

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

June 18, 2015

Council District: # 04

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

JOB ADDRESS: **531 NORTH GRAMERCY PLACE, LOS ANGELES, CA**  
(AKA: **529 NORTH GRAMERCY PLACE, LOS ANGELES, CA**)  
ASSESSORS PARCEL NO. (APN): **5522-014-010**

On January 27, 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: **531 North Gramercy Place (aka: 529 North Gramercy Place), 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)	387.92
Title Report fee	42.00
<b>Grand Total</b>	<b>\$ 779.92</b>

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed a lien for a total sum of **\$779.92** 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 **\$779.92** 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

Lien confirmed by  
City Council on:

ATTEST: HOLLY WOLCOTT, CITY CLERK

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. T11373**  
 Dated as of: 05/02/2015

**Prepared for: City of Los Angeles**

**SCHEDULE A**  
 (Reported Property Information)

APN #: 5522-014-010

Property Address: 531 N GRAMERCY PL      City: Los Angeles      County: Los Angeles

**VESTING INFORMATION**

Type of Document: Grant Deed

Grantee : Maria Luisa Reyes, a married woman as her sole and separate property

Grantor : Rosa Reyes, a single woman and Maria Luisa Reyes (who acquired title as Maria Luisa Lopez) and Jose Ismael Reyes, husband and wife, all as joint tenants

Deed Date : 3/21/2006

Recorded : 3/31/2006

Instr No. : 06 0692371

Mailing Address: Maria Luisa Reyes,  
 531 North Gramercy Place Los Angeles, CA 90004

**SCHEDULE B**

**LEGAL DESCRIPTION**

The following described property:

The Southerly 9 feet of Lot 2 and the Northerly 32 feet of Lot 3 of Tract No. 858, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 16, Page 93 of Maps, in the office of the county recorder of said County.

Assessor's Parcel No: 5522014010

**MORTGAGES/LIENS**

Type of Document: A deed of trust to secure an indebtedness in the amount shown below, and any other obligations secured thereby

Amount : \$500,000.00

Dated : 1/26/2007

Trustor : Maria Luisa Reyes

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

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**Work Order No. T11373**

**SCHEDULE B (Continued)**

**Trustee :** Security Union Title Insurance Company  
**Beneficiary :** MERS, Inc., as nominee for Mega Capital Funding, Inc.  
**Loan No. :** MIN 1000892-0000012306-5  
**Recorded :** 2/5/2007 **Instr No. :** 20070247617  
**Maturity Date is:** 2/1/2037

**Mailing Address:** Security Union Title Insurance Company,  
1440 Bridge Gate Drive No. 300, Diamond Bar, California 91765

**Mailing Address:** Mortgage Electronic Registration Systems, Inc., P.O. Box 2026, Flint, MI 48501-2026.

**Mailing Address:** Mega Capital Funding, Inc.,  
12750 Center Court Dr. Suite No. 200, Cerritos, California 90703

Assignment of the above referenced security instrument is as follows:  
**Assignee :** Wells Fargo Bank, National Association as trustee for structured asset Mortgage  
Investments II Inc. Bear Stearns Mortgage Funding Trust 2007-AR3 Mortgage  
Pass-Through Certificates, Series 2007-AR3  
**Recorded :** 3/14/2013 **Instr No. :** 20130391046

**Mailing Address:** Wells Fargo Bank, National Association as trustee for structured asset Mortgage  
Investments II Inc. Bear Stearns Mortgage Funding Trust 2007-AR3 Mortgage Pass-Through  
Certificates, Series 2007-AR3, 700 Kansas Lane, MC 8000, Monroe, LA 71203.

3/31/06

2

RECORDING REQUESTED BY:  
First American Title Company

AND WHEN RECORDED MAIL TO:

Mrs. and Mr. Maria Luisa Reyes  
531 North Gramercy Place  
Los Angeles, CA 90004

06 0692371

THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.: 2303886

Escrow No.: 002142-KA

**GRANT DEED**

A.P.N.: 5522 -014-010

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

**DOCUMENTARY TRANSFER TAX is \*\*\$NONE**

- 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 Los Angeles AND

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
**Rosa Reyes, a Single Woman and Maria Luisa Reyes (who acquired title as Maria Luisa Lopez) and Jose Ismael Reyes, Husband and Wife, all as Joint Tenants**

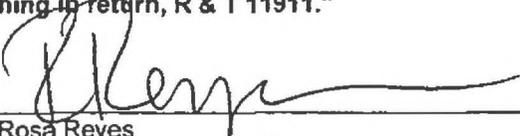
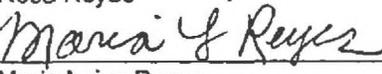
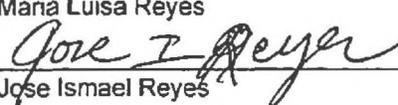
hereby GRANT(s) to:  
**Maria Luisa Reyes , A Married Woman as her sole and separate property**

the real property in the City of Los Angeles, County of Los Angeles, State of California, described as:  
THE SOUTHERLY 9 FEET OF LOT 2 AND THE NORTHERLY 32 FEET OF LOT 3 OF TRACT NO. 858, IN  
THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP  
RECORDED IN BOOK 16, PAGE 93 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID  
COUNTY.

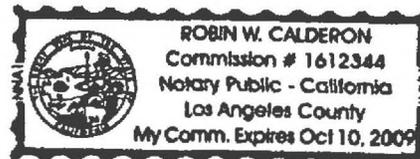
Also Known as: 531 North Gramercy Place, Los Angeles, CA 90004

\*\*\*"This is a bonafide gift and the grantor received nothing in return, R & T 11911."

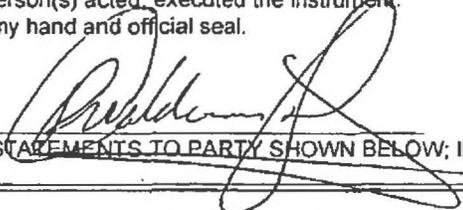
DATED March 21, 2006  
STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES  
On MARCH 23<sup>rd</sup>, 2006  
Before me, ROBIN W. CALDERON  
A Notary Public in and for said State, personally appeared  
ROSA REYES MARIA LUISA REYES,  
JOSE ISMAEL REYES

  
\_\_\_\_\_  
Rosa Reyes  
  
\_\_\_\_\_  
Maria Luisa Reyes  
  
\_\_\_\_\_  
Jose Ismael Reyes

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



(This area for official notarial seal)

MAIL TAX STATEMENTS TO PARTY SHOWN BELOW; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE:

SECURITY UNION TITLE

3

Recording Requested By:  
MEGA CAPITAL FUNDING, INC.



And After Recording Return To:  
MEGA CAPITAL FUNDING, INC.  
12750 CENTER COURT DR. SUITE #200  
CERRITOS, CALIFORNIA 90703  
Loan Number: 210755

1000024635

[Space Above This Line For Recording Data]

DEED OF TRUST

MIN: 1000892-0000012306-5

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 JANUARY 26, 2007, together with all Riders to this document.
- (B) "Borrower" is MARIA LUISA REYES, A MARRIED WOMAN, AS HER SOLE AND SEPARATE PROPERTY

Borrower is the trustor under this Security Instrument.

- (C) "Lender" is MEGA CAPITAL FUNDING, INC.

Lender is a CALIFORNIA CORPORATION organized and existing under the laws of CALIFORNIA  
Lender's address is 12750 CENTER COURT DR. SUITE #200, CERRITOS, CALIFORNIA 90703

- (D) "Trustee" is SECURITY UNION TITLE INSURANCE COMPANY  
1440 BRIDGE GATE DRIVE #300, DIAMOND BAR, CALIFORNIA 91765

(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 JANUARY 26, 2007  
The Note states that Borrower owes Lender FIVE HUNDRED THOUSAND AND 00/100 Dollars (U.S. \$ 500,000.00) plus interest

[RECORDING REQUESTED BY]  
NATIONWIDE TITLE CLEARING

[AND WHEN RECORDED MAIL TO]  
JPMorgan Chase Bank, NA  
C/O NTC 2100 Alt. 19 North  
Palm Harbor, FL 34683

Loan #: 0018279133



**CORPORATE ASSIGNMENT OF DEED OF TRUST**

Contact JPMORGAN CHASE BANK, N.A. for this instrument 780 Kansas Lane, Suite A, Monroe, LA 71203, telephone # (866) 756-8747, which is responsible for receiving payments.

FOR GOOD AND VALUABLE CONSIDERATION, the sufficiency of which is hereby acknowledged, the undersigned, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR MEGA CAPITAL FUNDING, INC., ITS SUCCESSORS AND ASSIGNS PO BOX 2026, FLINT, MI, 48501 by these presents does convey, grant, assign, transfer and set over the described Deed of Trust, without recourse, representation or warranty, together with all rights, title and interest secured thereby, all liens, and any rights due or to become due thereon to WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR STRUCTURED ASSET MORTGAGE INVESTMENTS II INC. BEAR STEARNS MORTGAGE FUNDING TRUST 2007-AR3 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-AR3, WHOSE ADDRESS IS 700 KANSAS LANE, MC 8000, MONROE, LA 71203 (866)756-8747, ITS SUCCESSORS OR ASSIGNS, (ASSIGNEE).

Said Deed of Trust made by MARIA LUISA REYES and recorded on 02/05/2007 as Instrument # 20070247617, in Book n/a, Page n/a in the office of the LOS ANGELES County Recorder, CA.

Property is commonly known as: 531 NORTH GRAMERCY PLACE, LOS ANGELES, CA 90004.

Dated on 02/28 /2013 (MM/DD/YYYY)

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR MEGA CAPITAL FUNDING, INC., ITS SUCCESSORS AND ASSIGNS

By: *Tiffany L Bibbs*  
Tiffany L Bibbs  
ASST. SECRETARY

**ACKNOWLEDGEMENT**

STATE OF LOUISIANA  
PARISH OF OUACHITA

On 02/28 /2013 (MM/DD/YYYY), before me appeared Tiffany L Bibbs, to me personally known, who did say that he/she/they is/are the ASST. SECRETARY of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR MEGA CAPITAL FUNDING, INC., ITS SUCCESSORS AND ASSIGNS and that the instrument was signed on behalf of the corporation (or association), by authority from its board of directors, and that he/she/they acknowledged the instrument to be the free act and deed of the corporation (or association).

*Y.K. Wilson*  
Y.K. Wilson  
Notary Public - State of LOUISIANA  
Commission expires: Upon My Death

Y. K. WILSON  
OUACHITA PARISH, LOUISIANA  
LIFETIME COMMISSION  
NOTARY ID# 064399

Document Prepared By: E.Lance/NTC, 2100 Alt. 19 North, Palm Harbor, FL 34683 (800)346-9152  
JPCAS 19322054 -3 EMC CJ4689432 MIN 10008920000123065 MERS PHONE 1-888-679-6377 T1913020517 [C]  
FRMCA1



\*19322054\*

# EXHIBIT B

ASSIGNED INSPECTOR: **EDMOND DECKERT**

Date: **June 18, 2015**

JOB ADDRESS: **531 NORTH GRAMERCY PLACE, LOS ANGELES, CA**

(AKA: **529 NORTH GRAMERCY PLACE, LOS ANGELES, CA**)

ASSESSORS PARCEL NO. (APN): **5522-014-010**

Last Full Title: **05/02/2015**

Last Update to Title:

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## LIST OF OWNERS AND INTERESTED PARTIES

- 1). MARIA L. REYES  
531 N. GRAMERCY PL.  
LOS ANGELES, CA 90004  
CAPACITY: OWNER
  
- 2). MEGA CAPITAL FUNDING, INC.  
12750 CENTER COURT DR., SUITE 200  
CERRITOS, CA 90703  
CAPACITY: INTERESTED PARTIES
  
- 3). WELLS FARGO BANK, TRUSTEE  
MORTGAGE INVESTMENTS II INC.  
BEAR STEARNS MORTGAGE FUNDING TRUST  
700 KANSAS LANE, MC 8000  
MONROE, LA 71203  
CAPACITY: INTERESTED PARTIES

**Property Detail Report**

For Property Located At :

**531 N GRAMERCY PL, LOS ANGELES, CA 90004-2501**

CoreLogic

RealQuest Professional

**Owner Information**

Bldg Card: 000 of 002

Owner Name: **REYES MARIA L**  
 Mailing Address: **531 N GRAMERCY PL, LOS ANGELES CA 90004-2501 C021**  
 Vesting Codes: **MW // SE**

**Location Information**

Legal Description: **TRACT # 858 S 9 FT EX OF ST OF LOT 2 AND N 32 FT EX OF ST OF LOT 3**  
 County: **LOS ANGELES, CA** APN: **5522-014-010**  
 Census Tract / Block: **1924.20 / 1** Alternate APN:  
 Township-Range-Sect: Subdivision: **858**  
 Legal Book/Page: **16-93** Map Reference: **34-D5 /**  
 Legal Lot: **3** Tract #: **858**  
 Legal Block: School District: **LOS ANGELES**  
 Market Area: **C18** School District Name:  
 Neighbor Code: Munic/Township:

**Owner Transfer Information**

Recording/Sale Date: **03/31/2006 / 03/21/2006** Deed Type: **GRANT DEED**  
 Sale Price: 1st Mtg Document #: **692372**  
 Document #: **692371**

**Last Market Sale Information**

Recording/Sale Date: **08/27/1998 / 08/13/1998** 1st Mtg Amount/Type: **\$165,424 / FHA**  
 Sale Price: **\$170,000** 1st Mtg Int. Rate/Type: **/ FIXED**  
 Sale Type: **FULL** 1st Mtg Document #: **1533126**  
 Document #: **1533125** 2nd Mtg Amount/Type: **/**  
 Deed Type: **CORPORATION GRANT DEED** 2nd Mtg Int. Rate/Type: **/**  
 Transfer Document #: Price Per SqFt: **\$98.89**  
 New Construction: Multi/Split Sale:

Lender: **TEMPLE INLAND MTG CORP**  
 Seller Name: **VENTURE INVESTMENTS PROPS**

**Prior Sale Information**

Prior Rec/Sale Date: **07/23/1998 / 07/13/1998** Prior Lender:  
 Prior Sale Price: **\$128,000** Prior 1st Mtg Amt/Type: **/**  
 Prior Doc Number: **1259065** Prior 1st Mtg Rate/Type: **/**  
 Prior Deed Type: **TRUSTEE DEED**

**Property Characteristics**

Gross Area:		Parking Type:	<b>PARKING AVAIL</b>	Construction:	
Living Area:	<b>1,719</b>	Garage Area:		Heat Type:	<b>HEATED</b>
Tot Adj Area:		Garage Capacity:	<b>2</b>	Exterior wall:	
Above Grade:		Parking Spaces:	<b>2</b>	Porch Type:	
Total Rooms:		Basement Area:		Patio Type:	
Bedrooms:	<b>3</b>	Finish Bsmnt Area:		Pool:	
Bath(F/H):	<b>2 /</b>	Basement Type:		Air Cond:	
Year Built / Eff:	<b>1915 / 1915</b>	Roof Type:		Style:	
Fireplace:	<b>Y / 1</b>	Foundation:		Quality:	
# of Stories:	<b>1.00</b>	Roof Material:		Condition:	
Other Improvements:					

**Site Information**

Zoning:	<b>LAR3</b>	Acres:	<b>0.12</b>	County Use:	<b>DUPLEX (0200)</b>
Lot Area:	<b>5,130</b>	Lot Width/Depth:	<b>41 x 125</b>	State Use:	
Land Use:	<b>DUPLEX</b>	Res/Comm Units:	<b>2 /</b>	Water Type:	
Site Influence:	<b>CORNER</b>			Sewer Type:	<b>TYPE UNKNOWN</b>

**Tax Information**

Total Value:	<b>\$725,191</b>	Assessed Year:	<b>2014</b>	Property Tax:	<b>\$8,969.94</b>
Land Value:	<b>\$515,719</b>	Improved %:	<b>29%</b>	Tax Area:	<b>67</b>
Improvement Value:	<b>\$209,472</b>	Tax Year:	<b>2014</b>	Tax Exemption:	<b>HOMEOWNER</b>
Total Taxable Value:	<b>\$718,191</b>				

**Comparable Sales Report**

For Property Located At

**531 N GRAMERCY PL, LOS ANGELES, CA 90004-2501**

CoreLogic

RealQuest Professional

**3 Comparable(s) Selected.**

Report Date: 06/11/2015

**Summary Statistics:**

	<b>Subject</b>	<b>Low</b>	<b>High</b>	<b>Average</b>
Sale Price	\$170,000	\$540,000	\$801,000	\$668,818
Bldg/Living Area	1,719	1,684	1,833	1,774
Price/Sqft	\$98.89	\$299.33	\$436.99	\$377.16
Year Built	1915	1922	1926	1924
Lot Area	5,130	4,933	6,080	5,537
Bedrooms	3	2	4	3
Bathrooms/Restrooms	2	2	2	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$725,191	\$249,365	\$482,702	\$391,090
Distance From Subject	0.00	0.07	0.40	0.24

\* = user supplied for search only

<b>Comp #:</b> 1				<b>Distance From Subject:</b> 0.07 (miles)
<b>Address:</b>	<b>603 N GRAMERCY PL, LOS ANGELES, CA 90004-1701</b>			
<b>Owner Name:</b>	<b>FITZGERALD RYAN</b>			
<b>Seller Name:</b>	<b>PARDO SILVIA</b>			
<b>APN:</b>	<b>5522-007-001</b>	<b>Map Reference:</b>	<b>34-D5 /</b>	<b>Living Area:</b> 1,684
<b>County:</b>	<b>LOS ANGELES, CA</b>	<b>Census Tract:</b>	<b>1924.20</b>	<b>Total Rooms:</b>
<b>Subdivision:</b>	<b>2275</b>	<b>Zoning:</b>	<b>LAR3</b>	<b>Bedrooms:</b> 3
<b>Rec Date:</b>	<b>10/07/2014</b>	<b>Prior Rec Date:</b>	<b>05/01/1995</b>	<b>Bath(F/H):</b> 2 /
<b>Sale Date:</b>	<b>08/12/2014</b>	<b>Prior Sale Date:</b>		<b>Yr Built/Eff:</b> 1924 /
<b>Sale Price:</b>	<b>\$665,455</b>	<b>Prior Sale Price:</b>	<b>\$182,000</b>	<b>Air Cond:</b>
<b>Sale Type:</b>	<b>FULL</b>	<b>Prior Sale Type:</b>	<b>FULL</b>	<b>Style:</b>
<b>Document #:</b>	<b>1060417</b>	<b>Acres:</b>	<b>0.11</b>	<b>Fireplace:</b> /
<b>1st Mtg Amt:</b>	<b>\$414,000</b>	<b>Lot Area:</b>	<b>4,933</b>	<b>Pool:</b>
<b>Total Value:</b>	<b>\$249,365</b>	<b># of Stories:</b>		<b>Roof Mat:</b>
<b>Land Use:</b>	<b>DUPLEX</b>	<b>Park Area/Cap#:</b>	<b>/</b>	<b>Parking:</b>

<b>Comp #:</b> 2				<b>Distance From Subject:</b> 0.26 (miles)
<b>Address:</b>	<b>733 N GRAMERCY PL, LOS ANGELES, CA 90038-4102</b>			
<b>Owner Name:</b>	<b>733 GRAMERCY PLACE LLC</b>			
<b>Seller Name:</b>	<b>GUPTA ANUJ</b>			
<b>APN:</b>	<b>5535-014-020</b>	<b>Map Reference:</b>	<b>34-D5 /</b>	<b>Living Area:</b> 1,833
<b>County:</b>	<b>LOS ANGELES, CA</b>	<b>Census Tract:</b>	<b>1917.10</b>	<b>Total Rooms:</b>
<b>Subdivision:</b>	<b>803</b>	<b>Zoning:</b>	<b>LARD1.5</b>	<b>Bedrooms:</b> 4
<b>Rec Date:</b>	<b>05/06/2015</b>	<b>Prior Rec Date:</b>	<b>07/02/2014</b>	<b>Bath(F/H):</b> 2 /
<b>Sale Date:</b>	<b>04/01/2015</b>	<b>Prior Sale Date:</b>	<b>04/15/2014</b>	<b>Yr Built/Eff:</b> 1926 / 1928
<b>Sale Price:</b>	<b>\$801,000</b>	<b>Prior Sale Price:</b>	<b>\$555,000</b>	<b>Air Cond:</b> YES
<b>Sale Type:</b>	<b>FULL</b>	<b>Prior Sale Type:</b>	<b>FULL</b>	<b>Style:</b>
<b>Document #:</b>	<b>520645</b>	<b>Acres:</b>	<b>0.14</b>	<b>Fireplace:</b> /
<b>1st Mtg Amt:</b>		<b>Lot Area:</b>	<b>6,080</b>	<b>Pool:</b>
<b>Total Value:</b>	<b>\$441,204</b>	<b># of Stories:</b>	<b>1.00</b>	<b>Roof Mat:</b>
<b>Land Use:</b>	<b>DUPLEX</b>	<b>Park Area/Cap#:</b>	<b>/ 3</b>	<b>Parking:</b> PARKING AVAIL

<b>Comp #:</b> 3				<b>Distance From Subject:</b> 0.4 (miles)
<b>Address:</b>	<b>512 N WINDSOR BLVD, LOS ANGELES, CA 90004-1413</b>			
<b>Owner Name:</b>	<b>LEE JOAN H</b>			
<b>Seller Name:</b>	<b>MARISCAL FEDERICO A</b>			
<b>APN:</b>	<b>5523-030-040</b>	<b>Map Reference:</b>	<b>34-D5 /</b>	<b>Living Area:</b> 1,804
<b>County:</b>	<b>LOS ANGELES, CA</b>	<b>Census Tract:</b>	<b>1924.10</b>	<b>Total Rooms:</b>
<b>Subdivision:</b>	<b>4596</b>	<b>Zoning:</b>	<b>LAR2</b>	<b>Bedrooms:</b> 2
<b>Rec Date:</b>	<b>03/20/2015</b>	<b>Prior Rec Date:</b>	<b>06/13/2000</b>	<b>Bath(F/H):</b> 2 /
<b>Sale Date:</b>	<b>03/16/2015</b>	<b>Prior Sale Date:</b>	<b>05/30/2000</b>	<b>Yr Built/Eff:</b> 1922 / 1922
<b>Sale Price:</b>	<b>\$540,000</b>	<b>Prior Sale Price:</b>	<b>\$385,000</b>	<b>Air Cond:</b> YES
<b>Sale Type:</b>	<b>FULL</b>	<b>Prior Sale Type:</b>	<b>FULL</b>	<b>Style:</b>
<b>Document #:</b>	<b>302763</b>	<b>Acres:</b>	<b>0.13</b>	<b>Fireplace:</b> /
<b>1st Mtg Amt:</b>	<b>\$324,000</b>	<b>Lot Area:</b>	<b>5,598</b>	<b>Pool:</b>
<b>Total Value:</b>	<b>\$482,702</b>	<b># of Stories:</b>		<b>Roof Mat:</b>
<b>Land Use:</b>	<b>DUPLEX</b>	<b>Park Area/Cap#:</b>	<b>/</b>	<b>Parking:</b>

# EXHIBIT D

ASSIGNED INSPECTOR: **EDMOND DECKERT**

Date: **June 18, 2015**

JOB ADDRESS: **531 NORTH GRAMERCY PLACE, LOS ANGELES, CA**

(AKA: **529 NORTH GRAMERCY PLACE, LOS ANGELES, CA**)

ASSESSORS PARCEL NO. (APN): **5522-014-010**

CASE#: **29010**

ORDER NO: **A-1116566**

EFFECTIVE DATE OF ORDER TO COMPLY: **January 17, 2006**

COMPLIANCE EXPECTED DATE: **January 27, 2006**

DATE COMPLIANCE OBTAINED: **JULY 14, 2008**

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

### **VIOLATIONS:**

SEE ATTACHED ORDER # A-1116566

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

EFREN R. ABRATIQUE, P.E.  
PRESIDENT  
JAVIER NUNEZ  
VICE-PRESIDENT  
PEDRO BIRBA  
MARSHA L. BROWN  
WILLIAM J. ROUSE

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**

LOPEZ, MARIA L. AND REYES, JOSE I.  
531 NORTH GRAMERCY PLACE  
LOS ANGELES, CALIFORNIA 90004

CASE #: 29010  
ORDER #: A-1116566  
EFFECTIVE DATE: January 17, 2006  
COMPLIANCE DATE: January 27, 2006

OWNER OF  
SITE ADDRESS: 531 N GRAMERCY PL  
ASSESSORS PARCEL NO.: 5522-014-010  
ZONE: R3; Multiple Dwelling 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. Restore the required covered parking area to its permitted use as a garage.**

You are therefore ordered to: Discontinue the use of the garage as a dwelling unit.

Code Section(s) in Violation: 12.21A.1.(a) and 12.21A4(a) of the L.A.M.C.

**2. UNAPPROVED OCCUPANCY**

You are therefore ordered to:

Code Section(s) in Violation: 91.104.2.5, 91.8105, 12.21A1(a) of the L.A.M.C.

Comments: Discontinue the use of the converted garage as a dwelling or

**3. PLANS REQUIRED.**

You are therefore ordered to: Submit all required plans and obtain all required approvals.

Code Section(s) in Violation: 91.106.3.2, 12.21A1(a) of the L.A.M.C.

Comments: Obtain plans and required permits for converted garage.

**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.



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

**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.**

**APPEAL PROCEDURES:**

There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine err 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 (213)252-3033.  
Office hours are 7:00 a.m. to 5:00 p.m. Monday through Friday.

Inspector: *J. Paradiso*

Date: January 11, 2006

JOE PARADISO  
3550 WILSHIRE BLVD. SUITE 1800  
LOS ANGELES, CA 90010  
(213)252-3033

*PP*  
REVIEWED BY