

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

January 29, 2015

Council District: # 13

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

JOB ADDRESS: **1500 NORTH ANGELUS AVENUE, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **5424-007-002**

On September 29, 2011, 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: **1500 North Angelus 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 September 29, 2011, 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%)	483.84
Accumulated Interest (1%/month)	337.84
Title Report fee	42.00
<b>Grand Total</b>	<b>\$ 1,270.24</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 **\$1,270.24** recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "City Council") designate the time and place protest can be heard concerning this matter, as set forth in Sections 7.35.3 and 7.35.5 of the Los Angeles Administrative Code.

It is further requested that the City Council instruct the Department to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$1,270.24** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY

  
Steve Ongel  
Chief, Resource Management Bureau

ATTEST: HOLLY L. 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

**Property Title Report**

Work Order No. T10697  
 Dated as of: 08/13/2014

Prepared for: City of Los Angeles

**SCHEDULE A**  
 (Reported Property Information)

APN #: 5424-007-002

Property Address: 1500 N ANGELUS AVE ✓ City: Los Angeles County: Los Angeles

**VESTING INFORMATION**

Type of Instrument TRUST TRANSFER DEED  
 Grantor: EDISON A. PALACIOS, A SINGLE MAN  
 Grantee: EDISON A. PALACIOS, AND HIS SUCCESSORS, AS TRUSTEE OF THE EDISON A. PALACIOS REVOCABLE TRUST DATED OCTOBER 18, 2005  
 Instrument: 06/0122242 Book/Page: N/A  
 Dated: 01/12/2006 Recorded: 01/18/2006

**MAILING ADDRESS:** EDISON A. PALACIOS, AND HIS SUCCESSORS, AS TRUSTEE OF THE EDISON A. PALACIOS REVOCABLE TRUST  
 P O BOX 65791, LOS ANGELES, CA 90065-0791

**SCHEDULE B**

**LEGAL DESCRIPTION**

LOT 2 OF TRACT 7441, AS PER MAP RECORDED IN BOOK 81 PAGES 46 TO 49 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

**MORTGAGES/LIENS**

Type of Instrument EQUITY LINE OF CREDIT DEED OF TRUST DEED OF TRUST  
 Trustor/Mortgagor: EDISON PALACIOS  
 Lender/Beneficiary: WASHINGTON MUTUAL BANK, FA, A FEDERAL ASSOCIATION  
 Trustee: OPTIMA A CALIFORNIA CORPORATION  
 Instrument: 05/1011002 Book/Page: N/A  
 Amount: \$250,000.00 Open Ended: YES  
 Dated: 03/30/2005 Recorded: 04/29/2005  
 Maturity Date: 03/30/2035

**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. T10697**

**SCHEDULE B (Continued)**

**MAILING ADDRESS: OPTIMA INFORMATION SOLUTIONS,**  
1700 CARNEGIE AVENUE, SUITE 200, SANTA ANA, CA 92705.

**MAILING ADDRESS: EDISON PALACIOS,**  
1500 N ANGELUS AVE, LOS ANGELES, CA 90026

**MAILING ADDRESS: OPTIMA A CALIFORNIA CORPORATION,**  
1700 CARNEGIE AVE SUITE 200 DANTA ANA, CA 92705.

**MAILING ADDRESS: WASHINGTON MUTUAL BANK, FA, A FEDERAL ASSOCIATION,**  
400 E. MAIN STREET, STOCKTON, CA 95290.

**MAILING ADDRESS: CALISTER & CALLISTER,**  
700 N. BRAND BLVD. #560, GLENDALE, CA 91203.

RECORDING REQUESTED BY

Callister & Callister  
700 N. Brand Blvd. #560  
Glendale, CA 91203

06 0122242

2

AND WHEN RECORDED MAIL THIS DEED  
AND TAX STATEMENTS TO:

Edison A. Palacios  
P O BOX 65791  
Los Angeles, CA 90065-0791

**TRUST TRANSFER DEED**

APN# 5424-007-002

QUITCLAIM DEED (Excluded from Reappraisal Under Proposition 13, i.e. Calif Const. Art.13A, Sec.1 et seq.)

The undersigned Grantors declare under penalty of perjury that the following is true and correct:

THERE IS NO CONSIDERATION FOR THIS TRANSFER.

The undersigned declare that the documentary transfer tax is: -0- and is exempt from tax under R & T Section 11930 because:

This conveyance transfers an interest into or out of a Living Trust.

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

EDISON A. PALACIOS, a single man

Does hereby remise, release and forever quitclaim to

**EDISON A. PALACIOS, and his successors, as Trustee of the EDISON A. PALACIOS REVOCABLE TRUST**  
dated October 18, 2005

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

Lot 2 of Tract 7441, as per map recorded in Book 81 Pages 46 to 49 inclusive of Maps, in the office of the County Recorder of said county.

Property commonly known as: 1500 Angelus Avenue, Los Angeles, CA 90026

Dated: 01/12/, 2006

State of California )  
) ss.  
County of Los Angeles )

On Jan. 12, 2006 before me, Paulette Settle, a Notary Public in and for said state, personally appeared EDISON A. PALACIOS, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name is sub-scribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity, 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]*  
EDISON A. PALACIOS

Mail Tax Statements To:

Edison A. Palacios  
P O BOX 65791  
Los Angeles, CA 90065-0791

*[Signature]*  
Signature of Notary



05 1011002

When Recorded Mail to:  
Optima Information Solutions  
1700 Carnegie Avenue, Suite 200  
Santa Ana, CA 92705  
WAMU



**EQUITY LINE OF CREDIT  
DEED OF TRUST**

Loan Number: 0671400083

THIS DEED OF TRUST is between:  
EDISON PALACIOS

whose address is: 1500 N ANGELUS AVE Los Angeles, CA 90026  
("Trustor"); Optima, a CALIFORNIA  
corporation, the address of which is:  
1700 Carnegie Ave Suite 200 Santa Ana, CA 92705

and its successors in trust and assigns ("Trustee"); and  
Washington Mutual Bank, FA, a federal association, which is organized and existing under the  
laws of the United States of America, and whose address is 400 E. Main Street, Stockton, CA  
95290 ("Beneficiary") and its successors or assigns.

1. **Granting Clause.** Trustor hereby grants, bargains, sells and conveys to Trustee in  
trust, with power of sale, the real property in LOS ANGELES County, California,  
described below and all interest in it Trustor ever gets:

THE FOLLOWING DESCRIBED PROPERTY LOCATED IN THE CITY OF LOS ANGELES, COUNTY  
OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:  
LOT 2 OF TRACT 7441, AS PER MAP RECORDED IN BOOK 81 PAGES 46 TO 49 INCLUSIVE OF  
MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Tax Parcel Number: 5424-7-2 together with all  
insurance and condemnation proceeds related to it; all plumbing, lighting, air conditioning and  
heating apparatus and equipment; and all fencing, blinds, drapes, floor coverings, built-in  
appliances and other fixtures at any time installed on or in or used in connection with such real  
property. All of the property described above will be called the "Property." As used herein

05 1011002

7

0671400083

By signing below Trustor accepts and agrees to the provisions of this Deed of Trust and of any rider(s) executed by Trustor concurrently therewith.

DATED at LOS ANGELES, CALIFORNIA this 30 day of MARCH, 2005.

TRUSTOR(S):

  
EDISON PALACIOS

05 1011002

0671400083

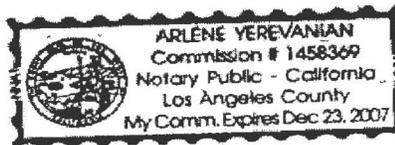
STATE OF CALIFORNIA )  
 ) SS  
COUNTY OF LOS ANGELES )

On MARCH 30, 2005 before me, ARLENE YEREVANIAN a Notary  
Public in and for the State of California, personally appeared EDISON PALACIOS

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.

Arlene  
Notary Public in and for the State of California  
My Commission expires: Dec 23, 2007



**REQUEST FOR FULL RECONVEYANCE**  
(Do not record. To be used only when note has been paid.)

TO: TRUSTEE

The undersigned is the legal owner and holder of the Note and all other indebtedness secured by the within  
Deed of Trust. Said Note, together with all other indebtedness secured by this Deed of Trust, has been fully  
paid and satisfied and you are hereby requested and directed, on payment to you of any sums owing to you  
under the terms of this Deed of Trust to cancel the Note above mentioned and all other evidences of  
indebtedness secured by this Deed of Trust together with the Deed of Trust and to convey, without warranty,  
to the parties designated by the terms of this Deed of Trust all the estate now held by you thereunder.

DATED \_\_\_\_\_

Mail reconveyance to \_\_\_\_\_



## Property Detail Report

For Property Located At :  
**1500 ANGELUS AVE, LOS ANGELES, CA 90026-1411**



CoreLogic  
 RealQuest Professional

## Owner Information

Owner Name: PALACIOS EDISON A  
 Mailing Address: PO BOX 65791, LOS ANGELES CA 90065-0791 B002  
 Vesting Codes: // TR

## Location Information

Legal Description:	TRACT # 7441 LOT 2	APN:	5424-007-002
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	1955.00 / 3	Subdivision:	7441
Township-Range-Sect:		Map Reference:	35-B5 / 594-D6
Legal Book/Page:	81-46	Tract #:	7441
Legal Lot:	2	School District:	LOS ANGELES
Legal Block:		School District Name:	
Market Area:	C21	Munic/Township:	
Neighbor Code:			

## Owner Transfer Information

Recording/Sale Date:	01/18/2006 / 01/12/2006	Deed Type:	TRUSTEE'S DEED(TRANSFER)
Sale Price:		1st Mtg Document #:	
Document #:	122242		

## Last Market Sale Information

Recording/Sale Date:	12/03/1981 /	1st Mtg Amount/Type:	/
Sale Price:	\$94,810	1st Mtg Int. Rate/Type:	/
Sale Type:		1st Mtg Document #:	
Document #:	1184570	2nd Mtg Amount/Type:	/
Deed Type:	DEED (REG)	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$53.50
New Construction:		Multi/Split Sale:	

Title Company:  
 Lender:  
 Seller Name: OWNER RECORD

## Prior Sale Information

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

## Property Characteristics

Gross Area:		Parking Type:	PARKING AVAIL	Construction:	
Living Area:	1,772	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:	3	Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	3	Porch Type:	
Total Rooms:	5	Basement Area:		Patio Type:	
Bedrooms:	2	Finish Bsmnt Area:		Pool:	
Bath(F/H):	1 /	Basement Type:		Air Cond:	CONVENTIONAL
Year Built / Eff:	1908 / 1922	Roof Type:		Style:	
Fireplace:	Y / 1	Foundation:	PIER	Quality:	
# of Stories:	2.00	Roof Material:	COMPOSITION SHINGLE	Condition:	
Other Improvements:	FENCE;ADDITION				

## Site Information

Zoning:	LAR1	Acres:	0.13	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	5,580	Lot Width/Depth:	x	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

## Tax Information

Total Value:	\$154,059	Assessed Year:	2014	Property Tax:	\$2,039.82
Land Value:	\$61,617	Improved %:	60%	Tax Area:	13
Improvement Value:	\$92,442	Tax Year:	2014	Tax Exemption:	
Total Taxable Value:	\$154,059				

# Comparable Summary

For Property Located At



**1500 ANGELUS AVE, LOS ANGELES, CA 90026-1411**

**13 Comparable(s) found.** (Click on the address to view more property information)

▶ View Report

▶ Configure Display Fields

▶ Modify Comparable Search Criteria

## Summary Statistics For Selected Properties: 13

	Subject Property	Low	High	Average
Sale Price	\$94,810	\$575,000	\$1,770,000	\$993,192
Bldg/Living Area	1,772	1,570	1,900	1,708
Price/Sqft	\$53.50	\$313.35	\$931.58	\$582.93
Year Built	1908	1903	1956	1924
Lot Area	5,580	3,764	9,472	6,816
Bedrooms	2	1	4	2
Bathrooms/Restrooms	1	1	3	2
Stories	2.00	1.00	2.00	1.44
Total Value	\$154,059	\$41,546	\$992,000	\$647,728
Distance From Subject	0.00	0.26	0.49	0.38

\*= 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>										
		1500 ANGELUS AVE	\$94,810	1908	2	1	12/03/1981	1,772	5,580	0.0
<b>Comparables</b>										
<input checked="" type="checkbox"/>	1	1530 ELEVADO ST	\$1,000,000	1940	3	2	06/04/2014	1,697	7,836	0.26
<input checked="" type="checkbox"/>	2	1317 SILVER LAKE BLVD	\$810,000	1922	4	2	12/18/2014	1,570	6,351	0.27
<input checked="" type="checkbox"/>	3	1549 ELEVADO ST	\$1,290,000	1923	2	1	09/03/2014	1,578	7,027	0.28
<input checked="" type="checkbox"/>	4	3026 EFFIE ST	\$1,770,000	1932	3	1	06/11/2014	1,900	9,472	0.31
<input checked="" type="checkbox"/>	5	2517 ELSINORE ST	\$875,000	1910	1	2	08/06/2014	1,727	7,071	0.34
<input checked="" type="checkbox"/>	6	1311 WATERLOO ST	\$575,000	1903	4	1	11/21/2014	1,835	7,909	0.37
<input checked="" type="checkbox"/>	7	1438 MOHAWK ST	\$970,000	1903	2	2	06/10/2014	1,574	7,500	0.37
<input checked="" type="checkbox"/>	8	1818 ROTARY DR	\$1,095,000	1956	2	2	11/26/2014	1,630	5,841	0.43
<input checked="" type="checkbox"/>	9	1820 REDESDALE AVE	\$1,035,000	1932	2	2	12/30/2014	1,651	5,002	0.43
<input checked="" type="checkbox"/>	10	3106 SWAN PL	\$900,000	1941	3	3	09/10/2014	1,837	3,764	0.43
<input checked="" type="checkbox"/>	11	1804 WEBSTER AVE	\$956,500	1951	1	2	05/23/2014	1,702	5,831	0.44
<input checked="" type="checkbox"/>	12	1032 N CORONADO ST	\$800,000	1906	3	1	04/28/2014	1,608	7,500	0.48
<input checked="" type="checkbox"/>	13	910 N BENTON WAY	\$835,000	1905	2	1	05/08/2014	1,900	7,499	0.49

**Comparable Sales Report**

For Property Located At



CoreLogic

RealQuest Professional

**1500 ANGELUS AVE, LOS ANGELES, CA 90026-1411****13 Comparable(s) Selected.**

Report Date: 01/28/2015

**Summary Statistics:**

	<b>Subject</b>	<b>Low</b>	<b>High</b>	<b>Average</b>
Sale Price	\$94,810	\$575,000	\$1,770,000	\$993,192
Bldg/Living Area	1,772	1,570	1,900	1,708
Price/Sqft	\$53.50	\$313.35	\$931.58	\$582.93
Year Built	1908	1903	1956	1924
Lot Area	5,580	3,764	9,472	6,816
Bedrooms	2	1	4	2
Bathrooms/Restrooms	1	1	3	2
Stories	2.00	1.00	2.00	1.44
Total Value	\$154,059	\$41,546	\$992,000	\$647,728
Distance From Subject	0.00	0.26	0.49	0.38

\* = user supplied for search only

Comp #:1 Distance From Subject:0.26 (miles)  
 Address: 1530 ELEVADO ST, LOS ANGELES, CA 90026-1640  
 Owner Name: PALADINO ALEXANDER S/TORNEO ERIN J  
 Seller Name: CRUZ ALMA L  
 APN: 5425-005-025 Map Reference: 35-B4 / 594-C6 Living Area: 1,697  
 County: LOS ANGELES, CA Census Tract: 1954.00 Total Rooms: 5  
 Subdivision: MABERY HEIGHTS Zoning: LAR2 Bedrooms: 3  
 Rec Date: 06/04/2014 Prior Rec Date: 04/05/2000 Bath(F/H): 2 /  
 Sale Date: 05/15/2014 Prior Sale Date: 03/08/2000 Yr Built/Eff: 1940 / 1940  
 Sale Price: \$1,000,000 Prior Sale Price: \$400,000 Air Cond:  
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL  
 Document #: 576814 Acres: 0.18 Fireplace: Y / 1  
 1st Mtg Amt: \$800,000 Lot Area: 7,836 Pool:  
 Total Value: \$501,509 # of Stories: 1.00 Roof Mat: COMPOSITION  
 Land Use: SFR Park Area/Cap#: / 1 Parking: SHINGLE  
 PARKING AVAIL

Comp #:2 Distance From Subject:0.27 (miles)  
 Address: 1317 SILVER LAKE BLVD, LOS ANGELES, CA 90026-2242  
 Owner Name: LECHEVALLIER JENNIFER & BENOIST  
 Seller Name: BROOKS FAMILY TRUST  
 APN: 5426-002-032 Map Reference: 35-B5 / 594-C6 Living Area: 1,570  
 County: LOS ANGELES, CA Census Tract: 1955.00 Total Rooms: 6  
 Subdivision: MABERY HEIGHTS Zoning: LAR2 Bedrooms: 4  
 Rec Date: 12/18/2014 Prior Rec Date: 10/28/1999 Bath(F/H): 2 /  
 Sale Date: 09/25/2014 Prior Sale Date: 10/18/1999 Yr Built/Eff: 1922 / 1938  
 Sale Price: \$810,000 Prior Sale Price: \$247,500 Air Cond:  
 Sale Type: FULL Prior Sale Type: FULL Style:  
 Document #: 1380998 Acres: 0.15 Fireplace: /  
 1st Mtg Amt: \$600,000 Lot Area: 6,351 Pool:  
 Total Value: \$310,299 # of Stories: 1.00 Roof Mat: COMPOSITION  
 Land Use: SFR Park Area/Cap#: / Parking: SHINGLE  
 NONE

Comp #:3 Distance From Subject:0.28 (miles)  
 Address: 1549 ELEVADO ST, LOS ANGELES, CA 90026-1639  
 Owner Name: ROTHBERG RUSSELL/WAGMAN VERA  
 Seller Name: COHEN PETER M  
 APN: 5425-007-006 Map Reference: 35-B4 / 594-C6 Living Area: 1,578  
 County: LOS ANGELES, CA Census Tract: 1954.00 Total Rooms: 5  
 Subdivision: MABERY HEIGHTS Zoning: LAR2 Bedrooms: 2  
 Rec Date: 09/03/2014 Prior Rec Date: 08/24/2005 Bath(F/H): 1 /  
 Sale Date: 07/08/2014 Prior Sale Date: 08/01/2005 Yr Built/Eff: 1923 / 1924  
 Sale Price: \$1,290,000 Prior Sale Price: \$900,000 Air Cond:  
 Sale Type: FULL Prior Sale Type: FULL Style: MEDITERRANEAN  
 Document #: 923786 Acres: 0.16 Fireplace: Y / 1  
 1st Mtg Amt: \$1,032,000 Lot Area: 7,027 Pool: POOL  
 Total Value: \$897,000 # of Stories: 1.00 Roof Mat: TILE  
 Land Use: SFR Park Area/Cap#: / 1 Parking: PARKING AVAIL

Comp #:4 Distance From Subject:0.31 (miles)  
 Address: 3026 EFFIE ST, LOS ANGELES, CA 90026-1208  
 Owner Name: MCAULIFFE TIM/KOZAKIEWICZ JESSICA  
 Seller Name: T2K & LLC  
 APN: 5425-016-021 Map Reference: 35-B4 / 594-C5 Living Area: 1,900  
 County: LOS ANGELES, CA Census Tract: 1954.00 Total Rooms: 6  
 Subdivision: 6082 Zoning: LAR2 Bedrooms: 3  
 Rec Date: 06/11/2014 Prior Rec Date: 06/07/2013 Bath(F/H): 1 /  
 Sale Date: 03/31/2014 Prior Sale Date: 05/29/2013 Yr Built/Eff: 1932 / 1935  
 Sale Price: \$1,770,000 Prior Sale Price: \$770,000 Air Cond:  
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL  
 Document #: 603961 Acres: 0.22 Fireplace: Y / 1  
 1st Mtg Amt: \$1,327,500 Lot Area: 9,472 Pool:  
 Total Value: \$873,495 # of Stories: 2.00 Roof Mat: COMPOSITION  
 Land Use: SFR Park Area/Cap#: / 2 Parking: SHINGLE  
 PARKING AVAIL

Comp #:**5** Distance From Subject:**0.34 (miles)**  
 Address: **2517 ELSINORE ST, LOS ANGELES, CA 90026-2222**  
 Owner Name: **FRANCHINO CHRISTOPHER & ANGELA**  
 Seller Name: **ROBERTSON ANDREW T**  
 APN: **5402-016-001** Map Reference: **35-B5 / 594-D7** Living Area: **1,727**  
 County: **LOS ANGELES, CA** Census Tract: **1956.00** Total Rooms: **6**  
 Subdivision: **GEO W PALMERS TR** Zoning: **LAR2** Bedrooms: **1**  
 Rec Date: **08/06/2014** Prior Rec Date: **03/05/2003** Bath(F/H): **2 /**  
 Sale Date: **07/01/2014** Prior Sale Date: **02/03/2003** Yr Built/Eff: **1910 / 1912**  
 Sale Price: **\$875,000** Prior Sale Price: **\$399,000** Air Cond:   
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**  
 Document #: **814330** Acres: **0.16** Fireplace: **/**  
 1st Mtg Amt: **\$700,000** Lot Area: **7,071** Pool:   
 Total Value: **\$471,404** # of Stories:  Roof Mat:   
 Land Use: **SFR** Park Area/Cap#: **/** Parking: **GARAGE**

Comp #:**6** Distance From Subject:**0.37 (miles)**  
 Address: **1311 WATERLOO ST, LOS ANGELES, CA 90026-2339**  
 Owner Name: **DALLEGEERSHECQUE ANNE-ALEXANDR/MORET FRANCOIS**  
 Seller Name: **RAMIREZ MARION G**  
 APN: **5424-023-009** Map Reference: **35-B5 / 594-D7** Living Area: **1,835**  
 County: **LOS ANGELES, CA** Census Tract: **1956.00** Total Rooms:   
 Subdivision: **ALVARADO PARK TR** Zoning: **LARD2** Bedrooms: **4**  
 Rec Date: **11/21/2014** Prior Rec Date: **10/16/1972** Bath(F/H): **1 /**  
 Sale Date: **11/19/2014** Prior Sale Date:  Yr Built/Eff: **1903 / 1903**  
 Sale Price: **\$575,000** Prior Sale Price: **\$23,500** Air Cond:   
 Sale Type: **FULL** Prior Sale Type: **FULL** Style:   
 Document #: **1252034** Acres: **0.18** Fireplace: **/**  
 1st Mtg Amt:  Lot Area: **7,909** Pool:   
 Total Value: **\$41,546** # of Stories:  Roof Mat:   
 Land Use: **SFR** Park Area/Cap#: **/** Parking:

Comp #:**7** Distance From Subject:**0.37 (miles)**  
 Address: **1438 MOHAWK ST, LOS ANGELES, CA 90026-2433**  
 Owner Name: **DAVIDSON EUGENE D**  
 Seller Name: **MARKWARD ANTHONY**  
 APN: **5424-027-009** Map Reference: **35-C5 / 594-D7** Living Area: **1,574**  
 County: **LOS ANGELES, CA** Census Tract: **1956.00** Total Rooms:   
 Subdivision: **ALVARADO PARK TR** Zoning: **LARD2** Bedrooms: **2**  
 Rec Date: **06/10/2014** Prior Rec Date: **03/13/2002** Bath(F/H): **2 /**  
 Sale Date: **06/04/2014** Prior Sale Date: **02/25/2002** Yr Built/Eff: **1903 / 1925**  
 Sale Price: **\$970,000** Prior Sale Price: **\$480,000** Air Cond: **YES**  
 Sale Type: **FULL** Prior Sale Type: **FULL** Style:   
 Document #: **595961** Acres: **0.17** Fireplace: **/**  
 1st Mtg Amt: **\$970,000** Lot Area: **7,500** Pool:   
 Total Value: **\$578,444** # of Stories:  Roof Mat:   
 Land Use: **SFR** Park Area/Cap#: **/** Parking:

Comp #:**8** Distance From Subject:**0.43 (miles)**  
 Address: **1818 ROTARY DR, LOS ANGELES, CA 90026-1220**  
 Owner Name: **HECOX IAN A**  
 Seller Name: **HOMANN JOSHUA**  
 APN: **5431-031-017** Map Reference: **35-B4 / 594-D5** Living Area: **1,630**  
 County: **LOS ANGELES, CA** Census Tract: **1954.00** Total Rooms: **5**  
 Subdivision: **7393** Zoning: **LAR1** Bedrooms: **2**  
 Rec Date: **11/26/2014** Prior Rec Date: **07/27/2007** Bath(F/H): **2 /**  
 Sale Date: **11/26/2014** Prior Sale Date: **07/24/2007** Yr Built/Eff: **1956 / 1956**  
 Sale Price: **\$1,095,000** Prior Sale Price: **\$963,000** Air Cond: **CENTRAL**  
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**  
 Document #: **1282802** Acres: **0.13** Fireplace: **/**  
 1st Mtg Amt: **\$625,500** Lot Area: **5,841** Pool:   
 Total Value: **\$992,000** # of Stories: **2.00** Roof Mat: **GRAVEL & ROCK**  
 Land Use: **SFR** Park Area/Cap#: **/ 1** Parking: **PARKING AVAIL**

Comp #:9 Distance From Subject:0.43 (miles)  
 Address: 1820 REDESDALE AVE, LOS ANGELES, CA 90026-1214  
 Owner Name: FERRIER GEORGE G/COLCLEUGH KEELY  
 Seller Name: ROSAS P & L LIVING TRUST  
 APN: 5431-037-028 Map Reference: 35-B4 / 594-D5 Living Area: 1,651  
 County: LOS ANGELES, CA Census Tract: 1954.00 Total Rooms: 5  
 Subdivision: 598 Zoning: LAR1 Bedrooms: 2  
 Rec Date: 12/30/2014 Prior Rec Date: 08/22/2007 Bath(F/H): 2 /  
 Sale Date: 11/24/2014 Prior Sale Date: 07/12/2007 Yr Built/Eff: 1932 / 1932  
 Sale Price: \$1,035,000 Prior Sale Price: \$860,000 Air Cond:  
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL  
 Document #: 1416325 Acres: 0.11 Fireplace: Y / 1  
 1st Mtg Amt: \$828,000 Lot Area: 5,002 Pool:  
 Total Value: \$921,490 # of Stories: 2.00 Roof Mat: TILE  
 Land Use: SFR Park Area/Cap#: / 2 Parking: PARKING AVAIL

Comp #:10 Distance From Subject:0.43 (miles)  
 Address: 3106 SWAN PL, LOS ANGELES, CA 90026-1228  
 Owner Name: SCHAIR JULIE H  
 Seller Name: HOCHMAN ELLIOT B TRUST  
 APN: 5431-033-002 Map Reference: 35-B4 / 594-C5 Living Area: 1,837  
 County: LOS ANGELES, CA Census Tract: 1954.00 Total Rooms: 6  
 Subdivision: 7393 Zoning: LAR1 Bedrooms: 3  
 Rec Date: 09/10/2014 Prior Rec Date: 08/16/1991 Bath(F/H): 3 /  
 Sale Date: 08/08/2014 Prior Sale Date: 07/1991 Yr Built/Eff: 1941 / 1952  
 Sale Price: \$900,000 Prior Sale Price: \$430,000 Air Cond: WINDOW  
 Sale Type: FULL Prior Sale Type: FULL Style: COLONIAL  
 Document #: 948547 Acres: 0.09 Fireplace: Y / 1  
 1st Mtg Amt: \$675,000 Lot Area: 3,764 Pool:  
 Total Value: \$620,280 # of Stories: 1.00 Roof Mat: TILE  
 Land Use: SFR Park Area/Cap#: / 2 Parking: BUILT-IN

Comp #:11 Distance From Subject:0.44 (miles)  
 Address: 1804 WEBSTER AVE, LOS ANGELES, CA 90026-1230  
 Owner Name: LIU YONGQUAN/FEI CHUNYOUNG  
 Seller Name: WOOTON NICHOLAS T  
 APN: 5431-031-012 Map Reference: 35-B4 / 594-D5 Living Area: 1,702  
 County: LOS ANGELES, CA Census Tract: 1954.00 Total Rooms: 4  
 Subdivision: 7393 Zoning: LAR1 Bedrooms: 1  
 Rec Date: 05/23/2014 Prior Rec Date: 03/14/2008 Bath(F/H): 2 /  
 Sale Date: 04/14/2014 Prior Sale Date: 02/22/2008 Yr Built/Eff: 1951 / 1951  
 Sale Price: \$956,500 Prior Sale Price: \$1,040,000 Air Cond:  
 Sale Type: FULL Prior Sale Type: FULL Style: UNKNOWN  
 Document #: 536359 Acres: 0.13 Fireplace: Y / 1  
 1st Mtg Amt: \$417,000 Lot Area: 5,831 Pool:  
 Total Value: \$933,000 # of Stories: 2.00 Roof Mat: WOOD SHAKE  
 Land Use: SFR Park Area/Cap#: / 1 Parking: BUILT-IN

Comp #:12 Distance From Subject:0.48 (miles)  
 Address: 1032 N CORONADO ST, LOS ANGELES, CA 90026-3927  
 Owner Name: SC GROUP 3012 MARATHON  
 Seller Name: BAKER BRUCE  
 APN: 5402-020-003 Map Reference: 35-B5 / 594-D7 Living Area: 1,608  
 County: LOS ANGELES, CA Census Tract: 1957.10 Total Rooms: 5  
 Subdivision: ROWLAND HEIGHTS TR Zoning: LAC2 Bedrooms: 3  
 Rec Date: 04/28/2014 Prior Rec Date: 08/10/2005 Bath(F/H): 1 /  
 Sale Date: 04/23/2014 Prior Sale Date: 07/12/2005 Yr Built/Eff: 1906 / 1924  
 Sale Price: \$800,000 Prior Sale Price: \$660,000 Air Cond:  
 Sale Type: FULL Prior Sale Type: FULL Style:  
 Document #: 431656 Acres: 0.17 Fireplace: /  
 1st Mtg Amt: Total Value: \$768,000 Lot Area: 7,500 Pool:  
 Land Use: SFR Park Area/Cap#: / Parking:

Comp #:13			Distance From Subject:0.49 (miles)
Address:	<b>910 N BENTON WAY, LOS ANGELES, CA 90026-3826</b>		
Owner Name:	<b>KISSACK ERIC/CUENIN ELIZABETH</b>		
Seller Name:	<b>ALDO SERVICES INC</b>		
APN:	<b>5402-013-002</b>	Map Reference:	<b>35-B5 / 594-C7</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1958.04</b>
Subdivision:	<b>ROWLAND HEIGHTS</b>	Zoning:	<b>LARD2</b>
Rec Date:	<b>05/08/2014</b>	Prior Rec Date:	<b>09/03/2013</b>
Sale Date:	<b>04/18/2014</b>	Prior Sale Date:	<b>08/29/2013</b>
Sale Price:	<b>\$835,000</b>	Prior Sale Price:	<b>\$480,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>478477</b>	Acres:	<b>0.17</b>
1st Mtg Amt:	<b>\$417,000</b>	Lot Area:	<b>7,499</b>
Total Value:	<b>\$512,000</b>	# of Stories:	<b>1.00</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/ 1</b>
		Living Area:	<b>1,900</b>
		Total Rooms:	
		Bedrooms:	<b>2</b>
		Bath(F/H):	<b>1 /</b>
		Yr Built/Eff:	<b>1905 / 1905</b>
		Air Cond:	
		Style:	
		Fireplace:	<b>Y / 1</b>
		Pool:	
		Roof Mat:	
		Parking:	<b>PARKING AVAIL</b>

# EXHIBIT D

ASSIGNED INSPECTOR: **ROGER BRUCE**

Date: **January 29, 2015**

JOB ADDRESS: **1500 NORTH ANGELUS AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5424-007-002**

CASE#: **429926**

ORDER NO: **A-2862445**

EFFECTIVE DATE OF ORDER TO COMPLY: **September 29, 2011**

COMPLIANCE EXPECTED DATE: **October 29, 2011**

DATE COMPLIANCE OBTAINED: **December 05, 2011**

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

### VIOLATIONS:

SEE ATTACHED ORDER # A-2862445

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

MARSHA L. BROWN  
PRESIDENT

HELENA JUBANY  
VICE-PRESIDENT

VAN AMBATELOS  
VICTOR H. CUEVAS  
ELENORE A. WILLIAMS

CITY OF LOS ANGELES  
CALIFORNIA



ANTONIO R. VILLARAIGOSA  
MAYOR

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

ROBERT R. "Bud" OVROM  
GENERAL MANAGER

RAYMOND S. CHAN, C.E., S.E.  
EXECUTIVE OFFICER

ORDER TO COMPLY AND NOTICE OF FEE

PALACIOS, EDISON A TR EDISON A PALACIOS TRUST  
0 PO BOX 65791  
LOS ANGELES, CA 90065

CASE #: 429926  
ORDER #: A-2862445  
EFFECTIVE DATE: September 29, 2011  
COMPLIANCE DATE: October 29, 2011

LPK  
SEP 30 2011

OWNER OF  
SITE ADDRESS: 1500 N ANGELUS AVE  
ASSESSORS PARCEL NO.: 5424-007-002  
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, YOU ARE ORDERED TO PAY THE CODE VIOLATION INSPECTION FEE (C.V.I.F) OF \$ 356.16 (\$336 fee plus a six percent Systems Development Surcharge of \$20.16) WHICH WILL BE BILLED TO YOU SEPARATELY. 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. Maintenance and repair of existing retaining wall on or near north property line.

You are therefore ordered to: Repair or replace the existing retaining wall. Obtain permit if over 4 ft. total to include footing depth.

Code Section(s) in Violation: 91.8104, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

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.



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**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.

**TAX WARNING: THIS NOTICE AFFECTS OWNERS OF RENTAL HOUSING.**

The Department of Building and Safety has determined by inspection that this building is substandard per Section 17274 and 24436.5 of the State Revenue and Taxation Code. These sections provide in part that a taxpayer who derives rental income from housing determined by the local regulatory agency to be substandard by reason of violation of state or local codes dealing with health, safety or building, cannot deduct from state personal income tax and bank and corporation income tax, deductions for interest, depreciation or taxes attributable to such substandard structure where the substandard conditions are not corrected within six (6) months after notice of violation by the regulatory agency. Please note that the effective date of this order marks the beginning of the six (6) month period referred to above. The department is required by law to notify the State Franchise Tax Board of failure to comply with these code sections.

If you have any questions or require any additional information please feel free to contact me at (213)252-3055. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: *Kenneth L Roberts*

Date: September 29, 2011

KENNETH ROBERTS  
3550 WILSHIRE BLVD. SUITE 1800  
LOS ANGELES, CA 90010  
(213)252-3055

*Jaf*  
REVIEWED BY

