

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

August 21, 2014

Council District: # 4

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

JOB ADDRESS: **1146 NORTH ORANGE DRIVE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5532-017-005**

On December 17, 2012, 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: **1146 North Orange Drive, 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.

Pursuant to Section 98.0421, the property owner was issued an order on December 17, 2012, to pay a code violation inspection fee after violations were identified and verified upon inspection. The non-compliance and code violation inspection fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
Code Violation Inspection Fee	336.00
System Development Surcharge	20.16
System Development Surcharge late fee	50.40
Late Charge/Collection fee (250%)	635.25
Title Report fee	42.00
Grand Total	\$ 1,083.81

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 **\$1,083.81** 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 **\$1,083.81** 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 L. 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. T10391
Dated as of: 07/08/2014

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)

APN #: 5532-017-005

Property Address: 1146 N ORANGE DR City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Instrument DEED

Grantor: JOSEPH PASKAL, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY

Grantee: JOSEPH S. PASKAL, TRUSTEE OF THE PASKAL LIVING TRUST, DATED APRIL 9, 1987

Instrument: 2004/1078003

Book/Page: N/A

Dated: 11/24/2003

Recorded: 04/30/2004

MAILING ADDRESS: JOSEPH S. PASKAL, TRUSTEE OF THE PASKAL LIVING TRUST
1146 N. ORANGE DR. LOS ANGELES, CA 90038

SCHEDULE B

LEGAL DESCRIPTION

LOT 79 OF TRACT NO 1658, IN THE CITY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP
RECORDED IN BOOK 20 PAGE 64 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

MORTGAGES/LIENS

Type of Instrument DEED OF TRUST

Trustor/Mortgagor: JOSEPH S. PASKAL, TRUSTEE OF PASKAL LIVING TRUST DATED APRIL 9, 1987

Lender/Beneficiary: THE NORTHERN TRUST COMPANY

Trustee: THE NORTHERN TRUST COMPANY, AN ILLINOIS BANK

Instrument: 20120646174

Book/Page: N/A

Amount: \$2,63,000.00

Open Ended: NO

Dated: 04/23/2012

Recorded: 05/01/2012

Maturity Date: 04/23/2042

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. T10391

SCHEDULE B (Continued)

Dated: 04/23/2012

Recorded: 05/01/2012

Maturity Date: 04/23/2042

MAILING ADDRESS: THE NORTHERN TRUST COMPANY, ATTENTION: LDSC
2398 EAST CAMELBACK ROAD, STE 400 PHOENIX, AZ 85016

SEND TAX NOTICES TO: JOSEPH S. PASKAL, TRUSTEE OF PASKAL LIVING TRUST
DATED APRIL 9, 1987 UNDER THE PROVISIONS OF A TRUST AGREEMENT DATED
APRIL 9, 1987, 1135 NORTH MANSFIELD AVENUE LOS ANGELES, CA 90038

ADDITIONAL MAILING ADDRESS: THE NORTHERN TRUST COMPANY MAIN BANKING OFFICE,
50 S LASALLE STREET, CHICAGO, IL 60603

MAILING ADDRESS: THE NORTHERN TRUST COMPANY,
206 EAST ANAPAMU STREET, SANTA BARBARA, CA 93101

NO JUDGMENTS OR LIENS FOUND OF RECORD

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

04 1078003

State of California

County of Los Angeles } ^{SS}

On 11/24/03

Date

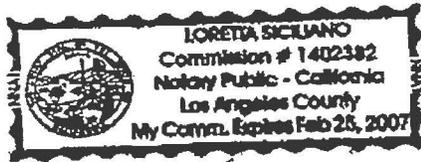
before me, Loretta Siciliano, Notary Public

Name and Title of Officer (e.g. "Jane Doe, Notary Public")

personally appeared Joseph S. Paskal

Name(s) of Signer(s)

- personally known to me
- 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

Loretta Siciliano
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document

Description of Attached Document

Title or Type of Document quitclaim deed

Document Date 11/24/03

Number of Pages 1

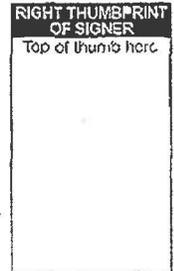
Signer(s) Other Than Named Above _____

Capacity(ies) Claimed by Signer

Signer's Name Joseph Paskal

- Individual
- Corporate Officer — Title(s) _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other _____

Signer Is Representing _____



RECORDATION REQUESTED BY:

WHEN RECORDED MAIL TO:
THE NORTHERN TRUST COMPANY
ATTENTION: LDSC
2398 EAST CAMELBACK ROAD, STE 400
PHOENIX, AZ 85016



SEND TAX NOTICES TO:
JOSEPH S. PASKAL, Trustee of PASKAL
LIVING TRUST under the provisions of a
trust agreement dated April 9, 1987
1135 North Mansfield Avenue
Los Angeles, CA 90038

FOR RECORDER'S USE ONLY

DEED OF TRUST

THIS DEED OF TRUST is dated April 23, 2012, among JOSEPH S. PASKAL, Trustee of PASKAL LIVING TRUST dated April 9, 1987, whose address is 1135 North Mansfield Avenue, Los Angeles, CA 90038 ("Trustor"); THE NORTHERN TRUST COMPANY, whose address is MAIN BANKING OFFICE, 50 S. LASALLE STREET, CHICAGO, IL 60603 (referred to below sometimes as "Lender" and sometimes as "Beneficiary"); and THE NORTHERN TRUST COMPANY, an Illinois Bank, whose address is 206 EAST ANAPAMU STREET, SANTA BARBARA, CA 93101 (referred to below as "Trustee").

CONVEYANCE AND GRANT. For valuable consideration, Trustor irrevocably grants, transfers and assigns to Trustee in trust, with power of sale, for the benefit of Lender as Beneficiary, all of Trustor's right, title, and interest in and to the following described real property, together with all existing or subsequently erected or affixed buildings, improvements and fixtures; all easements, rights of way, and appurtenances; all water, water rights and ditch rights (including stock in utilities with ditch or irrigation rights); and all other rights, royalties, and profits relating to the real property, including without limitation all minerals, oil, gas, geothermal and similar matters, (the "Real Property") located in Los Angeles County, State of California:

Lot 76, 77, 78, 79, 80 & 81 of Tract No. 1658, in the City of Los Angeles, County of Los Angeles, State of California, as per Map Recorded in Book 20 Page 64 of Maps, in the Office of the County Recorder of said County.

The Real Property or its address is commonly known as 6914-6916 Lexington Avenue, 1158 N. Orange Drive, 1154 N. Orange Drive, 1150-1150 1/2 N. Orange Drive, 1146 N. Orange Drive, 1142 N. Orange Drive, 1138 N. Orange Drive, Los Angeles, CA 90038. The Assessor's Parcel Number for the Real Property is 5532-017-002, 5532-017-001, 5532-017-003, 5532-017-004, 5532-017-005, 5532-017-006, 5532-017-007.

Trustor presently assigns to Lender (also known as Beneficiary in this Deed of Trust) all of Trustor's right, title, and interest in and to all present and future leases of the Property and all Rents from the Property. This is an absolute assignment of Rents made in connection with an obligation secured by real property pursuant to California Civil Code Section 2938. In addition, Trustor grants to Lender a Uniform Commercial Code security interest in the Personal Property and Rents.

THIS DEED OF TRUST, INCLUDING THE ASSIGNMENT OF RENTS AND THE SECURITY INTEREST IN THE RENTS AND PERSONAL PROPERTY, IS GIVEN TO SECURE (A) PAYMENT OF THE INDEBTEDNESS AND (B) PERFORMANCE OF ANY AND ALL OBLIGATIONS OF THE TRUSTOR UNDER THE NOTE, THE RELATED

**DEED OF TRUST
(Continued)**

Loan No: 1118

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Note. The word "Note" means the promissory note dated April 23, 2012, in the original principal amount of \$2,630,000.00 from Borrower to Lender, together with all renewals of, extensions of, modifications of, refinancings of, consolidations of, and substitutions for the promissory note or agreement. **NOTICE TO TRUSTOR: THE NOTE CONTAINS A VARIABLE INTEREST RATE.**

Personal Property. The words "Personal Property" mean all equipment, fixtures, and other articles of personal property now or hereafter owned by Trustor, and now or hereafter attached or affixed to the Real Property; together with all accessions, parts, and additions to, all replacements of, and all substitutions for, any of such property; and together with all proceeds (including without limitation all insurance proceeds and refunds of premiums) from any sale or other disposition of the Property.

Property. The word "Property" means collectively the Real Property and the Personal Property.

Real Property. The words "Real Property" mean the real property, interests and rights, as further described in this Deed of Trust.

Related Documents. The words "Related Documents" mean all promissory notes, credit agreements, loan agreements, security agreements, mortgages, deeds of trust, security deeds, collateral mortgages, and all other instruments, agreements and documents, whether now or hereafter existing, executed in connection with the Indebtedness; except that the words do not mean any guaranty or environmental agreement, whether now or hereafter existing, executed in connection with the Indebtedness.

Rents. The word "Rents" means all present and future leases, rents, revenues, income, issues, royalties, profits, and other benefits derived from the Property together with the cash proceeds of the Rents.

Trustee. The word "Trustee" means THE NORTHERN TRUST COMPANY, an Illinois Bank, whose address is 206 EAST ANAPAMU STREET, SANTA BARBARA, CA 93101 and any substitute or successor trustees.

Trustor. The word "Trustor" means JOSEPH S. PASKAL, Trustee of PASKAL LIVING TRUST under the provisions of a trust agreement dated April 9, 1987.

TRUSTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS DEED OF TRUST, AND TRUSTOR AGREES TO ITS TERMS, INCLUDING THE VARIABLE RATE PROVISIONS OF THE NOTE SECURED BY THIS DEED OF TRUST.

TRUSTOR:

X



**JOSEPH S. PASKAL, Trustee of PASKAL LIVING TRUST under
the provisions of a Trust Agreement dated April 9, 1987**

DEED OF TRUST
(Continued)

Loan No: 1118

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CERTIFICATE OF ACKNOWLEDGMENT

STATE OF California)
)
COUNTY OF Los Angeles) SS
)

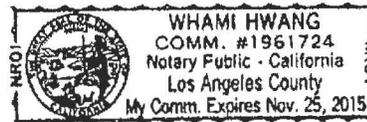
On April 25, 2012 before me, Whami Hwang, Notary Public
(here insert name and title of the officer)

personally appeared **JOSEPH S. PASKAL**, who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Whami Hwang



(Seal)

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**DEED OF TRUST
(Continued)**

Loan No: 1118

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(DO NOT RECORD)

REQUEST FOR FULL RECONVEYANCE

(To be used only when obligations have been paid in full)

To: _____, Trustee

The undersigned is the legal owner and holder of all Indebtedness secured by this Deed of Trust. All sums secured by this Deed of Trust have been fully paid and satisfied. You are hereby directed, upon payment to you of any sums owing to you under the terms of this Deed of Trust or pursuant to any applicable statute, to cancel the Note secured by this Deed of Trust (which is delivered to you together with this Deed of Trust), and to reconvey, without warranty, to the parties designated by the terms of this Deed of Trust, the estate now held by you under this Deed of Trust. Please mail the reconveyance and Related Documents to:

Date: _____

Beneficiary: _____

By: _____

Its: _____

EXHIBIT B

ASSIGNED INSPECTOR: DAVID MATSON

Date: August 21, 2014

JOB ADDRESS: 1146 NORTH ORANGE DRIVE, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 5532-017-005

Last Full Title: 07/08/2014

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1). JOSEPH S. PASKAL
TRUSTEE OF PASKAL LIVING TRUST
1146 NORTH ORANGE DRIVE
LOS ANGELES, CA. 90038-1008 CAPACITY: OWNER

- 2). JOSEPH S. PASKAL, PASKAL TRUST
1135 NORTH MANSFIELD AVENUE
LOS ANGELES, CA. 90038-1109 CAPACITY: OWNER

- 3). THE NORTHERN TRUST COMPANY
ATTENTION: LDSC
2398 EAST CAMELBACK ROAD, SUITE 400
PHOENIX, AS. 85016 CAPACITY: INTERESTED PARTIES

- 4). THE NORTHERN TRUST COMPANY
MAIN BANKING OFFICE
50 SOUTH LASALLE STREET
CHICAGO, IL. 60603 CAPACITY: INTERESTED PARTIES

- 5). THE NORTHERN TRUST COMPANY
206 EAST ANAPAMU STREET
SANTA BARBARA, CA. 93101 CAPACITY: INTERESTED PARTIES

Property Detail Report

For Property Located At :
1146 N ORANGE DR, LOS ANGELES, CA 90038-1008



Owner Information

Owner Name: PASKAL JOSEPH S/PASKAL TRUST
 Mailing Address: 1135 N MANSFIELD AVE, LOS ANGELES CA 90038-1109 C003
 Vesting Codes: // TR

Location Information

Legal Description:	TRACT NO 1658 LOT 79	APN:	5532-017-005
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	1919.01 / 1	Subdivision:	1658
Township-Range-Sect:		Map Reference:	34-B4 / 593-D5
Legal Book/Page:	20-64	Tract #:	1658
Legal Lot:	79	School District:	LOS ANGELES
Legal Block:		School District Name:	
Market Area:	C20	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	04/30/2004 /	Deed Type:	DEED (REG)
Sale Price:		1st Mtg Document #:	
Document #:	1078003		

Last Market Sale Information

Recording/Sale Date:	04/07/1999 / 02/11/1999	1st Mtg Amount/Type:	\$164,000 / CONV
Sale Price:	\$205,000	1st Mtg Int. Rate/Type:	/ FIXED
Sale Type:	FULL	1st Mtg Document #:	595748
Document #:	595747	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$169.56
New Construction:		Multi/Split Sale:	
Title Company:	PROGRESSIVE TITLE COMPANY		
Lender:	NORWEST MTG INC		
Seller Name:	KIM ELISHA HYUNJOO		

Prior Sale Information

Prior Rec/Sale Date:	04/07/1999 / 03/23/1999	Prior Lender:	
Prior Sale Price:		Prior 1st Mtg Amt/Type:	/
Prior Doc Number:	595746	Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	QUIT CLAIM DEED		

Property Characteristics

Gross Area:		Parking Type:	DETACHED GARAGE	Construction:	FRAME
Living Area:	1,209	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:	1	Exterior wall:	SHINGLE SIDING
Above Grade:		Parking Spaces:	1	Porch Type:	
Total Rooms:	6	Basement Area:		Patio Type:	
Bedrooms:	2	Finish Bsmnt Area:		Pool:	
Bath(F/H):	1 /	Basement Type:		Air Cond:	
Year Built / Eff:	1919 / 1919	Roof Type:		Style:	BUNGALOW
Fireplace:	Y / 1	Foundation:		Quality:	AVERAGE
# of Stories:	1.00	Roof Material:	COMPOSITION SHINGLE	Condition:	GOOD
Other Improvements:	ADDITION				

Site Information

Zoning:	LAR3	Acres:	0.13	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	5,876	Lot Width/Depth:	40 x 147	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	PUBLIC
Site Influence:	CORNER			Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$260,972	Assessed Year:	2013	Property Tax:	\$3,377.11
Land Value:	\$156,457	Improved %:	40%	Tax Area:	67
Improvement Value:	\$104,515	Tax Year:	2013	Tax Exemption:	
Total Taxable Value:	\$260,972				

Comparable Summary

For Property Located At



1146 N ORANGE DR, LOS ANGELES, CA 90038-1008

5 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: 5

	Subject Property	Low	High	Average
Sale Price	\$205,000	\$530,000	\$1,279,000	\$929,400
Bldg/Living Area	1,209	1,088	1,336	1,198
Price/Sqft	\$169.56	\$461.67	\$1,018.31	\$771.83
Year Built	1919	1919	1940	1929
Lot Area	5,876	4,859	6,214	5,631
Bedrooms	2	2	2	2
Bathrooms/Restrooms	1	1	2	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$260,972	\$55,499	\$800,000	\$405,090
Distance From Subject	0.00	0.11	0.45	0.35

*= user supplied for search only

<input checked="" type="checkbox"/> # F	Address	Sale Price	Yr	Bit	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
Subject Property										
	1146 N ORANGE DR	\$205,000	1919		2	1	04/07/1999	1,209	5,876	0.0
Comparables										
<input checked="" type="checkbox"/>	1 1212 N SYCAMORE AVE	\$530,000	1919		2	1	02/28/2014	1,148	6,006	0.11
<input checked="" type="checkbox"/>	2 1112 N POINSETTIA PL	\$1,039,000	1923		2	2	06/12/2014	1,336	6,214	0.32
<input checked="" type="checkbox"/>	3 807 N MANSFIELD AVE	\$1,279,000	1923		2	1	03/11/2014	1,256	6,001	0.43
<input checked="" type="checkbox"/>	4 1216 GREENACRE AVE	\$900,000	1940		2	2	06/27/2014	1,161	5,075	0.43
<input checked="" type="checkbox"/>	5 1149 GREENACRE AVE	\$899,000	1940		2	1	04/10/2014	1,088	4,859	0.45

Comparable Sales Report

For Property Located At

**1146 N ORANGE DR, LOS ANGELES, CA 90038-1008****5 Comparable(s) Selected.**

Report Date: 08/20/2014

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$205,000	\$530,000	\$1,279,000	\$929,400
Bldg/Living Area	1,209	1,088	1,336	1,198
Price/Sqft	\$169.56	\$461.67	\$1,018.31	\$771.83
Year Built	1919	1919	1940	1929
Lot Area	5,876	4,859	6,214	5,631
Bedrooms	2	2	2	2
Bathrooms/Restrooms	1	1	2	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$260,972	\$55,499	\$800,000	\$405,090
Distance From Subject	0.00	0.11	0.45	0.35

* = user supplied for search only

Comp #:	1			Distance From Subject:	0.11 (miles)
Address:	1212 N SYCAMORE AVE, LOS ANGELES, CA 90038-1006				
Owner Name:	HECHT ERIC				
Seller Name:	MARKOWITZ R H TRUST 1				
APN:	5532-009-027	Map Reference:	34-B4 / 593-D5	Living Area:	1,148
County:	LOS ANGELES, CA	Census Tract:	1919.01	Total Rooms:	
Subdivision:	1658	Zoning:	LARD1.5	Bedrooms:	2
Rec Date:	02/28/2014	Prior Rec Date:	03/12/1969	Bath(F/H):	1 /
Sale Date:	01/02/2014	Prior Sale Date:		Yr Built/Eff:	1919 / 1921
Sale Price:	\$530,000	Prior Sale Price:	\$25,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	212219	Acres:	0.14	Fireplace:	Y / 1
1st Mtg Amt:		Lot Area:	6,006	Pool:	
Total Value:	\$55,499	# of Stories:	1.00	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/ 1	Parking:	PARKING AVAIL

Comp #:	2			Distance From Subject:	0.32 (miles)
Address:	1112 N POINSETTIA PL, WEST HOLLYWOOD, CA 90046-5716				
Owner Name:	MCKAY WARREN R				
Seller Name:	SWATERS LIVING TRUST				
APN:	5531-007-003	Map Reference:	34-A4 / 593-D5	Living Area:	1,336
County:	LOS ANGELES, CA	Census Tract:	7001.01	Total Rooms:	
Subdivision:	3470	Zoning:	WDR1B*	Bedrooms:	2
Rec Date:	06/12/2014	Prior Rec Date:	05/24/2007	Bath(F/H):	2 /
Sale Date:	08/21/2013	Prior Sale Date:	05/09/2007	Yr Built/Eff:	1923 / 1930
Sale Price:	\$1,039,000	Prior Sale Price:	\$1,080,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	607351	Acres:	0.14	Fireplace:	/
1st Mtg Amt:	\$779,250	Lot Area:	6,214	Pool:	
Total Value:	\$740,000	# of Stories:	1.00	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:	3			Distance From Subject:	0.43 (miles)
Address:	807 N MANSFIELD AVE, LOS ANGELES, CA 90038-3407				
Owner Name:	STANLEY TRUST				
Seller Name:	HOCHBERG JUSTIN				
APN:	5524-001-033	Map Reference:	34-B5 / 593-D6	Living Area:	1,256
County:	LOS ANGELES, CA	Census Tract:	1919.02	Total Rooms:	
Subdivision:	4608	Zoning:	LAR2	Bedrooms:	2
Rec Date:	03/11/2014	Prior Rec Date:	05/01/2007	Bath(F/H):	1 /
Sale Date:	02/25/2014	Prior Sale Date:	03/29/2007	Yr Built/Eff:	1923 / 1926
Sale Price:	\$1,279,000	Prior Sale Price:	\$1,305,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	243561	Acres:	0.14	Fireplace:	Y / 1
1st Mtg Amt:	\$1,023,200	Lot Area:	6,001	Pool:	
Total Value:	\$800,000	# of Stories:	1.00	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:	4			Distance From Subject:	0.43 (miles)
Address:	1216 GREENACRE AVE, WEST HOLLYWOOD, CA 90046-5708				
Owner Name:	ROGERS-RABINEAU R FAMILY TRUST				
Seller Name:	ADAMS RANDALL E				
APN:	5531-005-043	Map Reference:	34-A4 / 593-C5	Living Area:	1,161
County:	LOS ANGELES, CA	Census Tract:	7001.01	Total Rooms:	5
Subdivision:	11327	Zoning:	WDR1A*	Bedrooms:	2
Rec Date:	06/27/2014	Prior Rec Date:	08/17/1993	Bath(F/H):	2 /
Sale Date:	05/27/2014	Prior Sale Date:		Yr Built/Eff:	1940 / 1944
Sale Price:	\$900,000	Prior Sale Price:	\$255,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	666307	Acres:	0.12	Fireplace:	Y / 1
1st Mtg Amt:	\$585,000	Lot Area:	5,075	Pool:	
Total Value:	\$351,946	# of Stories:	1.00	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	ATTACHED GARAGE

Comp #:	5	Distance From Subject:	0.45 (miles)
Address:	1149 GREENACRE AVE, WEST HOLLYWOOD, CA 90046-5705		
Owner Name:	JONES STEPHAN V/REDMAN ARTHUR W		
Seller Name:	WEITMAN ROSE TRUST		
APN:	5531-004-014	Map Reference:	34-A4 / 593-C5
County:	LOS ANGELES, CA	Census Tract:	7001.01
Subdivision:	11327	Zoning:	WDR1A*
Rec Date:	04/10/2014	Prior Rec Date:	03/02/2005
Sale Date:	03/19/2014	Prior Sale Date:	05/10/2004
Sale Price:	\$899,000	Prior Sale Price:	\$50,000
Sale Type:	FULL	Prior Sale Type:	
Document #:	363787	Acres:	0.11
1st Mtg Amt:	\$499,000	Lot Area:	4,859
Total Value:	\$78,003	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	1,088
		Total Rooms:	5
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Built/Eff:	1940 / 1944
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	COMPOSITION
		Parking:	SHINGLE
			PARKING AVAIL

EXHIBIT D

ASSIGNED INSPECTOR: **DAVID MATSON**
JOB ADDRESS: **1146 NORTH ORANGE DRIVE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5532-017-005**

Date: **August 21, 2014**

CASE#: **486744**
ORDER NO: **A-3167654**

EFFECTIVE DATE OF ORDER TO COMPLY: **December 17, 2012**
COMPLIANCE EXPECTED DATE: **January 16, 2013**
DATE COMPLIANCE OBTAINED: **No Compliance to Date**

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3167654

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

HELENA JUBANY
PRESIDENT
VAN AMBATIELOS
VICE-PRESIDENT
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CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

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

ROBERT R. "Bud" OVROM
GENERAL MANAGER
RAYMOND S. CHAN, C.E., S.E.
EXECUTIVE OFFICER

ORDER TO COMPLY AND NOTICE OF FEE

PASKAL, JOSEPH S TR PASKAL TRUST
1135 N MANSFIELD AVE
LOS ANGELES, CA 90038

DEC 12 2012

EG

CASE #: 486744
ORDER #: A-3167654
EFFECTIVE DATE: December 17, 2012
COMPLIANCE DATE: January 16, 2013

OWNER OF
SITE ADDRESS: 1146 N ORANGE DR
ASSESSORS PARCEL NO.: 5532-017-005
ZONE: R3; Multiple Dwelling 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.) sections listed below. You are hereby ordered to correct the violation(s) and contact the inspector listed in the signature block at the end of this document for a compliance inspection by the compliance date listed above.

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

NOTE: FAILURE TO PAY THE C.V.I.F. WITHIN 30 DAYS OF THE INVOICE DATE OF THE BILL NOTED ABOVE WILL RESULT IN A LATE CHARGE OF TWO (2) TIMES THE C.V.I.F. PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$1,176.00.

Any person who fails to pay the fee, late charge and collection fee, shall also pay interest. Interest shall be calculated at the rate of one percent per month.

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

VIOLATION(S):

- 1. The occupancy or use has changed from single family dwelling to storage without obtaining the required Certificate of Occupancy.

You are therefore ordered to: Discontinue the unapproved occupancy or use as storage and/or obtain a Certificate of Occupancy for the change of occupancy or use to storage..

Code Section(s) in Violation: 91.8203 , 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Comments: House being used for storage.

- 2. A permit is required for the work performed.

You are therefore ordered to: Obtain all required building permits.

Code Section(s) in Violation: 91.106.1.1, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Comments: A permit is required for the demolition of the garage.

- 3. Maintenance and repair of existing building.

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

You are therefore ordered to: Maintain the existing building and/or premises in a safe and sanitary condition and good repair.

Code Section(s) in Violation: 91.8104, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

Comments: Remove all trash and debris from all yards.

4. Maintenance and repair of existing building.

You are therefore ordered to: Maintain exterior wall surfaces weather tight, in good repair and in a clean and sanitary condition.

Code Section(s) in Violation: 91.8104.12, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

Comments: Exterior of house needs paint.

NON-COMPLIANCE FEE WARNING:

In addition to the C.V.I.F. noted above, a proposed noncompliance fee in the amount of **\$550.00** may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or request for slight modification is filed within 15 days of the compliance date.

If an appeal or request for slight modification is not filed within 15 days of the compliance date or extensions granted therefrom, the determination of the department to impose and collect a non-compliance fee shall be final. Section 98.0411 L.A.M.C.

NOTE: FAILURE TO PAY THE NON-COMPLIANCE FEE WITHIN 30 DAYS AFTER THE DATE OF MAILING THE INVOICE, MAY RESULT IN A LATE CHARGE OF TWO (2) TIMES THE NON-COMPLIANCE FEE PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$1,925.00.

Any person who fails to pay the non-compliance fee, late charge and collection fee shall also pay interest. Interest shall be calculated at the rate of one percent per month.

PENALTY WARNING:

Any person who violates or causes or permits another person to violate any provision of the Los Angeles Municipal Code (L.A.M.C.) is guilty of a misdemeanor which is punishable by a fine of not more than \$1000.00 and/or six (6) months imprisonment for each violation. Section 11.00 (m) L.A.M.C.

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 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 (213)252-3033.

Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: Joe Paradiso

Date: December 12, 2012

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


REVIEWED BY