

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

VAN AMBATIELOS  
PRESIDENT

E. FELICIA BRANNON  
VICE PRESIDENT

JOSELYN GEAGA-ROSENTHAL  
GEORGE HOVAGUIMIAN  
JAVIER NUNEZ

CITY OF LOS ANGELES  
CALIFORNIA



ERIC GARCETTI  
MAYOR

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

RAYMOND S. CHAN, C.E., S.E.  
GENERAL MANAGER

FRANK BUSH  
EXECUTIVE OFFICER

June 30, 2015

Council District: # 8

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

JOB ADDRESS: **553 WEST 113<sup>TH</sup> STREET, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **6075-025-025**

On March 25, 2013, 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: **553 West 113<sup>th</sup> Street, 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	\$ 550.00
Late Charge/Collection fee (250%)	1,375.00
Accumulated Interest (1%/month)	438.58
Title Report fee	42.00
<b>Grand Total</b>	<b>\$ 2,405.58</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 **\$2,405.58** 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 **\$2,405.58** 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. T11578**  
**Dated as of: 05/21/2015**

**Prepared for: City of Los Angeles**

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**SCHEDULE A**  
(Reported Property Information)

**APN#: 6075-025-025**

**Property Address: 553 W 113TH ST**

**City: Los Angeles**

**County: Los Angeles**

**VESTING INFORMATION**

**Type of Document: Grant Deed**

**Grantee : John M. Padilla, a single man**

**Grantor : Juan M. Padilla and Juana I. Padilla, husband and wife**

**Deed Date : 3/1/2009**

**Recorded : 3/3/2009**

**Instr No. : 20090300169**

**MAILING ADDRESS : John M. Padilla,  
11346 215th Street, Lakewood, CA 90715**

**SCHEDULE B**

**LEGAL DESCRIPTION**

*The following described property:*

*Lot 368 of Tract 2273, in the City of Los Angeles, County of Los Angeles, California as per map recorded in Book 23, Page(s) 130 and 131, of Maps in the Office of the County Recorder of said County.*

*Assessor's Parcel No: 6075-025-025*

**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 : \$45,000.00**

**Dated : 9/10/2003**

**Trustor : Juan M. Padilla and Juana I. Padilla**

**Trustee : Equitable Deed Company**

**Beneficiary : Bank of America, N.A.**

**Recorded : 9/18/2003**

**Instr No. : 03 2750794**

**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. T11578

**SCHEDULE B (Continued)**

**MAILING ADDRESS :** Equitable Deed Company, None Shown.

**MAILING ADDRESS :** Bank of America, N.A., Consumer Collateral Tracking,  
9000 Southside Blvd, Bldg. 700, Jacksonville, FL 32256.

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

**Amount :** \$97,444.00

**Dated :** 7/1/2005

**Trustor :** Juan M Padilla and Juana I Padilla

**Trustee :** Guardian Title

**Beneficiary :** Washington Mutual Bank, FA

**Recorded :** 10/7/2005

**Instr No. :** 05 2430631

**Maturity Date is:** 8/1/2015

**MAILING ADDRESS :** Guardian Title, None Shown.

**MAILING ADDRESS :** Washington Mutual Bank, FA, 9451 Corbin Ave., Northridge, CA 91324.

**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 :** 8/23/2013

**Instr No. :** 20131241949

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

**Mailing Address:** John M Padilla, 11346 215th St Lakewood CA, 90715

**RECORDING REQUESTED BY:**

N/A

**WHEN RECORDED MAIL TO:**

John M. Padilla  
11346 215<sup>th</sup> Street  
Lakewood, CA 90715



SPACE ABOVE THIS LINE FOR RECORDER'S USE

**APN: 6075-025-025**

**GRANT DEED**

**THE UNDERSIGNED GRANTOR(S) DECLARE(S):**

- DOCUMENTARY TRANSFER TAX is \$0.00      CITY TAX is \$0.00
- computed on the full value of the property conveyed, or
- computed on full value less value of liens or encumbrances remaining at the time of sale,
- Realty not sold
- Unincorporated area       City of Los Angeles, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
Juan M. Padilla And Juana I. Padilla, Husband and Wife

hereby GRANT(S) to John M. Padilla, A Single Man

the following described real property in the City of Los Angeles, County of Los Angeles, State of California:  
As shown in Exhibit "A" attached hereto and made a part hereof, and commonly known as 553 W. 113<sup>th</sup> Street; Los Angeles, CA 90044.

Dated:

"This is a bonafied gift and the Grantor received nothing in return, R&T 11911."

STATE OF CALIFORNIA      }  
COUNTY OF Los Angeles      }ss

Juan M. Padilla  
\_\_\_\_\_  
Juan M. Padilla  
Juana I. Padilla  
\_\_\_\_\_  
Juana I. Padilla

On MARCH 1, 2009 before me

A. VAULTZ, Notary Public,

personally appeared JUAN M. PADILLA AND

JUANA I. PADILLA

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 \_\_\_\_\_

SPACE BELOW RESERVED FOR NOTARY SEAL



9/18/03

Submitted for recordation by, and when recorded,  
return to



03 2750794

2

Branch Consumer Collateral Tracking  
Address 9000 Southside Blvd, Bldg. 700  
City Jacksonville  
State FL  
Zip 32256  
Loan #: 31868240401559199  
Reference # 010128-032511117540

1959990

**SHORT FORM DEED OF TRUST**  
(EQUITY MAXIMIZER® ACCOUNT)

Space above this line for Recorder's Use

This Deed of Trust is made on 10th September, 2003 by  
JUAN M. PADILLA AND JUANA L. PADILLA, WHO ARE MARRIED TO EACH OTHER

(collectively and individually "Trustor"); Equitable Deed Company ("Trustee"); and the beneficiary, Bank of America, N.A. ("Bank"). Trustee is a subsidiary of Bank. Any non-titleholder signs below as Trustor solely for the purpose of subjecting any community property interest in the property described below to this Deed of Trust. The words "I," "me," and "my" in this Deed of Trust refer to the Trustor, whether one or more.

Bank and I agree:

1. **Property Security.** For the purpose of securing the obligations described below, I irrevocably grant, convey, transfer and assign to Trustee, in trust with power of sale, the property located in LOS ANGELES County, California described as follows:

LOT 368 OF TRACT 2273, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, CALIFORNIA AS PER MAP RECORDED IN BOOK 23 PAGE(S) 130 AND 131, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

THIS INSTRUMENT FILED FOR RECORD  
BY FIRST AMERICAN TITLE INSURANCE  
COMPANY AS AN ACCOMODATION  
ONLY. IT HAS NOT BEEN EXAMINED AS  
TO ITS EFFECT UPON THE TITLE

with the street address: 553 W 113TH STREET, LOS ANGELES, CA 90044

and with Parcel No. 6075-025-025 and including all improvements and fixtures now or later erected on the property, and all easements, rights, appurtenances and fixtures now or later a part of or related to the above described property (collectively the "Property").

2. **This Deed of Trust secures :**

- All obligations of the borrowers in the Equity Maximizer Agreement and Disclosure, dated 09/10/03 and naming JUAN M. PADILLA AND JUANA I. PADILLA as borrowers, for a revolving line of credit account (the "Agreement"), as well as any modifications and renewals of the Agreement. The Agreement provides for a Total Credit Commitment (as defined in the Agreement) of \$ 45,000.00, allows for repeated credit advances drawn against the Total Credit Commitment, and provides for a variable interest rate. By mutual agreement, Bank may increase the Total Credit Commitment ("Increased Credit Commitment"); and
- Trustor's performance of each obligation in this Deed of Trust.

9/18/03

3

This Deed of Trust will not secure borrowers' obligations under the Agreement in excess of the Total Credit Commitment or Increased Credit Commitment, except for any amounts due to: (a) unpaid interest, or (b) expenses that Bank incurs because obligations of a borrower under the Agreement are not fulfilled (including without limitation, any advances that Bank makes to perform borrowers' duties to pay taxes, insurance, etc).

To Protect the Security of this Deed of Trust, I Agree: By the execution and delivery of this Deed of Trust and the Equity Maximizer Agreement and Disclosure secured hereby, that provisions (3) to (20), inclusive of the fictitious deed of trust recorded in LOS ANGELES County 07/19/99, as Instrument 991334924 in Book/Reel and \_\_\_\_\_ at Page/Image \_\_\_\_\_ of the Official Records of the County Recorder of that county, (which provisions, identical in all counties, are printed on the following pages) hereby are adopted and incorporated herein and made a part hereof as though set forth at length; and I will observe and perform such provisions; and that the reference to Property, obligations, and parties in such provisions shall be construed to refer to the Property, obligations, and parties set forth in this Deed of Trust.

Trustor requests that a copy of ANY NOTICE OF DEFAULT AND ANY NOTICE OF SALE under this Deed of Trust be mailed to Trustor at the Trustor's address shown below, or if no address is shown, then at the address of the Property.

Signature

Mailing Address for Notices:  
Street City and State

JUAN M. PADILLA

553 W 113TH ST LOS ANGELES, CA 90044

JUANA I. PADILLA

GENERAL ACKNOWLEDGMENT

State of California

County of Los Angeles

On 9/10/03 before me, Marco Escalante, personally appeared

Juan M. Padilla and Juana I. Padilla

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 \_\_\_\_\_ (SEAL)



03 2750794

2

Recording Requested By:  
Washington Mutual Bank, FA

05 2430631

Return To:  
~~Washington Mutual~~  
~~2210 Enterprise Drive, Attn:~~  
~~Doc Ops ESCF 440~~  
~~Florence, SC 29501~~

Prepared By:

9451 Corbin Ave.  
Northridge, CA 91324

[Space Above This Line For Recording Data]

### DEED OF TRUST

26463391

Recording Requested by &  
When Recorded Return To:  
US Recordings, Inc.  
2925 Country Drive Ste 201  
St. Paul, MN 55117

#### 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 July 1, 2005, together with all Riders to this document.
- (B) "Borrower" is Juan M Padilla and Juana I Padilla, Husband and Wife As J/T

Borrower's address is 553 West 113th St Los Angeles, CA 90044  
Borrower is the trustor under this Security Instrument.

(C) "Lender" is Washington Mutual Bank, FA  
Lender is a Bank  
organized and existing under the laws of the United States of America

0060853025

CALIFORNIA- Single Family- Fannie Mae/Freddie Mac UNIFORM INSTRUMENT

Form 3005 1/01

VMP -6(CA) (0207)

Page 1 of 15

Initials

JMP JIP

VMP MORTGAGE FORMS - (800)621-7291

3

Lender's address is 9451 Corbin Ave., Northridge, CA 91324

Lender is the beneficiary under this Security Instrument.

(D) "Trustee" is Guardian Title

(E) "Note" means the promissory note signed by Borrower and dated July 1, 2005. The Note states that Borrower owes Lender Ninety Seven Thousand Four Hundred Forty Four and 00/100 ----- Dollars (U.S. \$97,444.00) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than August 1, 2015

(F) "Property" means the property that is described below under the heading "Transfer of Rights in the Property."

(G) "Loan" means the debt evidenced by the Note, plus interest, any prepayment charges and late charges due under the Note, and all sums due under this Security Instrument, plus interest.

(H) "Riders" means all Riders to this Security Instrument that are executed by Borrower. The following Riders are to be executed by Borrower [check box as applicable]:

- Adjustable Rate Rider
- Balloon Rider
- VA Rider
- Condominium Rider
- Planned Unit Development Rider
- Biweekly Payment Rider
- Second Home Rider
- 1-4 Family Rider
- Other(s) [specify]

(I) "Applicable Law" means all controlling applicable federal, state and local statutes, regulations, ordinances and administrative rules and orders (that have the effect of law) as well as all applicable final, non-appealable judicial opinions.

(J) "Community Association Dues, Fees, and Assessments" means all dues, fees, assessments and other charges that are imposed on Borrower or the Property by a condominium association, homeowners association or similar organization.

(K) "Electronic Funds Transfer" means any transfer of funds, other than a transaction originated by check, draft, or similar paper instrument, which is initiated through an electronic terminal, telephonic instrument, computer, or magnetic tape so as to order, instruct, or authorize a financial institution to debit or credit an account. Such term includes, but is not limited to, point-of-sale transfers, automated teller machine transactions, transfers initiated by telephone, wire transfers, and automated clearinghouse transfers.

(L) "Escrow Items" means those items that are described in Section 3.

(M) "Miscellaneous Proceeds" means any compensation, settlement, award of damages, or proceeds paid by any third party (other than insurance proceeds paid under the coverages described in Section 5) for: (i) damage to, or destruction of, the Property; (ii) condemnation or other taking of all or any part of the Property; (iii) conveyance in lieu of condemnation; or (iv) misrepresentations of, or omissions as to, the value and/or condition of the Property.

(N) "Mortgage Insurance" means insurance protecting Lender against the nonpayment of, or default on, the Loan.

(O) "Periodic Payment" means the regularly scheduled amount due for (i) principal and interest under the Note, plus (ii) any amounts under Section 3 of this Security Instrument.

(P) "RESPA" means the Real Estate Settlement Procedures Act (12 U.S.C. Section 2601 et seq.) and its implementing regulation, Regulation X (24 C.F.R. Part 3500), as they might be amended from time to time, or any additional or successor legislation or regulation that governs the same subject matter. As used in this Security Instrument, "RESPA" refers to all requirements and restrictions that are imposed in regard

Initials: JLP  
JLP

05 2430631

4

to a "federally related mortgage loan" even if the Loan does not qualify as a "federally related mortgage loan" under RESPA.

(Q) "Successor in Interest of Borrower" means any party that has taken title to the Property, whether or not that party has assumed Borrower's obligations under the Note and/or this Security Instrument.

**TRANSFER OF RIGHTS IN THE PROPERTY**

This Security Instrument secures to Lender: (i) the repayment of the Loan, and all renewals, extensions and modifications of the Note; and (ii) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower irrevocably grants and conveys to Trustee, in trust, with power of sale, the following described property located in the

County of Los Angeles :

[Type of Recording Jurisdiction]

[Name of Recording Jurisdiction]

See legal description attached hereto and made a part hereof

Parcel ID Number: 6075025025  
553 West 113th St  
Los Angles  
("Property Address"):

which currently has the address of  
[Street]  
[City], California 90044 [Zip Code]

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property."

BORROWER COVENANTS that Borrower is lawfully seised of the estate hereby conveyed and has the right to grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. **Payment of Principal, Interest, Escrow Items, Prepayment Charges, and Late Charges.** Borrower shall pay when due the principal of, and interest on, the debt evidenced by the Note and any prepayment charges and late charges due under the Note. Borrower shall also pay funds for Escrow Items pursuant to Section 3. Payments due under the Note and this Security Instrument shall be made in U.S.

0060853025

Initials: JIP

05 2430631

15

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any Rider executed by Borrower and recorded with it.

Witnesses:

\_\_\_\_\_  
Juan M Padilla (Seal)  
-Borrower

\_\_\_\_\_  
Juana I Padilla (Seal)  
-Borrower

\_\_\_\_\_  
(Seal)  
-Borrower

\_\_\_\_\_  
(Seal)  
-Borrower

\_\_\_\_\_  
(Seal)  
-Borrower

\_\_\_\_\_  
(Seal)  
-Borrower

\_\_\_\_\_  
(Seal)  
-Borrower

\_\_\_\_\_  
(Seal)  
-Borrower

05 2430631

16

State of California  
County of Los Angeles

On 8<sup>th</sup> July 2005

Juan M Padilla.  
Juana I Padilla

} ss.

before me, Janice Genus Harrison  
personally appeared

, 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.

*Janice Genus Harrison* (Seal)



Initials: JMG  
JIP

05 2430631

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 1 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. 5828757)

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 2273 368 MB 23-130/131

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 6075-025-025  
AKA 553 W 113TH ST  
LOS ANGELES

Owner:

PADILLA JOHN M  
11346 215TH ST  
LAKEWOOD CA, 90715

DATED: This 16th Day of August, 2013

CITY OF LOS ANGELES

  
\_\_\_\_\_  
Steve Ongele, Bureau Chief  
Resource Management Bureau

# EXHIBIT B

ASSIGNED INSPECTOR: **DALE SCHWARTZ**  
JOB ADDRESS: **553 WEST 113<sup>TH</sup> STREET, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **6075-025-025**

Date: **June 30, 2015**

Last Full Title: **05/21/2015**

Last Update to Title:

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## LIST OF OWNERS AND INTERESTED PARTIES

- 1). JOHN M. PADILLA  
11346 215<sup>TH</sup> ST.,  
LAKEWOOD, CA 90715  
CAPACITY: OWNER
  
- 2). BANK OF AMERICA, N.A.  
CONSUMER COLLATERAL TRACKING  
9000 SOUTHSIDE BLVD., BLDG. 700  
JACKSONVILLE, FL 32256  
CAPACITY: INTERESTED PARTIES
  
- 3). WASHINGTON MUTUAL BANK, FA  
9451 CORBIN AVE.  
NORTHRIDGE, CA 91324  
CAPACITY: INTERESTED PARTIES

# Property Detail Report

For Property Located At :  
**553 W 113TH ST, LOS ANGELES, CA 90044-4211**



### Owner Information

Owner Name: **PADILLA JOHN M**  
Mailing Address: **11346 215TH ST, LAKEWOOD CA 90715-2020 C052**  
Vesting Codes: **SM //**

### Location Information

Legal Description: **TRACT # 2273 LOT 368**  
County: **LOS ANGELES, CA** APN: **6075-025-025**  
Census Tract / Block: **2412.02 / 2** Alternate APN:  
Township-Range-Sect: Subdivision: **2273**  
Legal Book/Page: **23-130** Map Reference: **58-A5 /**  
Legal Lot: **368** Tract #: **2273**  
Legal Block: School District: **LOS ANGELES**  
Market Area: **C36** School District Name:  
Neighbor Code: Munic/Township:

### Owner Transfer Information

Recording/Sale Date: **03/03/2009 / 03/01/2009** Deed Type: **GRANT DEED**  
Sale Price: 1st Mtg Document #:  
Document #: **300169**

### Last Market Sale Information

Recording/Sale Date: **12/30/1982 /** 1st Mtg Amount/Type: **\$150,000 / CONV**  
Sale Price: **\$180,000** 1st Mtg Int. Rate/Type: **/**  
Sale Type: **FULL** 1st Mtg Document #: **/**  
Document #: **1313684** 2nd Mtg Amount/Type: **/**  
Deed Type: **DEED (REG)** 2nd Mtg Int. Rate/Type: **/**  
Transfer Document #: Price Per SqFt: **\$134.83**  
New Construction: Multi/Split Sale:  
Title Company:  
Lender:

Seller Name: **TITLE INSURANCE TRUST CO**

### Prior Sale Information

Prior Rec/Sale Date: **03/15/1972 /** Prior Lender:  
Prior Sale Price: **\$21,500** Prior 1st Mtg Amt/Type: **/**  
Prior Doc Number: Prior 1st Mtg Rate/Type: **/**  
Prior Deed Type: **DEED (REG)**

### Property Characteristics

Gross Area: Parking Type: Construction:  
Living Area: **1,335** Garage Area: Heat Type: **HEATED**  
Tot Adj Area: Garage Capacity:  
Above Grade: Parking Spaces:  
Total Rooms: **2** Basement Area: Porch Type:  
Bedrooms: **2** Finish Bsmnt Area: Patio Type:  
Bath(F/H): **1 /** Basement Type: Pool:  
Year Built / Eff: **1939 / 1948** Roof Type: Air Cond:  
Fireplace: **Y / 1** Foundation: Style:  
# of Stories: **1.00** Roof Material: Quality:  
Other Improvements: **ADDITION;SHED** Condition:

### Site Information

Zoning: **LAR1** Acres: **0.12** County Use: **SINGLE FAMILY RESID (0100)**  
Lot Area: **5,197** Lot Width/Depth: **40 x 130** State Use:  
Land Use: **SFR** Res/Comm Units: **/** Water Type:  
Site Influence: **CORNER** Sewer Type: **TYPE UNKNOWN**

### Tax Information

Total Value: **\$215,345** Assessed Year: **2014** Property Tax: **\$2,811.39**  
Land Value: **\$172,278** Improved %: **20%** Tax Area: **212**  
Improvement Value: **\$43,067** Tax Year: **2014** Tax Exemption:  
Total Taxable Value: **\$215,345**

## Comparable Sales Report

For Property Located At

**553 W 113TH ST, LOS ANGELES, CA 90044-4211**



## 8 Comparable(s) Selected.

Report Date: 06/29/2015

## Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$180,000	\$218,000	\$369,000	\$289,812
Bldg/Living Area	1,335	1,212	1,526	1,304
Price/Sqft	\$134.83	\$176.09	\$280.53	\$221.81
Year Built	1939	1929	1950	1936
Lot Area	5,197	4,880	8,795	6,277
Bedrooms	2	2	4	3
Bathrooms/Restrooms	1	1	2	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$215,345	\$35,751	\$257,980	\$172,582
Distance From Subject	0.00	0.01	0.47	0.27

\* = user supplied for search only

Comp #:	1	Distance From Subject:	0.01 (miles)
Address:	541 W 113TH ST, LOS ANGELES, CA 90044-4211		
Owner Name:	LINARES EDDIE/CEJA JESSICA		
Seller Name:	RODRIGUEZ NAHU		
APN:	6075-025-022	Map Reference:	58-A5 /
County:	LOS ANGELES, CA	Census Tract:	2412.02
Subdivision:	2273	Zoning:	LAR1
Rec Date:	05/13/2015	Prior Rec Date:	06/24/2014
Sale Date:	03/26/2015	Prior Sale Date:	06/10/2014
Sale Price:	\$335,000	Prior Sale Price:	\$236,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	552333	Acres:	0.12
1st Mtg Amt:	\$318,250	Lot Area:	5,197
Total Value:	\$135,759	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	1,410
		Total Rooms:	5
		Bedrooms:	3
		Bath(F/H):	2 /
		Yr Built/Eff:	1939 / 1955
		Air Cond:	
		Style:	MEDITERRANEAN
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	COMPOSITION SHINGLE
		Parking:	ATTACHED GARAGE

Comp #:	2	Distance From Subject:	0.19 (miles)
Address:	651 W 115TH ST, LOS ANGELES, CA 90044-4120		
Owner Name:	COBBER LLC		
Seller Name:	SIMPSON ELIZABETH J		
APN:	6088-003-020	Map Reference:	58-A5 /
County:	LOS ANGELES, CA	Census Tract:	2412.02
Subdivision:	FIGUEROA HEIGHTS	Zoning:	LAR1
Rec Date:	03/13/2015	Prior Rec Date:	
Sale Date:	12/18/2014	Prior Sale Date:	
Sale Price:	\$230,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	275626	Acres:	0.20
1st Mtg Amt:	\$131,355	Lot Area:	8,795
Total Value:	\$131,355	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,280
		Total Rooms:	
		Bedrooms:	3
		Bath(F/H):	1 /
		Yr Built/Eff:	1929 / 1929
		Air Cond:	
		Style:	
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	
		Parking:	

Comp #:	3	Distance From Subject:	0.25 (miles)
Address:	529 W 110TH ST, LOS ANGELES, CA 90044-4317		
Owner Name:	WALKER APRIL C/DOOLEY JOSEPH A		
Seller Name:	HARVEY E M LIVING TRUST		
APN:	6075-021-020	Map Reference:	58-A4 /
County:	LOS ANGELES, CA	Census Tract:	2412.02
Subdivision:	2273	Zoning:	LAR1
Rec Date:	12/24/2014	Prior Rec Date:	
Sale Date:	12/17/2014	Prior Sale Date:	
Sale Price:	\$237,500	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	1402788	Acres:	0.11
1st Mtg Amt:	\$233,197	Lot Area:	4,880
Total Value:	\$35,751	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,266
		Total Rooms:	
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Built/Eff:	1929 / 1931
		Air Cond:	YES
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	
		Parking:	

Comp #:	4	Distance From Subject:	0.29 (miles)
Address:	647 W 110TH ST, LOS ANGELES, CA 90044-4319		
Owner Name:	ACEVEDO CARLOS A U/PENALOZA ELIZABETH		

Seller Name:	<b>EDWARDS ANTHONY G</b>	Map Reference:	<b>58-A4 /</b>	Living Area:	<b>1,212</b>
APN:	<b>6075-018-027</b>	Census Tract:	<b>2412.02</b>	Total Rooms:	<b>5</b>
County:	<b>LOS ANGELES, CA</b>	Zoning:	<b>LAR1</b>	Bedrooms:	<b>2</b>
Subdivision:	<b>2273</b>	Prior Rec Date:	<b>03/04/2013</b>	Bath(F/H):	<b>1 /</b>
Rec Date:	<b>06/12/2015</b>	Prior Sale Date:	<b>02/20/2013</b>	Yr Built/Eff:	<b>1930 / 1930</b>
Sale Date:	<b>05/13/2015</b>	Prior Sale Price:	<b>\$195,000</b>	Air Cond:	
Sale Price:	<b>\$340,000</b>	Prior Sale Type:	<b>FULL</b>	Style:	
Sale Type:	<b>FULL</b>	Acres:	<b>0.11</b>	Fireplace:	<b>Y / 1</b>
Document #:	<b>699719</b>	Lot Area:	<b>5,003</b>	Pool:	
1st Mtg Amt:	<b>\$333,841</b>	# of Stories:	<b>1.00</b>	Roof Mat:	
Total Value:	<b>\$195,885</b>	Park Area/Cap#:	<b>/</b>	Parking:	<b>ATTACHED GARAGE</b>
Land Use:	<b>SFR</b>				

Comp #:5		Distance From Subject:	<b>0.29 (miles)</b>		
Address:	<b>11001 S HOOVER ST, LOS ANGELES, CA 90044-4331</b>				
Owner Name:	<b>ROBERSON MICHAEL W/JOHNSON SUSAN M</b>				
Seller Name:	<b>CASTRO CENET</b>				
APN:	<b>6075-006-005</b>	Map Reference:	<b>58-A4 /</b>	Living Area:	<b>1,268</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2412.02</b>	Total Rooms:	<b>5</b>
Subdivision:	<b>10256</b>	Zoning:	<b>LAR1</b>	Bedrooms:	<b>2</b>
Rec Date:	<b>11/13/2014</b>	Prior Rec Date:	<b>04/06/2010</b>	Bath(F/H):	<b>1 /</b>
Sale Date:	<b>10/14/2014</b>	Prior Sale Date:	<b>03/06/2010</b>	Yr Built/Eff:	<b>1939 / 1939</b>
Sale Price:	<b>\$300,000</b>	Prior Sale Price:	<b>\$245,000</b>	Air Cond:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Style:	<b>CONTEMPORARY</b>
Document #:	<b>1204912</b>	Acres:	<b>0.14</b>	Fireplace:	<b>/</b>
1st Mtg Amt:	<b>\$255,000</b>	Lot Area:	<b>5,976</b>	Pool:	
Total Value:	<b>\$257,980</b>	# of Stories:	<b>1.00</b>	Roof Mat:	
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>	Parking:	<b>DETACHED GARAGE</b>

Comp #:6		Distance From Subject:	<b>0.33 (miles)</b>		
Address:	<b>651 W 109TH PL, LOS ANGELES, CA 90044-4311</b>				
Owner Name:	<b>OVALLE JONATHAN A/OVALLE JESSICA</b>				
Seller Name:	<b>OVALLE PABLO D</b>				
APN:	<b>6075-019-027</b>	Map Reference:	<b>58-A4 /</b>	Living Area:	<b>1,238</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2412.02</b>	Total Rooms:	<b>5</b>
Subdivision:	<b>2273</b>	Zoning:	<b>LAR1</b>	Bedrooms:	<b>2</b>
Rec Date:	<b>11/07/2014</b>	Prior Rec Date:	<b>05/01/1995</b>	Bath(F/H):	<b>1 /</b>
Sale Date:	<b>09/25/2014</b>	Prior Sale Date:		Yr Built/Eff:	<b>1939 / 1939</b>
Sale Price:	<b>\$218,000</b>	Prior Sale Price:	<b>\$135,000</b>	Air Cond:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Style:	
Document #:	<b>1185090</b>	Acres:	<b>0.11</b>	Fireplace:	<b>Y / 1</b>
1st Mtg Amt:	<b>\$207,100</b>	Lot Area:	<b>5,002</b>	Pool:	
Total Value:	<b>\$239,000</b>	# of Stories:	<b>1.00</b>	Roof Mat:	
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>	Parking:	<b>GARAGE</b>

Comp #:7		Distance From Subject:	<b>0.34 (miles)</b>		
Address:	<b>11255 SOUTHWEST BLVD, LOS ANGELES, CA 90044-4226</b>				
Owner Name:	<b>JONES KEVIN</b>				
Seller Name:	<b>ALEXED ENTS LLC</b>				
APN:	<b>6075-009-020</b>	Map Reference:	<b>57-F4 /</b>	Living Area:	<b>1,526</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2412.02</b>	Total Rooms:	
Subdivision:	<b>SUBURBAN IMPT COS VERMONT HEIGHTS TR</b>	Zoning:	<b>LAR1</b>	Bedrooms:	<b>4</b>
Rec Date:	<b>02/11/2015</b>	Prior Rec Date:	<b>08/28/2014</b>	Bath(F/H):	<b>2 /</b>
Sale Date:	<b>01/30/2015</b>	Prior Sale Date:	<b>08/25/2014</b>	Yr Built/Eff:	<b>1937 / 1940</b>
Sale Price:	<b>\$369,000</b>	Prior Sale Price:	<b>\$209,000</b>	Air Cond:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Style:	
Document #:	<b>156179</b>	Acres:	<b>0.19</b>	Fireplace:	<b>Y / 1</b>
1st Mtg Amt:	<b>\$362,316</b>	Lot Area:	<b>8,154</b>	Pool:	
Total Value:	<b>\$239,331</b>	# of Stories:	<b>1.00</b>	Roof Mat:	
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>	Parking:	

Comp #:8		Distance From Subject:	<b>0.47 (miles)</b>		
Address:	<b>164 W 112TH ST, LOS ANGELES, CA 90061-1906</b>				
Owner Name:	<b>MEMBRENO YUDIS R/ESQUIVEL ADAN &amp; ORIS</b>				
Seller Name:	<b>BALLADARES RONALD E &amp; LAURA E</b>				
APN:	<b>6074-023-064</b>	Map Reference:	<b>58-B4 /</b>	Living Area:	<b>1,232</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2411.20</b>	Total Rooms:	
Subdivision:	<b>BOWENS MAIN MONETA FIGUEROA</b>	Zoning:	<b>LAR2</b>	Bedrooms:	<b>3</b>
Rec Date:	<b>11/07/2014</b>	Prior Rec Date:	<b>04/24/1998</b>	Bath(F/H):	<b>2 /</b>
Sale Date:	<b>10/16/2014</b>	Prior Sale Date:	<b>02/10/1998</b>	Yr Built/Eff:	<b>1950 / 1975</b>
Sale Price:	<b>\$289,000</b>	Prior Sale Price:	<b>\$73,500</b>	Air Cond:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Style:	
Document #:	<b>1188285</b>	Acres:	<b>0.17</b>	Fireplace:	<b>/</b>
1st Mtg Amt:	<b>\$216,750</b>	Lot Area:	<b>7,209</b>	Pool:	
Total Value:	<b>\$145,595</b>	# of Stories:		Roof Mat:	
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>	Parking:	

# EXHIBIT D

ASSIGNED INSPECTOR: **DALE SCHWARTZ**  
JOB ADDRESS: **553 WEST 113<sup>TH</sup> STREET, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **6075-025-025**

Date: **June 30, 2015**

CASE#: **489506**  
ORDER NO: **A-3207643**

EFFECTIVE DATE OF ORDER TO COMPLY: **March 04, 2013**  
COMPLIANCE EXPECTED DATE: **March 25, 2013**  
DATE COMPLIANCE OBTAINED: **No Compliance To Date**

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

**VIOLATIONS:**

SEE ATTACHED ORDER # A-3207643

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

HELENA JUBANY  
PRESIDENT

VAN AMBATIELOS  
VICE-PRESIDENT

E. FELICIA BRANNON  
VICTOR H. CUEVAS  
SEPAND SAMZADEH

CITY OF LOS ANGELES  
CALIFORNIA



ANTONIO R. VILLARAIGOSA  
MAYOR

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

ROBERT R. "Bud" OVRUM  
GENERAL MANAGER

RAYMOND S. CHAN, C.E., S.E.  
EXECUTIVE OFFICER

ORDER TO COMPLY AND NOTICE OF FEE

PAMELA CURRY  
553 W. 113TH ST  
LOS ANGELES, CA. 90044

CASE #: 489506  
ORDER #: A-3207643  
EFFECTIVE DATE: March 04, 2013  
COMPLIANCE DATE: March 25, 2013

OCCUPANT OF

SITE ADDRESS: 553 W 113TH ST  
ASSESSORS PARCEL NO.: 6075-025-025  
ZONE: R1; One-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.) 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, THE CODE VIOLATION INSPECTION FEE (C.V.I.F) OF \$ 356.16 (\$336 fee plus a six percent Systems Development Surcharge of \$20.16) WILL BE BILLED TO THE PROPERTY 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. Plumbing work has been done without the required permits and approvals.

You are therefore ordered to: Remove or obtain all required plumbing permits and approvals.

Code Section(s) in Violation: 94.103.1.1, 91.103.1, 12.08A, 12.21A.1.(a) of the L.A.M.C.

Comments: Unapproved plumbing washer hook up in the garage.

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.

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 98.041 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:**

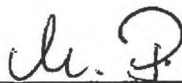
Whenever any work has been commenced without authorization by a permit or application for inspection, and which violates provisions of Articles 1 through 8 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.), and if no order has been issued by the department or a court of law requiring said work 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 (310)732-4531. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: \_\_\_\_\_



Date: February 22, 2013

MARIAN PODPORA  
638 S. BEACON ST., ROOM 276  
SAN PEDRO, CA 90731  
(310)732-4531

marian.podpora@lacity.org



REVIEWED BY