

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

February 19, 2015

Council District: # 15

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

JOB ADDRESS: **1612 EAST 108TH STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **6069-001-021**

On April 30, 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: **1612 East 108th 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 April 30, 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)	386.63
Title Report fee	42.00
Grand Total	\$ 1,675.19

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 **\$1,675.19** 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 **\$1,675.19** 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. T10797
Dated as of: 09/24/2014

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

✓ APN #: 6069-001-021

Property Address: 1612 E 108TH ST City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Instrument GRANT DEED

Grantor: JOSE G TORRES, A SINGLE MAN AND CARLOS TORRES, A SINGLE MAN AND BINH C NGUYEN, A SINGLE MAN

Grantee: CARLOS TORRES, A SINGLE MAN

Instrument: 041740320

Book/Page: N/A

Dated: 06/23/2004

Recorded: 07/08/2004

MAILING ADDRESS: CARLOS TORRES,
1612 E 108TH ST, LOS ANGELES, CA 90059-1202

SCHEDULE B

LEGAL DESCRIPTION

THE WEST 60 51 FEET OF LOT 64, OF F E RAMSAUR TRACT NO. 2, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5, PAGE 61 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

MORTGAGES/LIENS

Type of Instrument DEED OF TRUST

Trustor/Mortgagor: CARLOS TORRES, AN UNMARRIED MAN

Lender/Beneficiary: WORLD SAVINGS BANK, FSB.

Trustee: GOLDEN WEST SAVINGS ASSOCIATION SERVICE CO., A CALIFORNIA CORPORATION.

Instrument: 041740321

Book/Page: N/A

Amount: \$241,500.00

Open Ended: NO

Dated: 07/01/2004

Recorded: 07/08/2004

Maturity Date: 07/15/2034

MAILING ADDRESS: WORLD SAVINGS FINAL DOCUMENTATION CLOSING
DEPARTMENT, P.O. BOX 659548, SAN ANTONIO, TX 78265 - 9548.

MAILING ADDRESS: WORLD SAVINGS BANK, FSB, 1901 HARRISON STREET,
OAKLAND, CALIFORNIA, 94612.

Stewart
200227413

7/8/04

RECORDING REQUESTED BY:

04 1740320

Escrow No. 40229-MG
Title Order No. 200227413

When Recorded Mail Document
and Tax Statement To:
Carlos Torres

APN: 6091-001-021

GRANT DEED

SPACE ABOVE THIS LINE FOR RECORDER'S USE

The undersigned grantor(s) declare(s) "This is a bonafide gift and the grantor received nothing in return, R & T 11911."
Documentary transfer tax is \$ 0 00

- ☐ computed on full value of property conveyed, or
☐ computed on full value less value of liens or encumbrances remaining at time of sale,
☐ Unincorporated Area City of Los Angeles

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

Jose G. Torres, a single man and Carlos Torres, a single man and Binh C. Nguyen, a single man
hereby **GRANT(S) to Carlos Torres, a single man**

the following described real property in the City of Los Angeles
County of Los Angeles, State of California

The West 60 51 feet of Lot 64, of F E Ramsaur Tract No. 2, in the City of Los Angeles, County of Los Angeles State
of California, as per map recorded in Book 5, Page 61 of Maps in the office of the County Recorder of said County

DATED June 23, 2004

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

ON JUNE 25 2004 before me,
JAI ME ARRIAGA SALDIVAR personally appeared
JOSE G. TORRES, CARLOS TORRES
BINH C. NGUYEN

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


Jose G. Torres


Carlos Torres


Binh C. Nguyen



MAIL TAX STATEMENTS AS DIRECTED ABOVE

Stewart
200227413

7/8/04

RECORDING REQUESTED BY:
WORLD SAVINGS BANK

04 1740321

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WHEN RECORDED MAIL TO:
WORLD SAVINGS
FINAL DOCUMENTATION
CLOSING DEPARTMENT
P.O. BOX 659548
SAN ANTONIO, TX 78265-9548

LOAN NUMBER: 0026236448

NOTE AMOUNT: \$241,500 00

ASSESSOR'S IDENTIFICATION #
DONE TO SITE ADDRESS

FOR RECORDER'S USE ONLY

DEED OF TRUST

THIS IS A FIRST DEED OF TRUST WHICH SECURES A NOTE WHICH CONTAINS PROVISIONS ALLOWING FOR CHANGES IN MY INTEREST RATE, FREQUENCY AND AMOUNT OF PAYMENTS AND PRINCIPAL BALANCE (INCLUDING FUTURE ADVANCES AND DEFERRED INTEREST) AT LENDER'S OPTION THE SECURED NOTE MAY BE RENEWED OR RENEGOTIATED

THE MAXIMUM AGGREGATE PRINCIPAL BALANCE SECURED BY THIS DEED OF TRUST IS \$301,875 00 WHICH IS 125% OF THE ORIGINAL PRINCIPAL NOTE AMOUNT.

I. DEFINITIONS OF WORDS USED IN THIS DEED OF TRUST

(A) Security Instrument. This Deed of Trust, which is dated JULY 01, 2004* * * * * will be called the "Security Instrument."

(B) Borrower. CARLOS TORRES, AN UNMARRIED MAN

sometimes will be called "Borrower" and sometimes simply "I" or "me"

(C) Lender. WORLD SAVINGS BANK, FSB, * * * * * ITS SUCCESSORS AND/OR ASSIGNEES, will be called "Lender" Lender is A FEDERAL SAVINGS BANK * * * * * which is organized and exists under the laws of the United States Lender's address is 1901 HARRISON STREET, OAKLAND, CALIFORNIA 94612.



7/8/04

0026236448

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(D) **Note.** The note signed by Borrower and having the same date as this Security Instrument, including all extensions, renewals, substitutions and modifications thereof, will be called the "Note". The Note shows that I owe Lender the original principal amount of US \$241,500 00 * * ("Note Amount"), plus accrued and deferred interest and such other amounts as stated in the Note I have promised to pay this debt in monthly payments and to pay the debt in full by JULY 15, 2034.

(E) **Property.** The property that is described below in Section III entitled "Description of the Property" will be called the "Property".

(F) **Sums Secured.** The amounts described below in Section II entitled "Borrower's Transfer of Rights in the Property" sometimes will be called the "Sums Secured".

(G) **Person.** Any person, organization, governmental authority or other party will be called "Person".

(H) **Trustor, Beneficiary, Trustee.** Borrower is the "Trustor," Lender is the "Beneficiary" and GOLDEN WEST SAVINGS ASSOCIATION SERVICE CO., A CALIFORNIA CORPORATION * * * * * is the "Trustee".

II. BORROWER'S TRANSFER OF RIGHTS IN THE PROPERTY

I irrevocably grant and convey the Property to the Trustee, in trust for Lender, with a power of sale subject to the terms of this Security Instrument. This means that, by signing this Security Instrument, I am giving Lender and Trustee those rights that are stated in this Security Instrument and also those rights that the law gives to lenders who are beneficiaries of a deed of trust and to trustees of a deed of trust. I am giving Lender and Trustee these rights to protect Lender from possible losses that might result if I fail to

(i) pay all amounts owed to Lender under the Note and all other notes secured by this Security Instrument, called the "Secured Notes," including future advances made by Lender and any changes to the Secured Notes made with the written consent of Lender,

(ii) pay, with interest, any amounts that Lender spends under Paragraphs 2 and 7 below to protect the value of the Property and Lender's rights in the Property, and

(iii) keep all of my other promises and agreements under this Security Instrument, the Secured Notes and any changes to the Secured Notes made with the written consent of Lender.

III. DESCRIPTION OF THE PROPERTY

I give Trustee rights in the Property described below:

(i) The property which is located at 1612-1614 EAST 108TH STREET, LOS ANGELES, CA 90059. * * * * * The legal description of the Property is attached as Exhibit "A" which is made a part of this Security Instrument. This Property is called the "Described Property".

(ii) All buildings and other improvements that are located on the Described Property,

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BY SIGNING BELOW, I accept and agree to the promises and agreements contained in this Security Instrument and in any rider(s) signed by me and recorded in proper official records

16

(PLEASE SIGN YOUR NAME EXACTLY AS IT APPEARS BELOW)

BORROWER(S)

Carlos Torres (Seal)
CARLOS TORRES

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

ATTACH INDIVIDUAL NOTARY ACKNOWLEDGEMENT

A "MODIFICATION TO NOTE AND RIDER TO SECURITY INSTRUMENT" IS ATTACHED HERETO AND RECORDED HEREWITH.

SD00101 (03 22 02/4-02) A01P

DEED OF TRUST-ADJUSTABLE
PAGE 15 OF 15

CA

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7/8/04

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENTState of CALIFORNIACounty of LOS ANGELESOn 07-01-2004 before me, JAIME ARRIAGA SALDIVAR

Date

Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared CARLOS TORRES

Name(s) of Signer(s)

- ☐ 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 of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document _____

Document Date _____ Number of Pages _____

Signer(s) Other Than Named Above _____

Capacity(ies) Claimed by Signer(s)

Signer's Name _____

- ☐ Individual
☐ Corporate Officer
 Title(s) _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney-in-Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other _____

**RIGHT THUMBPRINT
OF SIGNER**
 Top of thumb here

Signer Is Representing _____

Signer's Name _____

- ☐ Individual
☐ Corporate Officer
 Title(s) _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney-in-Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other _____

**RIGHT THUMBPRINT
OF SIGNER**
 Top of thumb here

Signer Is Representing _____

04 1740321

EXHIBIT B

ASSIGNED INSPECTOR: **MIRIAM PODPORA**
JOB ADDRESS: **1612 EAST 108TH STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **6069-001-021**

Date: February 19, 2015

Last Full Title: **09/24/2014**

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- 1). CARLOS TORRES
1612 E. 108TH STREET
LOS ANGELES, CA. 90059-1202
CAPACITY: OWNER
- 2). WORLD SAVINGS
FINAL DOCUMENTATION CLOSING DEPT.
P.O. BOX 659548
SAN ANTONIO, TX 78265-9548
CAPACITY: INTERESTED PARTIES
- 3). WORLD SAVINGS BANK, FSB
1901 HARRISON STREET
OAKLAND, CA 94612
CAPACITY: INTERESTED PARTIES

Property Detail Report

For Property Located At :
1612 E 108TH ST, LOS ANGELES, CA 90059-1202



Owner Information

Owner Name: **TORRES CARLOS**
 Mailing Address: **1612 E 108TH ST, LOS ANGELES CA 90059-1202 C032**
 Vesting Codes: **SM / /**

Location Information

Legal Description:	F E RAMSAUR TRACT NO 2 W 60.51 FT OF LOT 64	
County:	LOS ANGELES, CA	APN: 6069-001-021
Census Tract / Block:	2427.00 / 5	Alternate APN:
Township-Range-Sect:		Subdivision: 2
Legal Book/Page:	13-18	Map Reference: 58-D4 / 704-G5
Legal Lot:	64	Tract #: 2
Legal Block:		School District: LOS ANGELES
Market Area:	C37	School District Name:
Neighbor Code:		Munic/Township:

Owner Transfer Information

Recording/Sale Date:	07/08/2004 / 06/23/2004	Deed Type:	GRANT DEED
Sale Price:		1st Mtg Document #:	1740321
Document #:	1740320		

Last Market Sale Information

Recording/Sale Date:	09/29/2000 / 09/15/2000	1st Mtg Amount/Type:	\$205,307 / FHA
Sale Price:	\$207,000	1st Mtg Int. Rate/Type:	8.50 /
Sale Type:	FULL	1st Mtg Document #:	1537826
Document #:	1537825	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$106.92
New Construction:		Multi/Split Sale:	
Title Company:	UNITED TITLE		
Lender:	QMG AMERICA		
Seller Name:	AGUIRRE GABRIEL & BLANCA		

Prior Sale Information

Prior Rec/Sale Date:	08/17/1999 / 07/03/1999	Prior Lender:	
Prior Sale Price:	\$38,000	Prior 1st Mtg Amt/Type:	/
Prior Doc Number:	1544300	Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	GRANT DEED		

Property Characteristics

Gross Area:		Parking Type:		Construction:	
Living Area:	1,936	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:	6	Finish Bsmnt Area:		Pool:	
Bath(F/H):	4 /	Basement Type:		Air Cond:	YES
Year Built / Eff:	2000 / 2000	Roof Type:		Style:	
Fireplace:	/	Foundation:		Quality:	
# of Stories:	1.00	Roof Material:		Condition:	
Other Improvements:	ADDITION				

Site Information

Zoning:	LAR2	Acres:	0.21	County Use:	DUPLEX (0200)
Lot Area:	9,310	Lot Width/Depth:	61 x 154	State Use:	
Land Use:	DUPLEX	Res/Comm Units:	2 /	Water Type:	
Site Influence:	CORNER			Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$319,834	Assessed Year:	2014	Property Tax:	\$4,375.93
Land Value:	\$178,207	Improved %:	44%	Tax Area:	460
Improvement Value:	\$141,627	Tax Year:	2014	Tax Exemption:	
Total Taxable Value:	\$319,834				

Comparable Summary

For Property Located At

**1612 E 108TH ST, LOS ANGELES, CA 90059-1202****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**

	Subject Property	Low	High	Average
Sale Price	\$207,000	\$320,000	\$1,800,000	\$642,275
Bldg/Living Area	1,936	1,650	2,218	1,929
Price/Sqft	\$106.92	\$167.71	\$827.21	\$335.07
Year Built	2000	1905	2007	1936
Lot Area	9,310	4,552	10,311	6,657
Bedrooms	6	2	6	4
Bathrooms/Restrooms	4	2	4	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$319,834	\$42,547	\$711,710	\$329,152
Distance From Subject	0.00	1.86	16.77	7.07

*= 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										
		1612 E 108TH ST	\$207,000	2000	6	4	09/29/2000	1,936	9,310	0.0
Comparables										
<input checked="" type="checkbox"/>	1	3839 W 106TH ST	\$320,000	1922	4	2	12/26/2014	1,908	6,400	5.46
<input checked="" type="checkbox"/>	2	4834 W 112TH ST	\$445,000	2007	5	3	12/26/2014	1,930	7,547	6.71
<input checked="" type="checkbox"/>	3	3980 DENKER AVE	\$385,000	1920	3	2	01/23/2015	1,789	6,615	6.12
<input checked="" type="checkbox"/>	4	4311 KINGSWELL AVE	\$1,250,000	1923	4	2	12/15/2014	1,731	6,075	11.61
<input checked="" type="checkbox"/>	5	1515 W 145TH ST	\$515,000	1964	6	4	12/15/2014	2,182	9,161	4.18
<input checked="" type="checkbox"/>	6	1032 S 4TH ST	\$628,000	1931	3	2	12/15/2014	2,015	6,477	12.13
<input checked="" type="checkbox"/>	7	1275 W 35TH ST	\$1,100,000	1908	3	2	10/20/2014	1,668	6,999	6.69
<input checked="" type="checkbox"/>	8	3632 W 135TH ST	\$425,000	1952	4	2	12/08/2014	1,792	5,911	5.55
<input checked="" type="checkbox"/>	9	5941 W 84TH ST	\$810,000	1943	2	2	12/23/2014	1,655	7,142	8.27
<input checked="" type="checkbox"/>	10	527 S CORONADO ST	\$780,000	1922	4	3	12/24/2014	2,218	5,997	8.88
<input checked="" type="checkbox"/>	11	5544 ELM AVE	\$465,000	1963	4	2	12/24/2014	2,118	4,552	6.48
<input checked="" type="checkbox"/>	12	5897 CONVERSE AVE	\$380,000	1924	4	2	12/23/2014	1,764	7,209	3.37
<input checked="" type="checkbox"/>	13	5914 S SAN PEDRO ST	\$395,000	1905	3	2	12/23/2014	1,650	6,502	3.67
<input checked="" type="checkbox"/>	14	1650 W 76TH ST	\$347,500	1931	4	2	12/19/2014	1,710	5,382	4.15
<input checked="" type="checkbox"/>	15	145 E 121ST ST	\$420,000	1926	6	4	12/23/2014	2,184	7,638	1.86
<input checked="" type="checkbox"/>	16	2101 PERKINS LN	\$711,000	1956	4	2	07/18/2014	1,800	5,000	8.02
<input checked="" type="checkbox"/>	17	8636 MENLO AVE	\$439,000	1921	5	3	12/16/2014	2,116	5,405	2.97
<input checked="" type="checkbox"/>	18	1046 FAIRVIEW AVE	\$875,000	1950	3	2	12/05/2014	2,167	10,311	16.77
<input checked="" type="checkbox"/>	19	1513 LAKE SHORE AVE	\$1,800,000	1929	4	2	11/06/2014	2,176	7,446	9.97
<input checked="" type="checkbox"/>	20	4221 BLANCHARD ST	\$355,000	1924	5	2	12/09/2014	2,006	5,372	8.5

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

1612 E 108TH ST, LOS ANGELES, CA 90059-1202**20 Comparable(s) Selected.**

Report Date: 02/17/2015

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$207,000	\$320,000	\$1,800,000	\$642,275
Bldg/Living Area	1,936	1,650	2,218	1,929
Price/Sqft	\$106.92	\$167.71	\$827.21	\$335.07
Year Built	2000	1905	2007	1936
Lot Area	9,310	4,552	10,311	6,657
Bedrooms	6	2	6	4
Bathrooms/Restrooms	4	2	4	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$319,834	\$42,547	\$711,710	\$329,152
Distance From Subject	0.00	1.86	16.77	7.07

*= user supplied for search only

Comp #1 Distance From Subject: 5.46 (miles)

Address:	3839 W 106TH ST, INGLEWOOD, CA 90303-1824		
Owner Name:	GOMEZ VELIA		
Seller Name:	GUTIERREZ JUAN JR		
APN:	4032-015-021	Map Reference:	57-B4 / 703-E5
County:	LOS ANGELES, CA	Census Tract:	6019.00
Subdivision:	2464	Zoning:	INR2YY
Rec Date:	12/26/2014	Prior Rec Date:	05/14/2013
Sale Date:	12/17/2014	Prior Sale Date:	05/08/2013
Sale Price:	\$320,000	Prior Sale Price:	\$242,500
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1408402	Acres:	0.15
1st Mtg Amt:	\$308,800	Lot Area:	6,400
Total Value:	\$243,600	# of Stories:	
Land Use:	DUPLEX	Park Area/Cap#:	/
		Living Area:	1,908
		Total Rooms:	
		Bedrooms:	4
		Bath(F/H):	2 /
		Yr Built/Eff:	1922 /
		Air Cond:	
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	
		Parking:	

Comp #2 Distance From Subject: 6.71 (miles)

Address:	4834 W 112TH ST, INGLEWOOD, CA 90304-2533		
Owner Name:	RUANO GRACIELA I/MACIAS DANIELLE		
Seller Name:	ARCE ENTS INC		
APN:	4039-014-029	Map Reference:	/ 703-B6
County:	LOS ANGELES, CA	Census Tract:	6016.00
Subdivision:	324	Zoning:	LCR2
Rec Date:	12/26/2014	Prior Rec Date:	11/22/2005
Sale Date:	11/19/2014	Prior Sale Date:	11/16/2005
Sale Price:	\$445,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1409562	Acres:	0.17
1st Mtg Amt:	\$407,508	Lot Area:	7,547
Total Value:	\$711,710	# of Stories:	
Land Use:	DUPLEX	Park Area/Cap#:	/
		Living Area:	1,930
		Total Rooms:	
		Bedrooms:	5
		Bath(F/H):	3 /
		Yr Built/Eff:	2007 / 2007
		Air Cond:	YES
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	
		Parking:	

Comp #3 Distance From Subject: 6.12 (miles)

Address:	3980 DENKER AVE, LOS ANGELES, CA 90062-1143		
Owner Name:	PERAZA MARLON & ANA L		
Seller Name:	HARRIS ROLAND		
APN:	5036-030-002	Map Reference:	51-E1 / 673-J2
County:	LOS ANGELES, CA	Census Tract:	2313.00
Subdivision:	DALTON AVE SQUARE	Zoning:	LARD2
Rec Date:	01/23/2015	Prior Rec Date:	06/30/2014
Sale Date:	01/05/2015	Prior Sale Date:	06/16/2014
Sale Price:	\$385,000	Prior Sale Price:	\$182,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	85474	Acres:	0.15
1st Mtg Amt:	\$378,026	Lot Area:	6,615
Total Value:	\$42,547	# of Stories:	
Land Use:	DUPLEX	Park Area/Cap#:	/
		Living Area:	1,789
		Total Rooms:	
		Bedrooms:	3
		Bath(F/H):	2 /
		Yr Built/Eff:	1920 /
		Air Cond:	
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	
		Parking:	

Comp #4 Distance From Subject: 11.61 (miles)

Address:	4311 KINGSWELL AVE, LOS ANGELES, CA 90027-4501		
Owner Name:	MCNEAL TIMOTHY K/COOK BRADLEY H		
Seller Name:	GOODELL-THORNTON NANCY		
APN:	5591-025-023	Map Reference:	35-A3 / 594-B4
County:	LOS ANGELES, CA	Census Tract:	1952.02
Subdivision:	1099	Zoning:	LAR2
Rec Date:	12/15/2014	Prior Rec Date:	12/03/2002
Sale Date:	09/25/2014	Prior Sale Date:	09/30/2002
Sale Price:	\$1,250,000	Prior Sale Price:	\$355,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1356419	Acres:	0.14
1st Mtg Amt:	\$798,000	Lot Area:	6,075
Total Value:	\$419,419	# of Stories:	
Land Use:	DUPLEX	Park Area/Cap#:	/
		Living Area:	1,731
		Total Rooms:	
		Bedrooms:	4
		Bath(F/H):	2 /
		Yr Built/Eff:	1923 /
		Air Cond:	
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	
		Parking:	

Comp #:5 Distance From Subject:4.18 (miles)
 Address: 1515 W 145TH ST, GARDENA, CA 90247-2306
 Owner Name: LI XIN/WANG XIN
 Seller Name: GW SAN DIEGO PROPERTIES LLC
 APN: 6103-005-046 Map Reference: 63-E2 / 733-J4 Living Area: 2,182
 County: LOS ANGELES, CA Census Tract: 6030.05 Total Rooms:
 Subdivision: 2005 Zoning: GAR3 Bedrooms: 6
 Rec Date: 12/15/2014 Prior Rec Date: 08/13/1997 Bath(F/H): 4 /
 Sale Date: 12/02/2014 Prior Sale Date: Yr Built/Eff: 1964 /
 Sale Price: \$515,000 Prior Sale Price: \$170,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style:
 Document #: 1359548 Acres: 0.21 Fireplace: /
 1st Mtg Amt: Lot Area: 9,161 Pool:
 Total Value: \$230,182 # of Stories: Roof Mat:
 Land Use: DUPLEX Park Area/Cap#: / Parking:

Comp #:6 Distance From Subject:12.13 (miles)
 Address: 1032 S 4TH ST, ALHAMBRA, CA 91801-4743
 Owner Name: LI JEFF Z
 Seller Name: HEPPNER ELAINE L TRUST
 APN: 5348-002-037 Map Reference: 37-C5 / 596-B6 Living Area: 2,015
 County: LOS ANGELES, CA Census Tract: 4816.04 Total Rooms:
 Subdivision: NATHANSON Zoning: ALRPD* Bedrooms: 3
 Rec Date: 12/15/2014 Prior Rec Date: Bath(F/H): 2 /
 Sale Date: 11/12/2014 Prior Sale Date: Yr Built/Eff: 1931 / 1931
 Sale Price: \$628,000 Prior Sale Price: Air Cond:
 Sale Type: FULL Prior Sale Type: Style:
 Document #: 1356165 Acres: 0.15 Fireplace: /
 1st Mtg Amt: Lot Area: 6,477 Pool:
 Total Value: \$53,151 # of Stories: Roof Mat:
 Land Use: DUPLEX Park Area/Cap#: / Parking:

Comp #:7 Distance From Subject:6.69 (miles)
 Address: 1275 W 35TH ST, LOS ANGELES, CA 90007-3446
 Owner Name: CKCL LLC
 Seller Name: SOCAL REHAB-EDI I LP
 APN: 5040-021-021 Map Reference: 43-F6 / 634-A7 Living Area: 1,668
 County: LOS ANGELES, CA Census Tract: 2226.00 Total Rooms:
 Subdivision: HOFFMAN Zoning: LARD2 Bedrooms: 3
 Rec Date: 10/20/2014 Prior Rec Date: Bath(F/H): 2 /
 Sale Date: 10/16/2014 Prior Sale Date: Yr Built/Eff: 1908 / 1913
 Sale Price: \$1,100,000 Prior Sale Price: Air Cond: YES
 Sale Type: FULL Prior Sale Type: Style:
 Document #: 1104262 Acres: 0.16 Fireplace: /
 1st Mtg Amt: Lot Area: 6,999 Pool:
 Total Value: \$358,620 # of Stories: Roof Mat:
 Land Use: DUPLEX Park Area/Cap#: / Parking:

Comp #:8 Distance From Subject:5.55 (miles)
 Address: 3632 W 135TH ST, HAWTHORNE, CA 90250-6208
 Owner Name: CHANTA MARIO P
 Seller Name: PUN HENRY S
 APN: 4051-013-020 Map Reference: 63-B1 / 733-E3 Living Area: 1,792
 County: LOS ANGELES, CA Census Tract: 6025.04 Total Rooms:
 Subdivision: 874 Zoning: HAR3YY Bedrooms: 4
 Rec Date: 12/08/2014 Prior Rec Date: 01/27/2011 Bath(F/H): 2 /
 Sale Date: 12/03/2014 Prior Sale Date: Yr Built/Eff: 1952 /
 Sale Price: \$425,000 Prior Sale Price: \$305,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style:
 Document #: 1322141 Acres: 0.14 Fireplace: /
 1st Mtg Amt: Lot Area: 5,911 Pool:
 Total Value: \$318,762 # of Stories: Roof Mat:
 Land Use: DUPLEX Park Area/Cap#: / Parking: BUILT-IN

Comp #:**9** Distance From Subject:**8.27 (miles)**
 Address: **5941 W 84TH ST, LOS ANGELES, CA 90045-4218**
 Owner Name: **BRILLIANT CORNERS**
 Seller Name: **WESTPAC HOMES LLC**
 APN: **4107-017-007** Map Reference: **56-D1 / 702-H2** Living Area: **1,655**
 County: **LOS ANGELES, CA** Census Tract: **2760.00** Total Rooms:
 Subdivision: **12989** Zoning: **LAR2** Bedrooms: **2**
 Rec Date: **12/23/2014** Prior Rec Date: **09/19/2014** Bath(F/H): **2 /**
 Sale Date: **11/20/2014** Prior Sale Date: **08/18/2014** Yr Built/Eff: **1943 / 1948**
 Sale Price: **\$810,000** Prior Sale Price: **\$580,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style:
 Document #: **1398478** Acres: **0.16** Fireplace: **/**
 1st Mtg Amt: **\$599,400** Lot Area: **7,142** Pool:
 Total Value: **\$570,000** # of Stories: Roof Mat:
 Land Use: **DUPLEX** Park Area/Cap#: **/** Parking:

Comp #:**10** Distance From Subject:**8.88 (miles)**
 Address: **527 S CORONADO ST, LOS ANGELES, CA 90057-1815**
 Owner Name: **BHAKTA MOHAN**
 Seller Name: **BOWLEN JACQUELYN L**
 APN: **5155-028-002** Map Reference: **44-A1 / 634-B2** Living Area: **2,218**
 County: **LOS ANGELES, CA** Census Tract: **2087.20** Total Rooms:
 Subdivision: **91** Zoning: **LAR3** Bedrooms: **4**
 Rec Date: **12/24/2014** Prior Rec Date: **08/12/2011** Bath(F/H): **3 /**
 Sale Date: **12/11/2014** Prior Sale Date: **07/14/2011** Yr Built/Eff: **1922 / 1922**
 Sale Price: **\$780,000** Prior Sale Price: **\$605,000** Air Cond: **YES**
 Sale Type: **FULL** Prior Sale Type: **FULL** Style:
 Document #: **1399864** Acres: **0.14** Fireplace: **/**
 1st Mtg Amt: **\$300,000** Lot Area: **5,997** Pool:
 Total Value: **\$619,900** # of Stories: Roof Mat:
 Land Use: **DUPLEX** Park Area/Cap#: **/** Parking:

Comp #:**11** Distance From Subject:**6.48 (miles)**
 Address: **5544 ELM AVE, LONG BEACH, CA 90805-4664**
 Owner Name: **SOKHOMALA TEE-VUTHY/KHUT VINAVIN**
 Seller Name: **CRAWFORD RUBY E TRUST**
 APN: **7127-025-016** Map Reference: **70-C1 / 765-D2** Living Area: **2,118**
 County: **LOS ANGELES, CA** Census Tract: **5703.04** Total Rooms:
 Subdivision: **5966** Zoning: **LBR1N** Bedrooms: **4**
 Rec Date: **12/24/2014** Prior Rec Date: **05/10/1988** Bath(F/H): **2 /**
 Sale Date: **11/21/2014** Prior Sale Date: **04/1988** Yr Built/Eff: **1963 / 1963**
 Sale Price: **\$465,000** Prior Sale Price: **\$34,500** Air Cond: **CENTRAL**
 Sale Type: **FULL** Prior Sale Type: **FULL** Style:
 Document #: **1401281** Acres: **0.10** Fireplace: **/**
 1st Mtg Amt: **\$372,000** Lot Area: **4,552** Pool:
 Total Value: **\$73,603** # of Stories: Roof Mat:
 Land Use: **DUPLEX** Park Area/Cap#: **/** Parking:

Comp #:**12** Distance From Subject:**3.37 (miles)**
 Address: **5897 CONVERSE AVE, LOS ANGELES, CA 90001-1407**
 Owner Name: **CAVADA SALVADOR**
 Seller Name: **PENICHE INVESTMENTS LLC**
 APN: **6008-038-014** Map Reference: **52-D4 / 674-G6** Living Area: **1,764**
 County: **LOS ANGELES, CA** Census Tract: **5327.00** Total Rooms:
 Subdivision: **AHRENS MIRAMONTE ADD** Zoning: **LCR3YY** Bedrooms: **4**
 Rec Date: **12/23/2014** Prior Rec Date: **04/15/2014** Bath(F/H): **2 /**
 Sale Date: **10/17/2014** Prior Sale Date: **02/20/2014** Yr Built/Eff: **1924 /**
 Sale Price: **\$380,000** Prior Sale Price: **\$235,000** Air Cond: **YES**
 Sale Type: **FULL** Prior Sale Type: **FULL** Style:
 Document #: **1397720** Acres: **0.17** Fireplace: **/**
 1st Mtg Amt: **\$359,584** Lot Area: **7,209** Pool:
 Total Value: **\$290,686** # of Stories: Roof Mat:
 Land Use: **DUPLEX** Park Area/Cap#: **/** Parking:

Comp #:13 Distance From Subject:3.67 (miles)
 Address: 5914 S SAN PEDRO ST, LOS ANGELES, CA 90003-1322
 Owner Name: LOPEZ JESUS M
 Seller Name: COPPER RIVER INVESTMENTS LLC
 APN: 6006-029-024 Map Reference: 52-B4 / 674-D6 Living Area: 1,650
 County: LOS ANGELES, CA Census Tract: 2392.02 Total Rooms: 3
 Subdivision: W F THORNES RESUB Zoning: LAMR1 Bedrooms: 3
 Rec Date: 12/23/2014 Prior Rec Date: 07/18/2014 Bath(F/H): 2 /
 Sale Date: 11/14/2014 Prior Sale Date: 07/11/2014 Yr Built/Eff: 1905 /
 Sale Price: \$395,000 Prior Sale Price: \$280,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style:
 Document #: 1398781 Acres: 0.15 Fireplace: /
 1st Mtg Amt: \$387,845 Lot Area: 6,502 Pool:
 Total Value: \$322,580 # of Stories: Roof Mat:
 Land Use: DUPLEX Park Area/Cap#: / Parking:

Comp #:14 Distance From Subject:4.15 (miles)
 Address: 1650 W 76TH ST, LOS ANGELES, CA 90047-2401
 Owner Name: BLANCO JOSELYN J/BLANCO GUADALUPE S
 Seller Name: DTS HOLDINGS LLC
 APN: 6018-019-001 Map Reference: 51-E6 / 703-J1 Living Area: 1,710
 County: LOS ANGELES, CA Census Tract: 2379.00 Total Rooms: 3
 Subdivision: 6757 Zoning: LAR1 Bedrooms: 4
 Rec Date: 12/19/2014 Prior Rec Date: 07/12/2012 Bath(F/H): 2 /
 Sale Date: 12/05/2014 Prior Sale Date: 06/20/2012 Yr Built/Eff: 1931 / 1931
 Sale Price: \$347,500 Prior Sale Price: \$160,000 Air Cond: YES
 Sale Type: FULL Prior Sale Type: FULL Style:
 Document #: 1384273 Acres: 0.12 Fireplace: /
 1st Mtg Amt: \$341,205 Lot Area: 5,382 Pool:
 Total Value: \$175,793 # of Stories: Roof Mat:
 Land Use: DUPLEX Park Area/Cap#: / Parking:

Comp #:15 Distance From Subject:1.86 (miles)
 Address: 145 E 121ST ST, LOS ANGELES, CA 90061-2301
 Owner Name: BARRERA SALVADOR
 Seller Name: GUIDOS OSWALDO
 APN: 6086-001-017 Map Reference: 58-B6 / 734-D1 Living Area: 2,184
 County: LOS ANGELES, CA Census Tract: 5409.01 Total Rooms: 3
 Subdivision: ATHENS ACRES Zoning: LCR2* Bedrooms: 6
 Rec Date: 12/23/2014 Prior Rec Date: 03/19/2012 Bath(F/H): 4 /
 Sale Date: 11/26/2014 Prior Sale Date: 01/13/2012 Yr Built/Eff: 1926 / 1926
 Sale Price: \$420,000 Prior Sale Price: \$330,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style:
 Document #: 1397702 Acres: 0.18 Fireplace: Y / 1
 1st Mtg Amt: \$412,392 Lot Area: 7,638 Pool:
 Total Value: \$338,128 # of Stories: 1.00 Roof Mat:
 Land Use: DUPLEX Park Area/Cap#: / Parking:

Comp #:16 Distance From Subject:8.02 (miles)
 Address: 2101 PERKINS LN, REDONDO BEACH, CA 90278-3356
 Owner Name: PERKINS & MATHEWS LLC
 Seller Name: RODRIGUEZ DANIEL
 APN: 4153-022-022 Map Reference: 62-F5 / 733-B7 Living Area: 1,800
 County: LOS ANGELES, CA Census Tract: 6205.21 Total Rooms: 4
 Subdivision: 2 Zoning: RBR-3 Bedrooms: 4
 Rec Date: 07/18/2014 Prior Rec Date: 07/01/1975 Bath(F/H): 2 /
 Sale Date: 06/04/2014 Prior Sale Date: Yr Built/Eff: 1956 /
 Sale Price: \$711,000 Prior Sale Price: \$51,500 Air Cond: YES
 Sale Type: FULL Prior Sale Type: FULL Style:
 Document #: 742586 Acres: 0.11 Fireplace: /
 1st Mtg Amt: \$568,800 Lot Area: 5,000 Pool:
 Total Value: \$100,937 # of Stories: Roof Mat:
 Land Use: DUPLEX Park Area/Cap#: / Parking:

Comp #:17 Distance From Subject:2.97 (miles)
 Address: 8636 MENLO AVE, LOS ANGELES, CA 90044-4812
 Owner Name: VALLADARES FAUSTO
 Seller Name: GUERRERO DAVID L
 APN: 6038-022-015 Map Reference: 57-F2 / 704-A2 Living Area: 2,116
 County: LOS ANGELES, CA Census Tract: 2403.00 Total Rooms:
 Subdivision: 3354 Zoning: LARD2 Bedrooms: 5
 Rec Date: 12/16/2014 Prior Rec Date: 06/03/2013 Bath(F/H): 3 /
 Sale Date: 11/20/2014 Prior Sale Date: 05/01/2013 Yr Built/Eff: 1921 /
 Sale Price: \$439,000 Prior Sale Price: \$390,000 Air Cond: YES
 Sale Type: FULL Prior Sale Type: FULL Style:
 Document #: 1367248 Acres: 0.12 Fireplace: /
 1st Mtg Amt: \$431,048 Lot Area: 5,405 Pool:
 Total Value: \$391,770 # of Stories: Roof Mat:
 Land Use: DUPLEX Park Area/Cap#: / Parking:

Comp #:18 Distance From Subject:16.77 (miles)
 Address: 1046 FAIRVIEW AVE, ARCADIA, CA 91007-7138
 Owner Name: RAC DEV INC TRUST
 Seller Name: GELALICH FRANCIS E & MARIETTA T
 APN: 5783-003-020 Map Reference: 28-B6 / 566-J7 Living Area: 2,167
 County: LOS ANGELES, CA Census Tract: 4307.24 Total Rooms:
 Subdivision: 2731 Zoning: ARR3* Bedrooms: 3
 Rec Date: 12/05/2014 Prior Rec Date: 08/28/1987 Bath(F/H): 2 /
 Sale Date: 10/07/2014 Prior Sale Date: 07/1987 Yr Built/Eff: 1950 / 1950
 Sale Price: \$875,000 Prior Sale Price: \$250,000 Air Cond: YES
 Sale Type: UNKNOWN Prior Sale Type: FULL Style:
 Document #: 1312130 Acres: 0.24 Fireplace: /
 1st Mtg Amt: Total Value: \$390,348 # of Stories: Roof Mat:
 Land Use: DUPLEX Park Area/Cap#: / Parking:

Comp #:19 Distance From Subject:9.97 (miles)
 Address: 1513 LAKE SHORE AVE, LOS ANGELES, CA 90026-2531
 Owner Name: AMREAL LAKESHORE INVESTORS LLC
 Seller Name: PHL ECHO PARK LAKE SHORE LLC
 APN: 5419-017-015 Map Reference: 35-C5 / 594-E7 Living Area: 2,176
 County: LOS ANGELES, CA Census Tract: 1974.20 Total Rooms:
 Subdivision: AURORA Zoning: LARD2 Bedrooms: 4
 Rec Date: 11/06/2014 Prior Rec Date: 04/22/2013 Bath(F/H): 2 /
 Sale Date: 11/04/2014 Prior Sale Date: 03/14/2013 Yr Built/Eff: 1929 / 1935
 Sale Price: \$1,800,000 Prior Sale Price: \$875,000 Air Cond: YES
 Sale Type: FULL Prior Sale Type: FULL Style:
 Document #: 1179436 Acres: 0.17 Fireplace: /
 1st Mtg Amt: \$2,132,629 Lot Area: 7,446 Pool:
 Total Value: \$652,951 # of Stories: Roof Mat:
 Land Use: DUPLEX Park Area/Cap#: / Parking:

Comp #:20 Distance From Subject:8.5 (miles)
 Address: 4221 BLANCHARD ST, LOS ANGELES, CA 90063-1303
 Owner Name: SALAS FRANK & EVA O
 Seller Name: OLMOS S V LIVING TRUST
 APN: 5225-022-011 Map Reference: 45-D3 / 635-E4 Living Area: 2,006
 County: LOS ANGELES, CA Census Tract: 5310.00 Total Rooms:
 Subdivision: 4607 Zoning: LCR2* Bedrooms: 5
 Rec Date: 12/09/2014 Prior Rec Date: 09/08/2003 Bath(F/H): 2 /
 Sale Date: 12/04/2014 Prior Sale Date: 07/28/2003 Yr Built/Eff: 1924 /
 Sale Price: \$355,000 Prior Sale Price: \$240,000 Air Cond: YES
 Sale Type: FULL Prior Sale Type: FULL Style:
 Document #: 1329586 Acres: 0.12 Fireplace: /
 1st Mtg Amt: \$269,500 Lot Area: 5,372 Pool:
 Total Value: \$278,350 # of Stories: Roof Mat:
 Land Use: DUPLEX Park Area/Cap#: / Parking:

EXHIBIT D

ASSIGNED INSPECTOR: MIRIAM PODPORA
JOB ADDRESS: 1612 EAST 108TH STREET, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 6069-001-021

Date: February 19, 2015

CASE#: 456330
ORDER NO: A-2997369

EFFECTIVE DATE OF ORDER TO COMPLY: April 30, 2012
COMPLIANCE EXPECTED DATE: May 15, 2012
DATE COMPLIANCE OBTAINED: August 29, 2012

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-2997369

Restore the existing structure(s) to its originally approved condition, OR 3) Submit plans, obtain the required permits and expose the work to proper inspections.

Code Section(s) in Violation: 91.8105, 91.106.1.1, 91.106.1.2, 91.108.4, 91.106.3.2, 91.103.1, 93.0104, 94.103.1.1, 95.112.1, 91.5R106.1.1, 91.5R106.1.2, 91.5R108.4, 91.5R106.3.2, 91.5R103.1, 12.21A.1.(a) of the L.A.M.C.

Location: Required side yard.

NON-COMPLIANCE FEE WARNING:

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.

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.

If you have any questions or require any additional information please feel free to contact me at (310)732-4531.

Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector:

Date: April 23, 2012

MARIAN PODPORA
638 S. BEACON ST., ROOM 276
SAN PEDRO, CA 90731
(310)732-4531

REVIEWED BY

Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

A. P.

Date: June 28, 2012

REVIEWED BY