

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
PRESIDENT

E. FELICIA BRANNON
VICE PRESIDENT

JOSELYN GEAGA-ROSENTHAL
GEORGE HOVAGUIMIAN
JAVIER NUNEZ

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

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

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

FRANK BUSH
EXECUTIVE OFFICER

February 18, 2015

Council District: # 15

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

JOB ADDRESS: **137 EAST 119TH STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **6083-025-022**

On September 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: **137 East 119th Street, Los Angeles California**, (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

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

In addition, pursuant to Section 98.0421, the property owner was issued an order August 6, 2013 to pay a code violation inspection fee after violations were identified and verified upon inspection. The non-compliance and code violation inspection fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance Code Enforcement fee	550.00
Late Charge/Collection fee (250%)	2,215.00
Code Violation Investigation fee	336.00
System Development Surcharge	20.16
System Development Surcharge late fee	50.40
Accumulated Interest (1%/month)	450.27
Title Report fee	42.00
Grand Total	\$ 3,663.83

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed a lien for a total sum of **\$3,663.83** recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "City Council") designate the time and place protest can be heard concerning this matter, as set forth in Sections 7.35.3 and 7.35.5 of the Los Angeles Administrative Code.

It is further requested that the City Council instruct the Department to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$3,663.83** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY


Steve Ongele
Chief, Resource Management Bureau

ATTEST: HOLLY WOLCOTT, CITY CLERK

Lien confirmed by
City Council on:

BY: _____
DEPUTY

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. T10478
Dated as of: 07/16/2014

Prepared for: City of Los Angeles

SCHEDULE A (Reported Property Information)

APN #:6083-025-022

Property Address: 137 E 119TH ST

City: Los Angeles

County: Los Angeles

VESTING INFORMATION

Type of Instrument GRANT DEED

Grantor: RUTH JACKSON, A WIDOW

Grantee: RUTH JACKSON, A WIDOW AND MAURICE JACKSON, A SINGLE MAN AN UNDIVIDED INTEREST AS JOINT TENANTS IN

Instrument: 20071738055

Book/Page: N/A

Dated: 07/19/2007

Recorded: 07/23/2007

MAILING ADDRESS: RUTH JACKSON AND MAURICE JACKSON
137 EAST 119TH STREET, LOS ANGELES, CA 90061

SCHEDULE B

LEGAL DESCRIPTION

EAST HALF OF LOT 65 OF TRACT 3287 IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 36, PAGES 3 OF MAPS, IN THE OFFICE OF THE RECORDER OF SAID COUNTY.

MORTGAGES/LIENS

NO OPEN DOT/MORTGAGE FOUND ON SUBJECT PROPERTY

Type of Instrument MISCELLANEOUS

Comments: NOTICE BUILDING(S), STRUCTURE(S), OR PREMISES CLASSIFIED AS EITHER HAZARDOUS, SUBSTAND OR A NUISANCE – ABATEMENT PROCEEDINGS DATED 08/02/2013, RECORDED 08/06/2013 AS INSTRUMENT NO. 20131150744

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

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. T10478

SCHEDULE B (Continued)

**ADDITIONAL MAILING ADDRESS: MARIAN PODPORA, (310)732-4531, (888)524-2845,
638 S. BEACON ST., ROOM 276 SAN PEDRO, CA 90731-3355**

**ADDITIONAL MAILING ADDRESS: JACKSON, RUTH,
137 E 119TH ST, LOS ANGELES, CA 90061**

**NOTICE OF PENDING LIEN, DATED 01/17/2014, RECORDED 02/07/2014 AS
INSTRUMENT NO. 20140139202.**

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

**ADDITIONAL MAILING ADDRESS: JACKSON RUTH,
137 E 119TH ST, LOS ANGELES CA, 90061**

2

RECORDING REQUESTED BY

WHEN RECORDED MAIL TO
AND MAIL TAX STATEMENTS TO

07/23/07



20071738055

NAME RUTH JACKSON
ADDRESS 137 EAST 119TH STREET
CITY
STATE & ZIP LOS ANGELES, CA 90061

GRANT DEED

TITLE ORDER NO. ESCROW NO. APN NO. 6083-025-022

THE UNDERSIGNED GRANTOR(S) DECLARE(S) "THIS IS A BONAFIDE GIFT AND THE GRANTOR RECEIVED NOTHING IN RETURN R&T 11911"
DOCUMENTARY TRANSFER TAX is \$ 0 CITY TAX \$ 0.00

- computed on full value of property conveyed, or computed on full value less value of liens or encumbrances remaining at time of sale.
- Unincorporated area City of _____ and _____

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

RUTH JACKSON, a widow

PARENT to CHILD

hereby GRANT(s) to RUTH JACKSON, a widow and MAURICE JACKSON, a single man,
an undivided interest as joint tenants in

the following described real property in the County of Los Angeles State of California
EAST HALF OF LOT 65 OF TRACT 3287 IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS
PER MAP RECORDED IN BOOK 36, PAGES 3 OF MAPS, IN THE OFFICE OF THE RECORDER OF SAID
COUNTY.

Dated JULY 19, 2007

Ruth Jackson
RUTH JACKSON

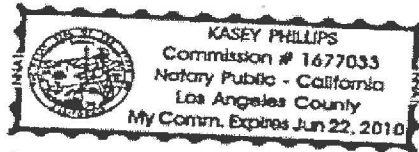
STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) S.S.

ON 7-19-07 before me, Kasey Phillips, Notary Public
(here insert name and title of the officer), personally appeared Ruth Jackson

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Kasey Phillips



RECORDING REQUESTED BY:
CITY OF LOS ANGELES

WHEN RECORDED MAIL TO:

Department of Building and Safety
Financial Services Division
201 N. Figueroa St., 9th Floor
Los Angeles, CA 90012



2

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF PENDING LIEN

Notice is hereby given that, pursuant to the provisions of Section 98.0402 of Division 4 of Article 8 of Chapter IX of the Los Angeles Municipal Code (LAMC), the City of Los Angeles has incurred the cost of inspections of the property described below. The City of Los Angeles intends to impose a lien against the property described below to recover the cost of such inspections, plus appropriate fees and fines, as authorized by LAMC Section 98.0402 and Section 7.35.5 of Article 4.6 of Chapter I of Division 7 of the Los Angeles Administrative Code, upon confirmation of the City Council.

For further information regarding this notice and the status of Department proceedings, please contact Nancy Truong of the Department of Building and Safety between 9:00 a.m. and 11:00 a.m., Monday through Friday. (Invoice No. 5941070)

Telephone Number: (213) 482-6890

Office Location: 201 N. Figueroa St., Suite 940

The property subject to this Notice of Pending Lien is that certain real property in the City of Los Angeles, County of Los Angeles, State of California, described as follows.

TR 3287 65 2 M B 36-3

THIS NOTICE WILL CONTINUE IN FULL FORCE AND EFFECT UNTIL THE CITY OF LOS ANGELES RECORDS A SUBSEQUENT NOTICE OF TERMINATION OF PENDING LIEN OR A NOTICE OF LIEN.

APN 6083-025-022
AKA 137 E 119TH ST
LOS ANGELES

Owner:

JACKSON RUTH
137 E 119TH ST
LOS ANGELES CA,90061

DATED: This 17th Day of January, 2014

CITY OF LOS ANGELES

By Steve Ongele
Steve Ongele, Bureau Chief
Resource Management Bureau

Property Detail Report

For Property Located At :
137 E 119TH ST, LOS ANGELES, CA 90061-2429



Owner Information

Owner Name: **JACKSON RUTH & MAURICE**
 Mailing Address: **137 E 119TH ST, LOS ANGELES CA 90061-2429 C041**
 Vesting Codes: **WD // JT**

Location Information

Legal Description:	TRACT NO 3287 E 62.5 FT OF LOT 65		
County:	LOS ANGELES, CA	APN:	6083-025-022
Census Tract / Block:	2414.00 / 1	Alternate APN:	
Township-Range-Sect:		Subdivision:	3287
Legal Book/Page:	36-3	Map Reference:	58-B5 / 704-C7
Legal Lot:	65	Tract #:	3287
Legal Block:		School District:	LOS ANGELES
Market Area:	C37	School District Name:	
Neighbor Code:		Munic/Township:	

Owner Transfer Information

Recording/Sale Date:	07/23/2007 / 07/19/2007	Deed Type:	GRANT DEED
Sale Price:		1st Mtg Document #:	
Document #:	1738055		

Last Market Sale Information

Recording/Sale Date:	04/02/1991 /	1st Mtg Amount/Type:	/
Sale Price:		1st Mtg Int. Rate/Type:	/
Sale Type:		1st Mtg Document #:	
Document #:	465441	2nd Mtg Amount/Type:	/
Deed Type:	DEED (REG)	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	
New Construction:		Multi/Split Sale:	

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:		Construction:	
Living Area:	936	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:		Exterior wall:	
Above Grade:		Parking Spaces:		Porch Type:	
Total Rooms:		Basement Area:		Patio Type:	
Bedrooms:	2	Finish Bsmnt Area:		Pool:	
Bath(F/H):	1 /	Basement Type:		Air Cond:	
Year Built / Eff:	1923 / 1925	Roof Type:		Style:	
Fireplace:	/	Foundation:		Quality:	
# of Stories:	1.00	Roof Material:		Condition:	
Other Improvements:					

Site Information

Zoning:	LAR2	Acres:	0.20	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	8,687	Lot Width/Depth:	62 x 139	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	
Site Influence:	CORNER			Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$24,151	Assessed Year:	2014	Property Tax:	\$593.23
Land Value:	\$16,776	Improved %:	31%	Tax Area:	461
Improvement Value:	\$7,375	Tax Year:	2014	Tax Exemption:	HOMEOWNER
Total Taxable Value:	\$17,151				

Comparable Summary

For Property Located At



137 E 119TH ST, LOS ANGELES, CA 90061-2429

14 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: 14

	Subject Property	Low	High	Average
Sale Price	\$0	\$130,000	\$580,000	\$254,577
Bldg/Living Area	936	795	1,060	936
Price/Sqft	\$0.00	\$145.74	\$575.40	\$272.18
Year Built	1923	1925	1992	1943
Lot Area	8,687	1,709	9,049	5,329
Bedrooms	2	2	3	2
Bathrooms/Restrooms	1	1	2	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$24,151	\$27,795	\$272,000	\$140,640
Distance From Subject	0.00	0.02	0.40	0.25

*= 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										
		137 E 119TH ST		1923	2	1	04/02/1991	936	8,687	0.0
Comparables										
<input checked="" type="checkbox"/>	1	138 E 119TH ST	\$580,000	1944	3	1	07/01/2014	1,008	7,000	0.02
<input checked="" type="checkbox"/>	2	222 E 119TH ST	\$220,000	1925	2	1	09/15/2014	875	5,809	0.1
<input checked="" type="checkbox"/>	3	118 W 118TH PL	\$242,500	1948	3	1	09/19/2014	974	5,200	0.11
<input checked="" type="checkbox"/>	4	238 E 120TH ST	\$260,000	1950	2	2	11/25/2014	904	9,049	0.14
<input checked="" type="checkbox"/>	5	243 E 118TH PL		1926	2	1	12/04/2014	992	5,907	0.15
<input checked="" type="checkbox"/>	6	12026 S SAN PEDRO ST	\$230,000	1947	2	1	09/23/2014	795	5,687	0.22
<input checked="" type="checkbox"/>	7	11727 S SAN PEDRO ST	\$250,000	1953	3	1	12/03/2014	860	4,230	0.24
<input checked="" type="checkbox"/>	8	12214 BREMERTON WAY	\$260,000	1948	3	1	06/02/2014	1,060	5,727	0.27
<input checked="" type="checkbox"/>	9	351 E 121ST ST	\$130,000	1948	3	1	07/22/2014	892	6,064	0.31
<input checked="" type="checkbox"/>	10	11540 LINK ST	\$213,000	1992	2	2	10/02/2014	978	1,709	0.34
<input checked="" type="checkbox"/>	11	431 E 118TH ST	\$225,000	1940	3	1	12/29/2014	889	5,560	0.38
<input checked="" type="checkbox"/>	12	11513 S SAN PEDRO ST	\$260,000	1927	3	2	11/26/2014	1,020	3,451	0.38
<input checked="" type="checkbox"/>	13	149 E LANZIT AVE	\$214,000	1929	2	1	04/30/2014	1,018	5,879	0.39
<input checked="" type="checkbox"/>	14	345 W 118TH PL	\$225,000	1928	2	1	08/08/2014	840	3,338	0.4

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

137 E 119TH ST, LOS ANGELES, CA 90061-2429**14 Comparable(s) Selected.**

Report Date: 01/30/2015

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$0	\$130,000	\$580,000	\$254,577
Bldg/Living Area	936	795	1,060	936
Price/Sqft	\$0.00	\$145.74	\$575.40	\$272.18
Year Built	1923	1925	1992	1943
Lot Area	8,687	1,709	9,049	5,329
Bedrooms	2	2	3	2
Bathrooms/Restrooms	1	1	2	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$24,151	\$27,795	\$272,000	\$140,640
Distance From Subject	0.00	0.02	0.40	0.25

* = user supplied for search only

Comp #:1 Distance From Subject:0.02 (miles)
 Address: 138 E 119TH ST, LOS ANGELES, CA 90061-2430
 Owner Name: PHAM DANNY T/NGUYEN KIMBERLY C
 Seller Name: OCEAN DEV INC
 APN: 6083-026-005 Map Reference: 58-B5 / 704-C7 Living Area: 1,008
 County: LOS ANGELES, CA Census Tract: 2414.00 Total Rooms: 3
 Subdivision: 3287 Zoning: LAR3 Bedrooms: 3
 Rec Date: 07/01/2014 Prior Rec Date: 08/13/2010 Bath(F/H): 1 /
 Sale Date: 05/07/2014 Prior Sale Date: 08/02/2010 Yr Built/Eff: 1944 / 1945
 Sale Price: \$580,000 Prior Sale Price: \$130,000 Air Cond:
 Sale Type: FULL Prior Sale Type: Style:
 Document #: 677478 Acres: 0.16 Fireplace: /
 1st Mtg Amt: \$435,000 Lot Area: 7,000 Pool:
 Total Value: \$190,000 # of Stories: 1.00 Roof Mat:
 Land Use: SFR Park Area/Cap#: / Parking:

Comp #:2 Distance From Subject:0.1 (miles)
 Address: 222 E 119TH ST, LOS ANGELES, CA 90061-2432
 Owner Name: MAYES SHAWNTE
 Seller Name: LIMA JOHNNY D
 APN: 6083-027-007 Map Reference: 58-B5 / 704-D7 Living Area: 875
 County: LOS ANGELES, CA Census Tract: 2414.00 Total Rooms: 4
 Subdivision: 3287 Zoning: LAR3 Bedrooms: 2
 Rec Date: 09/15/2014 Prior Rec Date: 01/30/2009 Bath(F/H): 1 /
 Sale Date: 06/02/2014 Prior Sale Date: 11/17/2008 Yr Built/Eff: 1925 / 1925
 Sale Price: \$220,000 Prior Sale Price: \$135,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 970369 Acres: 0.13 Fireplace: /
 1st Mtg Amt: \$216,015 Lot Area: 5,809 Pool:
 Total Value: \$272,000 # of Stories: 1.00 Roof Mat: TILE
 Land Use: SFR Park Area/Cap#: / Parking: DETACHED GARAGE

Comp #:3 Distance From Subject:0.11 (miles)
 Address: 118 W 118TH PL, LOS ANGELES, CA 90061-1749
 Owner Name: NHS NEIGHBORHOOD REDEVELOPMENT
 Seller Name: FEDERAL HOME LOAN MTG CORP
 APN: 6087-017-010 Map Reference: 58-B5 / 704-C7 Living Area: 974
 County: LOS ANGELES, CA Census Tract: 2414.00 Total Rooms: 3
 Subdivision: 3039 Zoning: LAR1 Bedrooms: 3
 Rec Date: 09/19/2014 Prior Rec Date: 07/18/2005 Bath(F/H): 1 /
 Sale Date: 08/12/2014 Prior Sale Date: 06/15/2005 Yr Built/Eff: 1948 / 1948
 Sale Price: \$242,500 Prior Sale Price: \$327,000 Air Cond:
 Sale Type: FULL Prior Sale Type: UNKNOWN Style:
 Document #: 992288 Acres: 0.12 Fireplace: /
 1st Mtg Amt: Total Value: \$165,000 Lot Area: 5,200 Pool:
 Land Use: SFR Park Area/Cap#: / Parking: Roof Mat:

Comp #:4 Distance From Subject:0.14 (miles)
 Address: 238 E 120TH ST, LOS ANGELES, CA 90061-2404
 Owner Name: LUNA JESUS D/FLORES KARINA B
 Seller Name: REECE SAMUEL D TRUST
 APN: 6086-002-004 Map Reference: 58-B5 / 704-D7 Living Area: 904
 County: LOS ANGELES, CA Census Tract: 2414.00 Total Rooms: 2
 Subdivision: 16469 Zoning: LAR3 Bedrooms: 2
 Rec Date: 11/25/2014 Prior Rec Date: 08/21/2003 Bath(F/H): 2 /
 Sale Date: 11/13/2014 Prior Sale Date: 06/03/2003 Yr Built/Eff: 1950 / 1956
 Sale Price: \$260,000 Prior Sale Price: \$150,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style:
 Document #: 1264559 Acres: 0.21 Fireplace: /
 1st Mtg Amt: \$251,322 Lot Area: 9,049 Pool:
 Total Value: \$173,966 # of Stories: 1.00 Roof Mat:
 Land Use: SFR Park Area/Cap#: / Parking:

Comp #:**5** Distance From Subject:**0.15 (miles)**
 Address: **243 E 118TH PL, LOS ANGELES, CA 90061**
 Owner Name: **SCALINI FERNANDO A**
 Seller Name: **OCEAN DEV INC**
 APN: **6083-019-015** Map Reference: **58-B5 / 704-D7** Living Area: **992**
 County: **LOS ANGELES, CA** Census Tract: **2414.00** Total Rooms: **5**
 Subdivision: **3287** Zoning: **LAR2** Bedrooms: **2**
 Rec Date: **12/04/2014** Prior Rec Date: **07/24/2013** Bath(F/H): **1 /**
 Sale Date: **07/17/2014** Prior Sale Date: **07/09/2013** Yr Built/Eff: **1926 / 1926**
 Sale Price: Prior Sale Price: **\$180,000** Air Cond:
 Sale Type: **N** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **1309264** Acres: **0.14** Fireplace: **/**
 1st Mtg Amt: **\$404,250** Lot Area: **5,907** Pool:
 Total Value: **\$180,000** # of Stories: **1.00** Roof Mat: **TILE**
 Land Use: **SFR** Park Area/Cap#: **/** Parking: **GARAGE**

Comp #:**6** Distance From Subject:**0.22 (miles)**
 Address: **12026 S SAN PEDRO ST, LOS ANGELES, CA 90061-2841**
 Owner Name: **PERAZA LUIS A M**
 Seller Name: **RAMIREZ ROGELIO & VERONICA**
 APN: **6086-023-031** Map Reference: **58-B5 / 704-D7** Living Area: **795**
 County: **LOS ANGELES, CA** Census Tract: **2410.02** Total Rooms: **4**
 Subdivision: **ATHENS ACRES** Zoning: **LCR1*** Bedrooms: **2**
 Rec Date: **09/23/2014** Prior Rec Date: **06/17/1988** Bath(F/H): **1 /**
 Sale Date: **08/06/2014** Prior Sale Date: **01/1988** Yr Built/Eff: **1947 / 1948**
 Sale Price: **\$230,000** Prior Sale Price: **\$68,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style:
 Document #: **1003486** Acres: **0.13** Fireplace: **/**
 1st Mtg Amt: **\$225,834** Lot Area: **5,687** Pool:
 Total Value: **\$106,151** # of Stories: **1.00** Roof Mat: **COMPOSITION SHINGLE**
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **ATTACHED GARAGE**

Comp #:**7** Distance From Subject:**0.24 (miles)**
 Address: **11727 S SAN PEDRO ST, LOS ANGELES, CA 90061-2435**
 Owner Name: **HIDALGO LUIS/SOSA JUAN**
 Seller Name: **MUNOZ JAVIER**
 APN: **6083-016-030** Map Reference: **58-B5 / 704-D7** Living Area: **860**
 County: **LOS ANGELES, CA** Census Tract: **2414.00** Total Rooms: **3**
 Subdivision: **3287** Zoning: **LAR3** Bedrooms: **3**
 Rec Date: **12/03/2014** Prior Rec Date: **05/15/2014** Bath(F/H): **1 /**
 Sale Date: **10/15/2014** Prior Sale Date: **05/14/2014** Yr Built/Eff: **1953 / 1953**
 Sale Price: **\$250,000** Prior Sale Price: **\$170,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style:
 Document #: **1303402** Acres: **0.10** Fireplace: **/**
 1st Mtg Amt: **\$228,937** Lot Area: **4,230** Pool:
 Total Value: **\$150,441** # of Stories: **1.00** Roof Mat:
 Land Use: **SFR** Park Area/Cap#: **/** Parking:

Comp #:**8** Distance From Subject:**0.27 (miles)**
 Address: **12214 BREMERTON WAY, LOS ANGELES, CA 90061-1730**
 Owner Name: **LAMPLEY EDWARD/SANCHEZ ADRIANA**
 Seller Name: **MOORE FAMILY LIVING TRUST**
 APN: **6132-030-022** Map Reference: **58-B6 / 734-C1** Living Area: **1,060**
 County: **LOS ANGELES, CA** Census Tract: **5409.01** Total Rooms:
 Subdivision: **14076** Zoning: **LCR1*** Bedrooms: **3**
 Rec Date: **06/02/2014** Prior Rec Date: Bath(F/H): **1 /**
 Sale Date: **05/09/2014** Prior Sale Date: Yr Built/Eff: **1948 / 1948**
 Sale Price: **\$260,000** Prior Sale Price: Air Cond:
 Sale Type: **FULL** Prior Sale Type: Style:
 Document #: **564767** Acres: **0.13** Fireplace: **/**
 1st Mtg Amt: **\$255,290** Lot Area: **5,727** Pool:
 Total Value: **\$36,949** # of Stories: **1.00** Roof Mat:
 Land Use: **SFR** Park Area/Cap#: **/** Parking:

Comp #:9 Distance From Subject:0.31 (miles)
 Address: 351 E 121ST ST, LOS ANGELES, CA 90061-2801
 Owner Name: HOLLBROOK INVESTMENT PROPRTIE
 Seller Name: NSP LA TRUST LLC
 APN: 6086-023-043 Map Reference: 58-B6 / 734-D1 Living Area: 892
 County: LOS ANGELES, CA Census Tract: 5409.01 Total Rooms: 5
 Subdivision: ATHENS ACRES Zoning: LCR 1* Bedrooms: 3
 Rec Date: 07/22/2014 Prior Rec Date: 06/07/1990 Bath(F/H): 1 /
 Sale Date: 07/15/2014 Prior Sale Date: 04/1990 Yr Built/Eff: 1948 / 1950
 Sale Price: \$130,000 Prior Sale Price: \$106,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style:
 Document #: 755183 Acres: 0.14 Fireplace: /
 1st Mtg Amt: \$110,000 Lot Area: 6,064 Pool:
 Total Value: \$168,973 # of Stories: 1.00 Roof Mat:
 Land Use: SFR Park Area/Cap#: / Parking: NONE

Comp #:10 Distance From Subject:0.34 (miles)
 Address: 11540 LINK ST, LOS ANGELES, CA 90061-2412
 Owner Name: MACK KARLON
 Seller Name: MCCARTHY BRUCE
 APN: 6083-003-019 Map Reference: 58-B5 / 704-D7 Living Area: 978
 County: LOS ANGELES, CA Census Tract: 2410.01 Total Rooms: 5
 Subdivision: 3598 Zoning: LARD2 Bedrooms: 2
 Rec Date: 10/02/2014 Prior Rec Date: 09/12/2002 Bath(F/H): 2 /
 Sale Date: 09/29/2014 Prior Sale Date: 07/17/2002 Yr Built/Eff: 1992 / 1992
 Sale Price: \$213,000 Prior Sale Price: \$120,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style:
 Document #: 1045123 Acres: 0.04 Fireplace: /
 1st Mtg Amt: \$209,096 Lot Area: 1,709 Pool:
 Total Value: \$141,767 # of Stories: Park Area/Cap#: / Roof Mat:
 Land Use: SFR Parking:

Comp #:11 Distance From Subject:0.38 (miles)
 Address: 431 E 118TH ST, LOS ANGELES, CA 90061-2818
 Owner Name: PEREZ ALMA L
 Seller Name: MOORE BRIDGETTE
 APN: 6083-014-020 Map Reference: 58-B5 / 704-D7 Living Area: 889
 County: LOS ANGELES, CA Census Tract: 2410.02 Total Rooms: 5
 Subdivision: 3598 Zoning: LAR2 Bedrooms: 3
 Rec Date: 12/29/2014 Prior Rec Date: 12/28/1993 Bath(F/H): 1 /
 Sale Date: 10/29/2014 Prior Sale Date: Yr Built/Eff: 1940 / 1947
 Sale Price: \$225,000 Prior Sale Price: \$125,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 1411471 Acres: 0.13 Fireplace: /
 1st Mtg Amt: \$213,750 Lot Area: 5,560 Pool:
 Total Value: \$173,296 # of Stories: 1.00 Roof Mat:
 Land Use: SFR Park Area/Cap#: / Parking: GARAGE

Comp #:12 Distance From Subject:0.38 (miles)
 Address: 11513 S SAN PEDRO ST, LOS ANGELES, CA 90061-2415
 Owner Name: BATEN LUVIA L /BONILLA JOSE C
 Seller Name: CARRILLO EDUARDO
 APN: 6083-003-035 Map Reference: 58-B5 / 704-D7 Living Area: 1,020
 County: LOS ANGELES, CA Census Tract: 2410.01 Total Rooms: 5
 Subdivision: 3598 Zoning: LAR2 Bedrooms: 3
 Rec Date: 11/26/2014 Prior Rec Date: 09/09/2009 Bath(F/H): 2 /
 Sale Date: 08/26/2014 Prior Sale Date: 09/02/2009 Yr Built/Eff: 1927 / 1979
 Sale Price: \$260,000 Prior Sale Price: \$145,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style:
 Document #: 1277744 Acres: 0.08 Fireplace: /
 1st Mtg Amt: \$255,290 Lot Area: 3,451 Pool:
 Total Value: \$152,680 # of Stories: 1.00 Roof Mat:
 Land Use: SFR Park Area/Cap#: / Parking:

Comp #:13 Distance From Subject:0.39 (miles)
 Address: **149 E LANZIT AVE, LOS ANGELES, CA 90061-2405**
 Owner Name: **MACIAS ALFONSO JR**
 Seller Name: **MCDANIELS KENNETH L**
 APN: **6083-001-019** Map Reference: **58-B5 / 704-D7** Living Area: **1,018**
 County: **LOS ANGELES, CA** Census Tract: **2410.01** Total Rooms: **2**
 Subdivision: **3598** Zoning: **LARD2** Bedrooms: **2**
 Rec Date: **04/30/2014** Prior Rec Date: **02/19/1976** Bath(F/H): **1 /**
 Sale Date: **04/15/2014** Prior Sale Date: Yr Built/Eff: **1929 / 1929**
 Sale Price: **\$214,000** Prior Sale Price: **\$17,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style:
 Document #: **446346** Acres: **0.14** Fireplace: **/**
 1st Mtg Amt: **\$210,123** Lot Area: **5,879** Pool:
 Total Value: **\$27,795** # of Stories: **1.00** Roof Mat:
 Land Use: **SFR** Park Area/Cap#: **/** Parking:

Comp #:14 Distance From Subject:0.4 (miles)
 Address: **345 W 118TH PL, LOS ANGELES, CA 90061-1331**
 Owner Name: **DURAN JOSE R**
 Seller Name: **SHARK INVESTMENTS LLC**
 APN: **6087-014-034** Map Reference: **58-A5 / 704-C7** Living Area: **840**
 County: **LOS ANGELES, CA** Census Tract: **2414.00** Total Rooms: **5**
 Subdivision: **3098** Zoning: **LAR1** Bedrooms: **2**
 Rec Date: **08/08/2014** Prior Rec Date: **02/24/2014** Bath(F/H): **1 /**
 Sale Date: **07/18/2014** Prior Sale Date: **02/06/2014** Yr Built/Eff: **1928 / 1928**
 Sale Price: **\$225,000** Prior Sale Price: **\$145,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style:
 Document #: **825192** Acres: **0.08** Fireplace: **/**
 1st Mtg Amt: **\$220,914** Lot Area: **3,338** Pool:
 Total Value: **\$29,941** # of Stories: **1.00** Roof Mat:
 Land Use: **SFR** Park Area/Cap#: **/** Parking: **DETACHED GARAGE**

EXHIBIT D

ASSIGNED INSPECTOR: MARIAN PODPORA
JOB ADDRESS: 137 EAST 119TH STREET, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 6083-025-022

Date: February 18, 2015

CASE#: 507339
ORDER NO: A-3299380

EFFECTIVE DATE OF ORDER TO COMPLY: August 6, 2013
COMPLIANCE EXPECTED DATE: September 5, 2013
DATE COMPLIANCE OBTAINED: No Compliance to Date

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3299380

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

HELENA JUBANY
PRESIDENT

VAN AMBATIELOS
VICE-PRESIDENT

E. FELICIABRANNON
VICTOR H. CUEVAS
SEPAND SAMZADEH

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

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

RAYMOND S. CHAN, C.E., S.E.
SUPERINTENDENT OF BUILDING
INTERIM GENERAL MANAGER

SUBSTANDARD ORDER AND NOTICE OF FEE

JACKSON, RUTH AND
137 E 119TH ST
LOS ANGELES, CA 90061

OWNER OF
SITE ADDRESS: 137 E 119TH ST
ASSESSORS PARCEL NO.: 6083-025-022
ZONE: R2; Two Family Zone

CASE #	
IMSP	<i>[Signature]</i>
GART	
PGIS	
CNAT	

CASE #: 507339
ORDER #: A-3299380
EFFECTIVE DATE: August 06, 2013
COMPLIANCE DATE: September 05, 2013

[Signature]
9/5/13

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

FURTHER, THE CODE VIOLATION INSPECTION FEE (C.V.I.F) OF \$ 356.16 (\$336 fee plus a six percent Systems Development Surcharge of \$20.16) WILL BE BILLED TO THE PROPERTY OWNER as it appears on the last equalized assessment roll. Section 98.0421 L.A.M.C

NOTE: FAILURE TO PAY THE C.V.I.F. WITHIN 30 DAYS OF THE INVOICE DATE OF THE BILL NOTED ABOVE WILL RESULT IN A LATE CHARGE OF TWO (2) TIMES THE C.V.I.F. PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF **\$1,176.00**. Any person who fails to pay the fee, late charge and collection fee, shall also pay interest. Interest shall be calculated at the rate of one percent per month.

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

As a result of an inspection of the property (Site Address) listed above, this office has determined the building(s) to be **SUBSTANDARD** as pursuant to the provisions of Division 89 of Article 1 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.). You are therefore ordered to secure all required permits and begin the necessary work to eliminate the following code violations within 30 days from the effective date of this order. All necessary work shall be completed within 90 days from the effective date of this order. If the necessary permits are not obtained or the required work is not physically commenced within 45 days from the effective date of this order, the Department of Building and Safety may order the owner to cause the building(s) to be vacated.

VIOLATION(S):

- 1. The building or premises is Substandard due to hazardous electrical wiring.**

You are therefore ordered to: Remove or obtain required permits and make the electrical wiring comply with all provisions of the L.A.M.C.

Code Section(s) in Violation: 91.8902.4, 91.8902, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Comments: Extention cord supplying power to RV's.

- 2. Open storage of inoperable/abandoned vehicles, including the boat & RV in a required yard(s).**



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

You are therefore ordered to: Discontinue the open storage of inoperable/abandoned vehicle(s).

Code Section(s) in Violation: 12.21A.1.(a), 12.09A, 12.03, 12.21C.1(g) and 12.21A.8.(b) of the L.A.M.C.

3. 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.

4. Excessive or overgrown vegetation on the premises.

You are therefore ordered to: Cut and remove the excessive or overgrown vegetation and weeds from the premises.

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 98.0411 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.

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 (310)732-4531.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: _____

M.P.

Date: July 30, 2013

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


REVIEWED BY