

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 15, 2015

Council District: # 10

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

JOB ADDRESS: **1346 SOUTH SIERRA BONITA AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5085-029-010**

On March 5, 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: **1346 South Sierra Bonita 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 March 5, 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%)	483.84
Accumulated Interest (1%/month)	184.91
Title Report fee	42.00
Grand Total	\$ 1,117.31

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 **\$1,117.31** 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 **\$1,117.31** 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 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. T10615
Dated as of: 07/25/2014

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)

APN #: 5085-029-010

Property Address: 1346 S SIERRA BONITA AVE ✓ City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Instrument GRANT DEED

Grantor: HEATHER A. MCCONNELL, TRUSTEE OF HEATHER MCCONNELL LIVING TRUST DATED MAY 9, 2012.

Grantee: ANDREA Y.W. CHAO, AN UNMARRIED WOMAN AND ESTHER S. M. CHAO, AN UNMARRIED WOMAN AS JOINT TENANTS.

Instrument: 20122006293

Book/Page: N/A

Dated: 12/19/2012

Recorded: 12/27/2012

MAILING ADDRESS: ANDREA Y.W. CHAO AND ESTHER S. M. CHAO
1346 SOUTH SIERRA BONITA AVENUE, LOS ANGELES, CA 90019.

SCHEDULE B

LEGAL DESCRIPTION

LOT 166 OF TRACT NO. 5674, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 61, PAGE(S) 16 AND 17 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

MORTGAGES/LIENS

Type of Instrument DEED OF TRUST

Trustor/Mortgagor: ANDREA Y.W. CHAO, AN UNMARRIED WOMAN AND ESTHER S. M. CHAO, AN UNMARRIED WOMAN AS JOINT TENANTS.

Lender/Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR KINECTA FEDERAL CREDIT UNION

Trustee: FIRST AMERICAN TITLE COMPANY

Instrument: 20131228488

Book/Page: N/A

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. T10615

SCHEDULE B (Continued)

Amount: \$540,000.00

Open Ended: NO

Dated: 08/13/2013

Recorded: 08/21/2013

Maturity Date: 09/01/2043

MAILING ADDRESS: KINECTA FEDERAL CREDIT UNION,
1440 ROSECRANS AVE. MANHATTAN BEACH, CALIFORNIA 90266.

ADDITIONAL MAILING ADDRESS: KINECTA FEDERAL CREDIT UNION,
1440 ROSECRANS AVE. MANHATTAN BEACH, CALIFORNIA 90266.

MAILING ADDRESS: FIRST AMERICAN TITLE COMPANY,
3 FIRST AMERICAN WAY, SANTA ANA, CALIFORNIA 92707

MAILING ADDRESS: ("MERS") MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.
P.O. BOX 2026, FLINT, MI 48501-2026

RECORDING REQUESTED BY:
EQUITY TITLE-LOS ANGELES

AND WHEN RECORDED MAIL TO:
Andrea Y. W. Chao et al.
1346 South Sierra Bonita Avenue
Los Angeles, CA 90019

Order No.: LA1233370
Escrow No.: BE-16151-DH
A.P.N.: 5085-029-010



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SPACE ABOVE THIS LINE IS FOR RECORDER'S USE
GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)
DOCUMENTARY TRANSFER TAX IS \$882.20 CITY TRANSFER TAX IS \$3,609.00
[X] computed on full value of property conveyed, or
[] computed on full value less value of liens or encumbrances remaining at time of sale.
[] unincorporated area [X] City of Los Angeles AND

5085-29-10

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

Heather A. McConnell, Trustee of Heather McConnell Living Trust dated May 9, 2012

hereby GRANT(S) to

Andrea Y.W. Chao, an unmarried woman and Esther S. M. Chao, an unmarried woman as joint tenants

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

Lot 166 of Tract No. 5674, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 61, Page(s) 16 and 17 of Maps, in the office of the County Recorder of said County.

AKA: 1346 South Sierra Bonita Avenue, Los Angeles, CA 90019

Dated December 19, 2012

STATE OF CALIFORNIA
COUNTY OF Los Angeles }
On 12/20/12 before me
Parton Abner
Notary Public, personally appeared
Heather A. McConnell

Heather McConnell Living Trust dated May 9, 2012

By: Heather A. McConnell, Trustee

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.

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
Signature [Signature]
Signature of Notary
Commission Expiration Date 10/29/14



(This area for official notarial seal)

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MAIL TAX STATEMENTS TO: Andrea Y. W. Chao et al., 1346 South Sierra Bonita Avenue, Los Angeles, CA 90019

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**Recording Requested by
First American Title**

Recording Requested By:
KINECTA FEDERAL CREDIT UNION

And After Recording Return To:
KINECTA FEDERAL CREDIT UNION
1440 ROSECRANS AVE.
MANHATTAN BEACH, CALIFORNIA 90266
Loan Number: 6000608551

8318373
5085-029-010

[Space Above This Line For Recording Data]

DEED OF TRUST

MIN: 100821560006085516

MERS Phone: 888-679-6377

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 AUGUST 13, 2013, together with all Riders to this document.
- (B) "Borrower" is ANDREA Y.W. CHAO, AN UNMARRIED WOMAN AND ESTHER S.M. CHAO, AN UNMARRIED WOMAN AS JOINT TENANTS.

Borrower is the trustor under this Security Instrument.

- (C) "Lender" is KINECTA FEDERAL CREDIT UNION

Lender is a FEDERAL CREDIT UNION organized and existing under the laws of THE UNITED STATES OF AMERICA
Lender's address is 1440 ROSECRANS AVENUE, MANHATTAN BEACH, CALIFORNIA 90266

- (D) "Trustee" is FIRST AMERICAN TITLE COMPANY
3 FIRST AMERICAN WAY, SANTA ANA, CALIFORNIA 92707

(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 AUGUST 13, 2013

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The Note states that Borrower owes Lender FIVE HUNDRED FORTY THOUSAND AND 00/100 Dollars (U.S. \$ 540,000.00) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than SEPTEMBER 1, 2043

(G) "Property" means the property that is described below under the heading "Transfer of Rights in the Property."

(H) "Loan" means the debt evidenced by the Note, plus interest, any prepayment charges and late charges due under the Note, and all sums due under this Security Instrument, plus interest.

(I) "Riders" means all Riders to this Security Instrument that are executed by Borrower. The following Riders are to be executed by Borrower [check box as applicable]:

- Adjustable Rate Rider
- Balloon Rider
- 1-4 Family Rider
- Condominium Rider
- Planned Unit Development Rider
- Biweekly Payment Rider
- Second Home Rider
- Other(s) [specify]

(J) "Applicable Law" means all controlling applicable federal, state and local statutes, regulations, ordinances and administrative rules and orders (that have the effect of law) as well as all applicable final, non-appealable judicial opinions.

(K) "Community Association Dues, Fees, and Assessments" means all dues, fees, assessments and other charges that are imposed on Borrower or the Property by a condominium association, homeowners association or similar organization.

(L) "Electronic Funds Transfer" means any transfer of funds, other than a transaction originated by check, draft, or similar paper instrument, which is initiated through an electronic terminal, telephonic instrument, computer, or magnetic tape so as to order, instruct, or authorize a financial institution to debit or credit an account. Such term includes, but is not limited to, point-of-sale transfers, automated teller machine transactions, transfers initiated by telephone, wire transfers, and automated clearinghouse transfers.

(M) "Escrow Items" means those items that are described in Section 3.

(N) "Miscellaneous Proceeds" means any compensation, settlement, award of damages, or proceeds paid by any third party (other than insurance proceeds paid under the coverages described in Section 5) for: (i) damage to, or destruction of, the Property; (ii) condemnation or other taking of all or any part of the Property; (iii) conveyance in lieu of condemnation; or (iv) misrepresentations of, or omissions as to, the value and/or condition of the Property.

(O) "Mortgage Insurance" means insurance protecting Lender against the nonpayment of, or default on, the Loan.

(P) "Periodic Payment" means the regularly scheduled amount due for (i) principal and interest under the Note, plus (ii) any amounts under Section 3 of this Security Instrument.

(Q) "RESPA" means the Real Estate Settlement Procedures Act (12 U.S.C. §2601 et seq.) and its implementing regulation, Regulation X (12 C.F.R. Part 1024), as they might be amended from time to time, or any additional or successor legislation or regulation that governs the same subject matter. As used in this Security Instrument, "RESPA" refers to all requirements and restrictions that are imposed in regard to a "federally related mortgage loan" even if the Loan does not qualify as a "federally related mortgage loan" under RESPA.

(R) "Successor in Interest of Borrower" means any party that has taken title to the Property, whether or not that party has assumed Borrower's obligations under the Note and/or this Security Instrument.

TRANSFER OF RIGHTS IN THE PROPERTY

The beneficiary of this Security Instrument is MERS (solely as nominee for Lender and Lender's successors and assigns) and the successors and assigns of MERS. This Security Instrument secures to Lender: (i) the repayment of

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the Loan, and all renewals, extensions and modifications of the Note; and (ii) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower irrevocably grants and conveys to Trustee, in trust, with power of sale, the following described property located in the COUNTY of LOS ANGELES :

[Type of Recording Jurisdiction]

[Name of Recording Jurisdiction]

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A".
A.P.N. : 5085-029-010

which currently has the address of 1346 SOUTH SIERRA BONITA AVENUE
[Street]

LOS ANGELES , California 90019 ("Property Address"):
[City] [Zip Code]

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property." Borrower understands and agrees that MERS holds only legal title to the interests granted by Borrower in this Security Instrument, but, if necessary to comply with law or custom, MERS (as nominee for Lender and Lender's successors and assigns) has the right: to exercise any or all of those interests, including, but not limited to, the right to foreclose and sell the Property; and to take any action required of Lender including, but not limited to, releasing and cancelling this Security Instrument.

BORROWER COVENANTS that Borrower is lawfully seized of the estate hereby conveyed and has the right to grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

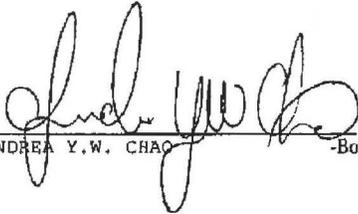
1. **Payment of Principal, Interest, Escrow Items, Prepayment Charges, and Late Charges.** Borrower shall pay when due the principal of, and interest on, the debt evidenced by the Note and any prepayment charges and late charges due under the Note. Borrower shall also pay funds for Escrow Items pursuant to Section 3. Payments due under the Note and this Security Instrument shall be made in U.S. currency. However, if any check or other instrument received by Lender as payment under the Note or this Security Instrument is returned to Lender unpaid, Lender may require that any or all subsequent payments due under the Note and this Security Instrument be made in one or more of the following forms, as selected by Lender: (a) cash; (b) money order; (c) certified check, bank check, treasurer's check or cashier's check, provided any such check is drawn upon an institution whose deposits are insured by a federal agency, instrumentality, or entity; or (d) Electronic Funds Transfer.

Payments are deemed received by Lender when received at the location designated in the Note or at such other location as may be designated by Lender in accordance with the notice provisions in Section 15. Lender may return any payment or partial payment if the payment or partial payments are insufficient to bring the Loan current. Lender

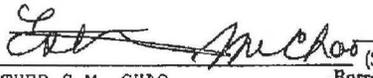
15

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any Rider executed by Borrower and recorded with it.

The undersigned Borrower requests that a copy of any Notice of Default and any Notice of Sale under this Security Instrument be mailed to Borrower at the address set forth above.



ANDREA Y.W. CHAO (Seal)
-Borrower



ESTHER S.M. CHAO (Seal)
-Borrower

(Seal)
-Borrower

(Seal)
-Borrower

(Seal)
-Borrower

(Seal)
-Borrower

Witness:

Witness:

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[Space Below This Line For Acknowledgment]

State of CALIFORNIA)
County of LOS ANGELES) ss.

On AUGUST 15, 2013 before me, LORETTA S. MORAN, NOTARY PUBLIC

personally appeared ANDREA Y.W. CHAO AND ESTHER S.M. CHAO

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.

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.



NOTARY SEAL

[Handwritten Signature]
NOTARY SIGNATURE
LORETTA S. MORAN
(Typed Name of Notary)

Property Detail Report

For Property Located At :
1346 S SIERRA BONITA AVE, LOS ANGELES, CA 90019-2503



Owner Information

Owner Name: **CHAO ANDREA Y & ESTHER S**
 Mailing Address: **1346 S SIERRA BONITA AVE, LOS ANGELES CA 90019-2503 C028**
 Vesting Codes: **//**

Location Information

Legal Description:	TRACT NO 5674 LOT 166	APN:	5085-029-010
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	2171.00 / 4	Subdivision:	5674
Township-Range-Sect:		Map Reference:	42-F3 / 633-B4
Legal Book/Page:	61-16	Tract #:	5674
Legal Lot:	166	School District:	LOS ANGELES
Legal Block:		School District Name:	
Market Area:	C19	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:	12/27/2012 / 12/19/2012	1st Mtg Amount/Type:	/
Sale Price:	\$802,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	
Document #:	2006293	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$498.45
New Construction:		Multi/Split Sale:	
Title Company:	EQUITY TITLE		
Lender:			
Seller Name:	MCCONNELL H LIVING TRUST		

Prior Sale Information

Prior Rec/Sale Date:	03/14/2003 / 02/03/2003	Prior Lender:	CHASE MANHATTAN MTG
Prior Sale Price:	\$510,000	Prior 1st Mtg Amt/Type:	\$408,000 / CONV
Prior Doc Number:	733588	Prior 1st Mtg Rate/Type:	5.00 / ADJ
Prior Deed Type:	GRANT DEED		

Property Characteristics

Gross Area:		Parking Type:	ATTACHED GARAGE	Construction:	
Living Area:	1,609	Garage Area:		Heat Type:	CENTRAL
Tot Adj Area:		Garage Capacity:		Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:	5	Basement Area:		Patio Type:	
Bedrooms:	3	Finish Bsmnt Area:		Pool:	
Bath(F/H):	2 /	Basement Type:		Air Cond:	CENTRAL
Year Built / Eff. /	1925 / 1942	Roof Type:		Style:	
Fireplace:	Y / 1	Foundation:	CRAWL SPACE	Quality:	AVERAGE
# of Stories:	1.00	Roof Material:	TILE	Condition:	AVERAGE
Other Improvements:					

Site Information

Zoning:	LAR1	Acres:	0.13	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	5,748	Lot Width/Depth:	50 x 115	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	PUBLIC
Site Influence:				Sewer Type:	PUBLIC SERVICE

Tax Information

Total Value:	\$805,640	Assessed Year:	2014	Property Tax:	\$10,032.43
Land Value:	\$644,512	Improved %:	20%	Tax Area:	67
Improvement Value:	\$161,128	Tax Year:	2014	Tax Exemption:	
Total Taxable Value:	\$805,640				

Comparable Summary

For Property Located At



CoreLogic

RealQuest Professional

1346 S SIERRA BONITA AVE, LOS ANGELES, CA 90019-2503

18 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: 18

	Subject Property	Low	High	Average
Sale Price	\$802,000	\$535,000	\$1,540,000	\$958,906
Bldg/Living Area	1,609	1,378	1,824	1,588
Price/Sqft	\$498.45	\$365.19	\$912.32	\$599.62
Year Built	1925	1919	1938	1928
Lot Area	5,748	5,101	7,432	6,217
Bedrooms	3	2	4	3
Bathrooms/Restrooms	2	1	3	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$805,640	\$48,756	\$1,300,442	\$556,744
Distance From Subject	0.00	0.02	0.47	0.26

*= 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										
		1346 S SIERRA BONITA AVE	\$802,000	1925	3	2	12/27/2012	1,609	5,748	0.0
Comparables										
<input checked="" type="checkbox"/>	1	1345 S SIERRA BONITA AVE	\$1,215,000	1935	3	2	12/23/2014	1,578	5,760	0.02
<input checked="" type="checkbox"/>	2	1344 S CURSON AVE	\$535,000	1926	2	1	08/13/2014	1,465	5,764	0.06
<input checked="" type="checkbox"/>	3	1430 S SIERRA BONITA AVE	\$956,000	1936	3	2	11/07/2014	1,378	5,411	0.13
<input checked="" type="checkbox"/>	4	1233 S CURSON AVE	\$1,055,000	1924	4	3	07/29/2014	1,668	5,951	0.16
<input checked="" type="checkbox"/>	5	1242 MASSELIN AVE	\$1,146,000	1929	3	2	07/30/2014	1,797	6,073	0.17
<input checked="" type="checkbox"/>	6	1419 HAUSER BLVD	\$880,000	1923	3	2	05/08/2014	1,824	6,750	0.17
<input checked="" type="checkbox"/>	7	1186 S SIERRA BONITA AVE	\$970,500	1935	2	1	04/24/2014	1,477	6,055	0.22
<input checked="" type="checkbox"/>	8	1133 S CURSON AVE		1936	2	2	12/30/2014	1,642	6,057	0.25
<input checked="" type="checkbox"/>	9	1227 S SPAULDING AVE	\$1,245,000	1928	3	2	11/12/2014	1,737	7,172	0.26
<input checked="" type="checkbox"/>	10	1551 CARMONA AVE	\$746,000	1928	3	2	07/31/2014	1,391	5,416	0.29
<input checked="" type="checkbox"/>	11	1565 ELLSMERE AVE	\$644,000	1938	2	1	11/04/2014	1,438	5,401	0.29
<input checked="" type="checkbox"/>	12	1266 S BURNSIDE AVE	\$800,000	1927	2	1	05/01/2014	1,637	6,018	0.3
<input checked="" type="checkbox"/>	13	1536 S GENESEE AVE	\$985,000	1924	3	2	08/26/2014	1,593	6,890	0.35
<input checked="" type="checkbox"/>	14	1621 ELLSMERE AVE	\$665,000	1928	4	2	05/19/2014	1,554	5,101	0.37
<input checked="" type="checkbox"/>	15	1350 S ORANGE GROVE AVE	\$1,540,000	1919	3	2	11/12/2014	1,688	7,432	0.39
<input checked="" type="checkbox"/>	16	1603 S SPAULDING AVE	\$1,065,000	1923	3	3	10/20/2014	1,747	6,630	0.4
<input checked="" type="checkbox"/>	17	1307 S CLOVERDALE AVE	\$895,000	1925	3	2	09/26/2014	1,498	6,907	0.44
<input checked="" type="checkbox"/>	18	1450 S FAIRFAX AVE		1923	3	1	12/19/2014	1,472	7,123	0.47

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

1346 S SIERRA BONITA AVE, LOS ANGELES, CA 90019-2503**18 Comparable(s) Selected.**

Report Date: 01/14/2015

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$802,000	\$535,000	\$1,540,000	\$958,906
Bldg/Living Area	1,609	1,378	1,824	1,588
Price/Sqft	\$498.45	\$365.19	\$912.32	\$599.62
Year Built	1925	1919	1938	1928
Lot Area	5,748	5,101	7,432	6,217
Bedrooms	3	2	4	3
Bathrooms/Restrooms	2	1	3	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$805,640	\$48,756	\$1,300,442	\$556,744
Distance From Subject	0.00	0.02	0.47	0.26

* = user supplied for search only

Comp #:1 Distance From Subject:0.02 (miles)
 Address: 1345 S SIERRA BONITA AVE, LOS ANGELES, CA 90019-2504
 Owner Name: HURWITZ MICHAEL & COREY/HURWITZ LOUIS
 Seller Name: WOLDER LANCE J & KELSIE A
 APN: 5085-028-028 Map Reference: 42-F3 / 633-B4 Living Area: 1,578
 County: LOS ANGELES, CA Census Tract: 2169.00 Total Rooms: 3
 Subdivision: 5674 Zoning: LAR1 Bedrooms: 3
 Rec Date: 12/23/2014 Prior Rec Date: 11/21/2008 Bath(F/H): 2 /
 Sale Date: 11/26/2014 Prior Sale Date: 10/21/2008 Yr Built/Eff: 1935 / 1935
 Sale Price: \$1,215,000 Prior Sale Price: \$690,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style:
 Document #: 1398758 Acres: 0.13 Fireplace: /
 1st Mtg Amt: \$417,000 Lot Area: 5,760 Pool:
 Total Value: \$724,837 # of Stories: Roof Mat:
 Land Use: SFR Park Area/Cap#: / Parking:

Comp #:2 Distance From Subject:0.06 (miles)
 Address: 1344 S CURSON AVE, LOS ANGELES, CA 90019-6615
 Owner Name: SHUSHAN SHIMON S B & AYALA B
 Seller Name: JACKSON JAMES & EMMA J
 APN: 5085-028-009 Map Reference: 42-F3 / 633-B4 Living Area: 1,465
 County: LOS ANGELES, CA Census Tract: 2169.00 Total Rooms: 2
 Subdivision: 5674 Zoning: LAR1 Bedrooms: 2
 Rec Date: 08/13/2014 Prior Rec Date: Bath(F/H): 1 /
 Sale Date: 08/01/2014 Prior Sale Date: Yr Built/Eff: 1926 / 1934
 Sale Price: \$535,000 Prior Sale Price: Air Cond:
 Sale Type: FULL Prior Sale Type: Style:
 Document #: 844937 Acres: 0.13 Fireplace: /
 1st Mtg Amt: Total Value: \$55,553 Lot Area: 5,764 Pool:
 Land Use: SFR # of Stories: Roof Mat:
 Park Area/Cap#: / Parking:

Comp #:3 Distance From Subject:0.13 (miles)
 Address: 1430 S SIERRA BONITA AVE, LOS ANGELES, CA 90019-3924
 Owner Name: KITADA NATHAN & LUCY
 Seller Name: PIRATE ROAD LLC
 APN: 5069-024-020 Map Reference: 42-F3 / 633-B4 Living Area: 1,378
 County: LOS ANGELES, CA Census Tract: 2171.00 Total Rooms: 6
 Subdivision: 9711 Zoning: LAR2 Bedrooms: 3
 Rec Date: 11/07/2014 Prior Rec Date: 06/03/2014 Bath(F/H): 2 /
 Sale Date: 10/24/2014 Prior Sale Date: 05/27/2014 Yr Built/Eff: 1936 / 1939
 Sale Price: \$956,000 Prior Sale Price: \$610,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: SPANISH
 Document #: 1191440 Acres: 0.12 Fireplace: Y / 1
 1st Mtg Amt: \$764,800 Lot Area: 5,411 Pool:
 Total Value: \$50,619 # of Stories: 1.00 Roof Mat: ROLL
 Land Use: SFR Park Area/Cap#: / 2 Parking: COMPOSITION
 PARKING AVAIL

Comp #:4 Distance From Subject:0.16 (miles)
 Address: 1233 S CURSON AVE, LOS ANGELES, CA 90019-6612
 Owner Name: BP INVESTMENTS OF NEVADA LLC
 Seller Name: MOSS ARI E
 APN: 5085-022-007 Map Reference: 42-F3 / 633-B4 Living Area: 1,668
 County: LOS ANGELES, CA Census Tract: 2169.00 Total Rooms: 5
 Subdivision: 5674 Zoning: LAR1 Bedrooms: 4
 Rec Date: 07/29/2014 Prior Rec Date: 09/17/2009 Bath(F/H): 3 /
 Sale Date: 07/18/2014 Prior Sale Date: 05/11/2009 Yr Built/Eff: 1924 / 1987
 Sale Price: \$1,055,000 Prior Sale Price: \$890,000 Air Cond: CENTRAL
 Sale Type: FULL Prior Sale Type: FULL Style: MEDITERRANEAN
 Document #: 782634 Acres: 0.14 Fireplace: /
 1st Mtg Amt: Total Value: \$937,161 Lot Area: 5,951 Pool:
 Land Use: SFR # of Stories: 1.00 Roof Mat: COMPOSITION
 Park Area/Cap#: / Parking: SHINGLE
 DETACHED
 GARAGE

Comp #:5 Distance From Subject:0.17 (miles)
 Address: 1242 MASSELIN AVE, LOS ANGELES, CA 90019-2543
 Owner Name: BUSCHER THOMAS H/PANCHEVA ROUMYANA I
 Seller Name: MARTIN THOMAS
 APN: 5085-019-034 Map Reference: 42-F3 / 633-C4 Living Area: 1,797
 County: LOS ANGELES, CA Census Tract: 2171.00 Total Rooms:
 Subdivision: 5674 Zoning: LAR1 Bedrooms: 3
 Rec Date: 07/30/2014 Prior Rec Date: 11/16/2005 Bath(F/H): 2 /
 Sale Date: 07/03/2014 Prior Sale Date: 10/20/2005 Yr Built/Eff: 1929 / 1929
 Sale Price: \$1,146,000 Prior Sale Price: \$868,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style:
 Document #: 786181 Acres: 0.14 Fireplace: /
 1st Mtg Amt: \$802,000 Lot Area: 6,073 Pool:
 Total Value: \$967,636 # of Stories: Roof Mat:
 Land Use: SFR Park Area/Cap#: / Parking:

Comp #:6 Distance From Subject:0.17 (miles)
 Address: 1419 HAUSER BLVD, LOS ANGELES, CA 90019-3935
 Owner Name: CHIU STEVE C/GUNTUR PAVANI S
 Seller Name: TDC PACIFIC PROPERTIES INC
 APN: 5069-029-015 Map Reference: 42-F3 / 633-C4 Living Area: 1,824
 County: LOS ANGELES, CA Census Tract: 2171.00 Total Rooms: 5
 Subdivision: 5091 Zoning: LAR2 Bedrooms: 3
 Rec Date: 05/08/2014 Prior Rec Date: Bath(F/H): 2 /
 Sale Date: 04/08/2014 Prior Sale Date: Yr Built/Eff: 1923 / 1970
 Sale Price: \$880,000 Prior Sale Price: Air Cond:
 Sale Type: FULL Prior Sale Type: Style: SPANISH
 Document #: 478744 Acres: 0.15 Fireplace: /
 1st Mtg Amt: \$791,900 Lot Area: 6,750 Pool:
 Total Value: \$398,679 # of Stories: 1.00 Roof Mat: ROLL
 Land Use: SFR Park Area/Cap#: / 2 Parking: COMPOSITION
 PARKING AVAIL

Comp #:7 Distance From Subject:0.22 (miles)
 Address: 1186 S SIERRA BONITA AVE, LOS ANGELES, CA 90019-2550
 Owner Name: PEARSON SARAH L
 Seller Name: BRODWELL C CHRISTOPHER
 APN: 5085-020-009 Map Reference: 42-F2 / 633-C4 Living Area: 1,477
 County: LOS ANGELES, CA Census Tract: 2171.00 Total Rooms:
 Subdivision: 5674 Zoning: LAR1 Bedrooms: 2
 Rec Date: 04/24/2014 Prior Rec Date: 08/10/2001 Bath(F/H): 1 /
 Sale Date: 03/27/2014 Prior Sale Date: 07/12/2001 Yr Built/Eff: 1935 / 1935
 Sale Price: \$970,500 Prior Sale Price: \$400,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style:
 Document #: 421312 Acres: 0.14 Fireplace: /
 1st Mtg Amt: \$375,000 Lot Area: 6,055 Pool:
 Total Value: \$482,032 # of Stories: Roof Mat:
 Land Use: SFR Park Area/Cap#: / Parking:

Comp #:8 Distance From Subject:0.25 (miles)
 Address: 1133 S CURSON AVE, LOS ANGELES, CA 90019-6654
 Owner Name: BRAUNSTEIN EUGENE
 Seller Name: BRAUNSTEIN SAM TRUST
 APN: 5085-023-006 Map Reference: 42-F2 / 633-B4 Living Area: 1,642
 County: LOS ANGELES, CA Census Tract: 2169.00 Total Rooms:
 Subdivision: 5674 Zoning: LAR1 Bedrooms: 2
 Rec Date: 12/30/2014 Prior Rec Date: 09/08/1989 Bath(F/H): 2 /
 Sale Date: 12/17/2014 Prior Sale Date: 09/1989 Yr Built/Eff: 1936 / 1940
 Sale Price: Prior Sale Price: \$175,000 Air Cond:
 Sale Type: N Prior Sale Type: FULL Style:
 Document #: 1416858 Acres: 0.14 Fireplace: /
 1st Mtg Amt: \$938,250 Lot Area: 6,057 Pool:
 Total Value: \$401,556 # of Stories: Roof Mat:
 Land Use: SFR Park Area/Cap#: / Parking:

Comp #:**9** Distance From Subject:**0.26 (miles)**
 Address: **1227 S SPAULDING AVE, LOS ANGELES, CA 90019-2418**
 Owner Name: **BELLAVANCE AIMEE TRUST**
 Seller Name: **GOLD FAMILY TRUST**
 APN: **5086-027-007** Map Reference: **42-F2 / 633-B4** Living Area: **1,737**
 County: **LOS ANGELES, CA** Census Tract: **2169.00** Total Rooms: **7**
 Subdivision: **4362** Zoning: **LAR1** Bedrooms: **3**
 Rec Date: **11/12/2014** Prior Rec Date: **08/30/2001** Bath(F/H): **2 /**
 Sale Date: **11/03/2014** Prior Sale Date: **08/09/2001** Yr Built/Eff: **1928 / 1933**
 Sale Price: **\$1,245,000** Prior Sale Price: **\$473,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONTEMPORARY**
 Document #: **1198362** Acres: **0.16** Fireplace: **Y / 1**
 1st Mtg Amt: **1198362** Lot Area: **7,172** Pool:
 Total Value: **\$610,505** # of Stories: **1.00** Roof Mat: **COMPOSITION SHINGLE**
 Land Use: **SFR** Park Area/Cap#: **1 2** Parking: **DETACHED GARAGE**

Comp #:**10** Distance From Subject:**0.29 (miles)**
 Address: **1551 CARMONA AVE, LOS ANGELES, CA 90019-3906**
 Owner Name: **WHITTAKER KEOLA R**
 Seller Name: **PEREZ-FABIAN ROSA D**
 APN: **5069-025-004** Map Reference: **42-F3 / 633-B5** Living Area: **1,391**
 County: **LOS ANGELES, CA** Census Tract: **2171.00** Total Rooms: **5**
 Subdivision: **5091** Zoning: **LAR2** Bedrooms: **3**
 Rec Date: **07/31/2014** Prior Rec Date: **07/02/1992** Bath(F/H): **2 /**
 Sale Date: **07/01/2014** Prior Sale Date: **05/1992** Yr Built/Eff: **1928 / 1934**
 Sale Price: **\$746,000** Prior Sale Price: **\$188,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style:
 Document #: **798446** Acres: **0.12** Fireplace: **/**
 1st Mtg Amt: **\$634,100** Lot Area: **5,416** Pool:
 Total Value: **\$265,862** # of Stories: **1** Roof Mat:
 Land Use: **SFR** Park Area/Cap#: **1** Parking:

Comp #:**11** Distance From Subject:**0.29 (miles)**
 Address: **1565 ELLSMERE AVE, LOS ANGELES, CA 90019-3825**
 Owner Name: **TJC REAL ESTATE FUND I LP**
 Seller Name: **NEKODA ENSEI H**
 APN: **5069-017-019** Map Reference: **42-F3 / 633-B5** Living Area: **1,438**
 County: **LOS ANGELES, CA** Census Tract: **2169.00** Total Rooms: **5**
 Subdivision: **3983** Zoning: **LAR2** Bedrooms: **2**
 Rec Date: **11/04/2014** Prior Rec Date: Bath(F/H): **1 /**
 Sale Date: **10/22/2014** Prior Sale Date: Yr Built/Eff: **1938 / 1938**
 Sale Price: **\$644,000** Prior Sale Price: Air Cond:
 Sale Type: **FULL** Prior Sale Type: Style: **CONVENTIONAL**
 Document #: **1168761** Acres: **0.12** Fireplace: **Y / 1**
 1st Mtg Amt: Lot Area: **5,401** Pool:
 Total Value: **\$48,756** # of Stories: **1.00** Roof Mat: **WOOD SHAKE**
 Land Use: **SFR** Park Area/Cap#: **1 2** Parking: **PARKING AVAIL**

Comp #:**12** Distance From Subject:**0.3 (miles)**
 Address: **1266 S BURNSIDE AVE, LOS ANGELES, CA 90019-2607**
 Owner Name: **KAMBANDA NOLA**
 Seller Name: **DIAMOND SHIELD INVESTMENTS LLC**
 APN: **5085-015-014** Map Reference: **43-A3 / 633-C4** Living Area: **1,637**
 County: **LOS ANGELES, CA** Census Tract: **2171.00** Total Rooms: **2**
 Subdivision: **4588** Zoning: **LAR2** Bedrooms: **2**
 Rec Date: **05/01/2014** Prior Rec Date: **01/23/2008** Bath(F/H): **1 /**
 Sale Date: **03/27/2014** Prior Sale Date: **01/15/2008** Yr Built/Eff: **1927 / 1927**
 Sale Price: **\$800,000** Prior Sale Price: **\$875,000** Air Cond: **YES**
 Sale Type: **FULL** Prior Sale Type: **FULL** Style:
 Document #: **452154** Acres: **0.14** Fireplace: **/**
 1st Mtg Amt: **\$625,500** Lot Area: **6,018** Pool:
 Total Value: **\$815,685** # of Stories: **1** Roof Mat:
 Land Use: **SFR** Park Area/Cap#: **1** Parking:

Comp #:13 Distance From Subject:0.35 (miles)
 Address: 1536 S GENESEE AVE, LOS ANGELES, CA 90019-3810
 Owner Name: PERETT JACQUELINE M
 Seller Name: PERLIN JACOB E & KATHRYN
 APN: 5069-009-025 Map Reference: 42-F3 / 633-B4 Living Area: 1,593
 County: LOS ANGELES, CA Census Tract: 2169.00 Total Rooms: 5
 Subdivision: 4713 Zoning: LAR1 Bedrooms: 3
 Rec Date: 08/26/2014 Prior Rec Date: 07/10/2012 Bath(F/H): 2 /
 Sale Date: 08/21/2014 Prior Sale Date: 06/11/2012 Yr Built/Eff: 1924 / 1963
 Sale Price: \$985,000 Prior Sale Price: \$775,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 897130 Acres: 0.16 Fireplace: Y / 1
 1st Mtg Amt: \$788,000 Lot Area: 6,890 Pool:
 Total Value: \$778,518 # of Stories: 1.00 Roof Mat: COMPOSITION
 Land Use: SFR Park Area/Cap#: / 2 Parking: SHINGLE
 PARKING AVAIL

Comp #:14 Distance From Subject:0.37 (miles)
 Address: 1621 ELLSMERE AVE, LOS ANGELES, CA 90019-3827
 Owner Name: SCHWARTZ ERIC B & PARISA A
 Seller Name: ADAMS FLOYD R JR
 APN: 5069-016-027 Map Reference: 42-F3 / 633-B5 Living Area: 1,554
 County: LOS ANGELES, CA Census Tract: 2169.00 Total Rooms: 7
 Subdivision: 3983 Zoning: LAR1 Bedrooms: 4
 Rec Date: 05/19/2014 Prior Rec Date: 04/11/1994 Bath(F/H): 2 /
 Sale Date: 03/03/2014 Prior Sale Date: Yr Built/Eff: 1928 / 1938
 Sale Price: \$665,000 Prior Sale Price: \$184,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 515303 Acres: 0.12 Fireplace: Y / 1
 1st Mtg Amt: \$636,446 Lot Area: 5,101 Pool:
 Total Value: \$255,105 # of Stories: 1.00 Roof Mat: COMPOSITION
 Land Use: SFR Park Area/Cap#: / 1 Parking: SHINGLE
 PARKING AVAIL

Comp #:15 Distance From Subject:0.39 (miles)
 Address: 1350 S ORANGE GROVE AVE, LOS ANGELES, CA 90019
 Owner Name: LIEBLING OF COHN FAMILY TRUST
 Seller Name: 733 MAIN STREET TRUST
 APN: 5551-028-013 Map Reference: 33-F4 / 633-B4 Living Area: 1,688
 County: LOS ANGELES, CA Census Tract: 2169.00 Total Rooms: 7
 Subdivision: 2508 Zoning: LAR1 Bedrooms: 3
 Rec Date: 11/12/2014 Prior Rec Date: 05/03/2010 Bath(F/H): 2 /
 Sale Date: 09/29/2014 Prior Sale Date: 04/20/2010 Yr Built/Eff: 1919 / 1937
 Sale Price: \$1,540,000 Prior Sale Price: \$1,235,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 1202990 Acres: 0.17 Fireplace: Y / 1
 1st Mtg Amt: \$871,000 Lot Area: 7,432 Pool:
 Total Value: \$1,300,442 # of Stories: 1.00 Roof Mat: WOOD SHAKE
 Land Use: SFR Park Area/Cap#: / 1 Parking: PARKING AVAIL

Comp #:16 Distance From Subject:0.4 (miles)
 Address: 1603 S SPAULDING AVE, LOS ANGELES, CA 90019-3845
 Owner Name: SARSTEDT FAMILY TRUST/SARSTEDT ROBERT G & STEPHANIE
 Seller Name: RACHILD CHAD M
 APN: 5069-008-003 Map Reference: 42-F3 / 633-B5 Living Area: 1,747
 County: LOS ANGELES, CA Census Tract: 2169.00 Total Rooms: 6
 Subdivision: 4713 Zoning: LAR1 Bedrooms: 3
 Rec Date: 10/20/2014 Prior Rec Date: 08/31/2007 Bath(F/H): 3 /
 Sale Date: 09/17/2014 Prior Sale Date: 08/07/2007 Yr Built/Eff: 1923 / 1953
 Sale Price: \$1,065,000 Prior Sale Price: \$820,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 1102265 Acres: 0.15 Fireplace: /
 1st Mtg Amt: Lot Area: 6,630 Pool:
 Total Value: \$721,800 # of Stories: 1.00 Roof Mat: COMPOSITION
 Land Use: SFR Park Area/Cap#: / 1 Parking: SHINGLE
 PARKING AVAIL

Comp #:17	1307 S CLOVERDALE AVE, LOS ANGELES, CA 90019-2807		Distance From Subject:0.44 (miles)
Address:			
Owner Name:	STEVENSON DAWN		
Seller Name:	GABAY SHARON		
APN:	5070-011-002	Map Reference: 43-A3 / 633-C4	Living Area: 1,498
County:	LOS ANGELES, CA	Census Tract: 2171.00	Total Rooms: 5
Subdivision:	5069	Zoning: LARD2	Bedrooms: 3
Rec Date:	09/26/2014	Prior Rec Date: 06/03/2013	Bath(F/H): 2 /
Sale Date:	09/23/2014	Prior Sale Date: 05/22/2013	Yr Built/Eff: 1925 / 1929
Sale Price:	\$895,000	Prior Sale Price: \$647,000	Air Cond:
Sale Type:	FULL	Prior Sale Type: FULL	Style: CONVENTIONAL
Document #:	1024007	Acres: 0.16	Fireplace: Y / 1
1st Mtg Amt:	\$716,000	Lot Area: 6,907	Pool:
Total Value:	\$649,936	# of Stories: 1.00	Roof Mat: COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#: / 2	Parking: ATTACHED GARAGE

Comp #:18	1450 S FAIRFAX AVE, LOS ANGELES, CA 90019-3719		Distance From Subject:0.47 (miles)
Address:			
Owner Name:	NAZEMI REZA/RAD MARYAM I		
Seller Name:	HALEY DAMON L		
APN:	5068-022-020	Map Reference: 42-E3 / 633-A4	Living Area: 1,472
County:	LOS ANGELES, CA	Census Tract: 2169.00	Total Rooms: 7
Subdivision:	4448	Zoning: LAR3	Bedrooms: 3
Rec Date:	12/19/2014	Prior Rec Date: 07/03/2003	Bath(F/H): 1 /
Sale Date:	11/20/2014	Prior Sale Date: 05/14/2003	Yr Built/Eff: 1923 / 1924
Sale Price:		Prior Sale Price: \$432,000	Air Cond:
Sale Type:	N	Prior Sale Type: UNKNOWN	Style: CONVENTIONAL
Document #:	1387064	Acres: 0.16	Fireplace: /
1st Mtg Amt:	\$521,500	Lot Area: 7,123	Pool:
Total Value:	\$556,712	# of Stories: 1.00	Roof Mat: ROLL COMPOSITION
Land Use:	SFR	Park Area/Cap#: / 2	Parking: PARKING AVAIL

EXHIBIT D

ASSIGNED INSPECTOR: **DAVID MATSON**

Date: **January 15, 2015**

JOB ADDRESS: **1346 SOUTH SIERRA BONITA AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5085-029-010**

CASE#: **491735**

ORDER NO: **A-3207930**

EFFECTIVE DATE OF ORDER TO COMPLY: **March 5, 2013**

COMPLIANCE EXPECTED DATE: **April 5, 2013**

DATE COMPLIANCE OBTAINED: **August 7, 2013**

LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3207930

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
PRESIDENT

E. FELICIA BRANNON
VICE-PRESIDENT

JOSELYN GEAGA-ROSENTHAL

GEORGE HOVAGUIMIAN

JAVIER NUNEZ

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI

MAYOR

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

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

FRANK BUSH
EXECUTIVE OFFICER

ORDER TO COMPLY AND NOTICE OF FEE

ANDREA Y AND ESTHER S CHAO
1346 S SIERRA BONITA AVE
LOS ANGELES, CA 90019

CASE #: 491735
ORDER #: A-3207930
EFFECTIVE DATE: March 05, 2013
COMPLIANCE DATE: April 04, 2013

OWNER OF

SITE ADDRESS: **1346 S SIERRA BONITA AVE**

ASSESSORS PARCEL NO.: 5085-029-010

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. The invoice/notice will be sent to the owner as it appears on the last equalized assessment roll. Section 98.0421 L.A.M.C.

NOTE: FAILURE TO PAY THE C.V.I.F. WITHIN 30 DAYS OF THE INVOICE DATE OF THE BILL NOTED ABOVE WILL RESULT IN A LATE CHARGE OF TWO (2) TIMES THE C.V.I.F. PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$1,176.00.

Any person who fails to pay the fee, late charge and collection fee, shall also pay interest. Interest shall be calculated at the rate of one percent per month.

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

VIOLATION(S):

1. Construction work is being performed without the required permits. Remodel of the house and garage.

You are therefore ordered to: 1) Stop all work being performed without the required permit(s).
2) Obtain all required permits and approvals prior to commencing any work

Code Section(s) in Violation: 91.104.2.4, 91.106.1.1, 93.0310A, 94.102.2.3 and 95.108.5 of the L.A.M.C.

2. The remodel of the house and garage is being performed 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, 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. Electrical work has been done without the required permits and approvals.

You are therefore ordered to: Obtain all required electrical permits and approvals.

Code Section(s) in Violation: 93.0201, 93.0104, 91.103.1 12.21A.1.(a) of the L.A.M.C.

4. Plumbing work has been done without the required permits and approvals.

You are therefore ordered to: Obtain all required plumbing permits and approvals

Code Section(s) in Violation: 94.103.1.1, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

NON-COMPLIANCE FEE WARNING :

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

In addition to the C.V.I.F. noted above, a proposed noncompliance fee in the amount of **\$550.00** may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or request for slight modification is filed within 15 days of the compliance date.

If an appeal or request for slight modification is not filed within 15 days of the compliance date or extensions granted therefrom, the determination of the department to impose and collect a non-compliance fee shall be final. Section 98.0411 L.A.M.C.

NOTE: FAILURE TO PAY THE NON -COMPLIANCE FEE WITHIN 30 DAYS AFTER THE DATE OF MAILING THE INVOICE, MAY RESULT IN A LATE CHARGE OF TWO (2) TIMES THE NON-COMPLIANCE FEE PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF **\$1,925.00.**

Any person who fails to pay the non-compliance fee, late charge and collection fee shall also pay interest. Interest shall be calculated at the rate of one percent per month.

PENALTY WARNING :

Any person who violates or causes or permits another person to violate any provision of the Los Angeles Municipal Code (L.A.M.C.) is guilty of a misdemeanor which is punishable by a fine of not more than \$1000.00 and/or six (6) months imprisonment for each violation. Section 11.00 (m) L.A.M.C.

APPEAL PROCEDURES:

There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine error or abuse of discretion or requests for slight modification of the requirements contained in this order when appropriate fees have been paid Section 98.0403.1 and 98.0403.2 L.A.M.C.

If you have any questions or require any additional information please feel free to contact me at (213)252-3045. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: _____

Date: February 25, 2013

DAVE MATSON
3550 WILSHIRE BLVD. SUITE 1800
LOS ANGELES, CA 90010
(213)252-3045
Dave.Matson@lacity.org

REVIEWED BY