

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

RAYMOND S. CHAN, C.E., S.E.
GENERAL MANAGER

FRANK BUSH
EXECUTIVE OFFICER

December 16, 2014

Council District: # 8

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

JOB ADDRESS: **1317 WEST MANCHESTER AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **6033-001-024**

On February 29, 2012, 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: **1317 West Manchester 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.

Pursuant to Section 98.0421, the property owner was issued an order on February 29, 2012, 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>
Code Violation Investigation fee	336.00
System Development Surcharge	20.16
System Development Surcharge late fee	50.40
Late Charge/Collection fee (250%)	840.00
Accumulated Interest (1%/month)	347.68
Title Report fee	42.00
Grand Total	\$ 1,636.24

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 **\$1,636.24** 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 **\$1,636.24** 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



5711 W. SLAUSON AVE., SUITE 170
CULVER CITY, CA 90230
Phone 310-649-2020 310-649-0030 Fax

Property Title Report

Work Order No. T10519
Dated as of: 07/22/2014

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)

APN #: 6033-001-024

Property Address: 1317 W MANCHESTER AVE ✓ City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Instrument INDIVIDUAL GRANT DEED

Grantor: NETTY H. SALVARY, AN UNMARRIED WOMAN.

Grantee: JOHN C. SALVARY, AN UNMARRIED MAN, AS HIS SOLE AND SEPARATE PROEPRTY

Instrument: 1991/524472

Book/Page: N/A

Dated: 04/11/1991

Recorded: 04/12/1991

MAILING ADDRESS: JOHN SALVARY,
P.O BOX 1486, GARDENA, CA 90249.

SCHEDULE B

LEGAL DESCRIPTION

LOT 136 OF THE HOLSON HEIGHTS TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 17, PAGE 160 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER.

MORTGAGES/LIENS

NO OPEN DOT/MORTGAGE FOUND ON SUBJECT PROPERTY

RECORDING AND RETURN TO
COURT CLERK

01-524472

AND WHEN RECORDED MAIL TO

NAME
STREET
ADDRESS
CITY
STATE
ZIPJOHN SALVARY
P. O. BOX 1486
GARDENA, CA. 90249RECORDED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA

1 MIN. 9 A.M. APR 12 1991

FEE
\$5
V

SPACE ABOVE THIS LINE FOR RECORDER'S USE

DOCUMENTARY TRANSFER TAXES—D—R&T—11911
...COMPUTED ON FULL VALUE OF PROPERTY CONVEYED
ON COMPUTED ON FULL VALUE LESS LIENS AND
ENCUMBRANCES REMAINING AT TIME OF SALE
John Salvary
Signature of Grantor or Agent detaching tax from Deed

Individual Grant Deed

THIS FORM FURNISHED BY STEWART TITLE

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

NETTY H. SALVARY, an unmarried woman,

hereby GRANTING to JOHN C. SALVARY, an unmarried man, as his sole and
separate property,the following described real property in the CITY OF LOS ANGELES,
County of LOS ANGELES, State of California, described as:Lot 136 of the Holson Heights Tract, in the City of Los Angeles,
County of Los Angeles, State of California, as per Map recorded in
Book 17, Page 160 of Maps, in the office of the County Recorder
of said County.Commonly Known as: 1317 West Manchester Avenue,
Los Angeles, CA. 90044*THIS CONVEYANCE establishes sole and separate property of a spouse --
R & T 11911

Dated: April 11, 1991

STATE OF CALIFORNIA
COUNTY OF Los Angeles
On April 11, 1991, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Netty H. Salvary*Netty H. Salvary*
Netty H. SalvaryI, _____, personally
known to me (or proved to me on the basis of satisfactory evidence)
to be the person whose name is subscribed to the within
instrument and acknowledged that she executed the same*Deena Kinzer*
DEENA KINZERName (Typed or Printed)
Notary Public in and for said County and StateMAIL TAX
STATEMENTS TO: John Salvary, P.O. Box-1486, Gardena, CA. 90249

ST-119

STEWART TITLE

EXHIBIT B

ASSIGNED INSPECTOR: DALE SCHWARTZ

Date: December 16, 2014

JOB ADDRESS: 1317 WEST MANCHESTER AVENUE, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 6033-001-024

Last Full Title: 07/22/2014

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

1). JOHN C. SALVARY
P.O. BOX 1486
GARDENA, CA. 90249-0486

CAPACITY: OWNER

Property Detail Report

For Property Located At :

1317 W MANCHESTER AVE, LOS ANGELES, CA 90044-2239

CoreLogic

RealQuest Professional

Owner Information

Owner Name: SALVARY JOHN C
 Mailing Address: PO BOX 1486, GARDENA CA 90249-0486 B009
 Vesting Codes: //

Location Information

Legal Description:	HOLSON HEIGHTS EX OF ST LOT 136		
County:	LOS ANGELES, CA	APN:	6033-001-024
Census Tract / Block:	2382.00 / 3	Alternate APN:	
Township-Range-Sect:		Subdivision:	HOLSON HEIGHTS
Legal Book/Page:		Map Reference:	57-E1 / 703-J3
Legal Lot:	136	Tract #:	
Legal Block:		School District:	LOS ANGELES
Market Area:	C36	School District Name:	
Neighbor Code:		Munic/Township:	

Owner Transfer Information

Recording/Sale Date:	04/12/1991 / 04/1991	Deed Type:	GRANT DEED
Sale Price:		1st Mtg Document #:	
Document #:	524472		

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:	1,040	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:		Exterior wall:	
Above Grade:		Parking Spaces:		Porch Type:	
Total Rooms:		Basement Area:		Patio Type:	
Bedrooms:	2	Finish Bsmnt Area:		Pool:	
Bath(F/H):	1 /	Basement Type:		Air Cond:	YES
Year Built / Eff:	1915 / 1922	Roof Type:		Style:	
Fireplace:	/	Foundation:		Quality:	
# of Stories:		Roof Material:		Condition:	
Other Improvements:					

Site Information

Zoning:	LAC2	Acres:	0.10	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	4,499	Lot Width/Depth:	45 x 100	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	

Tax Information

Total Value:	\$74,501	Assessed Year:	2013	Property Tax:	\$1,141.96
Land Value:	\$57,181	Improved %:	23%	Tax Area:	293
Improvement Value:	\$17,320	Tax Year:	2013	Tax Exemption:	
Total Taxable Value:	\$74,501				

Comparable Summary

For Property Located At



CoreLogic

RealQuest Professional

1317 W MANCHESTER AVE, LOS ANGELES, CA 90044-2239**13 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: 13

	Subject Property	Low	High	Average
Sale Price	\$0	\$175,000	\$560,000	\$275,385
Bldg/Living Area	1,040	888	1,164	1,068
Price/Sqft	\$0.00	\$159.38	\$630.63	\$263.67
Year Built	1915	1910	1938	1921
Lot Area	4,499	4,195	6,757	5,635
Bedrooms	2	1	3	2
Bathrooms/Restrooms	1	1	2	1
Stories	0.00	1.00	1.00	1.00
Total Value	\$74,501	\$34,394	\$277,779	\$121,453
Distance From Subject	0.00	0.01	0.50	0.27

*= 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
Subject Property										
		1317 W MANCHESTER AVE		1915	2	1		1,040	4,499	0.0
Comparables										
<input checked="" type="checkbox"/>	1	1311 W MANCHESTER AVE	\$175,000	1914	1	1	05/22/2014	1,098	4,499	0.01
<input checked="" type="checkbox"/>	2	1324 W 85TH ST	\$235,500	1919	2	1	09/02/2014	1,064	5,309	0.04
<input checked="" type="checkbox"/>	3	1314 W 84TH PL	\$300,000	1922	1	1	02/27/2014	1,132	5,311	0.1
<input checked="" type="checkbox"/>	4	1230 W 84TH PL	\$265,000	1923	3	1	04/08/2014	1,152	5,588	0.16
<input checked="" type="checkbox"/>	5	1305 W 89TH ST	\$223,000	1921	2	1	02/14/2014	1,039	6,085	0.22
<input checked="" type="checkbox"/>	6	1245 W 89TH ST	\$230,000	1922	2	1	08/25/2014	1,056	6,085	0.24
<input checked="" type="checkbox"/>	7	1211 W 84TH ST	\$272,000	1927	2	2	05/30/2014	1,164	5,572	0.24
<input checked="" type="checkbox"/>	8	1222 W 90TH ST	\$279,000	1910	2	1	02/28/2014	988	6,751	0.33
<input checked="" type="checkbox"/>	9	1245 W 90TH PL	\$255,000	1911	2	1	12/31/2013	968	6,080	0.36
<input checked="" type="checkbox"/>	10	8020 S NORMANDIE AVE	\$255,000	1938	2	1	05/23/2014	1,157	4,195	0.4
<input checked="" type="checkbox"/>	11	1439 W 91ST PL	\$235,500	1929	2	1	04/10/2014	1,126	4,524	0.47
<input checked="" type="checkbox"/>	12	1629 W 82ND ST	\$560,000	1922	3	1	08/01/2014	888	6,757	0.48
<input checked="" type="checkbox"/>	13	8769 S HARVARD BLVD	\$295,000	1925	2	1	08/21/2014	1,054	6,504	0.5

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

1317 W MANCHESTER AVE, LOS ANGELES, CA 90044-2239**13 Comparable(s) Selected.**

Report Date: 09/09/2014

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$0	\$175,000	\$560,000	\$275,385
Bldg/Living Area	1,040	888	1,164	1,068
Price/Sqft	\$0.00	\$159.38	\$630.63	\$263.67
Year Built	1915	1910	1938	1921
Lot Area	4,499	4,195	6,757	5,635
Bedrooms	2	1	3	2
Bathrooms/Restrooms	1	1	2	1
Stories	0.00	1.00	1.00	1.00
Total Value	\$74,501	\$34,394	\$277,779	\$121,453
Distance From Subject	0.00	0.01	0.50	0.27

* = user supplied for search only

Comp #1		Distance From Subject:0.01 (miles)	
Address: 1311 W MANCHESTER AVE, LOS ANGELES, CA 90044-2239			
Owner Name: SOSA RUFINA			
Seller Name: BALDERAS JOSE			
APN: 6033-001-023	Map Reference: 57-E1 / 703-J3	Living Area: 1,098	
County: LOS ANGELES, CA	Census Tract: 2382.00	Total Rooms: 1	
Subdivision: HOLSON HEIGHTS	Zoning: LAC2	Bedrooms: 1	
Rec Date: 05/22/2014	Prior Rec Date: 04/07/2005	Bath(F/H): 1 /	
Sale Date: 05/09/2014	Prior Sale Date: 02/28/2005	Yr Built/Eff: 1914 / 1914	
Sale Price: \$175,000	Prior Sale Price: \$280,000	Air Cond:	
Sale Type: FULL	Prior Sale Type: FULL	Style:	
Document #: 533248	Acres: 0.10	Fireplace: /	
1st Mtg Amt: \$140,000	Lot Area: 4,499	Pool:	
Total Value: \$185,000	# of Stories: /	Roof Mat:	
Land Use: SFR	Park Area/Cap#: /	Parking:	

Comp #2		Distance From Subject:0.04 (miles)	
Address: 1324 W 85TH ST, LOS ANGELES, CA 90044-2220			
Owner Name: SIMAN TOV PROPERTY INVESTMENT			
Seller Name: WELLS FARGO 2007-AR4			
APN: 6033-001-007	Map Reference: 57-E1 / 703-J2	Living Area: 1,064	
County: LOS ANGELES, CA	Census Tract: 2382.00	Total Rooms: 2	
Subdivision: HOLSON HEIGHTS	Zoning: LARD1.5	Bedrooms: 2	
Rec Date: 09/02/2014	Prior Rec Date: 03/02/2005	Bath(F/H): 1 /	
Sale Date: 08/25/2014	Prior Sale Date: 02/26/2005	Yr Built/Eff: 1919 / 1928	
Sale Price: \$235,500	Prior Sale Price: \$319,000	Air Cond:	
Sale Type: FULL	Prior Sale Type: UNKNOWN	Style:	
Document #: 916903	Acres: 0.12	Fireplace: /	
1st Mtg Amt: \$188,190	Lot Area: 5,309	Pool:	
Total Value: \$188,190	# of Stories: 1.00	Roof Mat:	
Land Use: SFR	Park Area/Cap#: /	Parking:	

Comp #3		Distance From Subject:0.1 (miles)	
Address: 1314 W 84TH PL, LOS ANGELES, CA 90044-2216			
Owner Name: LOERA JOSE L/GALLARDO ROMA			
Seller Name: SIMPLY DIVINE INC			
APN: 6033-002-009	Map Reference: 57-E1 / 704-A2	Living Area: 1,132	
County: LOS ANGELES, CA	Census Tract: 2382.00	Total Rooms: 1	
Subdivision: HOLSON HEIGHTS	Zoning: LAR1	Bedrooms: 1	
Rec Date: 02/27/2014	Prior Rec Date: 05/31/2013	Bath(F/H): 1 /	
Sale Date: 01/14/2014	Prior Sale Date: 05/10/2013	Yr Built/Eff: 1922 / 1933	
Sale Price: \$300,000	Prior Sale Price: \$138,000	Air Cond: YES	
Sale Type: FULL	Prior Sale Type: FULL	Style:	
Document #: 202932	Acres: 0.12	Fireplace: /	
1st Mtg Amt: \$294,566	Lot Area: 5,311	Pool:	
Total Value: \$60,315	# of Stories: 1.00	Roof Mat:	
Land Use: SFR	Park Area/Cap#: /	Parking:	

Comp #4		Distance From Subject:0.16 (miles)	
Address: 1230 W 84TH PL, LOS ANGELES, CA 90044-2214			
Owner Name: PATTERSON ANTONIO/MILLIGAN LARRY			
Seller Name: PLASENCIA FAMILY TRUST			
APN: 6033-013-040	Map Reference: 57-F1 / 704-A2	Living Area: 1,152	
County: LOS ANGELES, CA	Census Tract: 2382.00	Total Rooms: 6	
Subdivision: 4512	Zoning: LAR1	Bedrooms: 3	
Rec Date: 04/08/2014	Prior Rec Date: 04/09/1979	Bath(F/H): 1 /	
Sale Date: 02/10/2014	Prior Sale Date:	Yr Built/Eff: 1923 / 1945	
Sale Price: \$265,000	Prior Sale Price: \$31,000	Air Cond: YES	
Sale Type: FULL	Prior Sale Type: FULL	Style:	
Document #: 351692	Acres: 0.13	Fireplace: Y / 1	
1st Mtg Amt: \$260,200	Lot Area: 5,588	Pool:	
Total Value: \$65,328	# of Stories: 1.00	Roof Mat:	
Land Use: SFR	Park Area/Cap#: /	Parking: ATTACHED GARAGE	

Comp #:5 Distance From Subject:0.22 (miles)
 Address: 1305 W 89TH ST, LOS ANGELES, CA 90044-2027
 Owner Name: ALVAREZ RUBEN
 Seller Name: FEDERAL HOME LOAN MTG CORP
 APN: 6047-007-028 Map Reference: 57-F2 / 704-A3 Living Area: 1,039
 County: LOS ANGELES, CA Census Tract: 6001.00 Total Rooms:
 Subdivision: GRINDER HAMILTON Zoning: LCR320U* Bedrooms: 2
 OSWALD COMPAN
 Rec Date: 02/14/2014 Prior Rec Date: Bath(F/H): 1 /
 Sale Date: 02/06/2014 Prior Sale Date: Yr Built/Eff: 1921 / 1921
 Sale Price: \$223,000 Prior Sale Price: Air Cond: YES
 Sale Type: FULL Prior Sale Type: Style:
 Document #: 161715 Acres: 0.14 Fireplace: Y / 1
 1st Mtg Amt: Lot Area: 6,085 Pool:
 Total Value: \$34,394 # of Stories: 1.00 Roof Mat:
 Land Use: SFR Park Area/Cap#: / Parking:

Comp #:6 Distance From Subject:0.24 (miles)
 Address: 1245 W 89TH ST, LOS ANGELES, CA 90044-2025
 Owner Name: RAMIREZ DANIEL
 Seller Name: HUDGINS KENYA O & CHRISTY
 APN: 6047-008-019 Map Reference: 57-F2 / 704-A3 Living Area: 1,056
 County: LOS ANGELES, CA Census Tract: 6001.00 Total Rooms: 5
 Subdivision: GRIDER HAMILTON Zoning: LCR320U* Bedrooms: 2
 OSWALD COS
 MANCHESTER
 Rec Date: 08/25/2014 Prior Rec Date: 03/05/2009 Bath(F/H): 1 /
 Sale Date: 08/11/2014 Prior Sale Date: 12/19/2008 Yr Built/Eff: 1922 / 1922
 Sale Price: \$230,000 Prior Sale Price: \$153,000 Air Cond: YES
 Sale Type: FULL Prior Sale Type: FULL Style: BUNGALOW
 Document #: 888953 Acres: 0.14 Fireplace: /
 1st Mtg Amt: Lot Area: 6,085 Pool:
 Total Value: \$159,995 # of Stories: 1.00 Roof Mat: COMPOSITION
 Land Use: SFR Park Area/Cap#: / 2 Parking: SHINGLE
 DETACHED
 GARAGE

Comp #:7 Distance From Subject:0.24 (miles)
 Address: 1211 W 84TH ST, LOS ANGELES, CA 90044-2209
 Owner Name: CRUZ MERY F/DIAZ BETSY
 Seller Name: TRAN LOANKIM
 APN: 6033-012-015 Map Reference: 57-F1 / 704-A2 Living Area: 1,164
 County: LOS ANGELES, CA Census Tract: 2382.00 Total Rooms: 5
 Subdivision: 4512 Zoning: LAR1 Bedrooms: 2
 Rec Date: 05/30/2014 Prior Rec Date: 10/16/2013 Bath(F/H): 2 /
 Sale Date: 05/07/2014 Prior Sale Date: 10/16/2013 Yr Built/Eff: 1927 / 1927
 Sale Price: \$272,000 Prior Sale Price: \$205,000 Air Cond: YES
 Sale Type: FULL Prior Sale Type: FULL Style:
 Document #: 562964 Acres: 0.13 Fireplace: Y / 1
 1st Mtg Amt: Lot Area: 5,572 Pool:
 Total Value: \$138,814 # of Stories: 1.00 Roof Mat:
 Land Use: SFR Park Area/Cap#: / Parking: ATTACHED
 GARAGE

Comp #:8 Distance From Subject:0.33 (miles)
 Address: 1222 W 90TH ST, LOS ANGELES, CA 90044-2030
 Owner Name: ANAKWENZE HENRIETTA E
 Seller Name: AA CALIFORNIA PROPERTY PORTFOL
 APN: 6047-014-005 Map Reference: 57-F2 / 704-A3 Living Area: 988
 County: LOS ANGELES, CA Census Tract: 6001.00 Total Rooms:
 Subdivision: GRIDER HAMILTON Zoning: LCR320U* Bedrooms: 2
 OSWALD COS SUB
 Rec Date: 02/28/2014 Prior Rec Date: 10/04/1976 Bath(F/H): 1 /
 Sale Date: 02/03/2014 Prior Sale Date: Yr Built/Eff: 1910 / 1915
 Sale Price: \$279,000 Prior Sale Price: \$19,000 Air Cond: CENTRAL
 Sale Type: FULL Prior Sale Type: FULL Style:
 Document #: 212798 Acres: 0.15 Fireplace: Y / 1
 1st Mtg Amt: Lot Area: 6,751 Pool:
 Total Value: \$44,167 # of Stories: 1.00 Roof Mat:
 Land Use: SFR Park Area/Cap#: / Parking:

Comp #: 9		Distance From Subject:0.36 (miles)	
Address: 1245 W 90TH PL, LOS ANGELES, CA 90044-2033			
Owner Name: SERRANO ROBERTO			
Seller Name: RADICAL ENTS INC			
APN: 6047-014-014	Map Reference: 57-F2 / 704-A3	Living Area: 968	
County: LOS ANGELES, CA	Census Tract: 6001.00	Total Rooms:	
Subdivision: GRIDER HAMILTON	Zoning: LCR320U*	Bedrooms: 2	
Rec Date: 12/31/2013	Prior Rec Date: 07/18/2013	Bath(F/H): 1 /	
Sale Date: 12/02/2013	Prior Sale Date: 04/18/2013	Yr Built/Eff: 1911 / 1911	
Sale Price: \$255,000	Prior Sale Price: \$187,000	Air Cond: YES	
Sale Type: FULL	Prior Sale Type: FULL	Style:	
Document #: 1826691	Acres: 0.14	Fireplace: /	
1st Mtg Amt: \$250,381	Lot Area: 6,080	Pool:	
Total Value: \$132,600	# of Stories: 1.00	Roof Mat:	
Land Use: SFR	Park Area/Cap#: /	Parking:	

Comp #: 10		Distance From Subject:0.4 (miles)	
Address: 8020 S NORMANDIE AVE, LOS ANGELES, CA 90044-2332			
Owner Name: WATSON STERLING H JR			
Seller Name: HUD-HOUSING OF URBAN DEV			
APN: 6033-006-015	Map Reference: 57-E1 / 703-J2	Living Area: 1,157	
County: LOS ANGELES, CA	Census Tract: 2382.00	Total Rooms:	
Subdivision: 8933	Zoning: LAR1	Bedrooms: 2	
Rec Date: 05/23/2014	Prior Rec Date: 04/30/2010	Bath(F/H): 1 /	
Sale Date: 05/21/2014	Prior Sale Date: 03/24/2010	Yr Built/Eff: 1938 / 1938	
Sale Price: \$255,000	Prior Sale Price: \$265,000	Air Cond:	
Sale Type: FULL	Prior Sale Type: FULL	Style:	
Document #: 539839	Acres: 0.10	Fireplace: Y / 1	
1st Mtg Amt: \$139,194	Lot Area: 4,195	Pool:	
Total Value: \$277,779	# of Stories: 1.00	Roof Mat:	
Land Use: SFR	Park Area/Cap#: /	Parking:	

Comp #: 11		Distance From Subject:0.47 (miles)	
Address: 1439 W 91ST PL, LOS ANGELES, CA 90047-3622			
Owner Name: IH4 PROPERTY WEST LP			
Seller Name: BRUNER SANDRA Y			
APN: 6037-022-024	Map Reference: 57-E2 / 703-J3	Living Area: 1,126	
County: LOS ANGELES, CA	Census Tract: 2384.00	Total Rooms: 5	
Subdivision: 644	Zoning: LAR1	Bedrooms: 2	
Rec Date: 04/10/2014	Prior Rec Date:	Bath(F/H): 1 /	
Sale Date: 03/19/2014	Prior Sale Date:	Yr Built/Eff: 1929 / 1929	
Sale Price: \$235,500	Prior Sale Price:	Air Cond:	
Sale Type: FULL	Prior Sale Type:	Style: SPANISH	
Document #: 364809	Acres: 0.10	Fireplace: /	
1st Mtg Amt:	Lot Area: 4,524	Pool:	
Total Value: \$35,790	# of Stories: 1.00	Roof Mat: ROLL COMPOSITION	
Land Use: SFR	Park Area/Cap#: / 1	Parking: PARKING AVAIL	

Comp #: 12		Distance From Subject:0.48 (miles)	
Address: 1629 W 82ND ST, LOS ANGELES, CA 90047-2869			
Owner Name: HAMLER JAMES E			
Seller Name: ST GORAN INC			
APN: 6034-010-020	Map Reference: 57-E1 / 703-J2	Living Area: 888	
County: LOS ANGELES, CA	Census Tract: 2381.00	Total Rooms: 5	
Subdivision: 4511	Zoning: LARD2	Bedrooms: 3	
Rec Date: 08/01/2014	Prior Rec Date: 08/18/1970	Bath(F/H): 1 /	
Sale Date: 01/15/2014	Prior Sale Date:	Yr Built/Eff: 1922 / 1933	
Sale Price: \$560,000	Prior Sale Price: \$17,000	Air Cond:	
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL	
Document #: 800493	Acres: 0.16	Fireplace: Y / 1	
1st Mtg Amt: \$448,000	Lot Area: 6,757	Pool:	
Total Value: \$36,387	# of Stories: 1.00	Roof Mat: COMPOSITION SHINGLE	
Land Use: SFR	Park Area/Cap#: / 2	Parking: PARKING AVAIL	

Comp #:13	Address: 8769 S HARVARD BLVD, LOS ANGELES, CA 90047-3316		Distance From Subject:0.5 (miles)
Owner Name:	DONALDSON PATRICE L		
Seller Name:	ESQUIVIAS ESMERALDA		
APN:	6037-025-056	Map Reference:	57-E2 / 703-J3
County:	LOS ANGELES, CA	Census Tract:	2384.00
Subdivision:	622	Zoning:	LAR1
Rec Date:	08/21/2014	Prior Rec Date:	04/13/2010
Sale Date:	06/12/2014	Prior Sale Date:	02/04/2010
Sale Price:	\$295,000	Prior Sale Price:	\$210,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	880928	Acres:	0.15
1st Mtg Amt:	\$289,656	Lot Area:	6,504
Total Value:	\$220,128	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 1
		Living Area:	1,054
		Total Rooms:	5
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Built/Eff:	1925 / 1925
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	ROLL
		Parking:	COMPOSITION
			PARKING AVAIL

EXHIBIT D

ASSIGNED INSPECTOR: **DALE SCHWARTZ**

Date: December 16, 2014

JOB ADDRESS: **1317 WEST MANCHESTER AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **6033-001-024**

CASE#: 448858

ORDER NO: A-2956035

EFFECTIVE DATE OF ORDER TO COMPLY: **February 29, 2012**

COMPLIANCE EXPECTED DATE: **March 30, 2012**

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

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

VIOLATIONS:

SEE ATTACHED ORDER # A-2956035

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS

PRESIDENT

E. FELICIA BRANNON

VICE-PRESIDENT

JOSELYN GEAGA-ROSENTHAL

GEORGE HOVAGUIMIAN

JAVIER NUNEZ

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI

MAYOR

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

RAYMOND S. CHAN, C.E., S.E.
GENERAL MANAGER

FRANK BUSH
EXECUTIVE OFFICER

ORDER TO COMPLY AND NOTICE OF FEE

JOHN SALVARY
P O BOX 1486
GARDENA, CA 90249

CASE #: 448858
ORDER #: A-2956035
EFFECTIVE DATE: February 29, 2012
COMPLIANCE DATE: March 30, 2012

OWNER OF
SITE ADDRESS: 1317 W MANCHESTER AVE

ASSESSORS PARCEL NO.: 6033-001-024
ZONE: C2; Commercial Zone

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

FURTHER, THE CODE VIOLATION INSPECTION FEE (C.V.I.F) OF \$ 356.16 (\$336 fee plus a six percent Systems Development Surcharge of \$20.16) WILL BE BILLED TO THE PROPERTY OWNER. The invoice/notice will be sent to the owner as it appears on the last equalized assessment roll. Section 98.0421 L.A.M.C.

NOTE: FAILURE TO PAY THE C.V.I.F. WITHIN 30 DAYS OF THE INVOICE DATE OF THE BILL NOTED ABOVE WILL RESULT IN A LATE CHARGE OF TWO (2) TIMES THE C.V.I.F. PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF **\$1,176.00.** Any person who fails to pay the fee, late charge and collection fee, shall also pay interest. Interest shall be calculated at the rate of one percent per month.

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

VIOLATION(S):

1. Excessive or overgrown vegetation on the premises.

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

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

Location: Side and rear yards.

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

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

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

Location: Side and rear yards.

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

If you have any questions or require any additional information please feel free to contact me at (310)417-8640.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: _____

Date: February 22, 2012

ROBERT GARTH
7166 MANCHESTER AVENUE, #10B
LOS ANGELES, CA 90045
(310)417-8640
Robert.Garth@lacity.org

REVIEWED BY