

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
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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 02, 2015

Council District: # 14

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

JOB ADDRESS: **459 NORTH BERNAL AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5178-025-036**

On October 03, 2009, 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: **459 North Bernal 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)	256.14
Title Report fee	<u>42.00</u>
Grand Total	\$ <u>648.14</u>

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 **\$648.14** 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 **\$648.14** 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. T11425
Dated as of: 05/08/2015

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)

APN #: 5178-025-036

Property Address: 459 N BERNAL AVE ✓ **City:** Los Angeles **County:** Los Angeles

VESTING INFORMATION

Type of Document: Order Confirming Sale of Real and Personal Property as a Unit
Grantee : Juan De La Rosa and Josefina De La Rosa, husband and wife, as joint tenants
Grantor : Vera Fern Armstrong also known as Vera Armstrong, also known as Vera F. Armstrong, also known as V. F. Armstrong
Deed Date : 7/6/1967 **Recorded :** 8/1/1967
Instr No. : 106

MAILING ADDRESS: Juan De La Rosa and Josefina De La Rosa
459 N BERNAL AVE LOS ANGELES CA 90063

SCHEDULE B

LEGAL DESCRIPTION

The following described property:

Situated in the City of Los Angeles, County of Los Angeles, State of California: Lot 133 Tract number 4812, in the city of Los Angeles, County of Los Angeles, State of California as per map recorded in Book 51, Page 79 of Maps, office of the County Recorder of said County.

Assessor's Parcel No: 5178-025-036

MORTGAGES/LIENS

We find no Open Mortgages/Deeds of Trust of Record.

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. T11425

SCHEDULE B (Continued)

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

Claimant : *Department of Building and Safety Financial Services Division*

Recorded : *1/15/2010*

Instr No. : *20100068133*

of Official Records

MAILING ADDRESS: *Juan De La Rosa and Josefina De La Rosa,
459 N Bernal Ave Los Angeles CA, 90063.*

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

Type of Document: *An abstract of judgment for the amount shown below and other amounts due:*

Debtor : *Juan De La Rosa and Josefina De La Rosa*

Creditor : *Department of Building and Safety Code Enforcement Bureau*

Date Entered : *9/4/2009*

County : *Los Angeles*

Returned To Recorded : *9/4/2009*

Instr No. : *20091359457*

MAILING ADDRESS: *Juan De La Rosa and Josefina De La Rosa,
459 N Bernal Ave Los Angeles CA, 90063.*

MAILING ADDRESS: *Department of Building and Safety Code Enforcement Bureau,
3550 Wilshire Blvd., Suite 1800 Los Angeles, CA 90010*

1 BARRY SULLIVAN
2 Attorney for Executor
3 2467 Whittier Blvd.,
4 Los Angeles, California
5 Angelus 1-0953

THE DOCUMENT TO WHICH THIS CERTIFICATE IS AT-
TACHED IS A FULL, TRUE AND CORRECT COPY OF THE
ORIGINAL ON FILE AND OF RECORD IN MY OFFICE.
SAME HAVING BEEN FILED July 6 1967
ATTEST Jul 24 1967 19
WILLIAM G. SHARP County Clerk and Clerk of the Superior
Court of the State of California, in and
for the County of Los Angeles.

8 SUPERIOR COURT OF THE STATE OF CALIFORNIA
9 FOR THE COUNTY OF LOS ANGELES

10
11 In the Matter of the Estate of) NO. P 516 362
12 VERA VERN ARMSTRONG aka)
13 VERA ARMSTRONG aka) ORDER CONFIRMING SALE OF
14 V. F. ARMSTRONG aka) REAL AND PERSONAL PROPERTY
15 V. F. ARMSTRONG) AS A UNIT
16 deceased)
17 -----

18 The return and petition for confirmation of sale of real
19 and personal property herein of FRANK MARTIN ARMSTRONG, Executor
20 of the Estate of Vera Vern Armstrong also known as Vera Armstrong,
21 also known as Vera F. Armstrong also known as V. F. Armstrong,
22 deceased, by Barry Sullivan, his attorney came on for hearing on
23 July 3, 1967 in Department 4 of the above entitled Court, before
24 the Honorable VICTOR E. DONATELLI, JUDGE PRO TEM, and the Court
25 finding that notice of the time and place of said sale and all
26 notices of said hearing have been given as required by law; that
27 all the allegations of said petition are true; that the sale was
28 properly and legally made, the property was appraised within a year
29 of the sale and was sold for at least 90% of the appraisal and
30 no other bid exceeding said bid by at least 10% on the first
31 \$10,000.00 and 5% of the excess exclusive of the expense of a new
32 sale, could be obtained;

IT IS ORDERED that the sale of the real property hereinafter

page 1-

T. I. REC

AUG 1 1967

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1 described together with the household furniture and furnishings
2 located thereon to **JUAN DE LA ROSA and JOSEFIMA DE LA ROSA,**
3 **husband and wife, as joint tenants, for \$11,500.00, each, this**
4 **being the highest and best bid made, is hereby confirmed and, upon**
5 **payment of the purchase price aforesaid, said FRANK MARTIN**
6 **ARMSTRONG, Executor of said estate, is directed to execute to**
7 **said purchasers a conveyance of the following property, located**
8 **in the City of Los Angeles, County of Los Angeles, State of**
9 **California, described as:**
10 **Lot 133 of Tract No. 4812, in the City of Los Angeles, County of**
11 **Los Angeles, State of California as per map recorded in Book 51,**
12 **page 79 of Maps, office of the County Recorder of said County,**
13 **commonly known as 439 North Bernal Avenue, Los Angeles,**
14 **California, together with the household furniture and furnishings**
15 **located thereon, as a unit.**

16 **IT IS FURTHER ORDERED that the Executor, FRANK MARTIN**
17 **ARMSTRONG, pay to Mardy's Realty, a duly licensed broker of the**
18 **State of California, License Number 311217101, the sum of \$575.00**
19 **from the proceeds of said sale, as commission on the sale of said**
20 **property.**

21 The Court finds no additional bond herein is necessary.

22 Dated: July 4, 1967

23 DONATELLI

24 VICTOR E. DONATELLI, JUDGE
25 PRO TEM

26 *[Signature]*

27 VICTOR E. DONATELLI PRO TEMPORE

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28 page 2--
29
30
31
32

T. I. REC

AUG 1 67

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9 cc. Type on large

WHEN RECORDED MAIL TO:

JUAN DE LA ROSA
459 N. BERNAL AVENUE
LOS ANGELES 63, CALIF.

6756015

DEED

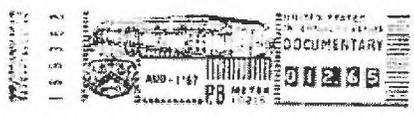
ADMINISTRATOR OR EXECUTOR

PRIVATE or PUBLIC SALE

THIS INSTRUMENT, Made the 7 day of July, 1957, by
 and between FRANCIS ARMITRONG,
 duly appointed, qualified and acting ADMINISTRATOR
(Administrator, Administrator with the will annexed, or Executor)
 of the ESTATE of VERA ARMITRONG also known
(Estate or Last Will and Testament)
 as VERA ARMITRONG, also known as VERA P. ARMITRONG, also known as
V. P. ARMITRONG
 deceased, late of the County of Los Angeles
 State of California, the party of the first part, and
JUAN DE LA ROSA, SON OF JOSEFINA DE LA ROSA, husband of JOSEFINA DE LA ROSA,
 tenants
 of the County of Los Angeles, State of California
 the party of the second part,

WITNESSETH: That whereas, pursuant to legal notices given thereof, said party of the first
 part, on the 7 day of July, 1957,
 at the time and place and in the manner specified in said notices, did offer for sale at
PRIVATE sale and did sell at PRIVATE
(Private or Public) (Private or Public)
 sale, subject to confirmation by the Superior Court of the State of California, in and for the
 County of Los Angeles, the said real estate hereinafter particularly
 described, and at such sale said party of the second part purchased said real property for the
 sum of Eleven thousand, five hundred Dollars (\$11,500.00),
 to-wit: being the highest and best bidder and that being the highest and best sum bid; and

T. I. REC
AUG 1 67



MAIL TAX STATEMENTS TO: JUAN DELA ROSA 459 N. BERNAL AVE. LOS ANGELES CALIFORNIA

T. I. REC

AUG 1 67

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In Witness Whereof, the said party of the first part, as

Executor

(Administrator, Administrator with the will annexed, or Executor)

of the Estate of Vera Fern Armstrong

(Estate - - - Last Will and Testament)

also known as Vera Armstrong, also known as Vera F. Armstrong also known as V. F. ARMSTRONG, deceased, as aforesaid,

has hereunto set my hand, the day and year first above written.

Frank Martin Armstrong

Executor

(Administrator, Administrator with the will annexed, or Executor)

of the estate

(Estate - - - Last Will and Testament)

Vera Fern Armstrong also known as Vera Armstrong, also known as Vera F. ARMSTRONG also known as V. F. ARMSTRONG, deceased.

6756018

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SUBMITTED FOR RECORDATION
BY AND RETURN TO

Bank of America
NATIONAL TRUST AND SAVINGS ASSOCIATION

Brooklyn Branch #315 Branch

2305 Brooklyn Ave

Address
Los Angeles 33, Calif.

SPACE ABOVE THIS LINE FOR RECORDER'S USE

This Deed of Trust, made this 7th day of July, 1967

BETWEEN Juan La Rosa and Josefina De La Rosa, husband and wife

as TRUSTOR,
("Trustor" to be interpreted as "Trustors" where context requires), CONTINENTAL AUXILIARY COMPANY, a California corporation, as TRUSTEE, and BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASSOCIATION, a national banking association, as BENEFICIARY.

WITNESSETH: That Trustor IRREVOCABLY GRANTS, TRANSFERS and ASSIGNS to TRUSTEE IN TRUST, WITH POWER OF SALE, the following described property situate in the

County of Los Angeles, State of California, to-wit:

Lot 133 Tract 4512 as per map recorded in Book 51
Page 79 of Maps, in the office of the County
Recorder of said County.

T. I. REC
AUG 1 67

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including all appurtenances and easements used in connection therewith, all water and water rights (whether riparian, appropriative, or otherwise, and whether or not appurtenant) used in connection therewith, all shares of stock evidencing the same, pumping stations, engines, machinery, pipes and ditches, including also all gas, electric, cooking, heating, cooling, air conditioning, refrigeration and plumbing fixtures and equipment which have been or may hereafter be attached in any manner to any building now or hereafter on the said property, or to the said property, and also the rents, issues and profits thereof, SUBJECT, HOWEVER, to the right, power and authority hereinafter given to and conferred upon the Beneficiary to collect and apply such rents, issues and profits.

FOR THE PURPOSE OF SECURING: (1) Payment of the sum of \$ 5,000.00 with interest thereon according to the terms of a promissory note or notes of even date herewith, made by Trustor, payable to the order of the Beneficiary, and extensions or renewals thereof; (2) payment of such additional amounts as may be hereafter loaned by Beneficiary or its successor to the Trustor or any of them, or any successor in interest of the Trustor, with interest thereon, and any other indebtedness or obligation of the Trustor, or any of them, and any present or future demands of any kind or nature which the Beneficiary or its successor may have against the Trustor, or any of them, whether created directly, or acquired by assignment, whether absolute or contingent, whether due or not, whether otherwise secured or not, or whether existing at the time of the execution of this instrument, or arising thereafter; (3) performance of each agreement of Trustor herein contained; and (4) payment of all sums to be made by Trustor pursuant to the terms hereof.

collection of such rents, issues and profits, and the application thereof as aforesaid, shall not waive or cure any default or notice of default hereunder, or invalidate any act done pursuant to such notice. Trustor also assigns to Trustee, as further security for the performance of the obligations secured hereby, all prepaid rents and all monies which may have been or may hereafter be deposited with said Trustor by any lessee of the premises herein described, to secure the payment of any rent, and upon default in the performance of any of the provisions hereof, Trustor agrees to deliver such rents and deposits to the Trustee.

7. Any Trustor who is a married woman hereby expressly agrees that no claims may be had against her separate property for any deficiency after the sale of the property hereunder.

8. Should proceedings be instituted to register title of the property under any land title law, Trustor will pay upon demand all sums expended by Trustee or Beneficiary, including attorney fees, and forthwith deliver to Beneficiary all evidence of title.

9. The pleading of any statute of limitations as a defense to any and all obligations secured by this deed of trust is hereby waived to the full extent permissible by law.

10. Trustor further agrees that Beneficiary may from time to time and for periods not exceeding one year, in behalf of

the Trustor, renew or extend any promissory note secured hereby, and said renewal or extension shall be conclusively deemed to have been made when endorsed on said promissory note or notes by the Beneficiary in behalf of the Trustor.

11. Beneficiary may from time to time, substitute another Trustee in the place of the Trustee herein named, to execute this trust. Upon such appointment, and without conveyance to the successor trustee, the latter shall be vested with all the title, powers and duties conferred upon the Trustee herein named. Each such appointment and substitution shall be made by written instrument executed by the Beneficiary, containing reference to this deed of trust sufficient to identify it, which, when recorded in the office of the County Recorder of the county or counties in which the property is situated, shall be conclusive proof of the proper appointment of the successor trustee.

12. This deed of trust shall inure to and bind the heirs, devisees, legal representatives, successors and assigns of the parties hereto. All obligations of each Trustor hereunder are joint and several. The rights or remedies granted hereunder, or by law, shall not be exclusive, but shall be concurrent and cumulative.

13. For any statement regarding the obligations secured hereby, Beneficiary may charge the maximum amount permitted by law at the time of the request therefor.

If a mailing address is set forth opposite any Trustor's signature hereto, and not otherwise, the undersigned Trustor shall be deemed to have requested that a copy of any notice of default, and of any notice of sale hereunder, be mailed to said Trustor at said address.

MAILING ADDRESSES FOR NOTICES

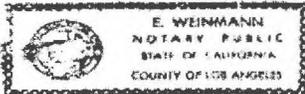
STREET	CITY AND STATE	SIGNATURE OF TRUSTOR
1501 Bridge St.,	Los Angeles 33, Calif.	<i>Juan De La Rosa</i> Juan De La Rosa
1501 Bridge St.,	Los Angeles 33, Calif.	<i>Josefina De La Rosa</i> Josefina De La Rosa

STATE OF CALIFORNIA

County of Los Angeles } ss.

On this 12th day of July, 1967, before me the undersigned a Notary Public in and for said County, personally appeared Juan De La Rosa and Josefina De La Rosa

known to me to be the person whose name is subscribed to the within instrument, and acknowledged that they executed the same.
WITNESS my hand and official seal.



Notary Public in and for said County and State
My Commission expires Nov. 30, 1969
E. WEINMANN

T. I. REC
AUG 1 67

RECORDING REQUESTED BY
Bank of America
NATIONAL TRUST AND SAVINGS ASSOCIATION

4201

RECORDING FEE \$1.00
WITHIN RECORDED MAIL TO
FURNISH TO THE COUNTY
1961 NOV 29 11:54 AM '68

RECORDED IN THE OFFICE OF THE COUNTY RECORDER
OF LOS ANGELES COUNTY, CALIF.
5 Nov 30 3 P.M. NOV 29 1968
RAY E. LEE, County Recorder

SPACE ABOVE THIS LINE FOR RECORDING FEE

DEED OF RECONVEYANCE

THIS SHOULD BE RECORDED IN COUNTY
WHERE DEED OF TRUST IS RECORDED

REC-2M

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Bank of America National Trust and Savings Association, the Beneficiary and holder of the Deed of Trust made, executed and delivered on _____

by _____ as Trustor

in California, as Trustee for said Beneficiary, which Deed of Trust was recorded on _____

County of _____ State of California, in Volume _____ of Official Records, at page _____

WHEREAS, CONTINENTAL AUXILIARY COMPANY, a California Corporation, is now the Trustee under said Deed of Trust;

NOW, THEREFORE, the CONTINENTAL AUXILIARY COMPANY, as said Trustee, does hereby grant, remise, release and reconvey to the person or persons legally entitled thereto, all the estate and interest therein to it, by or through said Deed of Trust, in the lands therein described, together with the appurtenances, special reference being hereby made to said Deed of Trust and the record thereof, for a particular description of said lands.

IN WITNESS WHEREOF, said CONTINENTAL AUXILIARY COMPANY, as such Trustee, has caused these presents to be executed by an officer, to-wit: _____ of the BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASSOCIATION and certified agent of said CONTINENTAL AUXILIARY COMPANY, by virtue of a resolution of the Board of Directors of said Corporation heretofore recorded in the aforesaid County.

Dated this _____ day of _____, 19____, CONTINENTAL AUXILIARY COMPANY, a Corporation, Trustee,
By _____ Its Agent.

STATE OF CALIFORNIA
County of _____
On this _____ day of _____, 19____, before me, _____ County, personally appeared _____ as _____ of _____ BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASSOCIATION, and as official agent of CONTINENTAL AUXILIARY COMPANY, a corporation, known to me to be the person who executed the within instrument as agent of CONTINENTAL AUXILIARY COMPANY, a corporation, then existent, and acknowledged to me that said CONTINENTAL AUXILIARY COMPANY, a corporation, executed the same as such Trustee.

WITNESS my hand and official seal this _____ day of _____, 19____.
Notary Public for the State of California
COUNTY OF LOS ANGELES

Notary Public in and for said _____ County and State.
My commission expires _____

NOV 29 1968

4201

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. 4767985)

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 4812 133 MB 51-79

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 5178-025-036
AKA 459 N BERNAL AVE
LOS ANGELES

Owner.
DE LA ROSA JUAN AND JOSEFINA
459 N BERNAL AVE
LOS ANGELES CA,90063

DATED: This 06th Day of January, 2010

CITY OF LOS ANGELES

By *Karen Penner*
for Karen Penner, Bureau Chief
Resource Management Bureau

7

RECORDING REQUEST BY
City of Los Angeles
WHEN RECORDED MAIL TO
Department of Building and Safety
Code Enforcement Bureau
3550 Wilshire Blvd., Suite 1800
Los Angeles, CA
90010



SPACE ABOVE THIS LINE FOR RECORDER'S USE

**NOTICE OF BUILDING(S), STRUCTURE(S), OR PREMISES CLASSIFIED AS EITHER
HAZARDOUS, SUBSTANDARD OR A NUISANCE - ABATEMENT PROCEEDINGS**

Notice is hereby given that, pursuant to the provisions of Division 89 of Article 1 of Chapter IX of the Los Angeles Municipal Code (LAMC), the Department of Building and Safety has determined the building(s), structure(s), premises or portion(s) thereof, located at the site described below, to be a SUBSTANDARD property, as defined in Section 91.8902 (LAMC). The owner of the property has been duly notified pursuant to the above code section.

If the owner or any other party having or acquiring any right, title or interest in the property fails or refuses to comply with the notice as ordered, the Department shall initiate procedures that will result in the work being done under City Contract. The costs, plus administrative fees, will be assessed as a lien against the property. **This notice will continue in force until the Department of Building and Safety records a subsequent notice of termination.**

For further information regarding this notice and the status of Department proceedings, please feel free to contact the Code Enforcement Bureau Inspector listed below.

JOHN STEPHENS
(213)252-3051
(888)524-2845
3550 WILSHIRE BLVD SUITE 1800
LOS ANGELES, CA 90010-2419
Case No 297775

Assessor's Map Book: 5178 Page: 025 Parcel 036

Identified by Los Angeles County Tax Assessors records as:

**459 N BERNAL AVE
LOS ANGELES, CA 90063**

DATED: This 4th day of September, 2009

Owner:
DE LA ROSA, JUAN AND JOSEFINA,
459 N BERNAL AVE
LOS ANGELES, CA 90063

For
HECTOR BUFRAGO, CHIEF
CODE ENFORCEMENT BUREAU
CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY

September 04, 2009

Property Detail Report

For Property Located At :
459 N BERNAL AVE, LOS ANGELES, CA 90063-2811



Owner Information

Owner Name: DE LA ROSA JUAN & JOSEFINA
 Mailing Address: 459 N BERNAL AVE, LOS ANGELES CA 90063-2811 C041
 Vesting Codes: //

Location Information

Legal Description:	TRACT # 4812 LOT 133	APN:	5178-025-036
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	2038.00 / 4	Subdivision:	4812
Township-Range-Sect:		Map Reference:	45-C4 /
Legal Book/Page:	51-79	Tract #:	4812
Legal Lot:	133	School District:	LOS ANGELES
Legal Block:		School District Name:	
Market Area:	BOYH	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	/	Deed Type:	
Sale Price:		1st Mtg Document #:	
Document #:			

Last Market Sale Information

Recording/Sale Date:	08/01/1967 /	1st Mtg Amount/Type:	/
Sale Price:	\$11,500	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	
Document #:		2nd Mtg Amount/Type:	/
Deed Type:	DEED (REG)	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$13.25
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:		Construction:	
Living Area:	868	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:		Exterior wall:	SHINGLE SIDING
Above Grade:		Parking Spaces:		Porch Type:	
Total Rooms:	4	Basement Area:		Patio Type:	COVERED PATIO
Bedrooms:	1	Finish Bsmnt Area:		Pool:	
Bath(F/H):	1 /	Basement Type:		Air Cond:	
Year Built / Eff:	1922 / 1922	Roof Type:		Style:	CONVENTIONAL
Fireplace:	/	Foundation:	RAISED	Quality:	
# of Stories:	1.00	Roof Material:	COMPOSITION	Condition:	
			SHINGLE		

Other Improvements: FENCE;ADDITION;FENCED YARD;LAUNDRY ROOM

Site Information

Zoning:	LAR2	Acres:	0.11	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	4,640	Lot Width/Depth:	40 x 116	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$26,953	Assessed Year:	2014	Property Tax:	\$401.47
Land Value:	\$13,579	Improved %:	50%	Tax Area:	4
Improvement Value:	\$13,374	Tax Year:	2014	Tax Exemption:	HOMEOWNER
Total Taxable Value:	\$19,953				

Comparable Summary

For Property Located At



CoreLogic

RealQuest Professional

459 N BERNAL AVE, LOS ANGELES, CA 90063-2811

4 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: 4

	Subject Property	Low	High	Average
Sale Price	\$11,500	\$280,000	\$310,000	\$295,000
Bldg/Living Area	868	864	936	885
Price/Sqft	\$13.25	\$301.28	\$356.73	\$334.08
Year Built	1922	1907	1922	1916
Lot Area	4,640	4,640	7,424	6,012
Bedrooms	1	2	2	2
Bathrooms/Restrooms	1	1	1	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$26,953	\$28,550	\$215,137	\$76,337
Distance From Subject	0.00	0.06	0.41	0.24

*= 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										
		459 N BERNAL AVE	\$11,500	1922	1	1	08/01/1967	868	4,640	0.0
Comparables										
<input checked="" type="checkbox"/>	1	460 N INDIANA ST	\$308,000	1922	2	1	04/29/2015	864	5,325	0.06
<input checked="" type="checkbox"/>	2	424 N EZRA ST	\$280,000	1922	2	1	04/10/2015	870	4,640	0.1
<input checked="" type="checkbox"/>	3	156 N HICKS AVE	\$310,000	1907	2	1	05/20/2015	869	7,424	0.38
<input checked="" type="checkbox"/>	4	3730 HAMMEL ST	\$282,000	1915	2	1	03/23/2015	936	6,658	0.41

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

459 N BERNAL AVE, LOS ANGELES, CA 90063-2811**4 Comparable(s) Selected.**

Report Date: 06/01/2015

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$11,500	\$280,000	\$310,000	\$295,000
Bldg/Living Area	868	864	936	885
Price/Sqft	\$13.25	\$301.28	\$356.73	\$334.08
Year Built	1922	1907	1922	1916
Lot Area	4,640	4,640	7,424	6,012
Bedrooms	1	2	2	2
Bathrooms/Restrooms	1	1	1	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$26,953	\$28,550	\$215,137	\$76,337
Distance From Subject	0.00	0.06	0.41	0.24

* = user supplied for search only

Comp #:1 Distance From Subject:0.06 (miles)
 Address: 460 N INDIANA ST, LOS ANGELES, CA 90063-4114
 Owner Name: CISNEROS THOMAS & ANDREA M
 Seller Name: PEREZ MARIA L
 APN: 5232-001-018 Map Reference: 45-C4 / Living Area: 864
 County: LOS ANGELES, CA Census Tract: 5309.01 Total Rooms: 4
 Subdivision: PALMA HEIGHTS Zoning: LCR2* Bedrooms: 2
 Rec Date: 04/29/2015 Prior Rec Date: 08/16/1974 Bath(F/H): 1 /
 Sale Date: 04/17/2015 Prior Sale Date: Yr Built/Eff: 1922 / 1922
 Sale Price: \$308,000 Prior Sale Price: \$18,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 485631 Acres: 0.12 Fireplace: /
 1st Mtg Amt: \$292,600 Lot Area: 5,325 Pool:
 Total Value: \$29,504 # of Stories: 1.00 Roof Mat: ROLL
 Land Use: SFR Park Area/Cap#: / 1 Parking: COMPOSITION
 ATTACHED
 GARAGE

Comp #:2 Distance From Subject:0.1 (miles)
 Address: 424 N EZRA ST, LOS ANGELES, CA 90063-2824
 Owner Name: RETANA DANNY & CLAUDIA
 Seller Name: CORONA ALEJANDRA
 APN: 5178-024-014 Map Reference: 45-C4 / Living Area: 870
 County: LOS ANGELES, CA Census Tract: 2038.00 Total Rooms: 5
 Subdivision: 4812 Zoning: LAR2 Bedrooms: 2
 Rec Date: 04/10/2015 Prior Rec Date: 01/23/2004 Bath(F/H): 1 /
 Sale Date: 04/06/2015 Prior Sale Date: 12/04/2003 Yr Built/Eff: 1922 / 1922
 Sale Price: \$280,000 Prior Sale Price: \$185,500 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 395552 Acres: 0.11 Fireplace: /
 1st Mtg Amt: \$274,928 Lot Area: 4,640 Pool:
 Total Value: \$215,137 # of Stories: 1.00 Roof Mat: COMPOSITION
 Land Use: SFR Park Area/Cap#: / 2 Parking: SHINGLE
 PARKING AVAIL

Comp #:3 Distance From Subject:0.38 (miles)
 Address: 156 N HICKS AVE, LOS ANGELES, CA 90063-4124
 Owner Name: LIU AMY R
 Seller Name: CORONA CARMEN
 APN: 5232-013-034 Map Reference: 45-C4 / Living Area: 869
 County: LOS ANGELES, CA Census Tract: 5311.01 Total Rooms: 4
 Subdivision: H T HAZARDS EAST SIDE Zoning: LCR2* Bedrooms: 2
 ADD
 Rec Date: 05/20/2015 Prior Rec Date: 07/08/1980 Bath(F/H): 1 /
 Sale Date: 04/29/2015 Prior Sale Date: Yr Built/Eff: 1907 / 1910
 Sale Price: \$310,000 Prior Sale Price: \$16,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 588305 Acres: 0.17 Fireplace: /
 1st Mtg Amt: Lot Area: 7,424 Pool:
 Total Value: \$32,156 # of Stories: 1.00 Roof Mat: COMPOSITION
 Land Use: SFR Park Area/Cap#: / 7 Parking: SHINGLE
 PARKING AVAIL

Comp #:4 Distance From Subject:0.41 (miles)
 Address: 3730 HAMMEL ST, LOS ANGELES, CA 90063-2230
 Owner Name: ZAHNISER DAVID L
 Seller Name: RINCON R & C FAMILY TRUST
 APN: 5232-028-008 Map Reference: 45-C4 / Living Area: 936
 County: LOS ANGELES, CA Census Tract: 5309.01 Total Rooms: 5
 Subdivision: H T HAZARDS EAST SIDE Zoning: LCR2YY Bedrooms: 2
 ADD
 Rec Date: 03/23/2015 Prior Rec Date: Bath(F/H): 1 /
 Sale Date: 03/16/2015 Prior Sale Date: Yr Built/Eff: 1915 / 1915
 Sale Price: \$282,000 Prior Sale Price: Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 309408 Acres: 0.15 Fireplace: Y / 1
 1st Mtg Amt: \$211,200 Lot Area: 6,658 Pool:
 Total Value: \$28,550 # of Stories: 1.00 Roof Mat: ROLL
 Land Use: SFR Park Area/Cap#: / 1 Parking: COMPOSITION
 PARKING AVAIL

EXHIBIT D

ASSIGNED INSPECTOR: **ROGER BRUCE**

Date: **June 02, 2015**

JOB ADDRESS: **459 NORTH BERNAL AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5178-025-036**

CASE#: **297775**

ORDER NO: **A-2308121**

EFFECTIVE DATE OF ORDER TO COMPLY: **September 03, 2009**

COMPLIANCE EXPECTED DATE: **October 03, 2009**

DATE COMPLIANCE OBTAINED: **No Compliance to Date**

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-2308121

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

MARSHA L. BROWN
PRESIDENT
VAN AMBATELOS
VICE-PRESIDENT
VICTOR H. CUEVAS
HELENA JUBANY
ELENORE A. WILLIAMS

CITY OF LOS ANGELES
CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

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

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

SUBSTANDARD ORDER

DE LA ROSA, JUAN AND JOSEFINA
459 N BERNAL AVE
LOS ANGELES, CA 90063

SEP 02 2009

CASE #: 297775
ORDER #: A-2308121

On PC the EFFECTIVE DATE: September 03, 2009
undersigned mailed this notice by Date
regular mail, postage prepaid, to COMPLIANCE DATE: October 03, 2009
the addressee as shown on the last
equalized assessment roll.

Signature

OWNER OF
SITE ADDRESS: 459 N BERNAL AVE
ASSESSORS PARCEL NO.: 5178-025-036
ZONE: R2; Two Family Zone

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. Unapproved occupancy or use of the Garage as a dwelling.

You are therefore ordered to: 1) Discontinue the unapproved occupancy or use of the Garage as a dwelling. This portion of the Order to Comply requires immediate compliance.

Code Section(s) in Violation: 91.104.2.5, 91.103.1, 12.26E and 12.21A.1.(a) of the L.A.M.C.

Comments: Structure was constructed under the aegis of permit 1954LA03586, an 18'X 20' Garage.

2. The garage has been converted to habitable space without the required permits and approvals.

You are therefore ordered to: Discontinue the use as a dwelling and restore the garage to its originally permitted use as a garage.

Code Section(s) in Violation: 12.21A.1.(a), 12.21A4(a), 91.8902.15, 12.21A4(m), 91.8902.14, 91.8105, 91.103.1 of the L.A.M.C.

3. The construction of an approximate 11' x 18' addition to the front of the garage was/is constructed without the required permits and approvals.

You are therefore ordered to: 1) Demolish and remove all construction work performed without the required permit(s).
2) Restore the existing structure(s) to its originally approved condition. OR
3) Submit plans, obtain the required permits and make the structure(s) comply with all requirements of the L.A.M.C.

Code Section(s) in Violation: 91.8105, 91.106.1.1, 91.106.1.2, 91.108.4, 91.106.3.2, 91.103.1, 93.0104, 94.103.1.1, 95.112.1, 12.21A.1.(a) of the L.A.M.C.



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

www.ladbs.org

4. Failure to provide or maintain the required off street parking.

You are therefore ordered to: 1) Provide and/or maintain the required off street parking.

Code Section(s) in Violation: 12.21A.1.(a), and 12.21A.4.(m) of the L.A.M.C.

Comments: The unapproved occupancy and construction in/at the garage has eliminated the required auto access into the garage and the required covered off-street parking area.

5. Permit required. Water heaters installed without the required permits, inspections and approvals.

You are therefore ordered to: 1) Remove the 2 installed water heaters from the side yard.
2) Obtain the required mechanical and plumbing permit(s) to install the required water heater. Schedule the required inspections and obtain all final approvals.

Code Section(s) in Violation: 95.112.1, 12.21A.1.(a) of the L.A.M.C.

Location: North side, against the fence.

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.

A proposed noncompliance fee in the amount of **\$100.00** 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 \$350.00.

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.

INVESTIGATION FEE REQUIRED:

Whenever any work has been commenced without authorization by a permit or application for inspection, and which violates provisions of Articles 1 through 8 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.) , and if no order has been issued by the department or a court of law requiring said work to proceed, a special investigation fee which shall be double the amount charged for an application for inspection, license or permit fee, but not less than \$400.00 , shall be collected on each permit, license or application for inspection. Section 98.0402 (a) 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 err 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.

