

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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CALIFORNIA



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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

December 2, 2014

Council District: # 11

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

JOB ADDRESS: **12433 WEST GILMORE STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **4223-028-005**

On March 9, 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: **12433 West Gilmore 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.

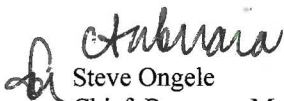
In addition, pursuant to Section 98.0421, the property owner was issued an order on March 9, 2012, to pay a code violation inspection fee after violations were identified and verified upon inspection. The non-compliance and code violation inspection fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
Code Violation Investigation fee	336.00
System Development Surcharge	20.16
System Development Surcharge late fee	50.40
Late Charge/Collection fee (250%)	840.00
Accumulated Interest (1%/month)	373.10
Title Report fee	42.00
Grand Total	\$ 1,661.66

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 **\$1,661.66** 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 **\$1,661.66** 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

EXHIBIT A



5711 W. SLAUSON AVE., SUITE 170
CULVER CITY, CA 90230
Phone 310-649-2020 310-649-0030 Fax

Property Title Report

Work Order No. T10567
Dated as of: 07/21/2014

Prepared for: City of Los Angeles

SCHEDULE A (Reported Property Information)

APN #: 4223-028-005

Property Address: 12433 W GILMORE AVE ✓ City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Instrument GRANT DEED

Grantor: MANUEL SEPULVEDA 1995 LIVING TRUST, ROBERT SEPULVEDA AS TRUSTEE

Grantee: MARY SEPULVEDA, AN UNMARRIED WOMAN

Instrument: 96 / 476594

Book/Page: N/A

Dated: 12/13/1995

Recorded: 03/26/1996

MAILING ADDRESS: MARY SEPULVEDA,
12433 GILMORE AVENUE CULVER CITY, CA 90066

SCHEDULE B

LEGAL DESCRIPTION

LOT 123 OF TRACT 6115, AS PER MAP RECORDED IN BOOK 67, PAGES 23 AND 24 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

MORTGAGES/LIENS

NO OPEN MORTGAGE / DEED OF TRUST FOUND

2

And when recorded mail this deed and. Unless otherwise shown below. Mail tax statements to:

Name Mary Sepulveda
Address 12433 Gilmore Avenue
City & Culver City
State Zip California 90066

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Assessor Parcel No. 4223-028-005 *This is a bonafide gift and the grantor received nothing in return, R & T 11911.

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)
DOCUMENTARY TRANSFER TAX IS \$ NONE CITY TAX \$ NONE
— computed on full value of property conveyed, or
— computed on full value less value of liens or encumbrances remaining at time of sale,
Unincorporated area: City of Culver City, and

FOR A VALUABLE CONSIDERATION, receipt of which hereby acknowledged.

Manuel Sepulveda 1995 Living Trust, Robert Sepulveda as trustee

hereby GRANT(S) to

Mary Sepulveda, an unmarried woman

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

Lot 123 of tract 6115, as per map recorded in book 67, pages 23 and 24 of Maps, in the office of the county recorder of said county.

See Exhibit "A"
Commonly known as: 12433 Gilmore Avenue, Culver City, California 90066

Dated 12-13-95, 1995

Robert Sepulveda
ROBERT SEPULVEDA, TRUSTEE

State of California)
County of Los Angeles)
On December 13, 1995, before me, the undersigned, a Notary Public in and for said State, personally appeared ROBERT SEPULVEDA personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Signature *Michael J. Burstein*
MAIL TAX STATEMENTS TO: SAME AS ABOVE



96 476594

CERTIFICATE OF DEATH

*Exhibit "A" 3

STATE OF CALIFORNIA
USE BLACK INK ONLY AND BRASS, WHITE OR SILVER INK
VS. 11 (REV. 7.93)

STATE FILE NUMBER LOCAL REGISTRATION NUMBER

1. NAME OF DECEDENT - FIRST (GIVEN) MANUEL
2. MIDDLE -
3. LAST (FAMILY) SEPULVEDA

4. DATE OF BIRTH MM/DD/CCYY 11/03/1915
5. AGE YRS 79
6. SEX Male
7. DATE OF DEATH MM/DD/CCYY 10/25/1995
8. HOUR 1750

9. STATE OF BIRTH AZ
10. SOCIAL SECURITY NO 545-24-5394
11. MILITARY SERVICE 19 42 TO 19 62 NONE
12. MARITAL STATUS Divorced
13. EDUCATION YEARS COMPLETED 12

14. RACE Caucasian
15. HISPANIC - SPECIFY [X] YES Mexican
16. USUAL EMPLOYER Security Service System

17. OCCUPATION Security Officer
18. KIND OF BUSINESS Security
19. YEARS IN OCCUPATION 10

20. RESIDENCE - STREET AND NUMBER OR LOCATION 12433 Gilmore Avenue
21. CITY Los Angeles
22. COUNTY Los Angeles
23. ZIP CODE 90066
24. YRS IN COUNTY 79
25. STATE OF FOREIGN COUNTRY CA

26. NAME, RELATIONSHIP Informant Robert Sepulveda - brother
27. MAILING ADDRESS (STREET AND NUMBER OR RURAL ROUTE NUMBER, CITY OR TOWN, STATE, ZIP) 12435 Short Avenue, Los Angeles, CA 90066

28. NAME OF SURVIVING SPOUSE - FIRST
29. MIDDLE
30. LAST (MAREN) NAME

31. NAME OF FATHER - FIRST Eulalio
32. MIDDLE
33. LAST Sepulveda
34. BIRTH STATE Mexico

35. NAME OF MOTHER - FIRST Ernestine
36. MIDDLE
37. LAST (MAREN) Avila
38. BIRTH STATE Mexico

39. DATE MM/DD/CCYY 10/31/1995
40. PLACE OF FINAL DISPOSITION Woodlawn Cemetery - Santa Monica, California

41. TYPE OF DISPOSITION BU
42. SIGNATURE OF EMPALMER [Signature]
43. LICENSE NO 5377

44. NAME OF FUNERAL DIRECTOR Gates, Kingsley & Gates - S.M. FD 451
45. RIGHT OF LOCAL REGISTRAR [Signature]
46. DATE MM/DD/CCYY 10/27/1995

101. PLACE OF DEATH Residence
102. IF HOSPITAL, SPECIFY ONE: [] IP [] EH/OP [] DDA
103. FACILITY OTHER THAN HOSPITAL: [] CONV. HOSP. [X] RES. [] OTHER
104. COUNTY Los Angeles
105. STREET ADDRESS - STREET AND NUMBER OR LOCATION 12433 Gilmore Avenue
106. CITY Los Angeles

107. DEATH WAS CAUSED BY: (ENTER ONLY ONE CAUSE PER LINE FOR A, B, C, AND D)
IMMEDIATE CAUSE (A) RESPIRATORY ARREST
DUE TO (B) CEREBROVASCULAR ACCIDENT
DUE TO (C) HYPERCOAGULABLE STATE
DUE TO (D) METASTATIC CANCER, PROSTATE
108. DEATH REPORTED TO CORONER AND DEATH: [X] YES [] NO
109.opsy PERFORMED: [X] YES [] NO
110. AUTOPSY: PERFORMED: [] YES [X] NO
111. USED IN DETERMINING CAUSE: [] YES [X] NO
112. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH BUT NOT RELATED TO CAUSE GIVEN IN '07 NONE
113. WAS OPERATION PERFORMED FOR ANY CONDITION IN ITEM 107 OR 112? IF YES, LIST TYPE OF OPERATION AND DATE. BIOPSY LUNG MASS 08/24/1995

114. I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE DEATH OCCURRED AT THE HOUR, DATE AND PLACE STATED FROM THE CAUSES STATED.
115. SIGNATURE AND TITLE OF CERTIFIER [Signature] Steven Krems MD
116. LICENSE NO A048663
117. DATE MM/DD/CCYY 10/26/1995
118. TYPE ATTENDING PHYSICIAN'S NAME, MAILING ADDRESS - ZIP Steven Krems, M.D. 4644 Lincoln Blvd, #111, Marina del Rey, CA 90292
119. MANNER OF DEATH: [] NATURAL [] SUICIDE [] HOMICIDE [] ACCIDENT [] PERSONS INVESTIGATION [] COULD NOT BE DETERMINED
120. INJURY AT WORK [] YES [] NO
121. INJURY DATE MM/DD/CCYY
122. HOUR
123. PLACE OF INJURY
124. DESCRIBE HOW INJURY OCCURRED (EVENTS WHICH RESULTED IN INJURY)

125. LOCATION (STREET AND NUMBER OR LOCATION AND CITY AND ZIP CODE)
126. SIGNATURE OF CORONER OR DEPUTY CORONER
127. DATE MM/DD/CCYY
128. TYPED NAME, TITLE OF CORONER OR DEPUTY CORONER

STATE REGISTRAR A B C D E F G H I J K FAX AUTH # CENSUS TRACT

THIS IS A TRUE CERTIFIED COPY OF THE RECORD FILED IN THE COUNTY OF LOS ANGELES DEPARTMENT OF HEALTH SERVICES. THIS SEAL IN PLACE. 1 H&K

96 476594

OCT 31 1995

[Signature]

Property Detail Report

For Property Located At :
12433 GILMORE AVE, LOS ANGELES, CA 90066-6424



Owner Information

Owner Name: **SEPULVEDA MARY**
 Mailing Address: **12433 GILMORE AVE, LOS ANGELES CA 90066-6424 C029**
 Vesting Codes: **DV //**

Location Information

Legal Description:	TRACT # 6115 LOT 123	APN:	4223-028-005
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	2753.11 / 2	Subdivision:	6115
Township-Range-Sect:		Map Reference:	50-A4 / 672-D5
Legal Book/Page:	67-24	Tract #:	6115
Legal Lot:	123	School District:	LOS ANGELES
Legal Block:		School District Name:	
Market Area:	C12	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	03/26/1996 /	Deed Type:	GRANT DEED
Sale Price:		1st Mtg Document #:	
Document #:	476594		

Last Market Sale Information

Recording/Sale Date:	11/02/1965 /	1st Mtg Amount/Type:	/
Sale Price:	\$6,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	
Document #:		2nd Mtg Amount/Type:	/
Deed Type:	DEED (REG)	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$3.87
New Construction:		Multi/Split Sale:	
Title Company:			
Lender:			
Seller Name:			

Prior Sale Information

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

Property Characteristics

Gross Area:		Parking Type:		Construction:	
Living Area:	1,550	Garage Area:		Heat Type:	CENTRAL
Tot Adj Area:		Garage Capacity:		Exterior wall:	
Above Grade:		Parking Spaces:		Porch Type:	
Total Rooms:		Basement Area:		Patio Type:	
Bedrooms:	3	Finish Bsmnt Area:		Pool:	
Bath(F/H):	2 /	Basement Type:		Air Cond:	
Year Built / Eff:	1962 / 1962	Roof Type:		Style:	
Fireplace:	/	Foundation:		Quality:	
# of Stories:		Roof Material:		Condition:	
Other Improvements:					

Site Information

Zoning:	LAR1	Acres:	0.11	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	4,798	Lot Width/Depth:	40 x 120	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	

Tax Information

Total Value:	\$318,459	Assessed Year:	2014	Property Tax:	\$4,025.21
Land Value:	\$196,498	Improved %:	38%	Tax Area:	67
Improvement Value:	\$121,961	Tax Year:	2013	Tax Exemption:	
Total Taxable Value:	\$318,459				

Comparable Summary

For Property Located At



12433 GILMORE AVE, LOS ANGELES, CA 90066-6424

7 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: 7

	Subject Property	Low	High	Average
Sale Price	\$6,000	\$717,000	\$1,230,000	\$858,929
Bldg/Living Area	1,550	1,335	1,737	1,519
Price/Sqft	\$3.87	\$473.58	\$708.12	\$565.36
Year Built	1962	1924	1952	1943
Lot Area	4,798	5,000	8,725	6,315
Bedrooms	3	3	5	4
Bathrooms/Restrooms	2	1	3	2
Stories	0.00	1.00	2.00	1.20
Total Value	\$318,459	\$87,359	\$793,000	\$395,115
Distance From Subject	0.00	0.17	0.50	0.34

*= user supplied for search only

<input checked="" type="checkbox"/>	# F	Address	Sale Price	Yr Blt	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
Subject Property										
		12433 GILMORE AVE	\$6,000	1962	3	2	11/02/1965	1,550	4,798	0.0
Comparables										
<input checked="" type="checkbox"/>	1	12484 RUBENS AVE	\$794,000	1952	5	2	08/21/2014	1,642	5,000	0.17
<input checked="" type="checkbox"/>	2	4320 STEWART AVE	\$925,000	1942	3	2	06/06/2014	1,335	6,650	0.24
<input checked="" type="checkbox"/>	3	12454 WAGNER ST	\$750,000	1952	4	2	09/17/2014	1,497	5,625	0.27
<input checked="" type="checkbox"/>	4	12715 SHORT AVE	\$1,230,000	1952	4	2	10/15/2014	1,737	5,974	0.31
<input checked="" type="checkbox"/>	5	4157 CHASE AVE	\$861,500	1924	3	1	04/23/2014	1,523	5,980	0.43
<input checked="" type="checkbox"/>	6	11966 WAGNER ST	\$717,000	1941	4	2	07/22/2014	1,346	8,725	0.45
<input checked="" type="checkbox"/>	7	11928 WAGNER ST	\$735,000	1941	4	3	03/21/2014	1,552	6,252	0.5

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

12433 GILMORE AVE, LOS ANGELES, CA 90066-6424**7 Comparable(s) Selected.**

Report Date: 11/19/2014

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$6,000	\$717,000	\$1,230,000	\$858,929
Bldg/Living Area	1,550	1,335	1,737	1,519
Price/Sqft	\$3.87	\$473.58	\$708.12	\$565.36
Year Built	1962	1924	1952	1943
Lot Area	4,798	5,000	8,725	6,315
Bedrooms	3	3	5	4
Bathrooms/Restrooms	2	1	3	2
Stories	0.00	1.00	2.00	1.20
Total Value	\$318,459	\$87,359	\$793,000	\$395,115
Distance From Subject	0.00	0.17	0.50	0.34

* = user supplied for search only

Comp #:**1** Distance From Subject:**0.17 (miles)**
 Address: **12484 RUBENS AVE, LOS ANGELES, CA 90066-6604**
 Owner Name: **GESTELAND REED N/TAKAHASHI NAO**
 Seller Name: **LEE ESSIE**
 APN: **4223-032-019** Map Reference: **50-A4 / 672-D6** Living Area: **1,642**
 County: **LOS ANGELES, CA** Census Tract: **2753.11** Total Rooms: **7**
 Subdivision: **2** Zoning: **LAR1** Bedrooms: **5**
 Rec Date: **08/21/2014** Prior Rec Date: **04/27/2006** Bath(F/H): **2 /**
 Sale Date: **07/29/2014** Prior Sale Date: **04/07/2006** Yr Built/Eff: **1952 / 1953**
 Sale Price: **\$794,000** Prior Sale Price: **\$750,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **878536** Acres: **0.11** Fireplace: **/**
 1st Mtg Amt: **\$635,200** Lot Area: **5,000** Pool:
 Total Value: **\$793,000** # of Stories: **2.00** Roof Mat: **COMPOSITION SHINGLE**
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **PARKING AVAIL**

Comp #:**2** Distance From Subject:**0.24 (miles)**
 Address: **4320 STEWART AVE, LOS ANGELES, CA 90066-6134**
 Owner Name: **STUHMULLER DARIN A/CLOUGHLEY DIANA M**
 Seller Name: **BUSCO NICHOLAS A**
 APN: **4231-014-004** Map Reference: **49-F3 / 672-D5** Living Area: **1,335**
 County: **LOS ANGELES, CA** Census Tract: **2753.11** Total Rooms: **7**
 Subdivision: **7358** Zoning: **LAR1** Bedrooms: **3**
 Rec Date: **06/06/2014** Prior Rec Date: **10/28/1998** Bath(F/H): **2 /**
 Sale Date: **05/05/2014** Prior Sale Date: **09/17/1998** Yr Built/Eff: **1942 / 1945**
 Sale Price: **\$925,000** Prior Sale Price: **\$320,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **585990** Acres: **0.15** Fireplace: **Y / 1**
 1st Mtg Amt: **\$740,000** Lot Area: **6,650** Pool: **POOL**
 Total Value: **\$409,228** # of Stories: **1.00** Roof Mat: **WOOD SHAKE**
 Land Use: **SFR** Park Area/Cap#: **/ 3** Parking: **PARKING AVAIL**

Comp #:**3** Distance From Subject:**0.27 (miles)**
 Address: **12454 WAGNER ST, LOS ANGELES, CA 90066-6826**
 Owner Name: **JONES ROBERTS J & BRIDGET C**
 Seller Name: **KATAYAMA GARY L & CHERRIE L**
 APN: **4221-005-038** Map Reference: **50-A4 / 672-D6** Living Area: **1,497**
 County: **LOS ANGELES, CA** Census Tract: **2753.11** Total Rooms: **7**
 Subdivision: **VENICE DEL REY** Zoning: **LAR1** Bedrooms: **4**
 Rec Date: **09/17/2014** Prior Rec Date: Bath(F/H): **2 /**
 Sale Date: **07/02/2014** Prior Sale Date: Yr Built/Eff: **1952 / 1956**
 Sale Price: **\$750,000** Prior Sale Price: Air Cond:
 Sale Type: **FULL** Prior Sale Type: Style: **CONVENTIONAL**
 Document #: **980210** Acres: **0.13** Fireplace: **/**
 1st Mtg Amt: **\$510,000** Lot Area: **5,625** Pool:
 Total Value: **\$127,190** # of Stories: **1.00** Roof Mat: **COMPOSITION SHINGLE**
 Land Use: **SFR** Park Area/Cap#: **/** Parking:

Comp #:**4** Distance From Subject:**0.31 (miles)**
 Address: **12715 SHORT AVE, LOS ANGELES, CA 90066-6418**
 Owner Name: **KENNEDY TRACI A**
 Seller Name: **RUBENS GREENE LLC**
 APN: **4231-011-013** Map Reference: **49-F4 / 672-C6** Living Area: **1,737**
 County: **LOS ANGELES, CA** Census Tract: **2753.11** Total Rooms: **4**
 Subdivision: **7358** Zoning: **LAR1** Bedrooms: **4**
 Rec Date: **10/15/2014** Prior Rec Date: **02/12/2014** Bath(F/H): **2 /**
 Sale Date: **10/13/2014** Prior Sale Date: **02/06/2014** Yr Built/Eff: **1952 / 1952**
 Sale Price: **\$1,230,000** Prior Sale Price: **\$743,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style:
 Document #: **1087463** Acres: **0.14** Fireplace: **/**
 1st Mtg Amt: Lot Area: **5,974** Pool:
 Total Value: **\$87,359** # of Stories: Roof Mat:
 Land Use: **SFR** Park Area/Cap#: **/** Parking:

Comp #: 5			Distance From Subject: 0.43 (miles)		
Address: 4157 CHASE AVE, LOS ANGELES, CA 90066-5733					
Owner Name: WILSHIRE INVESTMENT GROUP LLC					
Seller Name: DYJOR JULIE A					
APN:	4231-021-024	Map Reference:	49-F3 / 672-C5	Living Area:	1,523
County:	LOS ANGELES, CA	Census Tract:	2753.11	Total Rooms:	7
Subdivision:	7135	Zoning:	LAR1	Bedrooms:	3
Rec Date:	04/23/2014	Prior Rec Date:	11/09/1967	Bath(F/H):	1 /
Sale Date:	04/03/2014	Prior Sale Date:		Yr Built/Eff:	1924 / 1928
Sale Price:	\$861,500	Prior Sale Price:	\$27,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	SPANISH
Document #:	415573	Acres:	0.14	Fireplace:	/
1st Mtg Amt:		Lot Area:	5,980	Pool:	
Total Value:	\$733,313	# of Stories:	1.00	Roof Mat:	ROLL COMPOSITION
Land Use:	SFR	Park Area/Cap#:	/ 1	Parking:	PARKING AVAIL

Comp #: 6			Distance From Subject: 0.45 (miles)		
Address: 11966 WAGNER ST, CULVER CITY, CA 90230-5849					
Owner Name: BONILLA ELISA/CORTES-SAGRERA SYLVIA					
Seller Name: CORTES SYLVIA TRUST					
APN:	4218-007-001	Map Reference:	50-A3 / 672-E5	Living Area:	1,346
County:	LOS ANGELES, CA	Census Tract:	2755.00	Total Rooms:	
Subdivision:	12496	Zoning:	LAR1	Bedrooms:	4
Rec Date:	07/22/2014	Prior Rec Date:		Bath(F/H):	2 /
Sale Date:	06/26/2014	Prior Sale Date:		Yr Built/Eff:	1941 / 1942
Sale Price:	\$717,000	Prior Sale Price:		Air Cond:	
Sale Type:	FULL	Prior Sale Type:		Style:	
Document #:	754936	Acres:	0.20	Fireplace:	/
1st Mtg Amt:		Lot Area:	8,725	Pool:	
Total Value:	\$93,354	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #: 7			Distance From Subject: 0.5 (miles)		
Address: 11928 WAGNER ST, CULVER CITY, CA 90230-5849					
Owner Name: LAYLA LAPIETRA 2011 TRUST					
Seller Name: PHOENIX REALTY INVESTMENT LLC					
APN:	4218-007-007	Map Reference:	50-A3 / 672-E5	Living Area:	1,552
County:	LOS ANGELES, CA	Census Tract:	2755.00	Total Rooms:	6
Subdivision:	12496	Zoning:	LAR1	Bedrooms:	4
Rec Date:	03/21/2014	Prior Rec Date:	01/17/2013	Bath(F/H):	3 /
Sale Date:	03/04/2014	Prior Sale Date:	04/10/2012	Yr Built/Eff:	1941 / 1950
Sale Price:	\$735,000	Prior Sale Price:	\$520,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	283133	Acres:	0.14	Fireplace:	/
1st Mtg Amt:		Lot Area:	6,252	Pool:	
Total Value:	\$522,360	# of Stories:	1.00	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

EXHIBIT D

ASSIGNED INSPECTOR: **PEDRO RIVERA**

Date: **December 2, 2014**

JOB ADDRESS: **12433 WEST GILMORE STREET, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **4223-028-005**

CASE#: **443373**

ORDER NO: **A-2960538**

EFFECTIVE DATE OF ORDER TO COMPLY: **March 9, 2012**

COMPLIANCE EXPECTED DATE: **April 8, 2012**

DATE COMPLIANCE OBTAINED: **November 16, 2012**

LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-2960538

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

Comments: Remove the motor home parked in the driveway.

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.

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)417-8665. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector:

Pedro Rivera

Date: February 28, 2012

PEDRO RIVERA
7166 MANCHESTER AVENUE, #10B
LOS ANGELES, CA 90045
(310)417-8665

UK
REVIEWED BY

COMPLIANCE OBTAINED 11-15-2012
PRIVERA

