

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

March 11, 2015

Council District: # 10

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

JOB ADDRESS: **115 SOUTH NORMANDIE AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5518-002-003**

On June 25, 2013 and February 12, 2014, 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: **115 South Normandie 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 June 25, 2013, 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
Title Report fee	42.00
Grand Total	\$ 1,288.56

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 **\$1,288.56** 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 **\$1,288.56** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY

Steve Ongele
Steve Ongele
Chief, Resource Management Bureau

ATTEST: HOLLY L. WOLCOTT, CITY CLERK

Lien confirmed by
City Council on:

BY: _____
DEPUTY

EXHIBIT A



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

Property Title Report

Work Order No. T10382
Dated as of: 07/09/2014

Prepared for: City of Los Angeles

SCHEDULE A (Reported Property Information)

APN #: 5518-002-003

Property Address: 115 S NORMANDIE AVE ✓ City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Instrument QUIT CLAIM DEED

Grantor: AIDA C TALAVERA, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY

Grantee: ZENAIDA C PACELLI, AN UNMARRIED WOMAN

Instrument: 95 112807

Book/Page: N/A

Dated: 10/10/1988

Recorded: 01/24/1995

MAILING ADDRESS: ZENAIDA C PACELLI,
4733 OAKWOOD AVE., LOS ANGELES, CA 90004

SCHEDULE B

LEGAL DESCRIPTION

LOT 3 OF BLOCK 7 OF NORMANDIE PLACE TRACT, AS PER MAP RECORDED IN BOOK 10, PAGES 14 AND 15 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

MORTGAGES/LIENS

Type of Instrument DEED OF TRUST

Trustor/Mortgagor: BENJAMIN A. LIAM JR., A SINGLE MAN

Lender/Beneficiary: MERS AS NOMINEE FOR GREEN POINT MORTGAGE FUNDING, INC.,

Trustee: MARIN CONVEYANCING CORP.,

Instrument: 03/3624294

Book/Page: N/A

Amount: \$456,000.00

Open Ended: N/A

Dated: 10/29/2003

Recorded: 12/02/2003

Maturity Date: 11/01/2033

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

Work Order No. T10382

SCHEDULE B (Continued)

**MAILING ADDRESS: GREENPOINT MORTGAGE FUNDING, INC.,
100 WOOD HOLLOW DRIVE, NOVATO, CA 94945 AND
33 SAN PABLO AVENUE, SAN RAFAEL, CA 94903.**

**ADDITIONAL MAILING ADDRESS: GREENPOINT MORTGAGE FUNDING INC,
100 WOOD HOLLOW DR., NOVATO, CA 94945**

**ADDITIONAL MAILING ADDRESS: MERS, PO BOX 2026, FLINT, MI 48501-2026
REQUEST FOR COPIES OF NOTICE OF DEFAULT AND NOTICE OF SALE, DATED
02/16/2012, RECORDED 02/24/2012, AS INSTRUMENT NO. 20120294751,**

**MAILING ADDRESS: ARTHUR L. MARTIN JAFFE & MARTIN,
1801 CENTURY PARK EAST, SUITE 1600 LOS ANGELES, CALIFORNIA 90067-3267**

SAID DEED OF TRUST SUBJECT TO ASSIGNMENT OF DEED OF TRUST FROM
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR GREEN
POINT MORTGAGE FUNDING INC., (ASSIGNOR), TO THE BANK OF NEW YORK
MELLON F/K/A THE BANK OF NEW YORK, AS SUCCESSOR-IN-INTEREST TO
JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, F/K/A JPMORGAN CHASE
BANK, AS TRUSTEE FOR BEAR STEARNS ASSET BACKED SECURITIES TRUST 2004-
SD3, ASSET BACKED CERTIFICATES, SERIES 2004-SD3, (ASSIGNEE), DATED
02/03/2014, RECORDED 02/12/2014, AS INSTRUMENT NO. 20140151705,

**MAILING ADDRESS: NATIONAL DEFAULT SERVICING CORPORATION,
7720 N. 16th STREET, SUITE 300 PHOENIX, AZ 85020.**

**OTHER RECORDINGS: NOTICE OF PENDENCY OF ACTION (LIS PENDENS) AND
DECLARATION OF ARTHUR**

L. MARTIN PURSUANT TO C.C.P.# 405.22 REGARDING ABSENCE OF KNOWN
ADDRESS FOR EACH OF AMADEUS RESOURCES AND CASIELOS INVESTMENTS,
DATED 10/29/2004, RECORDED 11/01/2004, AS INSTRUMENT NO. 04/2824444,

**MAILING ADDRESS: MAHONEY COPPENRATH & JAFFE LLP, 2049 CENTURTY PARK
EAST, SUITE 2480, LOS ANGELES, CALIFORNIA, 90067-3126.**

**ADDITIONAL MAILING ADDRESSES: See attached service list "A"
JUDGMENT, DATED 01/07/2009, RECORDED 01/09/2009, AS INSTRUMENT NO.
20090033632,**

**MAILING ADDRESS: JAFFE MARTIN,
2029 CENTURY PARK EAST, SUITE 300, LOS ANGELES, CA 90067-2904.**

**ADDITIONAL MAILING ADDRESS: HEROICO MAGUILUZ, ESQ, AQUILUZ LAW CORPORATION,
1240 CRENSHAW BLVD., LOS ANGELES, CA**

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

Work Order No. T10382

SCHEDULE B (Continued)

ADDITIONAL MAILING ADDRESSES: See attached service list 'B'
ASSIGNMENT ORDER AFFECTING REAL PROPERTY, DATED 02/15/2013, RECORDED
03/20/2013, AS INSTRUMENT NO. 20130413975,

MAILING ADDRESS: HERZLICH & BLUM, LLP,
15760 VENTURA BLVD, #2024, ENCINO, CA, 91436.

ADDITIONAL MAILING ADDRESS: HERZLICH AND BLUM, LLP,
15760 VENTURA BLVD, SUITE 2024, ENCINO, CA 91436-3095

ADDITIONAL MAILING ADDRESSES: See attached service list 'C'
NOTICE OF BUILDING(S), STRUCTURE(S), OR PREMISES CLASSIFIED AS EITHER
HAZARDOUS, SUBSTANDARD OR A NUISANCE – ABATEMENT PROCEEDINGS,
DATED 02/14/2014, RECORDED 02/14/2014, AS INSTRUMENT NO. 20140164150,

MAILING ADDRESS: DEPARTMENT OF BUILDING AND SAFETY CODE ENFORCEMENT BUREAU,
3550 WILSHIRE BLVD., SUITE 1800, LOS ANGELES, CA 90010.

NOTICE OF PENDING LIEN, DATED 02/14/2014, RECORDED 02/14/2014, AS
INSTRUMENT NO. 20140164154,

MAILING ADDRESS: DEPARTMENT OF BUILDING AND SAFETY CODE ENFORCEMENT BUREAU,
3550 WILSHIRE BLVD., SUITE 1800, LOS ANGELES, CA 90010.

NOTICE OF BUILDING(S), STRUCTURE(S), OR PREMISES CLASSIFIED AS EITHER
HAZARDOUS, SUBSTANDARD OR A NUISANCE – ABATEMENT PROCEEDINGS,
DATED 02/28/2014, RECORDED 02/28/2014, AS INSTRUMENT NO. 20140209107,

MAILING ADDRESS: DEPARTMENT OF BUILDING AND SAFETY CODE ENFORCEMENT BUREAU,
3550 WILSHIRE BLVD., SUITE 1800, LOS ANGELES, CA 90010

NOTICE OF PENDING LIEN, DATED 02/28/2014, RECORDED 02/28/2014, AS
INSTRUMENT NO. 20140209117

MAILING ADDRESS: DEPARTMENT OF BUILDING AND SAFETY CODE ENFORCEMENT BUREAU,
3550 WILSHIRE BLVD., SUITE 1800, LOS ANGELES, CA 90010

NOTICE OF LEVY, DATED 03/21/2014, RECORDED 03/21/2014, AS INSTRUMENT NO.
20140288411,

MAILING ADDRESS: ALLAN HERZLICH/JEROME J. BLUM SBN 100920/100317, HERZLICH & BLUM, LLP
15760 VENTURA BLVD, SUITE 2024, ENCINO, CA 91436.

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO:

NAME: Zenaida C. Pacelli
 STREET ADDRESS: 4733 Oakwood Avenue
 CITY, STATE, ZIP: Los Angeles Ca. 90004

95 112807

RECORDED/FILED IN OFFICIAL RECORDS
 RECORDER'S OFFICE
 LOS ANGELES COUNTY
 CALIFORNIA
 4 MIN. PAST 8 A.M. JAN 24 1995

SPACE ABOVE THIS LINE FOR RECORDER'S USE

578	002	003	ALL
			PTN

Title Order No. _____
 Escrow or Loan No. _____

FEE \$7

NOTIFICATION CENTER

QUITCLAIM DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) - None - "This is a bonafide gift and the DOCUMENTARY TRANSFER TAX is Grantor received in return."

computed on full value of property conveyed, or R&T 11911.
 computed on full value less value of liens or encumbrances remaining at time of sale.
 Unincorporated area: City of _____ and _____

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

Aida C. Talavera, a married woman as her sole and separate property hereby remise, release and forever quitclaim to

Zenaida C. Pacelli, an unmarried woman

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

Lot 3 of Block 7 of Normandie Place Tract as Per Map Recorded in Book 10 Pages 14 and 15 of Maps.

Dated October 10, 1988

Aida C. Talavera
 Aida C. Talavera

STATE OF CALIFORNIA } ss
 COUNTY OF LOS ANGELES
 On October 10, 1988 before me, the undersigned, a Notary Public in and for said State, personally appeared AIDA C. TALAVERA

_____ 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. WITNESS my hand and official seal.

Signature Connie Yu Francis

OFFICIAL SEAL
 CONNIE YU FRANCISCO
 NOTARY PUBLIC - CALIFORNIA
 LOS ANGELES COUNTY
 My comm. expires AUG 17, 1990

(This area for official notarial seal)

TT-104 (Rev. 10/87)

MAIL TAX STATEMENTS AS DIRECTED ABOVE.

12/2/03

314905-05
Commerce Title

03 3624294

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Recording Requested By:

GreenPoint Mortgage Funding, Inc.
[Company Name]

And When Recorded Mail To:

GreenPoint Mortgage Funding, Inc.
[Company Name]

[Name of Natural Person]

33 San Pablo Avenue
[Street Address]

San Rafael, CA 94903
[City, State Zip Code]

[Space Above This Line For Recording Date]

DEED OF TRUST

MIN: 100013800828390365

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 October 29, 2003, together with all Riders to this document.

(B) "Borrower" is Benjamin A. Liam Jr., A Single Man

. Borrower is the trustor under this Security Instrument.

(C) "Lender" is GreenPoint Mortgage Funding, Inc. Lender is a Corporation organized and existing under the laws of the State of New York. Lender's address is 100 Wood Hollow Drive, Novato, CA 94945

(D) "Trustee" is Marin Conveyancing Corp..

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

(F) "Note" means the promissory note signed by Borrower and dated October 29, 2003. The Note states that Borrower owes Lender Four Hundred Fifty Six Thousand and 00/100ths

California Deed of Trust-Single Family-Fannie Mae/Freddie Mac UNIFORM INSTRUMENT
—THE COMPLIANCE SOURCE, INC.—
www.compliance-source.com

MERS Modified Form 3005 01/01
14301CA 008/00
© 2000, The Compliance Source, Inc.

Page 1 of 13



5518-002-003

Recording requested by:
Arthur L. Martin

When recorded mail to:
Arthur L. Martin
JAFFE + MARTIN
1801 Century Park East, Suite 1600
Los Angeles, California 90067-3267

Space above this line for recorder's use

REQUEST FOR COPIES OF NOTICE OF DEFAULT AND NOTICE OF SALE

In accordance with Civil Code Section 2924b, request is hereby made that a copy of any notice of default and a copy of any notice of sale be mailed to:

Arthur L. Martin, JAFFE + MARTIN, 1801 Century Park East, Suite 1600,
Los Angeles, California 90067-2367,

under the deed of trust concerning that certain real property located at 115 (sometimes also known as "115½") South Normandie Avenue, Los Angeles, California 90004 corresponding to Los Angeles County Assessor's Parcel Number 5518-002-003 recorded December 2, 2003 with recorder's serial number 03-3624294 in Los Angeles County, California, executed by Benjamin A. Liam Jr., a single man, as trustor in which GreenPoint Mortgage Funding, Inc., a New York corporation, is named as beneficiary and Marin Conveyancing Corp. is named as trustee.

NOTICE: A copy of any notice of default and of any notice of sale will be sent only to the addresses contained in this recorded request. If your address changes, a new request must be recorded.



Arthur L. Martin

ACKNOWLEDGMENT

State of California)
County of Los Angeles)
_____)

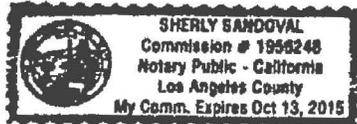
ss.

On February 16, 2012, before me, SHERLY SANDOVAL,
a Notary Public, personally appeared Arthur L. Martin who proved to me on the basis of
satisfactory evidence to be the person whose name is subscribed to the within instrument, and
acknowledged to me that he executed the same in his authorized capacity, and that by his
signature on the instrument the person executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that
the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Sherly Sandoval





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RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:
 National Default Servicing Corporation
 7720 N. 16th Street, Suite 300
 Phoenix, AZ 85020

NDSC NO.: 09-34721-FF-CA
 MIN NO.: 109013800828390365
 MERS PHONE: 1-888-679-6377
 APN: 5518-002-003

ASSIGNMENT OF DEED OF TRUST

For Value Received, Mortgage Electronic Registration Systems, Inc., as nominee for GreenPoint Mortgage Funding, Inc., its successors and assigns PO BOX 2026 Flint MI 48501-2026 hereby grants, assigns and transfers to The Bank of New York Mellon f/w/a The Bank of New York, as successor-in-interest to JPMorgan Chase Bank, National Association, f/w/a JPMorgan Chase Bank, as Trustee for Bear Stearns Asset Backed Securities Trust 2004-SD3, Asset Backed Certificates, Series 2004-SD3 all beneficial interest under that certain Deed of Trust dated 10/29/2003 executed by Benjamin A. Liam Jr., a single man Trustor, to Marin Conveyancing Corp. Trustee, and recorded on 12/02/2003 as Instrument No. 03-3624294 of the Official Records of Los Angeles County, CA describing the land therein:

AS PER DEED OF TRUST MENTIONED ABOVE.

Date: 2/3/14

Mortgage Electronic Registration Systems, Inc., as nominee for GreenPoint Mortgage Funding, Inc., its successors and assigns

Susan E. Owens

By: Susan E Owens
Its: Assistant Secretary for MERS, Inc.

STATE OF Ohio
COUNTY OF Franklin

On 2-3-2014, before me, Barbara J. Crowl, a Notary Public for said State, personally appeared Susan E Owens who personally known to me (or who 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. FEB 03 2014

Signature Barbara J. Crowl



BARBARA J. CROWL
 NOTARY PUBLIC, STATE OF OHIO
 My Commission Expires 5/7/2017

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EXHIBIT B

ASSIGNED INSPECTOR: **SERGIO RODRIGUEZ**

Date: **March 11, 2015**

JOB ADDRESS: **115 SOUTH NORMANDIE AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5518-002-003**

Last Full Title: **07/09/2014**

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1). ZENAIDA C. PACELLI
4733 OAKWOOD AVE.
LOS ANGELES, CA. 90004-3112
CAPACITY: OWNER
- 2). GREENPOINT MORTGAGE FUNDING, INC.
100 WOOD HOLLOW DR.
NOVATO, CA. 94945
CAPACITY: INTERESTED PARTIES
- 3). GREENPOINT MORTGAGE FUNDING, INC.
33 SAN PABLO AVE.
SAN RAFAEL, CA. 94903
CAPACITY: INTERESTED PARTIES
- 4). MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.
P.O. BOX 2026
FLINT, MI. 48501-2026
CAPACITY: INTERESTED PARTIES
- 5). ARTHUR L. AND JAFFE MARTIN
1801 CENTURY PARK EAST, SUITE 1600
LOS ANGELES, CA. 90067-3267
CAPACITY: INTERESTED PARTIES
- 6). NATIONAL DEFAULT SERVICING CORP.
7720 NORTH 16TH ST., SUITE 300
PHOENIX, AZ. 85020
CAPACITY: INTERESTED PARTIES
- 7). MAHONEY, COPPENRATH AND JAFFE, LLP
2049 CENTURY PARK EAST, SUITE 2480
LOS ANGELES, CA. 90067-3126
CAPACITY: INTERESTED PARTIES
- 8). JAFFE MARTIN
2029 CENTURY PARK EAST, SUITE 300
LOS ANGELES, CA. 90067-2904
CAPACITY: INTERESTED PARTY

9). HEROICO M. AGUILUZ, ESQ
AQUILUZ LAW CORP.
1240 CRENSHAW BLVD.
LOS ANGELES, CA. 90019

CAPACITY: INTERESTED PARTIES

10). HERZLICH AND BLUM, LLP
15760 VENTURA BLVD., #2024
ENCINO, CA. 91436-3095

CAPACITY: INTERESTED PARTIES

Property Detail Report

For Property Located At :
115 S NORMANDIE AVE, LOS ANGELES, CA 90004-5312



Bldg Card: 000 of 002

Owner Information

Owner Name: **PACELLI ZENAIDA C**
 Mailing Address: **4733 OAKWOOD AVE, LOS ANGELES CA 90004-3112 C018**
 Vesting Codes: **DV / /**

Location Information

Legal Description:	NORMANDIE PLACE LOT 3	APN:	5518-002-003
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	2114.20 / 1	Subdivision:	NORMANDIE PLACE
Township-Range-Sect:		Map Reference:	34-E6 /
Legal Book/Page:		Tract #:	
Legal Lot:	3	School District:	LOS ANGELES
Legal Block:	7	School District Name:	
Market Area:	C17	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	/	Deed Type:	
Sale Price:		1st Mtg Document #:	
Document #:			

Last Market Sale Information

Recording/Sale Date:	12/02/2003 / 11/05/2003	1st Mtg Amount/Type:	\$456,000 / CONV
Sale Price:	\$480,000	1st Mtg Int. Rate/Type:	/ FIXED
Sale Type:	FULL	1st Mtg Document #:	3624294
Document #:	3624293	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$144.32
New Construction:		Multi/Split Sale:	
Title Company:	COMMERCE TITLE CO.		
Lender:	GREENPOINT MTG FNDG		
Seller Name:	AMADEUS RESOURCES		

Prior Sale Information

Prior Rec/Sale Date:	04/24/2000 / 12/01/1996	Prior Lender:	
Prior Sale Price:		Prior 1st Mtg Amt/Type:	/
Prior Doc Number:	612234	Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	GRANT DEED		

Property Characteristics

Gross Area:	3,326	Parking Type:		Construction:	
Living Area:	3,326	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):	3 /	Basement Type:		Air Cond:	YES
Year Built / Eff:	1922 /	Roof Type:		Style:	
Fireplace:	/	Foundation:		Quality:	
# of Stories:		Roof Material:		Condition:	
Other Improvements:					

Site Information

Zoning:	LAR3	Acres:	0.18	County Use:	DUPLEX (0200)
Lot Area:	7,996	Lot Width/Depth:	x	State Use:	
Land Use:	DUPLEX	Res/Comm Units:	2 /	Water Type:	
Site Influence:				Sewer Type:	

Tax Information

Total Value:	\$455,765	Assessed Year:	2014	Property Tax:	\$5,876.47
Land Value:	\$276,357	Improved %:	39%	Tax Area:	8830
Improvement Value:	\$179,408	Tax Year:	2014	Tax Exemption:	
Total Taxable Value:	\$455,765				

Comparable Summary

For Property Located At



CoreLogic

RealQuest Professional

115 S NORMANDIE AVE, LOS ANGELES, CA 90004-5312

1 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: 1

	Subject Property	Low	High	Average
Sale Price	\$480,000	\$650,000	\$650,000	\$650,000
Bldg/Living Area	3,326	2,856	2,856	2,856
Price/Sqft	\$144.32	\$227.59	\$227.59	\$227.59
Year Built	1922	1922	1922	1922
Lot Area	7,996	7,198	7,198	7,198
Bedrooms	6	7	7	7
Bathrooms/Restrooms	3	2	2	2
Stories	0.00	0.00	0.00	0.00
Total Value	\$455,765	\$72,762	\$72,762	\$72,762
Distance From Subject	0.00	0.49	0.49	0.49

*= 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									
	115 S NORMANDIE AVE	\$480,000	1922	6	3	12/02/2003	3,326	7,996	0.0
Comparables									
<input checked="" type="checkbox"/> 1	435 N HARVARD BLVD	\$650,000	1922	7	2	02/03/2015	2,856	7,198	0.49

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

115 S NORMANDIE AVE, LOS ANGELES, CA 90004-5312**1 Comparable(s) Selected.**

Report Date: 03/05/2015

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$480,000	\$650,000	\$650,000	\$650,000
Bldg/Living Area	3,326	2,856	2,856	2,856
Price/Sqft	\$144.32	\$227.59	\$227.59	\$227.59
Year Built	1922	1922	1922	1922
Lot Area	7,996	7,198	7,198	7,198
Bedrooms	6	7	7	7
Bathrooms/Restrooms	3	2	2	2
Stories	0.00	0.00	0.00	0.00
Total Value	\$455,765	\$72,762	\$72,762	\$72,762
Distance From Subject	0.00	0.49	0.49	0.49

* = user supplied for search only

Comp #:	1	Distance From Subject:	0.49 (miles)		
Address:	435 N HARVARD BLVD, LOS ANGELES, CA 90004-3211				
Owner Name:	CHAMOUN GEORGE & RANIA				
Seller Name:	CARPENTER ARTHUR M JR				
APN:	5521-025-013	Map Reference:	34-E5 /	Living Area:	2,856
County:	LOS ANGELES, CA	Census Tract:	1925.10	Total Rooms:	
Subdivision:	LA PALOMA ADD	Zoning:	LAR3	Bedrooms:	7
Rec Date:	02/03/2015	Prior Rec Date:		Bath(F/H):	2 /
Sale Date:	11/03/2014	Prior Sale Date:		Yr Built/Eff:	1922 /
Sale Price:	\$650,000	Prior Sale Price:		Air Cond:	YES
Sale Type:	FULL	Prior Sale Type:		Style:	
Document #:	121888	Acres:	0.17	Fireplace:	/
1st Mtg Amt:	\$455,000	Lot Area:	7,198	Pool:	
Total Value:	\$72,762	# of Stories:		Roof Mat:	
Land Use:	DUPLEX	Park Area/Cap#:	/	Parking:	

EXHIBIT D

ASSIGNED INSPECTOR: **SERGIO RODRIGUEZ**
JOB ADDRESS: **115 SOUTH NORMANDIE AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5518-002-003**

Date: **March 11, 2015**

CASE#: **502632**
ORDER NO: **A-3274960**

EFFECTIVE DATE OF ORDER TO COMPLY: **June 25, 2013**
COMPLIANCE EXPECTED DATE: **July 25, 2013**
DATE COMPLIANCE OBTAINED: **March 12, 2014**

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3274960

You are therefore ordered to: 1) Demolish and remove all construction work performed without the required permit(s). 2) Restore the existing structure(s) to its originally approved condition, OR 3) Submit plans, obtain the required permits and expose the work for 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, 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.

3. The construction of a stairway to the second floor at the rear of the front dwelling was/is constructed without the required permits and approvals.

You are therefore ordered to: 1) Demolish and remove all construction work performed without the required permit(s). 2) Restore the existing structure(s) to its originally approved condition, OR 3) Submit plans, obtain the required permits and expose the work for 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.

4. Open storage within the required yards.

You are therefore ordered to: Discontinue the open storage of furniture and other items in the required front, side and rear yards.

Code Section(s) in Violation: 12.03, 12.21A.1.(a) and 12.21C.1.(g) of the L.A.M.C.

5. 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.

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

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 98.04 II 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 chaged 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.

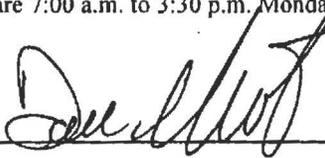
APPEAL PROCEDURES:

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

NOTICE:

Relocation assistance may be required if a tenant is evicted in order to comply with an order from a governmental agency(LAMC 151.09.A.11 & 161.03) For information, call the Los Angeles Housing Department (LAHD) at (213) 808-8888 or go to: <http://lahd.lacity.org>

If you have any questions or require any additional information please feel free to contact me at (213)252-3957. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: 

Date: June 19, 2013

DAVE MATSON
3550 WILSHIRE BLVD. SUITE 1800
LOS ANGELES, CA 90010
(213)252-3957

Dave.Matson@lacity.org



REVIEWED BY