

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

May 26, 2015

Council District: # 8

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

JOB ADDRESS: 4639 SOUTH 2<sup>ND</sup> AVENUE, LOS ANGELES, CA  
ASSESSORS PARCEL NO. (APN): 5015-037-020

On April 24, 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: **4639 South 2<sup>nd</sup> 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)	279.14
Title Report fee	42.00
<b>Grand Total</b>	<b>\$ 671.14</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 **\$671.14** 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 **\$671.14** 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

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

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**Property Title Report**

**Work Order No. T11433**  
*Dated as of: 05/08/2015*

**Prepared for: City of Los Angeles**

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**SCHEDULE A**

*(Reported Property Information)*

**APN #: 5015-037-020**

**Property Address: 4639 S 2ND AVE**

**City: Los Angeles**

**County: Los Angeles**

**VESTING INFORMATION**

**Type of Document: Quitclaim Deed**

**Grantee : Marion A. Penn**

**Grantor : Henry Penn, a married man, Ethel Marie Penn and Bessie Cornelia Penn**

**Deed Date : 7/26/1980**

**Recorded : 7/28/1980**

**Instr No. : 80 717424**

**Mailing Address: Marion A. Penn,  
4639 Second Avenue Los Angeles, California 90043**

**SCHEDULE B**

**LEGAL DESCRIPTION**

*The following described property:*

*Situated in the County of Los Angeles, State of California: Lot 206 of Tract No. 1798, in the County of Los Angeles, State of California as per map recorded in Book 21 Page 40 or maps, in the office of the County Recorder of said County.*

*Assessor's Parcel No: 5015-037-020*

**MORTGAGES/LIENS**

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

**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 : 8/28/2009**

**Instr No. : 20091328729**

**MAILING ADDRESS: Penn Marion A, 4639 2nd 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**

RECORDING REQUESTED BY

775

Bank of Tokyo of California  
Crenshaw Branch  
120 CREN SHAW RECORDS MAIL TO

Name: Mr. Henry Penn and  
Street Address: Mr. and Mrs. Marion Penn  
4639 Second Avenue  
City & State: Los Angeles, California

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Name: Same as above address  
Street Address:  
City & State:

Affix I.R.S. § 2-20  
Affix L.A.C.T/T for \$15.00

T.S.I. REC

OCT 11 1967

### Grant Deed



THIS FORM FURNISHED BY TITLE INSURANCE AND TRUST COMPANY

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
OWEN T. JACKSON, JR. and BRENDA J. JACKSON, husband and wife

hereby GRANT(S) to HENRY PENN, a married man, and MARION A. PENN and ETHEL MARIE PENN, husband and wife, all as joint tenants

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

Lot 206 of Tract No. 1798, in the County of Los Angeles, State of California, as per map recorded in Book 21 Page 40 of Maps, in the office of the County Recorder of said County.

Marion A. Penn and Ethel Marie Penn, husband and wife, hereby accept the interest conveyed to them as joint tenants with Henry Penn by the foregoing deed.

*Marion A. Penn*  
Marion A. Penn

*Ethel Marie Penn*  
Ethel Marie Penn

BESSIE CORNELIA PENN, joins in the execution of this Deed in order to vest title in MARION A. PENN and ETHEL MARIE PENN, husband and wife and HENRY PENN, a married man, ALL AS JOINT TENANTS.

Dated August 29, 1967

*Owen T. Jackson Jr.*  
OWEN T. JACKSON, JR.  
*Brenda J. Jackson*  
BRENDA J. JACKSON

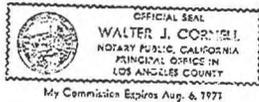
STATE OF CALIFORNIA }  
COUNTY OF Los Angeles } ss.

On Sept 1, 1967 before me, the undersigned, a Notary Public in and for said State, personally appeared Owen T. Jackson, Jr. and Brenda J. Jackson

*Bessie Cornelia Penn*  
BESSIE CORNELIA PENN

known to me to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same. WITNESS my hand and official seal.

Signature: *Walter J. Corneli*  
Name (Typed or Printed):



Title Order N6765155 Escrow or Loan No. 7-2084

MAIL TAX STATEMENTS AS DIRECTED ABOVE

RECORDING REQUESTED BY

WHICH RECORDED MAIL TO

80 717424

RECORDED IN OFFICIAL RECORDS OF LOS ANGELES COUNTY, CA

1 MIN. EAST 12 P.M. JUL 28 1980

Recorder's Office

FEE \$3

SPACE ABOVE THIS LINE FOR RECORDERS USE

**QUITCLAIM DEED**

DOCUMENTARY TRANSFER TAX \$ None

COMPUTED ON FULL VALUE OF PROPERTY CONVEYED,

OR COMPUTED ON FULL VALUE LESS LEVIES AND ENCUMBRANCES REMAINING AT TIME OF SALE.

*[Signature]*

Signature of Deed Grantor or Agent determining Tax. Firm Name

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, HENRY PENN, a married man, ETHEL MARIE PENN and BESSIE CORNELIA PENN

REWISE, RELEASE AND FOREVER QUITCLAIM to MARION A. PENN do hereby

The real property is the County of Los Angeles State of California described as: Lot 206 of Tract No. 1798, in the County of Los Angeles, State of California, as per map recorded in Book 21 Page 40 of maps, in the office of the County Recorder of said County.

A.P.N. 5015-037-020

Date July 26, 80

*Henry C. Penn*  
HENRY C. PENN  
*Ethel Marie Penn*  
ETHEL MARIE PENN  
*Bessie Cornelia Penn*  
BESSIE CORNELIA PENN

State of California }  
County of Los Angeles } Calif

On July 26, 1980 before me, the undersigned, a Notary Public in and for said State, personally appeared Henry C. Penn, Ethel Marie Penn, Bessie Cornelia Penn

knows to me to be the person whose name subscribed to the within instrument and acknowledged that they executed the same.

Witness my hand and official seal Emelga Elizabeth Lawson



Title Order No. 6765155 Escrow or Loan No. 19-02060-1

MAR. TAX STATEMENTS to Marion A. Penn 4639 Second Avenue, Los Angeles, California

NAME ADDRESS ZIP 90043

DEED-QUITCLAIM-WALCOTT Form 790 Rev. 3-76 This standard form covers most usual conveyances in the field indicated. Before you fill, read it in its entirety and make changes proper to your transaction. Consult a lawyer if you doubt its form's fitness for your purpose.

AUG 5 1974

4045

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO

Name  
Street  
Address  
City & State

Marion A. Penn  
4639 Second Avenue  
Los Angeles, CA. 90043

RECORDED IN OFFICIAL RECORDS  
OF LOS ANGELES COUNTY, CA

47 MIN. PAST 4 P.M. AUG 5 1974

Recorder's Office

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**DECLARATION OF HOMESTEAD**

(BY A SINGLE PERSON NOT THE HEAD OF A FAMILY)

FEE \$35

Marion A. Penn

KNOW ALL MEN BY THESE PRESENTS that I, Marion A. Penn do certify and declare as follows:

(1) I am now residing on the land and premises located in the City of Los Angeles County of Los Angeles State of California, and more particularly described as follows: Lot 206 of Tract No. 1798, in the County of Los Angeles, State of California, as per map recorded in Book 21 Page 40 of Maps, in the office of the County Recorder of said County.

and commonly known as 4639 Second Avenue, Los Angeles, CA. 90043

(2) I claim the land and premises hereinabove described, together with the dwelling house thereon, and its appurtenances, as a Homestead.

(3) No former declaration of homestead has been made by me except as follows: No exceptions

(4) The character of said property so sought to be homesteaded, and the improvement or improvements which have been affixed thereto, may generally be described as follows: Residence with detached garage

IN WITNESS WHEREOF, I have hereunto set my hand this 5th day of August, 1974

STATE OF CALIFORNIA }  
County of Los Angeles } ss.

On August 5, 1974 before me, the undersigned, a Notary Public in and for said State, personally appeared Marion A. Penn

known to me \_\_\_\_\_ to be the person whose name is subscribed to the foregoing Declaration of Homestead, and acknowledged to me that \_\_\_\_\_ he executed the same.

WITNESS my hand and official seal.

STATE OF CALIFORNIA }  
County of \_\_\_\_\_ } ss.

Bernard Cooper  
Notary Public in and for said State  
BERNARD COOPER

\_\_\_\_\_, being duly sworn, deposes and says that \_\_\_\_\_ he is the declarant described in the foregoing Declaration of Homestead, that \_\_\_\_\_ he has read the same and knows the contents thereof, and that the matters therein stated are true of \_\_\_\_\_ own knowledge.

\_\_\_\_\_ Attest:

SUBSCRIBED and SWORN to before me on \_\_\_\_\_ 19\_\_\_\_

\_\_\_\_\_  
Notary Public in and for said State.

Footnotes 1, 2—See reverse side.

WOLCOTT FORM 742—HOMESTEAD—DECLARATION OF (BY A SINGLE PERSON NOT THE HEAD OF A FAMILY)—REV. 2-73

AUG 5 1974

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. 4654533)

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 1798 206 M B 21-40

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 5015-037-020  
AKA 4639 S 2ND AVE  
LOS ANGELES

Owner  
PENN MARION A  
4639 2ND AVE  
LOS ANGELES CA,90043

DATED: This 20th Day of August, 2009

CITY OF LOS ANGELES  
Department of Building and Safety

By   
 Karen Penner, Bureau Chief  
Resource Management Bureau



**Property Detail Report**

For Property Located At :  
**4639 2ND AVE, LOS ANGELES, CA 90043-1458**

**Owner Information**

Owner Name: **PENN MARION A**  
 Mailing Address: **4639 2ND AVE, LOS ANGELES CA 90043-1458 C011**  
 Vesting Codes: **//**

**Location Information**

Legal Description:	<b>TRACT # 1798 LOT 206</b>	APN:	<b>5015-037-020</b>
County:	<b>LOS ANGELES, CA</b>	Alternate APN:	
Census Tract / Block:	<b>2345.02 / 1</b>	Subdivision:	<b>1798</b>
Township-Range-Sect:		Map Reference:	<b>51-D2 /</b>
Legal Book/Page:	<b>21-40</b>	Tract #:	<b>1798</b>
Legal Lot:	<b>206</b>	School District:	<b>LOS ANGELES</b>
Legal Block:		School District Name:	
Market Area:	<b>PHHT</b>	Munic/Township:	
Neighbor Code:			

**Owner Transfer Information**

Recording/Sale Date:	<b>07/28/1980 /</b>	Deed Type:	<b>DEED (REG)</b>
Sale Price:		1st Mtg Document #:	
Document #:	<b>717424</b>		

**Last Market Sale Information**

Recording/Sale Date:	<b>/</b>	1st Mtg Amount/Type:	<b>/</b>
Sale Price:		1st Mtg Int. Rate/Type:	<b>/</b>
Sale Type:		1st Mtg Document #:	
Document #:		2nd Mtg Amount/Type:	<b>/</b>
Deed Type:		2nd Mtg Int. Rate/Type:	<b>/</b>
Transfer Document #:		Price Per SqFt:	
New Construction:		Multi/Split Sale:	

Title Company:  
 Lender:  
 Seller Name:

**Prior Sale Information**

Prior Rec/Sale Date:	<b>/</b>	Prior Lender:	
Prior Sale Price:		Prior 1st Mtg Amt/Type:	<b>/</b>
Prior Doc Number:		Prior 1st Mtg Rate/Type:	<b>/</b>
Prior Deed Type:			

**Property Characteristics**

Gross Area:		Parking Type:		Construction:	
Living Area:	<b>1,264</b>	Garage Area:		Heat Type:	
Tot Adj Area:		Garage Capacity:		Exterior wall:	
Above Grade:		Parking Spaces:		Porch Type:	
Total Rooms:		Basement Area:		Patio Type:	
Bedrooms:	<b>2</b>	Finish Bsmnt Area:		Pool:	
Bath(F/H):	<b>2 /</b>	Basement Type:		Air Cond:	<b>YES</b>
Year Built / Eff:	<b>1921 / 1921</b>	Roof Type:		Style:	
Fireplace:	<b>/</b>	Foundation:		Quality:	
# of Stories:		Roof Material:		Condition:	
Other Improvements:					

**Site Information**

Zoning:	<b>LAR2</b>	Acres:	<b>0.15</b>	County Use:	<b>DUPLEX (0200)</b>
Lot Area:	<b>6,500</b>	Lot Width/Depth:	<b>x</b>	State Use:	
Land Use:	<b>DUPLEX</b>	Res/Comm Units:	<b>2 /</b>	Water Type:	
Site Influence:				Sewer Type:	

**Tax Information**

Total Value:	<b>\$30,145</b>	Assessed Year:	<b>2014</b>	Property Tax:	<b>\$503.15</b>
Land Value:	<b>\$21,973</b>	Improved %:	<b>27%</b>	Tax Area:	<b>212</b>
Improvement Value:	<b>\$8,172</b>	Tax Year:	<b>2014</b>	Tax Exemption:	<b>HOMEOWNER</b>
Total Taxable Value:	<b>\$23,145</b>				

# Comparable Summary

For Property Located At



CoreLogic  
RealQuest Professional

**4639 2ND AVE, LOS ANGELES, CA 90043-1458**

**0 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: 0

Subject Property	Low	High	Average
No comparable selected			

\*= user supplied for search only

<input type="checkbox"/> # F Address	Sale Price	Yr Blt	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
<b>Subject Property</b>								
4639 2ND AVE		1921	2	2		1,264	6,500	0.0

**No Comps were found. Please modify search criteria.**

# EXHIBIT D

ASSIGNED INSPECTOR: **DALE SCHWARTZ**  
JOB ADDRESS: **4639 SOUTH 2<sup>ND</sup> AVENUE, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **5015-037-020**

**Date: May 26, 2015**

**CASE#: 256364**  
**ORDER NO: A-2079393**

EFFECTIVE DATE OF ORDER TO COMPLY: **March 25, 2009**  
COMPLIANCE EXPECTED DATE: **April 24, 2009**  
DATE COMPLIANCE OBTAINED: **November 28, 2011**

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

### **VIOLATIONS:**

SEE ATTACHED ORDER # A-256364

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

MARSHA L. BROWN  
PRESIDENT

VAN AMBATIELOS  
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

## ORDER TO COMPLY

PENN, MARION A  
4639 2ND AVE  
LOS ANGELES, CA 90043

CASE #: 256364  
ORDER #: A-2079393  
EFFECTIVE DATE: March 25, 2009  
COMPLIANCE DATE: April 24, 2009

OWNER OF  
SITE ADDRESS: 4639 S 2ND AVE  
ASSESSORS PARCEL NO.: 5015-037-020  
ZONE: R2; Two Family Zone

An inspection has revealed that the property (Site Address) listed above is in violation of the Los Angeles Municipal Code (L.A.M.C.) as follows:

### VIOLATION(S):

#### 1. Building premises are not maintained.

You are therefore ordered to: 1) Maintain building premises clean and free of debris, rubbish, garbage, trash, overgrown vegetation and other similar materials.

Code Section(s) in Violation: 91.8104, 91.8104.2, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Location: Rear yard and front porch

Comments: Due to extremely large amount of debris, the rear yard must be cleaned ASAP to abate the possible fire hazard.

#### 2. Open storage of inoperable vehicles.

You are therefore ordered to: 1) Discontinue the open storage of inoperable vehicle(s).

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

Location: Rear yard and driveway

### NON-COMPLIANCE FEE WARNING:

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

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.



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

www.ladbs.org

102050420091693



**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.

**APPEAL PROCEDURES:**

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

If you have any questions or require any additional information please feel free to contact me at (323)789-2786. Office hours are 7:00 a.m. to 5:00 p.m. Monday through Friday.

Inspector: Bruce Todd

Date: March 17, 2009

BRUCE TODD  
8475 S. VERMONT AVE.  
LOS ANGELES, CA 90044  
(323)789-2786

  
REVIEWED BY