

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

February 24, 2015

Council District: # 15

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

JOB ADDRESS: 1324 WEST ROBIDOUX STREET, LOS ANGELES, CA  
ASSESSORS PARCEL NO. (APN): 7415-017-004

On August 22, 2013 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: **1324 West Robidoux Street, Los Angeles California**, (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

Following the Department's investigation an order or orders to comply were issued to the property owner and all interested parties. Pursuant to Section 98.0411(a) the order warned that "a proposed noncompliance fee may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or slight modification is filed within 15 days after the compliance date." The owners failed to comply within the time prescribed by ordinance.

In addition, pursuant to Section 98.0421, the property owner was issued an order July 23, 2013 to pay a code violation inspection fee after violations were identified and verified upon inspection. The non-compliance and code violation inspection fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance Code Enforcement fee	550.00
Late Charge/Collection fee (250%)	2,215.00
Code Violation Investigation fee	336.00
System Development Surcharge	20.16
System Development Surcharge late fee	50.40
Accumulated Interest (1%/month)	459.38
Title Report fee	42.00
<b>Grand Total</b>	<b>\$ 3,672.94</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 **\$3,672.94** 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 **\$3,672.94** 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



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

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**Property Title Report**

**Work Order No. T10514**  
Dated as of: 07/18/2014

**Prepared for: City of Los Angeles**

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**SCHEDULE A**  
(Reported Property Information)

APN #: 7415-017-004

**Property Address:** 1324 W ROBIDOUX ST ✓ **City:** Los Angeles **County:** Los Angeles

**VESTING INFORMATION**

**Type of Instrument** GRANT DEED

**Grantor:** RON CHAVEZ, A SINGLE MAN

**Grantee:** ABRAHAM GARIBAY, A SINGLE MAN

**Instrument:** 04/2871912

**Dated:** 09/22/2004

**Book/Page:** N/A

**Recorded:** 11/05/2004

**MAILING ADDRESS:** ABRAHAM GARIBAY  
1324 W ROBIDOUX STREET, WILMINGTON, CA 90744

**SCHEDULE B**

**LEGAL DESCRIPTION**

LOT 39 OF TRACT 4602 IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES STATE OF CALIFORNIA, AS SHOWN ON MAP FILED IN BOOK 51, PAGE 40 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, EXCEPT WESTERLY 1/2 THEREOF

**MORTGAGES/LIENS**

**Type of Instrument** DEED OF TRUST

**Trustor/Mortgagor:** ABRAHAM GARIBAY, A SINGLE MAN AS HIS SOLE & SEPARATE PROPERTY

**Lender/Beneficiary:** MORTGAGE REGISTRATION SYSTEMS AS NOMINEE FOR EXCEL FUNDING.

**Trustee:** JOAN H. ANDERSON.

**Instrument:** 04/3252500

**Amount:** \$257,520.00

**Dated:** 12/07/2004

**Maturity Date:** 01/01/2035

**Book/Page:** N/A

**Open Ended:** NO

**Recorded:** 12/16/2004

**INTUITIVE REAL ESTATE SOLUTIONS**  
5711 W. SLAUSON AVE., SUITE 170  
CULVER CITY, CA 90230  
Phone 310-649-2020 310-649-0030 Fax

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**Work Order No. T10514**

**SCHEDULE B (Continued)**

**MAILING ADDRESS: FLAGSTAR BANK,**  
**5151 CORPORATE DRIVE, TROY, MI. 48098**

**ADDITIONAL MAILING ADDRESS: EXCEL FUNDING,**  
**28924 S WESTERN AVENUE AVE, SUITE 100, RANCHO PALOS VERDES, CA 90275.**

**ADDITIONAL MAILING ADDRESS: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.**  
**P.O BOX 2026, FINT, MI 48501-2026**

SAID DEED OF TRUST IS SUBJECT TO A ASSIGNMENT OF DEED OF TRUST, FROM "MERS" IS MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC, (ASSIGNOR) TO CITIMORTGAGE, INC, (ASSIGNEE), DATED 10/20/2010 RECORDED 10/25/2010, AS INSTRUMENT NO. 20101522664

**MAILING ADDRESS: CR TITLE SERVICES, INC.**  
**1000 TECHNOLOGY DRIVE MS 314, O'FALLON, MO 63368.**

SAID DEED OF TRUST IS FURTHER SUBJECT TO A SUBSTITUTION OF TRUSTEE, DATED 10/20/2010, RECORDED 10/25/2010, AS INSTRUMENT NO. 20101522665

**MAILING ADDRESS: CR TITLE SERVICES INC.,**  
**1000 TECHNOLOGY DRIVE MS 314, O'FALLON, MO 63368**

SAID DEED OF TRUST IS SUBJECT TO A ASSIGNMENT OF DEED OF TRUST, FROM MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC (ASSIGNOR) TO CITIMORTGAGE, INC. (ASSIGNEE), DATED 03/15/2011 RECORDED 04/01/2011, AS INSTRUMENT NO. 20110490026

**MAILING ADDRESS: CT LIEN SOLUTIONS,**  
**100 WOOD HOLLOW DRIVE, SUITE 170, NOVATO, CA 94945**

**ADDITIONAL MAILING ADDRESS: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.**  
**P.O BOX 2026, FLINT, MI 48501-2026**

**MAILING ADDRESS: CITIMORTGAGE, INC.,**  
**1000 TECHNOLOGY DRIVE, O'FALLON, MO 63368.**

SAID DEED OF TRUST IS SUBJECT TO A CORPORATE ASSIGNMENT OF DEED OF TRUST, FROM CITIMORTGAGE, INC., (ASSIGNOR) TO FEDERAL NATIONAL MORTGAGE ASSOCIATION (ASSIGNEE), DATED 02/11/2014 RECORDED 02/12/2014, AS INSTRUMENT NO. 20140152923

**MAILING ADDRESS: CITIMORTGAGE, INC. C/O NATIONWIDE TITLE CLEARING, INC.**  
**2100 ALT. 19 NORTH, PALM HARBOR, FL, 34683**

**INTUITIVE REAL ESTATE SOLUTIONS**  
5711 W. SLAUSON AVE., SUITE 170  
CULVER CITY, CA 90230  
Phone 310-649-2020 310-649-0030 Fax

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**Work Order No. T10514**

**SCHEDULE B (Continued)**

**ADDITIONAL MAILING ADDRESS: CITIMORTGAGE, INC.,**  
1000 TECHNOLOGY DRIVE, O'FALLON, MO, 63368.

**ADDITIONAL MAILING ADDRESS: FEDERAL NATIONAL MORTGAGE ASSOCIATION,**  
14221 DALLAS PARKWAY, SUITE 100, DALLAS, TX 75254.

**Type of Instrument JUDGMENT**

**Comments: NOTICE OF STATE TAX LIEN, DATED 02/17/2012, RECORDED 02/15/2012, AS**  
INSTRUMENT NO. 20120252314

**MAILING ADDRESS: STATE OF CALIFORNIA FRANCHISE TAX BOARD,**  
SACRAMENTO CA 95812-2952

**ADDITIONAL MAILING ADDRESS: SPECIAL PROCEDURES SECTION**  
PO BOX 2952, SACRAMENTO CA 95812-2952

**Type of Instrument MISCELLANEOUS**

**Comments: NOTICE OF PENDING LIEN DATED 01/17/2014 RECORDED 02/07/2014, AS**  
INSTRUMENT NO. 20140138965

**MAILING ADDRESS: DEPARTMENT OF BUILDING AND SAFETY FINANCIAL SERVICES DIVISION,**  
201 N. FIGUEROA ST., 9<sup>TH</sup> FLOOR LOS ANGELES, CA 90012

**MAILING ADDRESS: GARIBAY ABRAHAM**  
PO BOX 1203 WILMINGTON CA, 90748

11/5/04

Order No Accom.  
Escrow No  
Loan No

2  
04 2871912

WHEN RECORDED MAIL TO

RONNIE CHAVEZ  
1324 W ROBIDOUX STREET  
WILMINGTON CA 90744

A1670551-14

DOCUMENTARY TRANSFER TAX \$ NONE

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Computed on the consideration or value of property conveyed, OR  
Computed on the consideration or value less liens or encumbrances  
remaining at time of sale

[Signature]  
Signature of Declarant or Agent determining tax - Full Name

(THIS IS A BONAFIDE GIFT AND THE GRANTOR RECEIVED NOTHING IN RETURN, R & T 11911\*)

### GRANT DEED

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

RON CHAVEZ, A SINGLE MAN

hereby GRANT(S) to

**ABRAHAM GARIBAY, A SINLE MAN,**

the real property in the City of WILMINGTON, County of LOS ANGELES, State of California, described as

LOT 39 OF TRACT 4602 IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES STATE OF CALIFORNIA, AS SHOWN ON MAP FILED IN BOOK 51, PAGE 40 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY EXCEPT WESTERLY 1/2 THEREOF

Dated SEPTEMBER 22, 2004

[Signature]  
} RON CHAVEZ  
} ss

STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES

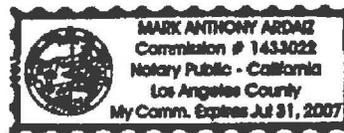
On OCTOBER 5, 2004 before me,

personally appeared RON CHAVEZ

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 [Signature]



(This area for official notarial seal)

Mail Tax statements to Return Address Above

1002 (1/94)

3

ILLEGIBLE NOTARY DECLARATION

GOVERNMENT CODE 27361 7

04 2871912

I CERTIFY UNDER PENALTY OF PERJURY THAT THE NOTARY SEAL ON THE DOCUMENT TO WHICH THIS STATEMENT IS ATTACHED READS AS FOLLOWS

NAME OF NOTARY Mark Anthony Ardaiz  
 DATE COMMISSION EXPIRES JUL 31 2007  
 NOTARY IDENTIFICATION NUMBER 1433022  
 MANUFACTURER/VENDOR IDENTIFICATION NUMBER MNAI  
 PLACE OF EXECUTION NORWALK  
 DATE 11/15/04



SIGNATURE (FIRM NAME IF ANY)

12/16/04

04 3252500

2

FIRST AMERICAN TITLE COMPANY LOS ANGELES

After Recording Return To:  
FLAGSTAR BANK  
5151 CORPORATE DRIVE  
TROY, MI 48098  
FINAL DOCUMENTS, MAIL STOP W-530-3

Escrow No. : 1553-SA  
V1 WBCD LOAN # 500370467

[Space Above This Line For Recording Data]

7415-017-004

DEED OF TRUST

MIN 100167005003704679

DEFINITIONS

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

- (A) "Security Instrument" means this document, which is dated DECEMBER 7, 2004, together with all Riders to this document
- (B) "Borrower" is ABRAHAM GARIBAY, A SINGLE MAN AS HIS SOLE & SEPARATE PROPERTY.

Borrower is the trustor under this Security Instrument

(C) "Lender" is EXCEL FUNDING.

1670551-14



2

Requested and Prepared by:  
CR Title Services, Inc.

When Recorded Mail To:  
CR Title Services, Inc.  
1000 TECHNOLOGY DRIVE MS 314  
O'FALLON, MO 63368

APN: 7415-017-004

SPACE ABOVE THIS LINE FOR RECORDER'S USE

TS No: T10-69154-CA

Order No: 4644898

**ASSIGNMENT OF DEED OF TRUST**

For Value Received, the undersigned corporation hereby grants, assigns, and transfers to:

CitiMortgage, Inc.

all beneficial interest under that certain Deed of Trust dated: **12-07-2004** executed by **ABRAHAM GARIBAY, A SINGLE MAN AS HIS SOLE & SEPARATE PROPERTY.**, as Trustor(s), to **JOAN H. ANDERSON**, as Trustee, recorded **12-16-2004**, as Instrument No. **04 3252500**, in Book , Page , , of Official Records, in the office of the County Recorder of **LOS ANGELES** County, **CALIFORNIA** together with the Promissory Note secured by said Deed of Trust and also all rights accrued or to accrue under said Deed of Trust.

Date: October 20, 2010

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RECORDING REQUESTED BY:

FIRST AMERICAN TITLE INSURANCE CO.

AND WHEN RECORDED MAIL TO:

CR TITLE SERVICES INC.  
1000 TECHNOLOGY DRIVE MS 314  
O'FALLON, MO 63368



2

TS No.: T10-69154-CA

Order No.: 4644898

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**SUBSTITUTION OF TRUSTEE**

WHEREAS, ABRAHAM GARIBAY, A SINGLE MAN AS HIS SOLE & SEPARATE PROPERTY, was the original Trustor, JOAN H. ANDERSON was the original Trustee, and "MERS" IS MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. was the original Beneficiary under that certain Deed of Trust dated 12-07-2004 and recorded on 12-16-2004 as Instrument No. 04 3252500, in book , page , of Official Records of LOS ANGELES County, CALIFORNIA; and

WHEREAS, the undersigned is the present Beneficiary under said Deed of Trust, and

WHEREAS, the undersigned desires to substitute a new Trustee under said Deed of Trust in place and instead of said original Trustee, or Successor Trustee, thereunder, in the manner in said Deed of Trust provided,

NOW, THEREFORE, the undersigned hereby substitutes CR Title Services, Inc., as Trustee under said Deed of Trust.

Whenever the context hereof so requires, the masculine gender includes the feminine and/or neuter, and the singular number includes the plural.

Dated: October 20, 2010

2

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2

Record & Return To:  
CT Lien Solutions  
100 Wood Hollow Drive, Suite 170  
Novato, CA 94945  
888-861-8818

Recording Requested By:  
CITIMORTGAGE, INC



Loan #: 770902806  
MIN: 100167005003704679 MERS Phone #: 888-679-6377  
Deal Name: Verdugo  
CA, Los Angeles



ASSIGNMENT OF DEED OF TRUST

FOR VALUE RECEIVED, the receipt and sufficiency of which is hereby acknowledged, the undersigned, **Mortgage Electronic Registration Systems, Inc.**, P.O. Box 2026, Flint, MI 48501-2026 herein ("Assignor"), does hereby grant, sell, assign, transfer and convey, without recourse unto **Citimortgage, Inc.**, 1000 Technology Drive, O'Fallon, MO 63368 herein ("Assignee") that certain DEED OF TRUST referenced below:

**Borrower: ABRAHAM GARIBAY A SINGLE MAN AS HIS SOLE AND SEPARATE PROPERTY**  
**Original Lender: Mortgage Electronic Registration Systems, Inc. as nominee for EXCEL FUNDING** Recorded: 12/16/2004  
**Instrument: 04 3252500 in Los Angeles, CA. Loan Amount: \$257,520.00 Trustee: Citimortgage, Inc.**

Together with the note(s) and obligations therein described or referred to, the money due and to become due thereon, with interest, and all rights accrued or to accrue under said document referenced above

TO HAVE AND TO HOLD the same unto Assignee, its successors and assigns, forever, subject only to the terms and conditions of the document above-described

IN WITNESS WHEREOF, Assignor has caused this Assignment to be executed and delivered, effective 03/15/2011.

Mortgage Electronic Registration Systems, Inc.



By: *Dawn Midyett*  
Name: Dawn Midyett  
Title: Assistant Secretary

# EXHIBIT B

ASSIGNED INSPECTOR: **HECTOR RODRIGUEZ**

Date: February 24, 2015

JOB ADDRESS: **1324 WEST ROBIDOUX STREET, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **7415-017-004**

Last Full Title: **07/18/2014**

Last Update to Title:

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## LIST OF OWNERS AND INTERESTED PARTIES

- 1). ABRAHAM GARIBAY  
1324 WEST ROBIDOUX ST  
WILMINGTON, CA. 90744-2446  
CAPACITY: OWNER
  
- 2). ABRAHAM GARIBAY  
P.O. BOX 1203  
WILMINGTON, CA. 90748-1203  
CAPACITY: OWNER
  
- 3). FLAGSTAR BANK  
5151 CORPORATE DRIVE  
TROY, MI. 48098  
CAPACITY: INTERESTED PARTIES
  
- 4). EXCEL FUNDING  
28924 SOUTH WESTERN AVE, SUITE 100  
RANCHO PALOS VERDES, CA. 90275  
CAPACITY: INTERESTED PARTIES
  
- 5). MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.  
P.O. BOX 2026  
FLINT, MI. 48501-2026  
CAPACITY: INTERESTED PARTIES
  
- 6). CR TITLE SERVICES, INC.  
1000 TECHNOLOGY DRIVE, MS 314  
O'FALLON, MO. 63368  
CAPACITY: INTERESTED PARTIES
  
- 7). CT LIEN SOLUTIONS  
100 WOOD HOLLOW DRIVE, SUITE 170  
NOVATO, CA. 94945  
CAPACITY: INTERESTED PARTIES

- 8). CITIMORTGAGE, INC.  
1000 TECHNOLOGY DRIVE  
O'FALLON, MO. 63368  
CAPACITY: INTERESTED PARTIES
  
- 9). CITIMORTGAGE, INC.  
C/O NATIONWIDE TITLE CLEARING, INC.  
2100 ALT.19 NORTH  
PALM HARBOR, FL. 34683  
CAPACITY: INTERESTED PARTIES
  
- 10). STATE OF CALIFORNIA FRANCHISE TAX BOARD  
SACRAMENTO, CA. 95812-2952  
CAPACITY: INTERESTED PARTIES
  
- 11). SPECIAL PROCEDURES SECTON  
P.O. BOX 2952  
SACRAMENTO, CA. 95812-2952  
CAPACITY: INTERESTED PARTIES

## Property Detail Report

For Property Located At:  
**1324 W ROBIDOUX ST, WILMINGTON, CA 90744-2446**



## Owner Information

Owner Name: **GARIBAY ABRAHAM**  
 Mailing Address: **PO BOX 1203, WILMINGTON CA 90748-1203 B021**  
 Vesting Codes: **SM / /**

## Location Information

Legal Description: **TRACT NO 4602 E 50 FT OF LOT 39**  
 County: **LOS ANGELES, CA** APN: **7415-017-004**  
 Census Tract / Block: **2943.02 / 2** Alternate APN:  
 Township-Range-Sect: **14-27** Subdivision: **46**  
 Legal Book/Page: **39** Map Reference: **74-A3 / 794-C5**  
 Legal Lot: **39** Tract #: **46**  
 Legal Block: **195** School District: **LOS ANGELES**  
 Market Area: **195** School District Name:  
 Neighbor Code: **195** Munic/Township:

## Owner Transfer Information

Recording/Sale Date: **11/05/2004 / 09/22/2004** Deed Type: **GRANT DEED**  
 Sale Price: **2871912** 1st Mtg Document #:  
 Document #: **2871912**

## Last Market Sale Information

Recording/Sale Date: **07/01/2004 / 04/30/2004** 1st Mtg Amount/Type: **\$192,800 / CONV**  
 Sale Price: **\$241,000** 1st Mtg Int. Rate/Type: **5.62 / ADJ**  
 Sale Type: **FULL** 1st Mtg Document #: **1684792**  
 Document #: **1684791** 2nd Mtg Amount/Type: **\$48,200 / CONV**  
 Deed Type: **GRANT DEED** 2nd Mtg Int. Rate/Type: **/ FIXED**  
 Transfer Document #: **GRANT DEED** Price Per SqFt: **\$226.50**  
 New Construction: Multi/Split Sale:

Title Company: **NORTH AMERICAN TITLE**  
 Lender: **PACIFIC CMNTY MTG**  
 Seller Name: **RAINE CHARLES R & PIA A**

## Prior Sale Information

Prior Rec/Sale Date: **03/15/1989 / 02/1989** Prior Lender:  
 Prior Sale Price: **\$92,500** Prior 1st Mtg Amt/Type: **\$90,500 / PRIVATE PARTY**  
 Prior Doc Number: **398947** Prior 1st Mtg Rate/Type:  
 Prior Deed Type: **GRANT DEED**

## Property Characteristics

Gross Area:		Parking Type:	<b>PARKING AVAIL</b>	Construction:	
Living Area:	<b>1,064</b>	Garage Area:		Heat Type:	<b>HEATED</b>
Tot Adj Area:		Garage Capacity:	<b>2</b>	Exterior wall:	<b>SHINGLE SIDING</b>
Above Grade:		Parking Spaces:	<b>2</b>	Porch Type:	
Total Rooms:	<b>5</b>	Basement Area:		Patio Type:	<b>COVERED PATIO</b>
Bedrooms:	<b>2</b>	Finish Bsmnt Area:		Pool:	
Bath(F/H):	<b>1 /</b>	Basement Type:		Air Cond:	
Year Built / Eff:	<b>1923 / 1938</b>	Roof Type:		Style:	<b>CONVENTIONAL</b>
Fireplace:	<b>/</b>	Foundation:	<b>RAISED</b>	Quality:	
# of Stories:	<b>1.00</b>	Roof Material:	<b>COMPOSITION</b>	Condition:	
			<b>SHINGLE</b>		

Other Improvements: **PLAY/RMPS ROOM**

## Site Information

Zoning:	<b>LAR1</b>	Acres:	<b>0.15</b>	County Use:	<b>SINGLE FAMILY RESID (0100)</b>
Lot Area:	<b>6,548</b>	Lot Width/Depth:	<b>50 x 131</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>\$300,000</b>	Assessed Year:	<b>2014</b>	Property Tax:	<b>\$3,862.80</b>
Land Value:	<b>\$227,000</b>	Improved %:	<b>24%</b>	Tax Area:	<b>400</b>
Improvement Value:	<b>\$73,000</b>	Tax Year:	<b>2014</b>	Tax Exemption:	
Total Taxable Value:	<b>\$300,000</b>				

## Comparable Summary

For Property Located At



**1324 W ROBIDOUX ST, WILMINGTON, CA 90744-2446**

**6 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: 6

	Subject Property	Low	High	Average
Sale Price	\$241,000	\$300,000	\$390,000	\$347,333
Bldg/Living Area	1,064	957	1,144	1,070
Price/Sqft	\$226.50	\$262.24	\$365.73	\$325.96
Year Built	1923	1923	1964	1941
Lot Area	6,548	4,993	6,745	5,641
Bedrooms	2	2	3	3
Bathrooms/Restrooms	1	1	2	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$300,000	\$39,345	\$280,000	\$144,198
Distance From Subject	0.00	0.25	0.47	0.41

\*= user supplied for search only

<input checked="" type="checkbox"/>	# F	Address	Sale Price	Yr Bilt	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
<b>Subject Property</b>										
		1324 W ROBIDOUX ST	\$241,000	1923	2	1	07/01/2004	1,064	6,548	0.0
<b>Comparables</b>										
<input checked="" type="checkbox"/>	1	1140 W YOUNG ST	\$390,000	1955	3	1	09/04/2014	1,080	6,416	0.25
<input checked="" type="checkbox"/>	2	1315 RONAN AVE	\$350,000	1930	2	1	11/13/2014	957	5,249	0.41
<input checked="" type="checkbox"/>	3	1108 W DOLORES ST	\$390,000	1964	3	2	12/12/2014	1,100	6,745	0.43
<input checked="" type="checkbox"/>	4	1430 GULF AVE	\$329,000	1923	3	1	08/11/2014	1,080	5,178	0.44
<input checked="" type="checkbox"/>	5	947 HAWAIIAN AVE	\$325,000	1952	3	1	10/28/2014	1,057	5,264	0.46
<input checked="" type="checkbox"/>	6	1309 W Q ST	\$300,000	1927	3	1	07/28/2014	1,144	4,993	0.47

**Comparable Sales Report**

For Property Located At



CoreLogic

RealQuest Professional

**1324 W ROBIDOUX ST, WILMINGTON, CA 90744-2446****6 Comparable(s) Selected.**

Report Date: 02/03/2015

**Summary Statistics:**

	<b>Subject</b>	<b>Low</b>	<b>High</b>	<b>Average</b>
Sale Price	\$241,000	\$300,000	\$390,000	\$347,333
Bldg/Living Area	1,064	957	1,144	1,070
Price/Sqft	\$226.50	\$262.24	\$365.73	\$325.96
Year Built	1923	1923	1964	1941
Lot Area	6,548	4,993	6,745	5,641
Bedrooms	2	2	3	3
Bathrooms/Restrooms	1	1	2	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$300,000	\$39,345	\$280,000	\$144,198
Distance From Subject	0.00	0.25	0.47	0.41

\* = user supplied for search only

Comp #:1 Distance From Subject:0.25 (miles)  
 Address: 1140 W YOUNG ST, WILMINGTON, CA 90744-3236  
 Owner Name: GOMEZ ERNESTO & TERESA  
 Seller Name: VALLEY PROPERTY INVESTORS LLC  
 APN: 7415-021-020 Map Reference: 74-B4 / 794-C6 Living Area: 1,080  
 County: LOS ANGELES, CA Census Tract: 2943.02 Total Rooms: 5  
 Subdivision: 20850 Zoning: LAR1 Bedrooms: 3  
 Rec Date: 09/04/2014 Prior Rec Date: Bath(F/H): 1 /  
 Sale Date: 08/05/2014 Prior Sale Date: Yr Built/Eff: 1955 / 1955  
 Sale Price: \$390,000 Prior Sale Price: Air Cond:  
 Sale Type: FULL Prior Sale Type: Style: CONVENTIONAL  
 Document #: 927628 Acres: 0.15 Fireplace: /  
 1st Mtg Amt: \$382,936 Lot Area: 6,416 Pool:  
 Total Value: \$48,356 # of Stories: 1.00 Roof Mat: COMPOSITION  
 Land Use: SFR Park Area/Cap#: / 2 Parking: SHINGLE  
 PARKING AVAIL

Comp #:2 Distance From Subject:0.41 (miles)  
 Address: 1315 RONAN AVE, WILMINGTON, CA 90744-2528  
 Owner Name: CRUZ GABINO/MARTINEZ EVA L V  
 Seller Name: HERNANDEZ PEDRO H & GUADALUPE G  
 APN: 7415-006-029 Map Reference: 74-B3 / 794-D5 Living Area: 957  
 County: LOS ANGELES, CA Census Tract: 2945.10 Total Rooms: 5  
 Subdivision: 2249 Zoning: LAR1 Bedrooms: 2  
 Rec Date: 11/13/2014 Prior Rec Date: 03/08/1988 Bath(F/H): 1 /  
 Sale Date: 09/10/2014 Prior Sale Date: 02/1988 Yr Built/Eff: 1930 / 1938  
 Sale Price: \$350,000 Prior Sale Price: Air Cond:  
 Sale Type: FULL Prior Sale Type: Style: SPANISH  
 Document #: 1210886 Acres: 0.12 Fireplace: /  
 1st Mtg Amt: \$280,000 Lot Area: 5,249 Pool:  
 Total Value: \$179,538 # of Stories: 1.00 Roof Mat: ROLL  
 Land Use: SFR Park Area/Cap#: / 2 Parking: COMPOSITION  
 DETACHED  
 GARAGE

Comp #:3 Distance From Subject:0.43 (miles)  
 Address: 1108 W DOLORES ST, WILMINGTON, CA 90744-1918  
 Owner Name: ROMO ROBERTO & SONIO  
 Seller Name: CHROME SHORES CORP  
 APN: 7414-026-005 Map Reference: 74-B3 / 794-C4 Living Area: 1,100  
 County: LOS ANGELES, CA Census Tract: 2943.01 Total Rooms: 5  
 Subdivision: 61 Zoning: LAR1 Bedrooms: 3  
 Rec Date: 12/12/2014 Prior Rec Date: 07/31/2006 Bath(F/H): 2 /  
 Sale Date: 12/11/2014 Prior Sale Date: 07/26/2006 Yr Built/Eff: 1964 / 1964  
 Sale Price: \$390,000 Prior Sale Price: \$530,000 Air Cond:  
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL  
 Document #: 1355142 Acres: 0.15 Fireplace: /  
 1st Mtg Amt: \$370,500 Lot Area: 6,745 Pool:  
 Total Value: \$280,000 # of Stories: 1.00 Roof Mat: GRAVEL & ROCK  
 Land Use: SFR Park Area/Cap#: / 2 Parking: PARKING AVAIL

Comp #:4 Distance From Subject:0.44 (miles)  
 Address: 1430 GULF AVE, WILMINGTON, CA 90744-2010  
 Owner Name: CICILIA OBED  
 Seller Name: MILLS ROBERT & D TRUST  
 APN: 7414-034-019 Map Reference: 74-B3 / 794-D5 Living Area: 1,080  
 County: LOS ANGELES, CA Census Tract: 2942.00 Total Rooms: 6  
 Subdivision: 2249 Zoning: LAR1 Bedrooms: 3  
 Rec Date: 08/11/2014 Prior Rec Date: Bath(F/H): 1 /  
 Sale Date: 07/30/2014 Prior Sale Date: Yr Built/Eff: 1923 / 1928  
 Sale Price: \$329,000 Prior Sale Price: Air Cond:  
 Sale Type: FULL Prior Sale Type: Style: SPANISH  
 Document #: 832293 Acres: 0.12 Fireplace: /  
 1st Mtg Amt: \$39,345 Lot Area: 5,178 Pool:  
 Total Value: \$39,345 # of Stories: 1.00 Roof Mat: ROLL  
 Land Use: SFR Park Area/Cap#: / 2 Parking: COMPOSITION  
 PARKING AVAIL

Comp #:	<b>5</b>	Distance From Subject:	<b>0.46 (miles)</b>
Address:	<b>947 HAWAIIAN AVE, WILMINGTON, CA 90744-4117</b>		
Owner Name:	<b>DUARTE JOSE L &amp; GUILLERMINA</b>		
Seller Name:	<b>OLSON H H &amp; T I 1993 TRUST</b>		
APN:	<b>7416-005-013</b>	Map Reference:	<b>74-B4 / 794-C6</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2943.02</b>
Subdivision:	<b>VERMONT AVE TR</b>	Zoning:	<b>LAR1</b>
Rec Date:	<b>10/28/2014</b>	Prior Rec Date:	<b>11/09/1993</b>
Sale Date:	<b>10/09/2014</b>	Prior Sale Date:	
Sale Price:	<b>\$325,000</b>	Prior Sale Price:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	
Document #:	<b>1135002</b>	Acres:	<b>0.12</b>
1st Mtg Amt:	<b>\$308,000</b>	Lot Area:	<b>5,264</b>
Total Value:	<b>\$44,952</b>	# of Stories:	<b>1.00</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/ 2</b>
		Living Area:	<b>1,057</b>
		Total Rooms:	<b>5</b>
		Bedrooms:	<b>3</b>
		Bath(F/H):	<b>1 /</b>
		Yr Built/Eff:	<b>1952 / 1952</b>
		Air Cond:	
		Style:	<b>CONVENTIONAL</b>
		Fireplace:	<b>Y / 1</b>
		Pool:	
		Roof Mat:	<b>COMPOSITION SHINGLE</b>
		Parking:	<b>PARKING AVAIL</b>

Comp #:	<b>6</b>	Distance From Subject:	<b>0.47 (miles)</b>
Address:	<b>1309 W Q ST, WILMINGTON, CA 90744-1969</b>		
Owner Name:	<b>JUAREZ SACRAMENTO JR</b>		
Seller Name:	<b>CRIVELLI ROBERT J &amp; BELEN</b>		
APN:	<b>7414-019-019</b>	Map Reference:	<b>74-A3 / 794-C4</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2943.01</b>
Subdivision:	<b>9</b>	Zoning:	<b>LAR1</b>
Rec Date:	<b>07/28/2014</b>	Prior Rec Date:	<b>10/06/2004</b>
Sale Date:	<b>06/24/2014</b>	Prior Sale Date:	<b>09/29/2004</b>
Sale Price:	<b>\$300,000</b>	Prior Sale Price:	<b>\$285,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>774431</b>	Acres:	<b>0.11</b>
1st Mtg Amt:	<b>\$294,566</b>	Lot Area:	<b>4,993</b>
Total Value:	<b>\$273,000</b>	# of Stories:	<b>1.00</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/ 1</b>
		Living Area:	<b>1,144</b>
		Total Rooms:	<b>6</b>
		Bedrooms:	<b>3</b>
		Bath(F/H):	<b>1 /</b>
		Yr Built/Eff:	<b>1927 / 1927</b>
		Air Cond:	
		Style:	<b>SPANISH</b>
		Fireplace:	<b>/</b>
		Pool:	
		Roof Mat:	<b>ROLL COMPOSITION</b>
		Parking:	<b>ATTACHED GARAGE</b>

# EXHIBIT D

ASSIGNED INSPECTOR: **HECTOR RODRIGUEZ**  
JOB ADDRESS: **1324 WEST ROBIDOUX STREET, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **7415-017-004**

**Date: February 24, 2015**

**CASE#: 505823**  
**ORDER NO: A-3290846**

EFFECTIVE DATE OF ORDER TO COMPLY: **July 23, 2013**  
COMPLIANCE EXPECTED DATE: **August 22, 2013**  
DATE COMPLIANCE OBTAINED: **No Compliance to Date**

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

### **VIOLATIONS:**

SEE ATTACHED ORDER # A-3290846

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

HELENA JUBANY  
PRESIDENT  
VAN AMBATIELOS  
VICE-PRESIDENT  
E. FELICIA BRANNON  
VICTOR H. CUEVAS  
SEPAND SAMZADEH

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.  
SUPERINTENDENT OF BUILDING  
INTERIM GENERAL MANAGER

ORDER TO COMPLY AND NOTICE OF FEE

GARIBAY, ABRAHAM  
0 PO BOX 1203  
WILMINGTON, CA 90748

CASE #	
IMSP	<input checked="" type="checkbox"/>
CAP	
PCIC	
CNA	

CASE #: 505823  
ORDER #: A-3290846  
EFFECTIVE DATE: July 23, 2013  
COMPLIANCE DATE: August 22, 2013

OWNER OF  
SITE ADDRESS: 1324 W ROBIDOUX ST  
ASSESSORS PARCEL NO.: 7415-017-004  
ZONE: R1; One-Family Zone



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

FURTHER, THE CODE VIOLATION INSPECTION FEE (C.V.I.F) OF \$ 356.16 (\$336 fee plus a six percent Systems Development Surcharge of \$20.16) WILL BE BILLED TO THE PROPERTY OWNER 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. Open storage of inoperable vehicles.

You are therefore ordered to: Discontinue the open storage of inoperable and or abandoned vehicle(s).  
Code Section(s) in Violation: 12.21A.1.(a), 12.03, 12.08A and 12.21A.8.(b) of the L.A.M.C.

2. Not providing or maintaining the required covered off street parking.

You are therefore ordered to: Provide/maintain required off-street parking and access.  
Code Section(s) in Violation: 12.21A.4.(m), 12.21A.1.(a), 12.21A.4.(h) of the L.A.M.C.

3. Right of entry for inspection.

You are therefore ordered to: Allow the representative from the Los Angeles Department of Building and Safety to enter the property and conduct an inspection.  
Code Section(s) in Violation: 98.0105, 91.103.1, 93.0104, 94.103.1.1, 95.112.1, 12.21A.1.(a) of the L.A.M.C.



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

**NON-COMPLIANCE FEE WARNING:**

**YOU ARE IN VIOLATION OF THE L.A.M.C. IT IS YOUR RESPONSIBILITY TO CORRECT THE VIOLATION(S) AND CONTACT THE INSPECTOR LISTED BELOW TO ARRANGE FOR A COMPLIANCE INSPECTION BEFORE THE NON-COMPLIANCE FEE IS IMPOSED.** Failure to correct the violations and arrange for the compliance inspection within 15 day from the Compliance Date, will result in imposition of the fee noted below.

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 98.04II 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)732-4532. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector:



Date: July 16, 2013

DALE SCHWARTZ  
638 S. BEACON ST., ROOM 276  
SAN PEDRO, CA 90731  
(310)732-4532  
Dale.Schwartz@lacity.org

  
REVIEWED BY