

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
PRESIDENT

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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

April 16, 2015

Council District: #8

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

JOB ADDRESS: 4904 SOUTH 4TH AVENUE, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 5014-026-025

On October 05, 2006, 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: **4904 South 4th 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.

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. The Department imposed non-compliance fee as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance Code Enforcement fee	\$ 100.00
Late Charge/Collection fee (250%)	250.00
Accumulated Interest (1%/month)	384.47
Title Report fee	42.00
Grand Total	\$ 776.47

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 **\$776.47** 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 **\$776.47** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY


Steve Ongele
Chief, Resource Management Bureau

ATTEST: HOLLY WOLCOTT, CITY CLERK

Lien confirmed by
City Council on:

BY: _____
DEPUTY



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

Property Title Report

Work Order No. T11092
Dated as of: 03/07/2015

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 5014-026-025

Property Address: 4904 S 4TH AVE ✓ City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Instrument: Grant Deed

Grantee : Gladys H. Blackwell, an unmarried woman

Grantor : Roy D. Wheaton, as Executor of the Estate of Julia A. Wheaton, Deceased

Deed Date : 8/29/1960

Recorded : 9/16/1960

Instr No. : 1643

Mailing Address: Gladys H. Blackwell,
675 East 48th Street, Los Angeles 11, California 90011

Mailing Address: Gladys H. Blackwell,
4904 4TH AVE LOS ANGELES CA 90043

SCHEDULE B

LEGAL DESCRIPTION

The following described property:

Situated in the City of Los Angeles, County of Los Angeles and State of California:

Lot 149 of Tract No. 1700, in the City of Los Angeles, as per map recorded in Book 22 Page 29 of Maps,
in the Office of the County Recorder of said County.

Assessor's Parcel No: 5014-026-025

MORTGAGES/LIENS

We find no Open Mortgages/Deeds of Trust of Record

Type of Instrument: A claim of lien for the amount shown and any other amounts due.

Claimant : Department of Building and Safety Financial Services Division

Recorded : 11/30/2007

Instr No. : 20072637027

MAILING ADDRESS: Gladys H Blackwell, 4904 4th Ave, Los Angeles, CA 90043.

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

JENNISON, BATES & SHEFFIELD
340 Beverly Building
727 West 7th Street
Los Angeles 17, California
Madison 4-9481

1642

FILED
AUG 24 1960

Attorneys for Executor

IN THE SUPERIOR COURT OF THE STATE OF CALIFORNIA
IN AND FOR THE COUNTY OF LOS ANGELES

In the Matter of the Estate of

No. 423 935

JULIA A. WHEATON,

ORDER CONFIRMING SALE
OF REAL PROPERTY

Deceased.

The return and petition of Roy D. Wheaton, as Executor of the Will of Julia A. Wheaton, Deceased, for confirmation of sale of the real property hereinafter described, Charles R. Curry of Jenson, Bates & Sheffield, appearing as attorney for said petitioner, coming on regularly to be heard ~~the~~ 19th day of August, 1960, in Department 9 of the above entitled court of Honorable Clyde C. Triplett, Judge, the Court has examined the return and petition and hearing the evidence ~~finds~~ that due notice of the hearing of such return and petition has been given, as required by law, and that all of the allegations of said petition are true, that said sale was legally made and fairly conducted, that due notice of the time, place and terms of sale was given, as prescribed by law; that said property was appraised within one year prior to said sale; that the sum offered at such sale is at least 90% of such appraised value and is not disproportionate to the value of the property sold; that a sum exceeding said bid at least 10% on the first \$10,000.00 and 5% on the amount of bid in excess of \$10,000.00, exclusive of the expense

1 of a new sale, cannot be obtained;

2 IF IT IS ORDERED by the Court that the sale so made of
3 the real property hereinafter described to Gladys Hoffman Black-
4 well, an unmarried woman, for the sum of \$10,500.00, 10% having
5 been paid, and the balance to be paid in cash on or before close
6 of escrow following confirmation of sale by this Court, rents,
7 taxes and insurance premiums to be pro-rated as of close of
8 escrow, title insurance to be procured at the expense of the
9 estate, do, and the same is hereby confirmed; and upon receipt
10 of the purchase price aforesaid, Roy D. Wheaton, as Executor of
11 said Estate of Julia A. Wheaton, is directed to execute to such
12 purchaser a proper deed of conveyance thereof.

13 That said Executor is further authorized and directed
14 to pay Len McIntire Company, real estate brokers a commission
15 for its services in finding a purchaser for said property in the
16 amount of 5% of the sales price thereof.

17 The property so sold is described as follows:

18 That certain real property situated in the
19 City of Los Angeles, County of Los Angeles,
20 State of California, known as:

21 Lot 149 of Tract 1700, as per Map recorded
22 in Book 22, Page 29 of Maps, Records of
23 the County Recorder of said county.

24 Bond having been waived by the terms of the Will of
25 the Deceased, the Court finds that no additional bond herein is
26 necessary.
27

28 Dated: August 24, 1960.

29 TRIPLET

30 THE DOCUMENT TO WHICH THIS CERTIFICATE IS AT-
31 TACHED IS A FULL, TRUE AND CORRECT COPY OF THE
32 ORIGINAL ON FILE AND OF RECORD IN MY OFFICE

33 Clyde C. Triplett
34 Judge of the Superior Court

35 SAME HAVING BEEN FILED AUG 24 1960

36 ATTEST AUG 25 1960

37 JAMES L. Hill, Clerk and Cler of the Superior
38 Court of the State of California, in and
39 for the County of Los Angeles.

40 BY *Drugh* DEPUTY

1643

Recording Requested by

When Recorded Mail to

Gladys H. Blackwell

675 East 48th Street

Los Angeles 11 California

Space above this line for Recorder's use

C 8-492 280

PLACE INTERNAL REVENUE STAMPS HERE

IRS 8/11-23

Grant Deed

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

ROY D. WHEATON, as Executor of the Estate of Julia A. Wheaton, Deceased

do hereby grant to

GLADYS H. BLACKWELL, an unmarried woman

the real property in the County of Los Angeles

State of California, described as:

Lot 149 of Tract No. 1700, in the City of Los Angeles, as per map recorded in Book 22 page 29 of Maps, in the office of the County Recorder of said County.

This Deed is executed in accordance with Court Order, Case No. 423 935, Superior Court, State of California, in and for the County of Los Angeles, a certified copy of which is recorded concurrently herewith.

Dated: August 29, 1960

Roy D. Wheaton
Roy D. Wheaton, as Executor of the Estate of Julia A. Wheaton, Deceased

STATE OF CALIFORNIA }
COUNTY OF }
Los Angeles } ss.

On September 3, 1960, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Roy D. Wheaton

known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same.

WITNESS my hand and official seal.

(Seal) *Ralph E. Brown*
Notary Public in and for said County and State.
RALPH E. BROWN
My Commission Expires July 8, 1961

If executed by a Corporation the Corporation Form of Acknowledgment must be used.

I. I. REC. SEPT. 16, 1960

1643

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

11/30/07



20072637027

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. 4322548).

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 1700 149 M 8 22-29

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 5014-026-025
AKA 4904 S 4TH AVE
LOS ANGELES

Owner
BLACKWELL GLADYS H
4904 4TH AVE
LOS ANGELES CA,90043

DATED This 16th Day of November, 2007

CITY OF LOS ANGELES
ANDREW A. ADELMAN, P.E.
General Manager, Department of Building and Safety

By

Grace Harper, Bureau Chief
Resource Management Bureau

1 Craig M Mortensen, SBN 095683
LOZANO SMITH
 2 7404 N Spalding Avenue
 Fresno, CA 93720-3370
 3 Telephone (559) 431-5600
 Facsimile (559) 261-9366
 4
 Attorneys for Plaintiff
 5 Sandra Barton

7 **SUPERIOR COURT OF CALIFORNIA**
 8 **COUNTY OF LOS ANGELES**
 9 **CENTRAL DISTRICT**

10
 11 SANDRA BARTON,

12 Plaintiff,

13 vs

14 GLADYS HOFFMAN-BLACKWELL, deceased,
 THE TESTATE AND INTESTATE
 15 SUCCESSORS OF GLADYS HOFFMAN-
 BLACKWELL, deceased AND ALL PERSONS
 16 CLAIMING BY THROUGH OR UNDER SUCH
 PERSONS; and ALL PERSONS UNKNOWN,
 17 CLAIMING ANY LEGAL OR EQUITABLE
 RIGHT, TITLE, ESTATE, LIEN, OR INTEREST
 18 IN THE PROPERTY DESCRIBED IN THE
 COMPLAINT ADVERSE TO PLAINTIFF'S
 19 TITLE, OR ANY CLOUD ON PLAINTIFF'S
 TITLE THERETO,

20 Defendants
 21 _____

Case No

BC428033

22 **NOTICE OF PENDENCY OF ACTION**
(LIS PENDENS)

23 (APN 5014-026-025)

24 Complaint Filed _____

25 PLEASE TAKE NOTICE that this action was commenced in the above-named court on

26 _____, 2009, by the above-named Plaintiff against the above-named Defendants and is

27 now pending, that the purpose of the action is to quiet title to real property described below, and that the
 28 real property referred to here and affected by this action is located in the County of Los Angeles,
 California, and is described in Exhibit "A" attached hereto and incorporated by this reference

The names of persons/entities holding interest(s) in the real property described above are set
 forth immediately by this reference

LOZANO SMITH
 7404 N Spalding Avenue Fresno, CA 93720 3370
 Tel 559-431-5600 Fax 559-261-9366

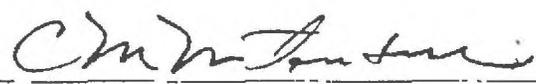
1 \ \ \ \ \

2 Plaintiff Sandra Barton seeks to quiet title against the claims of all Defendants as follows

- 3 a Gladys Hoffman-Blackwell, deceased – Fee
- 4 b The Testate and Intestate Successors of Gladys Hoffman-Blackwell, deceased,
- 5 and All Persons Claiming by Through or Under Such Persons – Unknown
- 6 c The unknown, uncertain, or contingent claim, if any, of any defendant described
- 7 herein – Unknown

9 November 19, 2009

LOZANO SMITH



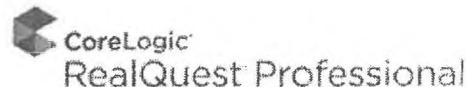
Craig M. Mortensen
Attorneys for Plaintiff
Sandra Barton

LOZANO SMITH
7401 N Spaulding Avenue Fresno CA 93720-3370
Tel 559-431-4600 Fax 559-761-9766

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Property Detail Report

For Property Located At :
4904 4TH AVE, LOS ANGELES, CA 90043-1933



Owner Information			
Owner Name:	BLACKWELL GLADYS H		
Mailing Address:	4904 4TH AVE, LOS ANGELES CA 90043-1933 C011		
Vesting Codes:	/ /		
Location Information			
Legal Description:	TRACT # 1700 LOT 149		
County:	LOS ANGELES, CA	APN:	5014-026-025
Census Tract / Block:	2345.01 / 1	Alternate APN:	
Township-Range-Sect:		Subdivision:	1700
Legal Book/Page:	22-29	Map Reference:	51-D3 /
Legal Lot:	149	Tract #:	1700
Legal Block:		School District:	LOS ANGELES
Market Area:	PHHT	School District Name:	
Neighbor Code:		Munic/Township:	
Owner Transfer Information			
Recording/Sale Date:	09/16/1960 /	Deed Type:	DEED (REG)
Sale Price:		1st Mtg Document #:	
Document #:			
Last Market Sale Information			
Recording/Sale Date:	/	1st Mtg Amount/Type:	/
Sale Price:		1st Mtg Int. Rate/Type:	/
Sale Type:		1st Mtg Document #:	
Document #:		2nd Mtg Amount/Type:	/
Deed Type:		2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	
New Construction:		Multi/Split Sale:	
Title Company:			
Lender:			
Seller Name:			
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
Living Area:	1,646	Garage Area:	
Tot Adj Area:		Garage Capacity:	1
Above Grade:		Parking Spaces:	1
Total Rooms:	6	Basement Area:	
Bedrooms:	2	Finish Bsmnt Area:	
Bath(F/H):	1 /	Basement Type:	
Year Built / Eff:	1914 / 1916	Roof Type:	
Fireplace:	Y / 1	Foundation:	RAISED COMPOSITION SHINGLE
# of Stories:	1.00	Roof Material:	
Other Improvements:	FENCE;ADDITION	Construction:	
Site Information			
Zoning:	LAR1	Acres:	0.15
Lot Area:	6,751	Lot Width/Depth:	50 x 135
Land Use:	SFR	Res/Comm Units:	/
Site Influence:		County Use:	SINGLE FAMILY RESID (0100)
Tax Information			
Total Value:	\$40,952	Assessed Year:	2014
Land Value:	\$20,177	Improved %:	51%
Improvement Value:	\$20,775	Tax Year:	2014
Total Taxable Value:	\$33,952	Property Tax:	\$639.08
		Tax Area:	212
		Tax Exemption:	HOMEOWNER

Comparable Summary

For Property Located At



4904 4TH AVE, LOS ANGELES, CA 90043-1933

20 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: 20

	Subject Property	Low	High	Average
Sale Price	\$0	\$143,000	\$1,140,000	\$544,950
Bldg/Living Area	1,646	1,427	1,875	1,650
Price/Sqft	\$0.00	\$90.05	\$643.70	\$329.63
Year Built	1914	1909	2009	1957
Lot Area	6,751	2,873	51,482	9,517
Bedrooms	2	2	4	3
Bathrooms/Restrooms	1	1	3	2
Stories	1.00	1.00	2.00	1.06
Total Value	\$40,952	\$64,353	\$799,211	\$309,107
Distance From Subject	0.00	5.58	48.19	20.10

*= 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										
		4904 4TH AVE		1914	2	1		1,646	6,751	0.0
Comparables										
<input checked="" type="checkbox"/>	1	930 E PECK ST	\$360,000	1941	3	2	03/26/2015	1,620	12,094	8.93
<input checked="" type="checkbox"/>	2	8828 CANBY AVE	\$405,000	1950	4	2	08/15/2014	1,520	7,499	20.17
<input checked="" type="checkbox"/>	3	7821 QUILL DR	\$430,000	1939	4	3	03/16/2015	1,863	7,305	10.75
<input checked="" type="checkbox"/>	4	19326 POSEIDON AVE	\$550,000	1973	3	2	02/25/2015	1,427	6,699	17
<input checked="" type="checkbox"/>	5	572 E GHENT ST	\$429,000	1963	3	2	02/26/2015	1,468	7,856	31.09
<input checked="" type="checkbox"/>	6	21901 DE LA OSA ST	\$665,000	1954	3	2	02/25/2015	1,768	6,250	19.67
<input checked="" type="checkbox"/>	7	1008 WEST RD	\$1,050,000	1952	2	2	02/25/2015	1,813	51,482	20.19
<input checked="" type="checkbox"/>	8	13107 RUTHELEN ST	\$430,000	1955	3	2	02/25/2015	1,852	5,301	5.91
<input checked="" type="checkbox"/>	9	1224 MARION AVE	\$143,000	1986	3	3	02/26/2015	1,588	7,087	48.19
<input checked="" type="checkbox"/>	10	20751 FRANWOOD DR	\$450,000	1978	3	2	02/26/2015	1,547	7,073	33.23
<input checked="" type="checkbox"/>	11	1488 HIGHGATE AVE	\$685,000	2009	2	3	02/23/2015	1,551	2,873	11.53
<input checked="" type="checkbox"/>	12	1432 BASELINE RD	\$453,000	1977	4	2	01/14/2015	1,700	7,804	32.31
<input checked="" type="checkbox"/>	13	5220 E EL ROBLE ST	\$827,000	1950	3	2	08/29/2014	1,619	7,154	18.24
<input checked="" type="checkbox"/>	14	171 N MARTEL AVE	\$1,140,000	1928	3	2	02/26/2015	1,771	5,700	5.58
<input checked="" type="checkbox"/>	15	20443 ACRE ST	\$415,000	1963	3	2	11/18/2014	1,538	7,499	21.74
<input checked="" type="checkbox"/>	16	5812 TIPTON WAY	\$615,000	1909	4	1	11/13/2014	1,507	7,508	11.68
<input checked="" type="checkbox"/>	17	883 W 10TH ST	\$569,000	1960	4	2	11/13/2014	1,760	15,190	34.55
<input checked="" type="checkbox"/>	18	712 N WALNUTHAVEN DR	\$410,000	1955	4	2	11/13/2014	1,875	7,779	23.07
<input checked="" type="checkbox"/>	19	5533 CASTANA AVE	\$435,000	1950	4	2	11/18/2014	1,510	5,151	14.07
<input checked="" type="checkbox"/>	20	439 E 249TH ST	\$438,000	1964	4	3	11/25/2014	1,708	5,042	14.07

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

4904 4TH AVE, LOS ANGELES, CA 90043-1933

20 Comparable(s) Selected.

Report Date: 04/14/2015

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$0	\$143,000	\$1,140,000	\$544,950
Bldg/Living Area	1,646	1,427	1,875	1,650
Price/Sqft	\$0.00	\$90.05	\$643.70	\$329.63
Year Built	1914	1909	2009	1957
Lot Area	6,751	2,873	51,482	9,517
Bedrooms	2	2	4	3
Bathrooms/Restrooms	1	1	3	2
Stories	1.00	1.00	2.00	1.06
Total Value	\$40,952	\$64,353	\$799,211	\$309,107
Distance From Subject	0.00	5.58	48.19	20.10

*= user supplied for search only

Comp #:1		Distance From Subject:8.93 (miles)	
Address:	930 E PECK ST, COMPTON, CA 90221-1523		
Owner Name:	CONTRERAS ISRAEL		
Seller Name:	OCEAN RIDGE EQUITIES LLC		
APN:	6167-032-009	Map Reference:	65-A2 /
County:	LOS ANGELES, CA	Census Tract:	5416.04
Subdivision:	8856	Zoning:	CORL*
Rec Date:	03/26/2015	Prior Rec Date:	06/03/2002
Sale Date:	02/11/2015	Prior Sale Date:	03/26/2002
Sale Price:	\$360,000	Prior Sale Price:	\$180,000
Sale Type:	FULL	Prior Sale Type:	UNKNOWN
Document #:	329169	Acres:	0.28
1st Mtg Amt:	\$353,479	Lot Area:	12,094
Total Value:	\$299,948	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	1,620
		Total Rooms:	6
		Bedrooms:	3
		Bath(F/H):	2 /
		Yr Built/Eff:	1941 / 1941
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	COMPOSITION SHINGLE
		Parking:	PARKING AVAIL

Comp #:2		Distance From Subject:20.17 (miles)	
Address:	8828 CANBY AVE, NORTHRIDGE, CA 91325-3008		
Owner Name:	BOZKURT CANER/CAMACHO ALINE M D		
Seller Name:	CASTRUITA FAMILY TRUST		
APN:	2769-026-006	Map Reference:	7-C6 /
County:	LOS ANGELES, CA	Census Tract:	1152.02
Subdivision:	ZELZAH	Zoning:	LAR2
Rec Date:	08/15/2014	Prior Rec Date:	03/28/1974
Sale Date:	08/11/2014	Prior Sale Date:	
Sale Price:	\$405,000	Prior Sale Price:	\$23,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	860290	Acres:	0.17
1st Mtg Amt:	\$295,000	Lot Area:	7,499
Total Value:	\$64,353	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 1
		Living Area:	1,520
		Total Rooms:	7
		Bedrooms:	4
		Bath(F/H):	2 /
		Yr Built/Eff:	1950 / 1950
		Air Cond:	EVAP COOLER
		Style:	MODERN
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	GRAVEL & ROCK
		Parking:	PARKING AVAIL

Comp #:3		Distance From Subject:10.75 (miles)	
Address:	7821 QUILL DR, DOWNEY, CA 90242-3439		
Owner Name:	MIRAMONTES GUILLERMO/VIGIL ALEIDA		
Seller Name:	BANK OF NY MELLON 2007-19		
APN:	6245-005-025	Map Reference:	59-F5 /
County:	LOS ANGELES, CA	Census Tract:	5515.02
Subdivision:	11797	Zoning:	DOR105
Rec Date:	03/16/2015	Prior Rec Date:	07/24/2003
Sale Date:	03/06/2015	Prior Sale Date:	06/02/2003
Sale Price:	\$430,000	Prior Sale Price:	\$395,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	277414	Acres:	0.17
1st Mtg Amt:	\$344,000	Lot Area:	7,305
Total Value:	\$458,125	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 1
		Living Area:	1,863
		Total Rooms:	4
		Bedrooms:	4
		Bath(F/H):	3 /
		Yr Built/Eff:	1939 / 1974
		Air Cond:	CENTRAL
		Style:	CONVENTIONAL
		Fireplace:	/
		Pool:	
		Roof Mat:	WOOD SHAKE
		Parking:	ATTACHED GARAGE

Comp #:4		Distance From Subject:17 (miles)	
Address:	19326 POSEIDON AVE, CERRITOS, CA 90703-6821		
Owner Name:	LIU FAMILY TRUST		
Seller Name:	HILL FAMILY TRUST		
APN:	7054-030-014	Map Reference:	81-A2 /
County:	LOS ANGELES, CA	Census Tract:	5545.15
Subdivision:	28523	Zoning:	CERS6500
Rec Date:	02/25/2015	Prior Rec Date:	05/31/1973
Sale Date:	01/27/2015	Prior Sale Date:	
Sale Price:	\$550,000	Prior Sale Price:	\$31,500
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	206159	Acres:	0.15
1st Mtg Amt:		Lot Area:	6,699
Total Value:	\$115,807	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	1,427
		Total Rooms:	6
		Bedrooms:	3
		Bath(F/H):	2 /
		Yr Built/Eff:	1973 / 1973
		Air Cond:	CENTRAL
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	WOOD SHAKE
		Parking:	ATTACHED GARAGE

Comp #: 5		Distance From Subject: 31.09 (miles)	
Address: 572 E GHENT ST, SAN DIMAS, CA 91773-1912			
Owner Name: SI LIMIN			
Seller Name: LI TINA T			
APN: 8392-003-028	Map Reference: 90-B2 /	Living Area: 1,468	
County: LOS ANGELES, CA	Census Tract: 4003.04	Total Rooms: 5	
Subdivision: 28108	Zoning: SDSF8000*	Bedrooms: 3	
Rec Date: 02/26/2015	Prior Rec Date: 12/18/2003	Bath(F/H): 2 /	
Sale Date: 02/13/2015	Prior Sale Date: 11/25/2003	Yr Built/Eff: 1963 / 1963	
Sale Price: \$429,000	Prior Sale Price: \$340,000	Air Cond:	
Sale Type: FULL	Prior Sale Type: UNKNOWN	Style: CONVENTIONAL	
Document #: 209690	Acres: 0.18	Fireplace: Y / 1	
1st Mtg Amt:	Lot Area: 7,856	Pool:	
Total Value: \$394,335	# of Stories: 1.00	Roof Mat: COMPOSITION SHINGLE	
Land Use: SFR	Park Area/Cap#: / 2	Parking: ATTACHED GARAGE	

Comp #: 6		Distance From Subject: 19.67 (miles)	
Address: 21901 DE LA OSA ST, WOODLAND HILLS, CA 91364-3102			
Owner Name: DELANEY DOUGLAS H & HELEN			
Seller Name: TOY NORMAN JR & CHANIKA R			
APN: 2169-007-020	Map Reference: 13-C2 /	Living Area: 1,768	
County: LOS ANGELES, CA	Census Tract: 1375.02	Total Rooms: 5	
Subdivision: 6170	Zoning: LAR1	Bedrooms: 3	
Rec Date: 02/25/2015	Prior Rec Date: 06/19/2008	Bath(F/H): 2 /	
Sale Date: 02/09/2015	Prior Sale Date: 06/10/2008	Yr Built/Eff: 1954 / 1963	
Sale Price: \$665,000	Prior Sale Price: \$512,500	Air Cond: WALL	
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL	
Document #: 205899	Acres: 0.14	Fireplace: Y / 1	
1st Mtg Amt: \$532,000	Lot Area: 6,250	Pool:	
Total Value: \$549,142	# of Stories: 1.00	Roof Mat: WOOD SHAKE	
Land Use: SFR	Park Area/Cap#: / 2	Parking: ATTACHED GARAGE	

Comp #: 7		Distance From Subject: 20.19 (miles)	
Address: 1008 WEST RD, LA HABRA HEIGHTS, CA 90631-8680			
Owner Name: GAINER WILLIAM G TRUST			
Seller Name: JOHNS MARIAN E			
APN: 8236-022-007	Map Reference: 84-D2 /	Living Area: 1,813	
County: LOS ANGELES, CA	Census Tract: 5002.01	Total Rooms: 5	
Subdivision: LA HABRA RHO	Zoning: LHRA1*	Bedrooms: 2	
Rec Date: 02/25/2015	Prior Rec Date: 09/30/2004	Bath(F/H): 2 /	
Sale Date: 02/06/2015	Prior Sale Date: 09/15/2004	Yr Built/Eff: 1952 / 1953	
Sale Price: \$1,050,000	Prior Sale Price: \$800,000	Air Cond:	
Sale Type: FULL	Prior Sale Type: FULL	Style: UNKNOWN	
Document #: 206254	Acres: 1.18	Fireplace: Y / 1	
1st Mtg Amt: \$839,910	Lot Area: 51,482	Pool: POOL	
Total Value: \$517,338	# of Stories: 1.00	Roof Mat: TILE	
Land Use: SFR	Park Area/Cap#: / 3	Parking: PARKING AVAIL	

Comp #: 8		Distance From Subject: 5.91 (miles)	
Address: 13107 RUTHELEN ST, GARDENA, CA 90249-1821			
Owner Name: CARRBRIDGE LLC			
Seller Name: NOAHS DWELLING LLC			
APN: 4061-008-029	Map Reference: 63-D1 /	Living Area: 1,852	
County: LOS ANGELES, CA	Census Tract: 6026.00	Total Rooms: 6	
Subdivision: 16463	Zoning: GAR1	Bedrooms: 3	
Rec Date: 02/25/2015	Prior Rec Date: 11/19/2008	Bath(F/H): 2 /	
Sale Date: 02/18/2015	Prior Sale Date: 11/03/2008	Yr Built/Eff: 1955 / 1959	
Sale Price: \$430,000	Prior Sale Price: \$310,000	Air Cond:	
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL	
Document #: 205255	Acres: 0.12	Fireplace: /	
1st Mtg Amt:	Lot Area: 5,301	Pool:	
Total Value: \$336,155	# of Stories: 1.00	Roof Mat: COMPOSITION SHINGLE	
Land Use: SFR	Park Area/Cap#: / 2	Parking: PARKING AVAIL	

Comp #: 9			Distance From Subject: 48.19 (miles)		
Address: 1224 MARION AVE, LANCASTER, CA 93535-4850					
Owner Name: SILLA SUJIT					
Seller Name: US BANK NA SERIES 2006-AR6					
APN:	3170-032-038	Map Reference:	160-D7 /	Living Area:	1,588
County:	LOS ANGELES, CA	Census Tract:	9005.04	Total Rooms:	
Subdivision:	44284	Zoning:	LRRRA6500*	Bedrooms:	3
Rec Date:	02/26/2015	Prior Rec Date:	10/08/2004	Bath(F/H):	3 /
Sale Date:	01/19/2015	Prior Sale Date:	09/07/2004	Yr Built/Eff:	1986 / 1986
Sale Price:	\$143,000	Prior Sale Price:	\$259,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	211955	Acres:	0.16	Fireplace:	/
1st Mtg Amt:	\$107,250	Lot Area:	7,087	Pool:	
Total Value:	\$167,000	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #: 10			Distance From Subject: 33.23 (miles)		
Address: 20751 FRANWOOD DR, SAUGUS, CA 91350-1409					
Owner Name: HOFFMAN PHILIP J & JILLIAN M					
Seller Name: KOLOUCH THOMAS L & LINDA J					
APN:	2812-014-005	Map Reference:	124-F4 /	Living Area:	1,547
County:	LOS ANGELES, CA	Census Tract:	9200.20	Total Rooms:	7
Subdivision:	32245	Zoning:	SCRS	Bedrooms:	3
Rec Date:	02/26/2015	Prior Rec Date:	03/26/1979	Bath(F/H):	2 /
Sale Date:	01/29/2015	Prior Sale Date:		Yr Built/Eff:	1978 / 1978
Sale Price:	\$450,000	Prior Sale Price:	\$67,700	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	212049	Acres:	0.16	Fireplace:	Y / 1
1st Mtg Amt:	\$360,000	Lot Area:	7,073	Pool:	POOL
Total Value:	\$221,147	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	ATTACHED GARAGE

Comp #: 11			Distance From Subject: 11.53 (miles)		
Address: 1488 HIGHGATE AVE, LOS ANGELES, CA 90042-1975					
Owner Name: BEATTIE HOLLY K TRUST					
Seller Name: NETHERLAND S 2014 TRUST					
APN:	5486-001-035	Map Reference:	26-C6 /	Living Area:	1,551
County:	LOS ANGELES, CA	Census Tract:	1832.21	Total Rooms:	
Subdivision:	5007	Zoning:	LARE11	Bedrooms:	2
Rec Date:	02/23/2015	Prior Rec Date:	06/16/2009	Bath(F/H):	3 /
Sale Date:	02/05/2015	Prior Sale Date:	04/28/2009	Yr Built/Eff:	2009 / 2009
Sale Price:	\$685,000	Prior Sale Price:	\$500,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	194206	Acres:	0.07	Fireplace:	/
1st Mtg Amt:		Lot Area:	2,873	Pool:	
Total Value:	\$525,243	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #: 12			Distance From Subject: 32.31 (miles)		
Address: 1432 BASELINE RD, LA VERNE, CA 91750-2023					
Owner Name: JABBOUR FAMILY LIVING TRUST					
Seller Name: BACA MICHAEL A & SUSAN E					
APN:	8664-033-019	Map Reference:	90-C1 /	Living Area:	1,700
County:	LOS ANGELES, CA	Census Tract:	4016.01	Total Rooms:	7
Subdivision:	30567	Zoning:	LVPR6A*	Bedrooms:	4
Rec Date:	01/14/2015	Prior Rec Date:	02/02/2009	Bath(F/H):	2 /
Sale Date:	12/10/2014	Prior Sale Date:	12/19/2008	Yr Built/Eff:	1977 / 1977
Sale Price:	\$453,000	Prior Sale Price:	\$375,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	48793	Acres:	0.18	Fireplace:	Y / 1
1st Mtg Amt:	\$407,650	Lot Area:	7,804	Pool:	
Total Value:	\$393,931	# of Stories:	1.00	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/ 3	Parking:	PARKING AVAIL

Comp #:13		Distance From Subject: 18.24 (miles)	
Address: 5220 E EL ROBLE ST, LONG BEACH, CA 90815-3913			
Owner Name: WINSTON ERIC & JANEL			
Seller Name: FLAM S E LIVING TRUST			
APN:	7240-008-012	Map Reference:	76-C3 /
County:	LOS ANGELES, CA	Census Tract:	5748.00
Subdivision:	14674	Zoning:	LBR1N
Rec Date:	08/29/2014	Prior Rec Date:	02/16/2012
Sale Date:	06/26/2014	Prior Sale Date:	01/31/2012
Sale Price:	\$827,000	Prior Sale Price:	\$780,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	915238	Acres:	0.16
1st Mtg Amt:	\$350,000	Lot Area:	7,154
Total Value:	\$799,211	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	1,619
		Total Rooms:	6
		Bedrooms:	3
		Bath(F/H):	2 /
		Yr Built/Eff:	1950 / 1950
		Air Cond:	
		Style:	CONTEMPORARY
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	WOOD SHAKE
		Parking:	ATTACHED GARAGE

Comp #:14		Distance From Subject: 5.58 (miles)	
Address: 171 N MARTEL AVE, LOS ANGELES, CA 90036-2715			
Owner Name: BRAMSON FAMILY TRUST			
Seller Name: GORDON JUDITH F			
APN:	5512-011-004	Map Reference:	34-A6 /
County:	LOS ANGELES, CA	Census Tract:	2140.00
Subdivision:	7372	Zoning:	LAR1
Rec Date:	02/26/2015	Prior Rec Date:	
Sale Date:	02/09/2015	Prior Sale Date:	
Sale Price:	\$1,140,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	212417	Acres:	0.13
1st Mtg Amt:		Lot Area:	5,700
Total Value:	\$85,152	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	1,771
		Total Rooms:	6
		Bedrooms:	3
		Bath(F/H):	2 /
		Yr Built/Eff:	1928 / 1928
		Air Cond:	
		Style:	SPANISH
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	COMPOSITION SHINGLE
		Parking:	PARKING AVAIL

Comp #:15		Distance From Subject: 21.74 (miles)	
Address: 20443 ACRE ST, WINNETKA, CA 91306-1034			
Owner Name: FISHER LISA M			
Seller Name: ALLIED BROKERS LLC			
APN:	2781-036-015	Map Reference:	6-E6 /
County:	LOS ANGELES, CA	Census Tract:	1134.21
Subdivision:	24383	Zoning:	LARS
Rec Date:	11/18/2014	Prior Rec Date:	10/16/2014
Sale Date:	10/23/2014	Prior Sale Date:	09/27/2014
Sale Price:	\$415,000	Prior Sale Price:	\$330,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1231545	Acres:	0.17
1st Mtg Amt:	\$373,500	Lot Area:	7,499
Total Value:	\$71,155	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	1,538
		Total Rooms:	6
		Bedrooms:	3
		Bath(F/H):	2 /
		Yr Built/Eff:	1963 / 1963
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	WOOD SHAKE
		Parking:	PARKING AVAIL

Comp #:16		Distance From Subject: 11.68 (miles)	
Address: 5812 TIPTON WAY, LOS ANGELES, CA 90042-1256			
Owner Name: KRAFFT LAURA			
Seller Name: FANAROF JOSEPH A			
APN:	5480-011-010	Map Reference:	26-C6 /
County:	LOS ANGELES, CA	Census Tract:	1832.21
Subdivision:	ANNANDALE VIEW TERRACE	Zoning:	LAR1
Rec Date:	11/13/2014	Prior Rec Date:	08/14/2003
Sale Date:	10/17/2014	Prior Sale Date:	07/28/2003
Sale Price:	\$615,000	Prior Sale Price:	\$322,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1208218	Acres:	0.17
1st Mtg Amt:	\$492,000	Lot Area:	7,508
Total Value:	\$373,455	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 1
		Living Area:	1,507
		Total Rooms:	7
		Bedrooms:	4
		Bath(F/H):	1 /
		Yr Built/Eff:	1909 / 1910
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	COMPOSITION SHINGLE
		Parking:	PARKING AVAIL

Comp #: 17		Distance From Subject: 34.55 (miles)	
Address: 883 W 10TH ST, CLAREMONT, CA 91711-3617			
Owner Name: MILLER CLAYTON M & LISA A			
Seller Name: BENNETT C W 2012 TRUST			
APN: 8311-009-009	Map Reference: 91-A3 /	Living Area: 1,760	
County: LOS ANGELES, CA	Census Tract: 4019.02	Total Rooms: 7	
Subdivision: 20166	Zoning: CLRS10000*	Bedrooms: 4	
Rec Date: 11/13/2014	Prior Rec Date:	Bath(F/H): 2 /	
Sale Date: 10/16/2014	Prior Sale Date:	Yr Built/Eff: 1960 / 1960	
Sale Price: \$569,000	Prior Sale Price:	Air Cond:	
Sale Type: FULL	Prior Sale Type:	Style: CONVENTIONAL	
Document #: 1210484	Acres: 0.35	Fireplace: Y / 1	
1st Mtg Amt: \$400,000	Lot Area: 15,190	Pool:	
Total Value: \$68,554	# of Stories: 1.00	Roof Mat: WOOD SHAKE	
Land Use: SFR	Park Area/Cap#: / 2	Parking: PARKING AVAIL	

Comp #: 18		Distance From Subject: 23.07 (miles)	
Address: 712 N WALNUTHAVEN DR, WEST COVINA, CA 91790-1245			
Owner Name: CHANG RANDY V			
Seller Name: WILEY 2007 FAMILY TRUST			
APN: 8440-008-021	Map Reference: 88-B5 /	Living Area: 1,875	
County: LOS ANGELES, CA	Census Tract: 4055.00	Total Rooms: 7	
Subdivision: 20341	Zoning: WCR17500*	Bedrooms: 4	
Rec Date: 11/13/2014	Prior Rec Date:	Bath(F/H): 2 /	
Sale Date: 10/28/2014	Prior Sale Date:	Yr Built/Eff: 1955 / 1955	
Sale Price: \$410,000	Prior Sale Price:	Air Cond:	
Sale Type: FULL	Prior Sale Type:	Style: CONVENTIONAL	
Document #: 1208392	Acres: 0.18	Fireplace: /	
1st Mtg Amt: \$369,000	Lot Area: 7,779	Pool:	
Total Value: \$88,897	# of Stories: 1.00	Roof Mat: GRAVEL & ROCK	
Land Use: SFR	Park Area/Cap#: / 2	Parking: PARKING AVAIL	

Comp #: 19		Distance From Subject: 14.07 (miles)	
Address: 5533 CASTANA AVE, LAKEWOOD, CA 90712-1624			
Owner Name: ORTIZ SHANA B			
Seller Name: MILLER DAN A & VALERIE J			
APN: 7159-015-002	Map Reference: 71-A1 /	Living Area: 1,510	
County: LOS ANGELES, CA	Census Tract: 5707.01	Total Rooms: 7	
Subdivision: 14592	Zoning: LKR1YY	Bedrooms: 4	
Rec Date: 11/18/2014	Prior Rec Date: 07/27/1990	Bath(F/H): 2 /	
Sale Date: 10/27/2014	Prior Sale Date: 07/1990	Yr Built/Eff: 1950 / 1954	
Sale Price: \$435,000	Prior Sale Price: \$222,500	Air Cond:	
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL	
Document #: 1231596	Acres: 0.12	Fireplace: Y / 1	
1st Mtg Amt: \$424,297	Lot Area: 5,151	Pool:	
Total Value: \$329,036	# of Stories: 1.00	Roof Mat: COMPOSITION SHINGLE	
Land Use: SFR	Park Area/Cap#: / 1	Parking: PARKING AVAIL	

Comp #: 20		Distance From Subject: 14.07 (miles)	
Address: 439 E 249TH ST, CARSON, CA 90745-6558			
Owner Name: VALDEZ JOEL C			
Seller Name: AMBROSIO JULIET M			
APN: 7406-032-043	Map Reference: 74-B2 /	Living Area: 1,708	
County: LOS ANGELES, CA	Census Tract: 5437.03	Total Rooms: 6	
Subdivision: 29377	Zoning: CARS*	Bedrooms: 4	
Rec Date: 11/25/2014	Prior Rec Date: 09/04/2001	Bath(F/H): 3 /	
Sale Date: 05/06/2014	Prior Sale Date: 06/08/2001	Yr Built/Eff: 1964 / 1966	
Sale Price: \$438,000	Prior Sale Price: \$269,000	Air Cond:	
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL	
Document #: 1270828	Acres: 0.12	Fireplace: Y / 1	
1st Mtg Amt: \$416,100	Lot Area: 5,042	Pool: POOL	
Total Value: \$324,163	# of Stories: 2.00	Roof Mat: WOOD SHAKE	
Land Use: SFR	Park Area/Cap#: / 2	Parking: PARKING AVAIL	

EXHIBIT D

ASSIGNED INSPECTOR: **DALE SCHWARTZ**
JOB ADDRESS: **4904 SOUTH 4TH AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5014-026-025**

Date: **April 16, 2015**

CASE#: **112023**
ORDER NO: **A-1234540**

EFFECTIVE DATE OF ORDER TO COMPLY: **July 07, 2006**
COMPLIANCE EXPECTED DATE: **October 05, 2006**
DATE COMPLIANCE OBTAINED: **July 26, 2008**

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # **A-1234540**

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

EFREN R. ABRATIQUE, P.E.
PRESIDENT
JAVIER NUNEZ
VICE-PRESIDENT
VAN AMBATIELOS
PEDRO BIRBA
MARSHA L. BROWN

CITY OF LOS ANGELES
CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

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

ANDREW A. ADELMAN, P.E.
GENERAL MANAGER
RAYMOND CHAN
EXECUTIVE OFFICER

ORDER TO COMPLY

BLACKWELL, GLADYS H
4904 4TH AVE
LOS ANGELES, CA 90043

CASE #: 112023
ORDER #: A-1234540
EFFECTIVE DATE: July 07, 2006
COMPLIANCE DATE: October 05, 2006



MAILED
7/13/06
my

OWNER OF
SITE ADDRESS: 4904 S 4TH AVE
ASSESSORS PARCEL NO.: 5014-026-025
ZONE: R1; One-Family Zone

This order is a supplement to any and all preceding orders issued by the Department of Building and Safety relative to the case number noted above. You are hereby required to comply with the terms of this and all preceding orders.

Further investigation of the property (Site Address) listed above has revealed that there are additional violations of the Los Angeles Municipal Code (L.A.M.C.). Following is a current list of violations:

VIOLATION(S):

1. Fences are not maintained.

You are therefore ordered to: 1) Repair, replace or remove fences which are not straight or structurally sound.
2) Paint or weatherproof wooden fences.

Code Section(s) in Violation: 91.8104, 91.8104.13 of the L.A.M.C.

Comments: FENCE AT DRIVEWAY GATE AND SOUTH SIDE PROPERTY LINE IN NEED OF REPAIR

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.

NON-COMPLIANCE FEE WARNING:

You must comply with this order by the compliance date shown. A Non-Compliance Fee may be imposed for failure to comply with this order within 15 days of the compliance date, 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, 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 NOTICE, MAY RESULT IN A PENALTY OF TWO (2) TIMES THE NON-COMPLIANCE FEE PLUS A 50 PERCENT COLLECTION FEE.



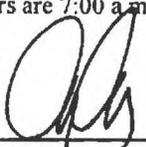
CODE ENFORCEMENT BUREAU
1-888-LA4-BUILD (1-888-524-2845)
www.ladbs.org

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 and 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 (323)789-2786.
Office hours are 7:00 a.m. to 5:00 p.m. Monday through Friday.

Inspector:

 For RODRIGUES

Date: July 07, 2006

ANSEL RODRIQUES
8475 S VERMONT AVE
LOS ANGELES, CA 90044
(323)789-2786


REVIEWED BY



CODE ENFORCEMENT BUREAU
1-888-LA4-BUILD (1-888-524-2845)
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