & Freedman LLP \$8,000.00 as statutory fees for its services  
8 to the administrator and to this estate.

9 4. The administrator is authorized to retain up to  
10 \$3,000.00 out of the residue for closing expenses of  
11 administration and as a reserve for taxes, and to deliver the  
12 unused part pro rata to the distributees entitled thereto without  
13 further court order after the closing expenses and taxes have  
14 been paid.

15 5. Upon the filing of the receipts for final distribution,  
16 the bond shall be reduced to \$3,000.00, and the bond shall be  
17 exonerated upon the filing of the receipts for the reserve, if  
18 any.

19 6. The estate of decedent in the administrator's hands and  
20 any other property of decedent or the estate, not now known or  
21 discovered, is hereby distributed as follows:

22 A. Decedent's 1997 Nissan Sentra Sedan to Janette  
23 Jones.

24 B. The entire balance of decedent's estate, including  
25 all rights of decedent in the estate of Louise M. Massa and all  
26 other property of decedent or the estate, not now known or  
27 discovered, to:

28 / / /

1 E. Denise Jones, Janette Jones, and Cheryl Gue, in equal  
2 shares, as tenants in common

3 7. The property on hand available for distribution,  
4 subject to payment of closing expenses, attorneys' fees, and  
5 accountants' fees is the following:

<u>ASSET</u>	<u>CARRYING VALUE</u>
Real property commonly known as 467 North Walker, San Pedro, California 90732, and legally described as that real property in the City of Los Angeles, County of Los Angeles, State of California described as:	\$195,000.00

10 Lot 193 of Tract 3476, as per map recorded  
11 in book 38, page 7 of Maps in the office  
12 of the County Recorder of said County.

13 Subject to covenants, conditions,  
14 restrictions, reservations, rights, rights  
15 of way and easements now of record, if  
16 any.

17 This lot is improved with a single family  
18 residence.

Real property commonly known as 1701 265th Street, Harbor City, California, and legally described as that real property in the City of Los Angeles, County of Los Angeles, State of California, described as:	\$205,000.00
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19 Lot 82, Tract 10962, County of Los  
20 Angeles, State of California, as per map  
21 recorded in Book 250, pages 30 and 31 of  
22 Maps, in the office of the County Recorder  
23 of said County.

24 The property is improved with a single  
25 family residence.

26 / / /

27 / / /

28 / / /

/ / /

/ / /

/ / /

/ / /



ASSETCARRYING VALUE

Real property in the City of Lucerne Valley,  
County of San Bernardino, State of California,  
legally described as:

\$ 500.00

NW 1/4 of NW 1/4 of SE 1/4 of NW 1/4 of  
Section 15, Township 4, North, Range 2  
East, San Bernardino Meridian, County of  
San Bernardino, State of California, as  
per Patent No. 1218068 issued by the  
United States of America, Bureau of Land  
Management, recorded December 22, 1961 in  
Book 5617, Page 73, Official Records, San  
Bernardino County, California, consisting  
of 2-1/2 acres of unimproved land.

The property is vacant land.

1997 Nissan Sentra Sedan, vehicle  
identification no. 1N4AB41D0VC793691

\$ 10,700.00

Household furniture and furnishings at  
decendent's residence at 467 North Walker, San  
Pedro, California.

\$ 500.00

Cash

\$ 13,938.55

TOTAL \$425,638.55

Dated: JUL 24 2000

*Robert M. Lettman*

Judge of the Superior Court

THE DOCUMENT TO WHICH THIS CERTIFICATE IS  
ATTACHED IS A FULL, TRUE AND CORRECT COPY  
OF THE ORIGINAL ON FILE AND OF RECORD IN  
MY OFFICE.

ATTEST JUL 24 2000

JOHN A. CLARKE, CLERK Executive Officer/Clerk of the  
Superior Court of the State of California for the County  
of Los Angeles.

By *Chelan*, Deputy





# EXHIBIT B

ASSIGNED INSPECTOR: **JOHN STEPHENS**

**Date: August 16, 2017**

JOB ADDRESS: **467 NORTH WALKER AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **7446-004-030**

Last Full Title: **06/28/2017**

Last Update to Title:

.....

## LIST OF OWNERS AND INTERESTED PARTIES

- 1). EVELYN DENISE JONES, JANETTE JONES  
AND CHERYL GUE  
1701 265<sup>TH</sup> ST  
HARBOR CITY, CA 90710

CAPACITY: OWNERS

- 2). EVELYN DENISE JONES, JANETTE JONES  
AND CHERYL GUE  
467 N WALKER AVE  
SAN PEDRO, CA 90732

CAPACITY: OWNERS

# Property Detail Report

# EXHIBIT C

For Property Located At :  
**467 N WALKER AVE, SAN PEDRO, CA 90732-2666**



## Owner Information

Owner Name: **JONES EVELYN D & JANETTE**  
 Mailing Address: **1701 265TH ST, HARBOR CITY CA 90710-3607 C001**  
 Vesting Codes: **/ A /**

## Location Information

Legal Description:	<b>TRACT # 3476 LOT 193</b>	APN:	<b>7446-004-030</b>
County:	<b>LOS ANGELES, CA</b>	Alternate APN:	
Census Tract / Block:	<b>2964.02 / 3</b>	Subdivision:	<b>3476</b>
Township-Range-Sect:		Map Reference:	<b>78-E2 /</b>
Legal Book/Page:	<b>38-7</b>	Tract #:	<b>3476</b>
Legal Lot:	<b>193</b>	School District:	<b>LOS ANGELES</b>
Legal Block:		School District Name:	
Market Area:	<b>187</b>	Munic/Township:	
Neighbor Code:			

## Owner Transfer Information

Recording/Sale Date:	<b>10/23/2000 /</b>	Deed Type:	<b>DEED (REG)</b>
Sale Price:		1st Mtg Document #:	
Document #:	<b>1651658</b>		

## Last Market Sale Information

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

## Prior Sale Information

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

## Property Characteristics

Gross Area:		Parking Type:	<b>PARKING AVAIL</b>	Construction:	
Living Area:	<b>895</b>	Garage Area:		Heat Type:	<b>HEATED</b>
Tot Adj Area:		Garage Capacity:	<b>3</b>	Exterior wall:	<b>SHINGLE SIDING</b>
Above Grade:		Parking Spaces:	<b>3</b>	Porch Type:	
Total Rooms:	<b>4</b>	Basement Area:		Patio Type:	
Bedrooms:	<b>2</b>	Finish Bsmnt Area:		Pool:	
Bath(F/H):	<b>1 /</b>	Basement Type:		Air Cond:	
Year Built / Eff:	<b>1940 / 1940</b>	Roof Type:		Style:	<b>CONVENTIONAL</b>
Fireplace:	<b>/</b>	Foundation:	<b>RAISED</b>	Quality:	
# of Stories:	<b>1.00</b>	Roof Material:	<b>WOOD SHAKE</b>	Condition:	
Other Improvements:	<b>FENCE</b>				

## Site Information

Zoning:	<b>LAR1</b>	Acres:	<b>0.11</b>	County Use:	<b>SINGLE FAMILY RESID (0100)</b>
Lot Area:	<b>4,800</b>	Lot Width/Depth:	<b>40 x 120</b>	State Use:	
Land Use:	<b>SFR</b>	Res/Comm Units:	<b>/</b>	Water Type:	
Site Influence:				Sewer Type:	<b>TYPE UNKNOWN</b>

## Tax Information

Total Value:	<b>\$42,611</b>	Assessed Year:	<b>2016</b>	Property Tax:	<b>\$615.37</b>
Land Value:	<b>\$24,621</b>	Improved %:	<b>42%</b>	Tax Area:	<b>14</b>
Improvement Value:	<b>\$17,990</b>	Tax Year:	<b>2016</b>	Tax Exemption:	
Total Taxable Value:	<b>\$42,611</b>				

**Comparable Sales Report**

For Property Located At



CoreLogic

RealQuest Professional

**467 N WALKER AVE, SAN PEDRO, CA 90732-2666****11 Comparable(s) Selected.**

Report Date: 08/15/2017

**Summary Statistics:**

	Subject	Low	High	Average
Sale Price	\$0	\$390,500	\$580,000	\$486,955
Bldg/Living Area	895	800	1,025	880
Price/Sqft	\$0.00	\$443.90	\$716.05	\$557.05
Year Built	1940	1918	1955	1940
Lot Area	4,800	4,489	6,809	5,407
Bedrooms	2	2	3	2
Bathrooms/Restrooms	1	1	2	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$42,611	\$41,234	\$505,593	\$284,605
Distance From Subject	0.00	0.24	0.49	0.34

\* = user supplied for search only

Comp #:	1	Distance From Subject:	0.24 (miles)
Address:	1337 W SANTA CRUZ ST, SAN PEDRO, CA 90732-2917		
Owner Name:	MARINKOVICH KIM		
Seller Name:	CIARAMITARO PETER		
APN:	7452-010-008	Map Reference:	78-E2 /
County:	LOS ANGELES, CA	Census Tract:	2964.02
Subdivision:	BLUNCK & MARTENS	Zoning:	LAR1
Rec Date:	03/10/2017	Prior Rec Date:	05/16/2008
Sale Date:	01/24/2017	Prior Sale Date:	05/13/2008
Sale Price:	\$539,000	Prior Sale Price:	\$439,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	277768	Acres:	0.13
1st Mtg Amt:	\$431,200	Lot Area:	5,549
Total Value:	\$480,000	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	1 / 2
		Living Area:	906
		Total Rooms:	4
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Built/Eff:	1950 / 1950
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	/
		Pool:	
		Roof Mat:	WOOD SHAKE
		Parking:	PARKING AVAIL

Comp #:	2	Distance From Subject:	0.25 (miles)
Address:	1087 W CRESTWOOD AVE, SAN PEDRO, CA 90732-2609		
Owner Name:	VAZQUEZ ESTEPHANIE M		
Seller Name:	STASIEFSKI STEVEN JR		
APN:	7446-018-013	Map Reference:	78-E2 /
County:	LOS ANGELES, CA	Census Tract:	2964.02
Subdivision:	3387	Zoning:	LAR1
Rec Date:	01/27/2017	Prior Rec Date:	11/08/2013
Sale Date:	01/06/2017	Prior Sale Date:	10/29/2013
Sale Price:	\$510,000	Prior Sale Price:	\$420,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	113723	Acres:	0.11
1st Mtg Amt:	\$484,500	Lot Area:	4,800
Total Value:	\$434,923	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	1 / 2
		Living Area:	972
		Total Rooms:	4
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Built/Eff:	1947 / 1947
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	/
		Pool:	
		Roof Mat:	COMPOSITION SHINGLE
		Parking:	PARKING AVAIL

Comp #:	3	Distance From Subject:	0.26 (miles)
Address:	1436 W SANTA CRUZ ST, SAN PEDRO, CA 90732-2920		
Owner Name:	MURRAY PATRICIA A		
Seller Name:	BAKER FRANCIS D III & HEATHER A		
APN:	7452-008-021	Map Reference:	78-E2 /
County:	LOS ANGELES, CA	Census Tract:	2964.02
Subdivision:	BLUNCK & WELCH TR	Zoning:	LAR1
Rec Date:	06/30/2017	Prior Rec Date:	04/08/2015
Sale Date:	06/02/2017	Prior Sale Date:	04/01/2015
Sale Price:	\$570,000	Prior Sale Price:	\$498,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	735157	Acres:	0.13
1st Mtg Amt:	\$420,000	Lot Area:	5,622
Total Value:	\$505,593	# of Stories:	1.00
		Living Area:	912
		Total Rooms:	4
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Built/Eff:	1924 / 1928
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	COMPOSITION

Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/ 2</b>	Parking:	<b>SHINGLE DETACHED GARAGE</b>
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<b>Comp #4</b>				<b>Distance From Subject:0.28 (miles)</b>	
<b>Address: 1131 W SANTA CRUZ ST, SAN PEDRO, CA 90731-1939</b>					
<b>Owner Name: TREJO HENRY A</b>					
<b>Seller Name: ROBINSON JAMIE B</b>					
<b>APN:</b>	<b>7452-012-005</b>	<b>Map Reference:</b>	<b>78-E2 /</b>	<b>Living Area:</b>	<b>864</b>
<b>County:</b>	<b>LOS ANGELES, CA</b>	<b>Census Tract:</b>	<b>2964.02</b>	<b>Total Rooms:</b>	<b>5</b>
<b>Subdivision:</b>	<b>2085</b>	<b>Zoning:</b>	<b>LAR1</b>	<b>Bedrooms:</b>	<b>2</b>
<b>Rec Date:</b>	<b>12/21/2016</b>	<b>Prior Rec Date:</b>	<b>06/24/2011</b>	<b>Bath(F/H):</b>	<b>1 /</b>
<b>Sale Date:</b>	<b>11/29/2016</b>	<b>Prior Sale Date:</b>	<b>05/20/2011</b>	<b>Yr Built/Eff:</b>	<b>1918 / 1918</b>
<b>Sale Price:</b>	<b>\$515,000</b>	<b>Prior Sale Price:</b>	<b>\$275,000</b>	<b>Air Cond:</b>	<b></b>
<b>Sale Type:</b>	<b>FULL</b>	<b>Prior Sale Type:</b>	<b>FULL</b>	<b>Style:</b>	<b>CONVENTIONAL</b>
<b>Document #:</b>	<b>1622190</b>	<b>Acres:</b>	<b>0.16</b>	<b>Fireplace:</b>	<b>/</b>
<b>1st Mtg Amt:</b>	<b>\$412,000</b>	<b>Lot Area:</b>	<b>6,809</b>	<b>Pool:</b>	<b>POOL</b>
<b>Total Value:</b>	<b>\$297,619</b>	<b># of Stories:</b>	<b>1.00</b>	<b>Roof Mat:</b>	<b>COMPOSITION SHINGLE</b>
<b>Land Use:</b>	<b>SFR</b>	<b>Park Area/Cap#:</b>	<b>/ 1</b>	<b>Parking:</b>	<b>PARKING AVAIL</b>

<b>Comp #5</b>				<b>Distance From Subject:0.29 (miles)</b>	
<b>Address: 1289 W 1ST ST, SAN PEDRO, CA 90732-3201</b>					
<b>Owner Name: DE SANTIAGO ALEJANDRO</b>					
<b>Seller Name: CORREA REALTY LLC</b>					
<b>APN:</b>	<b>7452-015-002</b>	<b>Map Reference:</b>	<b>78-E3 /</b>	<b>Living Area:</b>	<b>821</b>
<b>County:</b>	<b>LOS ANGELES, CA</b>	<b>Census Tract:</b>	<b>2964.02</b>	<b>Total Rooms:</b>	<b>4</b>
<b>Subdivision:</b>	<b>CENTINELA TR</b>	<b>Zoning:</b>	<b>LAR1</b>	<b>Bedrooms:</b>	<b>2</b>
<b>Rec Date:</b>	<b>03/08/2017</b>	<b>Prior Rec Date:</b>	<b>02/10/2017</b>	<b>Bath(F/H):</b>	<b>1 /</b>
<b>Sale Date:</b>	<b>02/13/2017</b>	<b>Prior Sale Date:</b>	<b>01/23/2017</b>	<b>Yr Built/Eff:</b>	<b>1953 / 1953</b>
<b>Sale Price:</b>	<b>\$390,500</b>	<b>Prior Sale Price:</b>	<b>\$315,000</b>	<b>Air Cond:</b>	<b></b>
<b>Sale Type:</b>	<b>FULL</b>	<b>Prior Sale Type:</b>	<b>FULL</b>	<b>Style:</b>	<b>CONVENTIONAL</b>
<b>Document #:</b>	<b>270075</b>	<b>Acres:</b>	<b>0.12</b>	<b>Fireplace:</b>	<b>/</b>
<b>1st Mtg Amt:</b>	<b>\$378,543</b>	<b>Lot Area:</b>	<b>5,008</b>	<b>Pool:</b>	<b></b>
<b>Total Value:</b>	<b>\$180,133</b>	<b># of Stories:</b>	<b>1.00</b>	<b>Roof Mat:</b>	<b>COMPOSITION SHINGLE</b>
<b>Land Use:</b>	<b>SFR</b>	<b>Park Area/Cap#:</b>	<b>/ 1</b>	<b>Parking:</b>	<b>PARKING AVAIL</b>

<b>Comp #6</b>				<b>Distance From Subject:0.3 (miles)</b>	
<b>Address: 1263 W 1ST ST, SAN PEDRO, CA 90732-3201</b>					
<b>Owner Name: CASTILLO TESSIE</b>					
<b>Seller Name: CALIFORNIA FEDL MTG</b>					
<b>APN:</b>	<b>7452-015-006</b>	<b>Map Reference:</b>	<b>78-E3 /</b>	<b>Living Area:</b>	<b>876</b>
<b>County:</b>	<b>LOS ANGELES, CA</b>	<b>Census Tract:</b>	<b>2964.02</b>	<b>Total Rooms:</b>	<b>5</b>
<b>Subdivision:</b>	<b>CENTINELA</b>	<b>Zoning:</b>	<b>LAR1</b>	<b>Bedrooms:</b>	<b>2</b>
<b>Rec Date:</b>	<b>12/08/2016</b>	<b>Prior Rec Date:</b>	<b>10/05/2012</b>	<b>Bath(F/H):</b>	<b>1 /</b>
<b>Sale Date:</b>	<b>12/05/2016</b>	<b>Prior Sale Date:</b>	<b>09/24/2012</b>	<b>Yr Built/Eff:</b>	<b>1924 / 1926</b>
<b>Sale Price:</b>	<b>\$400,000</b>	<b>Prior Sale Price:</b>	<b>\$235,000</b>	<b>Air Cond:</b>	<b></b>
<b>Sale Type:</b>	<b>FULL</b>	<b>Prior Sale Type:</b>	<b>FULL</b>	<b>Style:</b>	<b>CONVENTIONAL</b>
<b>Document #:</b>	<b>1553050</b>	<b>Acres:</b>	<b>0.11</b>	<b>Fireplace:</b>	<b>/</b>
<b>1st Mtg Amt:</b>	<b>\$223,060</b>	<b>Lot Area:</b>	<b>5,006</b>	<b>Pool:</b>	<b></b>
<b>Total Value:</b>	<b>\$244,453</b>	<b># of Stories:</b>	<b>1.00</b>	<b>Roof Mat:</b>	<b>COMPOSITION SHINGLE</b>
<b>Land Use:</b>	<b>SFR</b>	<b>Park Area/Cap#:</b>	<b>/</b>	<b>Parking:</b>	<b></b>

<b>Comp #7</b>				<b>Distance From Subject:0.32 (miles)</b>	
<b>Address: 1320 W 2ND ST, SAN PEDRO, CA 90732-3210</b>					
<b>Owner Name: JAMIESON LORI/VELEZ ALEX</b>					
<b>Seller Name: DELUCA MICHAEL P &amp; KRISTEN</b>					
<b>APN:</b>	<b>7452-016-015</b>	<b>Map Reference:</b>	<b>78-E3 /</b>	<b>Living Area:</b>	<b>810</b>
<b>County:</b>	<b>LOS ANGELES, CA</b>	<b>Census Tract:</b>	<b>2964.02</b>	<b>Total Rooms:</b>	<b>4</b>
<b>Subdivision:</b>	<b>BLUNCK &amp; MARTENS TR</b>	<b>Zoning:</b>	<b>LAR1</b>	<b>Bedrooms:</b>	<b>2</b>
<b>Rec Date:</b>	<b>03/31/2017</b>	<b>Prior Rec Date:</b>	<b>08/19/2016</b>	<b>Bath(F/H):</b>	<b>1 /</b>
<b>Sale Date:</b>	<b>02/24/2017</b>	<b>Prior Sale Date:</b>	<b>08/18/2016</b>	<b>Yr Built/Eff:</b>	<b>1947 / 1947</b>
<b>Sale Price:</b>	<b>\$580,000</b>	<b>Prior Sale Price:</b>	<b>\$300,000</b>	<b>Air Cond:</b>	<b></b>
<b>Sale Type:</b>	<b>FULL</b>	<b>Prior Sale Type:</b>	<b>FULL</b>	<b>Style:</b>	<b>CONVENTIONAL</b>
<b>Document #:</b>	<b>358312</b>	<b>Acres:</b>	<b>0.15</b>	<b>Fireplace:</b>	<b>/</b>
<b>1st Mtg Amt:</b>	<b>\$569,494</b>	<b>Lot Area:</b>	<b>6,359</b>	<b>Pool:</b>	<b></b>
<b>Total Value:</b>	<b>\$413,972</b>	<b># of Stories:</b>	<b>1.00</b>	<b>Roof Mat:</b>	<b>COMPOSITION SHINGLE</b>
<b>Land Use:</b>	<b>SFR</b>	<b>Park Area/Cap#:</b>	<b>/ 1</b>	<b>Parking:</b>	<b>PARKING AVAIL</b>

<b>Comp #8</b>				<b>Distance From Subject:0.37 (miles)</b>	
<b>Address: 1454 W 2ND ST, SAN PEDRO, CA 90732-3212</b>					
<b>Owner Name: RODRIGUEZ DANIEL M &amp; ANNETTE R</b>					
<b>Seller Name: GONZALES RICARDO &amp; R TRUST</b>					
<b>APN:</b>	<b>7452-017-032</b>	<b>Map Reference:</b>	<b>78-E3 /</b>	<b>Living Area:</b>	<b>800</b>
<b>County:</b>	<b>LOS ANGELES, CA</b>	<b>Census Tract:</b>	<b>2964.02</b>	<b>Total Rooms:</b>	<b>2</b>
<b>Subdivision:</b>	<b>ATALAYA</b>	<b>Zoning:</b>	<b>LAR1</b>	<b>Bedrooms:</b>	<b>2</b>
<b>Rec Date:</b>	<b>07/13/2017</b>	<b>Prior Rec Date:</b>	<b></b>	<b>Bath(F/H):</b>	<b>1 /</b>
<b>Sale Date:</b>	<b>06/29/2017</b>	<b>Prior Sale Date:</b>	<b></b>	<b>Yr Built/Eff:</b>	<b>1955 / 1955</b>
<b>Sale Price:</b>	<b>\$545,000</b>	<b>Prior Sale Price:</b>	<b></b>	<b>Air Cond:</b>	<b></b>
<b>Sale Type:</b>	<b>FULL</b>	<b>Prior Sale Type:</b>	<b></b>	<b>Style:</b>	<b></b>
<b>Document #:</b>	<b>782387</b>	<b>Acres:</b>	<b>0.15</b>	<b>Fireplace:</b>	<b>/</b>

1st Mtg Amt: \$535,128  
 Total Value: \$46,234  
 Land Use: SFR

Lot Area: 6,349  
 # of Stories:  
 Park Area/Cap#: /

Pool:  
 Roof Mat:  
 Parking:

## Comp #:9

Distance From Subject:0.42 (miles)

Address: 962 W UPLAND AVE, SAN PEDRO, CA 90731-1447

Owner Name: CRANDALL CHEYNE &amp; MEGHAN

Seller Name: PALMER STEVEN &amp; SHARON

APN: 7447-003-005

Map Reference: 78-F2 /

Living Area: 889

County: LOS ANGELES, CA

Census Tract: 2964.02

Total Rooms: 4

Subdivision: 3295

Zoning: LAR1

Bedrooms: 3

Rec Date: 12/06/2016

Prior Rec Date: 11/17/2003

Bath(F/H): 2 /

Sale Date: 09/26/2016

Prior Sale Date: 09/26/2003

Yr Built/Eff: 1924 / 1949

Sale Price: \$412,000

Prior Sale Price: \$367,000

Air Cond:

Sale Type: FULL

Prior Sale Type: FULL

Style: CONVENTIONAL

Document #: 1533870

Acres: 0.11

Fireplace: /

1st Mtg Amt: \$391,400

Lot Area: 4,801

Pool:

Total Value: \$440,772

# of Stories: 1.00

Roof Mat: COMPOSITION

Land Use: SFR

Park Area/Cap#: / 1

SHINGLE

Parking: PARKING AVAIL

## Comp #:10

Distance From Subject:0.48 (miles)

Address: 904 W UPLAND AVE, SAN PEDRO, CA 90731-1447

Owner Name: MARTINEZ ISABEL &amp; FELIPE

Seller Name: ROBINSON ANNIE M

APN: 7447-003-028

Map Reference: 78-F2 /

Living Area: 800

County: LOS ANGELES, CA

Census Tract: 2964.02

Total Rooms: 4

Subdivision: 3295

Zoning: LAR1

Bedrooms: 2

Rec Date: 04/05/2017

Prior Rec Date:

Bath(F/H): 1 /

Sale Date: 03/09/2017

Prior Sale Date:

Yr Built/Eff: 1954 / 1954

Sale Price: \$440,000

Prior Sale Price:

Air Cond:

Sale Type: FULL

Prior Sale Type:

Style: CONVENTIONAL

Document #: 372587

Acres: 0.11

Fireplace: /

1st Mtg Amt: \$396,000

Lot Area: 4,680

Pool:

Total Value: \$41,234

# of Stories: 1.00

Roof Mat: GRAVEL &amp; ROCK

Land Use: SFR

Park Area/Cap#: / 2

Parking: PARKING AVAIL

## Comp #:11

Distance From Subject:0.49 (miles)

Address: 235 S BANDINI ST, SAN PEDRO, CA 90731-2322

Owner Name: CAUDLE JENNIFER A

Seller Name: HOSHI DOROTHY Y FAMILY TRUST

APN: 7452-022-010

Map Reference: 78-F3 /

Living Area: 1,025

County: LOS ANGELES, CA

Census Tract: 6099.00

Total Rooms: 5

Subdivision: CENTINELA TR

Zoning: LCR3\*

Bedrooms: 3

Rec Date: 08/04/2017

Prior Rec Date: 07/14/1993

Bath(F/H): 2 /

Sale Date: 07/19/2017

Prior Sale Date:

Yr Built/Eff: 1952 / 1953

Sale Price: \$455,000

Prior Sale Price:

Air Cond:

Sale Type: FULL

Prior Sale Type:

Style: CONVENTIONAL

Document #: 882067

Acres: 0.10

Fireplace: /

1st Mtg Amt: \$446,758

Lot Area: 4,489

Pool:

Total Value: \$45,725

# of Stories: 1.00

Roof Mat: COMPOSITION

Land Use: SFR

Park Area/Cap#: / 2

SHINGLE

Parking: PARKING AVAIL



# EXHIBIT D

ASSIGNED INSPECTOR: **JOHN STEPHENS**

Date: **August 16, 2017**

JOB ADDRESS: **467 NORTH WALKER AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **7446-004-030**

CASE#: **172895**

ORDER NO: **A-1191037**

EFFECTIVE DATE OF ORDER TO COMPLY: **April 28, 2006**

COMPLIANCE EXPECTED DATE: **May 13, 2006**

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

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

**VIOLATIONS:**

SEE ATTACHED ORDER # A-1191037

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

EFREN R. ABRATIQUE, P.E.  
PRESIDENT

JAVIER NUNEZ  
VICE-PRESIDENT

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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

ANDREW A. ADELMAN, P.E.  
GENERAL MANAGER

RAYMOND CHAN  
EXECUTIVE OFFICER

SUBSTANDARD ORDER

DAFS Copy

EVELYN D. JONES &/OR JANETTE JONES, ET AL  
1701 W. 265TH STREET  
HARBOR CITY, CALIFORNIA 90710

CASE #: 172895

ORDER #: A-1191037

EFFECTIVE DATE: April 28, 2006  
COMPLIANCE DATE: May 13, 2006



OWNER OF

SITE ADDRESS: 467 N WALKER AVE  
ASSESSORS PARCEL NO.: 7446-004-030  
ZONE: R1; One-Family Zone

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. Missing or deteriorated exterior wall or roof coverings.

You are therefore ordered to: 1) Repair or replace broken, rotted, split or buckled exterior wall coverings or roof coverings.

Code Section(s) in Violation: 91.8902.7.4 and 91.8902 of the L.A.M.C.

2. Defective weatherproofing of exterior walls.

You are therefore ordered to: 1) Repair or replace defective weather protection for exterior wall coverings, including lack of paint, or weathering due to lack of paint or other approved protective covering.

Code Section(s) in Violation: 91.8902.7.3 and 91.8902 of the L.A.M.C.

3. An access driveway is required.

You are therefore ordered to: 1) Provide/maintain the required access driveway between each parking space or area and a street, or alley.

Code Section(s) in Violation: 12.21A.4.(h), 12.21A.1.(a) of the L.A.M.C.

Comments: Remove all vehicles, equipment, and vegetation obstructing access to required off-street parking (garage).

4. Open storage of inoperable vehicles.

You are therefore ordered to: 1) Discontinue the open storage of inoperable vehicle(s).



CODE ENFORCEMENT BUREAU  
1-888-LA4-BUILD (1-888-524-2845)  
www.ladbs.org

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

**5. Excessive or overgrown vegetation on the premises.**

You are therefore ordered to: 1) Remove the excessive or overgrown vegetation from the premises.

Code Section(s) in Violation: 91.8104 and 91.8104.2 of the L.A.M.C.

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

**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.

**NON-COMPLIANCE FEE WARNING:**

You must comply with this order by the compliance date shown. A Non-Compliance Fee may be imposed for failure to comply with this order within 15 days of the compliance date, 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, 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 NOTICE, MAY RESULT IN A PENALTY OF TWO (2) TIMES THE NON-COMPLIANCE FEE PLUS A 50 PERCENT COLLECTION FEE.**

**NOTIFICATION OF THE HOUSING DEPARTMENT:**


The Department of Building and Safety is required by law to refer to the Housing Department any building containing an untenable residential unit. Failure to correct the deficiencies noted on this order will subject this property and units to inclusion in the City of Los Angeles Rent Reduction Program and Rent Escrow Account Program. Section 152.03 and 151.06.5 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 and abuse of discretion, or requests for slight modification of the requirements contained in this order when appropriate fees have been paid. Section 98.0403.1 and 98.0403.2 L.A.M.C.

If you have any questions or require any additional information please feel free to contact me at (310)732-4530.  
Office hours are 7:00 a.m. to 5:00 p.m. Monday through Friday.

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

  
KENNETH MOORE  
638 S. BEACON ST., ROOM 276  
SAN PEDRO, CA 90731  
(310)732-4530

Date: April 28, 2006

  
REVIEWED BY



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