

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

December 2, 2014

Council District: # 1

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

JOB ADDRESS: **125 SOUTH ROSELAWN PLACE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5468-025-020**

On May 11, 2011 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: **125 South Roselawn Place, 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 April 11, 2011 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>
Non-Compliance Code Enforcement fee	\$ 550.00
Late Charge/Collection fee (250%)	2,215.00
Code Violation Inspection Fee	336.00
System Development Surcharge	20.16
System Development Surcharge late fee	50.40
Accumulated Interest (1%/month)	1,004.15
Title Report fee	42.00
Grand Total	\$ 4,217.71

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 **\$4,217.71** 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 **\$4,217.71** 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

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. T10561
Dated as of: 07/21/2014

Prepared for: City of Los Angeles

SCHEDULE A (Reported Property Information)

APN #: 5468-025-020

Property Address: 125 S ROSELAWN PL ✓ City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Instrument QUITCLAIM DEED

Grantor: ANTONIA A. MARTINEZ

Grantee: ROBERT M. MARTINEZ AKA ROBERTO M. MARTINEZ, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY

Instrument: 20120107489

Book/Page: N/A

Dated: 10/28/2011

Recorded: 01/20/2012

MAILING ADDRESS: ROBERT M. MARTINEZ
6054 FARRINGTON LANE LOS ANGELES, CALIFORNIA 90042

SCHEDULE B

LEGAL DESCRIPTION

LOT 18 OF ROSELAWN PLACE AS PER MAP RECORDED IN BOOK 2 PAGE 86 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

MORTGAGES/LIENS

Type of Instrument SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS

Trustor/Mortgagor: ROBERTO M. MARTINEZ AND ANTONIA A. MARTINEZ, HUSBAND AND WIFE AS JOINT TENANTS

Lender/Beneficiary: ALTAGRACIA CAMPOS, AN UNMARRIED WOMAN AND MARGARITA C. MORALES, AN UNMARRIED WOMAN AS JOINT TENANTS.

Trustee: P.E.C: SERVICES INC, A CALIFORNIA CORPORATION

Instrument: 85 / 1520296

Book/Page: N/A

Amount: \$11,000.00

Open Ended: NO

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. T10561

SCHEDULE B (Continued)

Dated: 09/04/1985

Recorded: 12/26/1985

Maturity Date: 09/04/2015

MAILING ADDRESS: ALTAGRACIA CAMPOS & MARGARITA C. MORALES
457 AVENUE 28 LOS ANGELES, CA. 90031

Type of Instrument DEED OF TRUST

Trustor/Mortgagor: ROBERTO M. MARTINEZ AND ANTONIA A. MARTINEZ, HUSBAND AND WIFE
Lender/Beneficiary: WORLD SAVINGS AND LOAN ASSOCIATION, A FEDERAL SAVINGS AND
LOAN ASSOCIATION.

Trustee: N/A

Instrument: 1995 / 859912

Book/Page: N/A

Amount: \$118,000.00

Open Ended: NO

Dated: 05/23/1995

Recorded: 05/31/1995

Maturity Date: 06/15/2025

MAILING ADDRESS: WORLD SAVINGS CENTRAL PROCESSING CENTER CLOSING DEPARTMENT
P.O.BOX 659548, SAN ANTONIO, TX 78265-9548.

MAILING ADDRESS: WORLD SAVINGS AND LOAN ASSOCIATION, A FEDERAL SAVINGS AND LOAN
ASSOCIATION,
1901 HARRISON STREET, OAKLAND, CALIFORNIA 94612

Type of Instrument MISCELLANEOUS

Comments: NOTICE OF PENDING LIEN, DATED 09/23/2011, RECORDED 09/30/2011 AS
INSTRUMENT NUMBER 20111332252

MAILING ADDRESS: DEPARTMENT OF BUILDING AND SAFETY FINANCIAL SERVICES DIVISION
201 N FIGUEROA ST, 9TH FLOOR LOS ANGELES, CA 90012.

ADDITIONAL MAILING ADDRESS: MARTINEZ ROBERT M
6054 FARRINGTON LN LOS ANGELES, CA, 90042

RECORDING REQUESTED BY
CALIFORNIA ESTATE
CORPORATION

AND WHEN RECORDED MAIL TO
Robert M. Martinez
6054 Farrington Lane
Los Angeles, California 90042



APN: 5468-025-020

Space above line for Recorder's Use
NO TAX DUE.

QUITCLAIM DEED

The undersigned Grantor declares under the penalty of perjury that the following is true and correct:

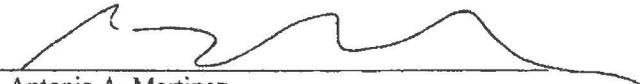
Documentary transfer tax is NONE. Not pursuant to a sale. No consideration This is a bonafide gift and the grantor received nothing in return. Rev. & Tax Code Section 11911.

___ Unincorporated area City of Los Angeles

Mail tax statements to: same address as above

FOR NO CONSIDERATION, GRANTOR Antonia A. Martinez hereby GRANTS TO Robert M. Martinez aka Roberto M. Martinez, a married man as his sole separate property, that real property in the City of Los Angeles, County of Los Angeles, State of California, described in Exhibit "A" attached hereto and incorporated herein.

Dated: October 28, 2011



Antonia A. Martinez

3

State of California

County of Los Angeles

On Oct. 28, 2011 before me, Lance R. Rodrigue, A Notary
(Insert Name of Notary Public and Title)

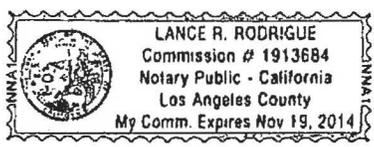
personally appeared Antonia A. Martinez
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) 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 *Lance R. Rodrigue*

(Seal)



ACK PAGE # POP (REV 05/06)

85 1520296

RECORDING REQUESTED BY

LINCOLN TITLE CO.

AND WHEN RECORDED MAIL TO

Altigracia Campos & Margarita C. Morales 457 Avenue 28 Los Angeles, Ca. 90031

RECORDED IN OFFICIAL RECORDS OF LOS ANGELES COUNTY, CA DEC 26 1985 AT 8 A.M. Recorder's Office

Fee \$5

SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS (INDIVIDUAL)

This Deed of Trust, made this 4TH day of SEPTEMBER, 1985, between Roberto M. Martinez and Antonia A. Martinez, Husband and Wife as joint tenants

whose address is 6054 Farrington Lane Los Angeles, CA 90042, herein called TRUSTOR, (number and street) (city) (state) (zip)

P.E.C. SERVICES, INC., a California Corporation, herein called TRUSTEE, and Altigracia Campos, an unmarried woman and Margarita C. Morales, an unmarried woman, as joint tenants, herein called BENEFICIARY,

Witnesseth: That Trustor irrevocably GRANTS, TRANSFERS AND ASSIGNS TO TRUSTEE IN TRUST, WITH POWER OF SALE, that property in the City of Los Angeles, County, California, described as:

Lot 18 of Roselawn Place as per map recorded in Book 2, Page 86 of maps, in the office of the County Recorder of said county.

THIS DEED OF TRUST IS SECOND AND SUBJECT TO A FIRST DEED OF TRUST RECORDING CONCURRENTLY

TOGETHER WITH the rents, issues and profits thereof, SUBJECT, HOWEVER, to the right, power and authority given to and conferred upon Beneficiary by paragraph (10) of the provisions incorporated herein by reference to collect and apply such rents, issues and profits.

For the Purpose of Securing: 1. Performance of each agreement of Trustor incorporated by reference or contained herein 2. Payment of the indebtedness evidenced by one promissory note of even date herewith, and any extension or renewal thereof, in the principal sum of \$11,000.00 created by Trustor in favor of Beneficiary or order. 3. Payment of such further sums as the then record owner of said property hereafter may borrow from Beneficiary, when evidenced by another note (or notes) reciting it is so secured.

To Protect the Security of This Deed of Trust, Trustor Agrees: By the execution and delivery of this Deed of Trust and the note secured hereby, that provisions (1) to (14), inclusive, of the fictitious deed of trust recorded in Santa Barbara County and Sonoma County October 18, 1961, and in all other counties October 23, 1961, in the book and at the page of Official Records in the office of the county recorder of the county where said property is located, noted below opposite the name of such county, viz:

Table with columns: COUNTY, BOOK, PAGE, COUNTY, BOOK, PAGE, COUNTY, BOOK, PAGE, COUNTY, BOOK, PAGE. Lists various counties and their corresponding deed recording information.

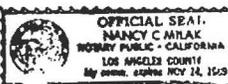
(Each provision, wherever in all counties, are printed on the reverse hereto; hereby are signed and incorporated herein and made a part hereof as fully as though set forth herein at length, that he well observe and perform said provisions; and that the references to property, obligations, and parties in said provisions shall be construed to refer to the property, obligations, and parties set forth in this Deed of Trust.)

The undersigned Trustor request that a copy of any Notice of Default and of any Notice of Sale, hereunder be mailed to him at his address hereinafter set forth.

STATE OF CALIFORNIA COUNTY OF Los Angeles ss. Roberto M. Martinez Antonia A. Martinez

On this 18th day of December, in the year 1985, before me, the undersigned, a Notary Public in and for said State, personally appeared Roberto M. Martinez and Antonia A. Martinez ANTONIA A. MARTINEZ

Witness my hand and official seal. Signature: Nancy C. Milak NANCY C. MILAK



Title Order No. 887146-31 Escrow or Loan No. 3097-KM

397146-31

END OF RECORDED DOCUMENT

Common Wealth

RECORDING REQUESTED BY:
WORLD SAVINGS AND LOAN
ASSOCIATION

WHEN RECORDED MAIL TO:
WORLD SAVINGS
CENTRAL PROCESSING CENTER
CLOSING DEPARTMENT
P.O. BOX 859548
SAN ANTONIO, TX 78265-9548

LOAN NUMBER: 0009667957

NOTE AMOUNT: \$118,000.00

ASSESSOR'S IDENTIFICATION #:
5468025020 1578273-11

FOR RECORDER'S USE ONLY

DEED OF TRUST

THIS IS A FIRST DEED OF TRUST WHICH SECURES A NOTE WHICH CONTAINS PROVISIONS ALLOWING FOR CHANGES IN MY INTEREST RATE, FREQUENCY AND AMOUNT OF PAYMENTS AND PRINCIPAL BALANCE (INCLUDING FUTURE ADVANCES AND DEFERRED INTEREST). AT LENDER'S OPTION THE SECURED NOTE MAY BE RENEWED OR RENEGOTIATED.

THE MAXIMUM AGGREGATE PRINCIPAL BALANCE SECURED BY THIS DEED OF TRUST IS \$147,500.00 WHICH IS 125% OF THE "NOTE AMOUNT".

I. DEFINITIONS OF WORDS USED IN THIS DEED OF TRUST

(A) Security Instrument. This Deed of Trust, which is dated MAY 23, 1995, will be called the "Security Instrument"

(B) Borrower. ROBERTO M. MARTINEZ AND ANTONIA A. MARTINEZ, HUSBAND AND WIFE

sometimes will be called "Borrower" and sometimes simply "I" or "me."

(C) Lender. WORLD SAVINGS AND LOAN ASSOCIATION, A FEDERAL SAVINGS AND LOAN ASSOCIATION * * * * *, ITS SUCCESSORS AND/OR ASSIGNEES, will be called "Lender." Lender is A FEDERAL SAVINGS AND LOAN ASSOCIATION which is organized and exists under the laws of the United States. Lender's address is 1901 HARRISON STREET, OAKLAND, CALIFORNIA 94612.



SD001A1 (03.24.95/3-95) A01A
DEFERRED INTEREST

Page 1
DEED OF TRUST-ADJUSTABLE

CA

LENDER'S USE ONLY

95 859912

0009667957

(D) **Note.** The note signed by Borrower and having the same date as this Security Instrument will be called the "Note." The Note shows that I owe Lender the original principal amount of U.S. \$118,000.00 ("Note Amount"), plus accrued and deferred interest and such other amounts as stated in the Note. I have promised to pay this debt in monthly payments and to pay the debt in full by JUNE 15, 2025.

(E) **Property.** The property that is described below in Section III entitled "Description of the Property" will be called the "Property."

(F) **Sums Secured.** The amounts described below in Section II entitled "Borrower's Transfer of Rights in the Property" sometimes will be called the "Sums Secured."

(G) **Person.** Any person, organization, governmental authority or other party will be called "Person."

(H) **Trustor, Beneficiary, Trustee.** Borrower is the "Trustor." Lender is the "Beneficiary" and GOLDEN WEST SAVINGS ASSOCIATION SERVICE CO., A CALIFORNIA CORPORATION, is the "Trustee."

II. BORROWER'S TRANSFER OF RIGHTS IN THE PROPERTY

I irrevocably grant and convey the Property to the Trustee, in trust for Lender, with a power of sale subject to the terms of this Security Instrument. This means that, by signing this Security Instrument, I am giving Lender and Trustee those rights that are stated in this Security Instrument and also those rights that the law gives to lenders who are beneficiaries of a deed of trust and to trustees of a deed of trust. I am giving Lender and Trustee these rights to protect Lender from possible losses that might result if I fail to:

(i) pay all amounts owed to Lender under the Note and all other notes secured by this Security Instrument, called the "Secured Notes," including future advances made by Lender and any changes to the Secured Notes made with the written consent of Lender;

(ii) pay, with interest, any amounts that Lender spends under Paragraphs 2 and 7 below to protect the value of the Property and Lender's rights in the Property; and

(iii) keep all of my other promises and agreements under this Security Instrument, the Secured Notes and any changes to the Secured Notes made with the written consent of Lender.

III. DESCRIPTION OF THE PROPERTY

I give Trustee rights in the Property described below:

(i) The property which is located at 125 ROSELAWN PLACE, LOS ANGELES, CA 90042. * * * * * The legal description of the Property is attached as Exhibit "A" which is made a part of this Security Instrument. This Property is called the "Described Property."

(ii) All buildings and other improvements that are located on the Described Property;

SD00181 (03.24.95/3-95) A01C
DEFERRED INTEREST

DEED OF TRUST-ADJUSTABLE
Page 2

CA

95 859912

0009687957

BY SIGNING BELOW, I accept and agree to the promises and agreements contained in this Security Instrument and in any rider(s) signed by me and recorded in proper official records.

(PLEASE SIGN YOUR NAME EXACTLY AS IT APPEARS BELOW)

BORROWER(S):

Roberto M. Martinez _____ (Seal)
ROBERTO M. MARTINEZ

Antonia A. Martinez _____ (Seal)
ANTONIA A. MARTINEZ

_____ (Seal)

_____ (Seal)

_____ (Seal)

_____ (Seal)

ATTACH INDIVIDUAL NOTARY ACKNOWLEDGEMENT

SD00101 (03.24.95/3-99) A01X

DEED OF TRUST-ADJUSTABLE
Page 14 of 14

CA

95 859912

CALIFORNIA ALL PURPOSE ACKNOWLEDGMENT

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

On MAY 24, 1995 before me, CHERYLENE E. PATERSON

Notary Public, personally appeared ROBERTO M. MARTINEZ AND ANTONIA A. MARTINEZ

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/hor/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 *Cherylene E. Paterson*



(Seal)

ATTENTION NOTARY: Although the information requested below is OPTIONAL, it could prevent fraudulent attachment of this certificate to another document.

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED BELOW:

Title/Type of Document: DEED OF TRUST

Number of Pages: 15 Date of Document: MAY 23, 1995

Signer(s) Other Than Named Above: NONE

95 859912

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



SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF PENDING LIEN

Notice is hereby given that, pursuant to the provisions of Section 98.0402 of Division 4 of Article 8 of Chapter IX of the Los Angeles Municipal Code (LAMC), the City of Los Angeles has incurred the cost of inspections of the property described below. The City of Los Angeles intends to impose a lien against the property described below to recover the cost of such inspections, plus appropriate fees and fines, as authorized by LAMC Section 98.0402 and Section 7.35.5 of Article 4.6 of Chapter I of Division 7 of the Los Angeles Administrative Code, upon confirmation of the City Council.

For further information regarding this notice and the status of Department proceedings, please contact Nancy Truong of the Department of Building and Safety between 9:00 a.m. and 11:00 a.m., Monday through Friday (Invoice No. 5216039)

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:

ROSELAWN PLACE 18 M B 2-86

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 5468-025-020
AKA 125 S ROSELAWN PL
LOS ANGELES

Owner:

MARTINEZ ROBERTO M
6054 FARRINGTON LN
LOS ANGELES CA, 90042

DATED This 23rd Day of September, 2011

CITY OF LOS ANGELES

By 
Steve Ongele, Bureau Chief

Resource Management Bureau

Property Detail Report

For Property Located At :
125 ROSELAWN PL, LOS ANGELES, CA 90042-4624



Owner Information

Owner Name: **MARTINEZ ROBERT M**
 Mailing Address: **6054 FARRINGTON LN, LOS ANGELES CA 90042-1210 C014**
 Vesting Codes: **// TR**

Location Information

Legal Description: **ROSELAWN PLACE LOT 18**
 County: **LOS ANGELES, CA** APN: **5468-025-020**
 Census Tract / Block: **1838.10 / 2** Alternate APN:
 Township-Range-Sect: **36-C2 / 595-C3** Subdivision:
 Legal Book/Page: **18** Map Reference:
 Legal Lot: **18** Tract #: **LOS ANGELES**
 Legal Block: **632** School District:
 Market Area: **632** School District Name:
 Neighbor Code: **632** Munic/Township:

Owner Transfer Information

Recording/Sale Date: **01/20/2012 / 10/28/2011** Deed Type: **QUIT CLAIM DEED**
 Sale Price: **107489** 1st Mtg Document #:
 Document #: **107489**

Last Market Sale Information

Recording/Sale Date: **12/26/1985 / 07/1985** 1st Mtg Amount/Type: **\$88,000 / PRIVATE PARTY**
 Sale Price: **\$110,000** 1st Mtg Int. Rate/Type: **/ ADJ**
 Sale Type: **FULL** 1st Mtg Document #:
 Document #: **1520294** 2nd Mtg Amount/Type: **\$11,000 / PRIVATE PARTY**
 Deed Type: **GRANT DEED** 2nd Mtg Int. Rate/Type: **/**
 Transfer Document #: **291940** Price Per SqFt: **\$47.50**
 New Construction: **LINCOLN TITLE CO.** Multi/Split Sale:

Title Company:
 Lender:
 Seller Name: **CAMPOS ALTAGRACIA**

Prior Sale Information

Prior Rec/Sale Date: **03/16/1983 /** Prior Lender:
 Prior Sale Price: **\$75,000** Prior 1st Mtg Amt/Type: **\$55,000 / CONV**
 Prior Doc Number: **291940** Prior 1st Mtg Rate/Type:
 Prior Deed Type: **DEED (REG)**

Property Characteristics

Gross Area: 2,316	Parking Type:	Construction:
Living Area: 2,316	Garage Area:	Heat Type:
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): 3 /	Basement Type:	Air Cond: YES
Year Built / Eff: 1906 / 1910	Roof Type:	Style:
Fireplace: /	Foundation:	Quality:
# of Stories:	Roof Material:	Condition:

Site Information

Zoning: **LARD2** Acres: **0.10** County Use: **DUPLEX (0200)**
 Lot Area: **4,298** Lot Width/Depth: **40 x 107**
 Land Use: **DUPLEX** Res/Comm Units: **2 /** State Use:
 Site Influence: Water Type:
 Sewer Type:

Tax Information

Total Value: \$177,044	Assessed Year: 2014	Property Tax: \$2,345.46
Land Value: \$89,332	Improved %: 50%	Tax Area: 4
Improvement Value: \$87,712	Tax Year: 2013	Tax Exemption:
Total Taxable Value: \$177,044		

Comparable Summary

For Property Located At



CoreLogic

RealQuest Professional

125 ROSELAWN PL, LOS ANGELES, CA 90042-4624

4 Comparable(s) found. (Click on the address to view more property information)

▶ View Report

▶ Configure Display Fields

▶ Modify Comparable Search Criteria

Summary Statistics For Selected Properties: 4

	Subject Property	Low	High	Average
Sale Price	\$110,000	\$310,000	\$630,000	\$516,500
Bldg/Living Area	2,316	1,983	2,310	2,219
Price/Sqft	\$47.50	\$135.25	\$275.11	\$233.64
Year Built	1906	1910	1930	1921
Lot Area	4,298	2,170	11,180	6,980
Bedrooms	3	2	4	3
Bathrooms/Restrooms	3	2	2	2
Stories	0.00	0.00	0.00	0.00
Total Value	\$177,044	\$202,050	\$468,115	\$347,873
Distance From Subject	0.00	0.27	0.48	0.36

*= 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										
		125 ROSELAWN PL	\$110,000	1906	3	3	12/26/1985	2,316	4,298	0.0
Comparables										
<input checked="" type="checkbox"/>	1	109 ELLITA PL	\$310,000	1922	4	2	05/28/2014	2,292	2,170	0.27
<input checked="" type="checkbox"/>	2	5940 HAYES AVE	\$630,000	1922	4	2	03/05/2014	2,290	11,180	0.32
<input checked="" type="checkbox"/>	3	5960 HAYES AVE	\$611,000	1910	2	2	11/10/2014	2,310	9,570	0.35
<input checked="" type="checkbox"/>	4	5223 GRANADA ST	\$515,000	1930	3	2	05/14/2014	1,983	5,000	0.48

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

125 ROSELAWN PL, LOS ANGELES, CA 90042-4624**4 Comparable(s) Selected.**

Report Date: 11/21/2014

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$110,000	\$310,000	\$630,000	\$516,500
Bldg/Living Area	2,316	1,983	2,310	2,219
Price/Sqft	\$47.50	\$135.25	\$275.11	\$233.64
Year Built	1906	1910	1930	1921
Lot Area	4,298	2,170	11,180	6,980
Bedrooms	3	2	4	3
Bathrooms/Restrooms	3	2	2	2
Stories	0.00	0.00	0.00	0.00
Total Value	\$177,044	\$202,050	\$468,115	\$347,873
Distance From Subject	0.00	0.27	0.48	0.36

* = user supplied for search only

Comp #:**1** Distance From Subject:**0.27 (miles)**
 Address: **109 ELLITA PL, LOS ANGELES, CA 90042-4009**
 Owner Name: **MAY ROBERT**
 Seller Name: **TORRES LUIS A**
 APN: **5468-017-002** Map Reference: **36-B2 / 595-C3** Living Area: **2,292**
 County: **LOS ANGELES, CA** Census Tract: **1838.10** Total Rooms:
 Subdivision: **LUNT & RITCHEYS** Zoning: **LAC4** Bedrooms: **4**
 Rec Date: **05/28/2014** Prior Rec Date: **03/07/2006** Bath(F/H): **2 /**
 Sale Date: **05/08/2014** Prior Sale Date: **01/09/2006** Yr Built/Eff: **1922 / 1929**
 Sale Price: **\$310,000** Prior Sale Price: **\$450,000** Air Cond: **YES**
 Sale Type: **FULL** Prior Sale Type: **FULL** Style:
 Document #: **548367** Acres: **0.05** Fireplace: **/**
 1st Mtg Amt: **\$248,000** Lot Area: **2,170** Pool:
 Total Value: **\$361,610** # of Stories: Roof Mat:
 Land Use: **DUPLEX** Park Area/Cap#: **/** Parking:

Comp #:**2** Distance From Subject:**0.32 (miles)**
 Address: **5940 HAYES AVE, LOS ANGELES, CA 90042-4234**
 Owner Name: **JUETTE JON-PAUL/ALBERT BRETT M**
 Seller Name: **DOWD THOMAS F**
 APN: **5492-017-006** Map Reference: **36-C2 / 595-D3** Living Area: **2,290**
 County: **LOS ANGELES, CA** Census Tract: **1837.01** Total Rooms:
 Subdivision: **PACKARDS ARROYO BLUFF** Zoning: **LARD2** Bedrooms: **4**
 Rec Date: **03/05/2014** Prior Rec Date: **09/28/2004** Bath(F/H): **2 /**
 Sale Date: **01/14/2014** Prior Sale Date: **09/08/2004** Yr Built/Eff: **1922 / 1922**
 Sale Price: **\$630,000** Prior Sale Price: **\$525,000** Air Cond: **YES**
 Sale Type: **FULL** Prior Sale Type: **FULL** Style:
 Document #: **224430** Acres: **0.26** Fireplace: **/**
 1st Mtg Amt: **\$576,922** Lot Area: **11,180** Pool:
 Total Value: **\$468,115** # of Stories: Roof Mat:
 Land Use: **DUPLEX** Park Area/Cap#: **/** Parking:

Comp #:**3** Distance From Subject:**0.35 (miles)**
 Address: **5960 HAYES AVE, LOS ANGELES, CA 90042-4234**
 Owner Name: **AREEBOONSAP NATTHA**
 Seller Name: **HARRIS DANA**
 APN: **5492-017-044** Map Reference: **36-C2 / 595-D3** Living Area: **2,310**
 County: **LOS ANGELES, CA** Census Tract: **1837.01** Total Rooms:
 Subdivision: **2180** Zoning: **LARD2** Bedrooms: **2**
 Rec Date: **11/10/2014** Prior Rec Date: **08/03/2001** Bath(F/H): **2 /**
 Sale Date: **10/10/2014** Prior Sale Date: **06/21/2001** Yr Built/Eff: **1910 / 1910**
 Sale Price: **\$611,000** Prior Sale Price: **\$298,500** Air Cond: **YES**
 Sale Type: **FULL** Prior Sale Type: **FULL** Style:
 Document #: **1191586** Acres: **0.22** Fireplace: **/**
 1st Mtg Amt: **\$427,700** Lot Area: **9,570** Pool:
 Total Value: **\$359,716** # of Stories: Roof Mat:
 Land Use: **DUPLEX** Park Area/Cap#: **/** Parking:

Comp #:**4** Distance From Subject:**0.48 (miles)**
 Address: **5223 GRANADA ST, LOS ANGELES, CA 90042-3832**
 Owner Name: **SHELTON KATE & THOM**
 Seller Name: **MIRANDA MISAEL & ANTONIA**
 APN: **5469-017-008** Map Reference: **36-B2 / 595-B2** Living Area: **1,983**
 County: **LOS ANGELES, CA** Census Tract: **1835.20** Total Rooms:
 Subdivision: **HAMPTON TERRACE** Zoning: **LAR1** Bedrooms: **3**
 Rec Date: **05/14/2014** Prior Rec Date: **11/23/1998** Bath(F/H): **2 /**
 Sale Date: **05/01/2014** Prior Sale Date: **10/22/1998** Yr Built/Eff: **1930 /**
 Sale Price: **\$515,000** Prior Sale Price: **\$120,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style:
 Document #: **495640** Acres: **0.11** Fireplace: **/**
 1st Mtg Amt: **\$412,000** Lot Area: **5,000** Pool:
 Total Value: **\$202,050** # of Stories: Roof Mat:
 Land Use: **DUPLEX** Park Area/Cap#: **/** Parking:

EXHIBIT D

ASSIGNED INSPECTOR: LUIS ALVAREZ

Date: December 2, 2014

JOB ADDRESS: 125 SOUTH ROSELAWN PLACE, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 5468-025-020

CASE#: 410528

ORDER NO: A-2741472

EFFECTIVE DATE OF ORDER TO COMPLY: April 11, 2011

COMPLIANCE EXPECTED DATE: May 11, 2011

DATE COMPLIANCE OBTAINED: November 21, 2011

LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-2741472

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

MARSHA L. BROWN
PRESIDENT

VAN AMBATIELOS
VICE-PRESIDENT

VICTOR H. CUEVAS
HELENA JUBANY
ELENORE A. WILLIAMS

CITY OF LOS ANGELES
CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

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

ROBERT R. "Bud" OYRÓM
GENERAL MANAGER

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

ORDER TO COMPLY AND NOTICE OF FEE

323-717-4466

MARTINEZ, ROBERTO M AND ANTONIA A
6054 FARRINGTON LN
LOS ANGELES, CA 90042

APR 05 2011

EG

CASE #: 410528

ORDER #: A-2741472

EFFECTIVE DATE: April 11, 2011

COMPLIANCE DATE: May 11, 2011

CLOSED 4/21/11
FOLLOW UP

OWNER OF

SITE ADDRESS: 125 S ROSELAWN PL
ASSESSORS PARCEL NO.: 5468-025-020
ZONE: RD2; Min. Per Unit 2,000

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 \$ 336.00 WHICH WILL BE BILLED TO YOU SEPARATELY. 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. Maintenance and repair of existing building and premises.

You are therefore ordered to: 1) Maintain the roof of every building or structure waterproof and all devices which were provided to convey the roof water from the roof shall be maintained so as to be capable of fulfilling that purpose.

Code Section(s) in Violation: 91.8104.3, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Location: Rear portion of the dwelling

2. Security bars or grilles were installed on the required emergency escape and rescue openings without approved release mechanisms.

You are therefore ordered to: 1) Provide approved release mechanisms for all bars, grilles, grates or similar devices which were placed over emergency escape and rescue openings. Such devices are required to be openable from the inside without the use of a key, tool, special knowledge or force greater than that which is required for normal operation of the emergency escape and rescue openings.
2) Install required smoke detectors.

1010722201245082



CODE ENFORCEMENT BUREAU

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

www.ladbs.org

-Or-

1) Remove the bars, grilles, grates or similar devices from the emergency escape and rescue openings.

Code Section(s) in Violation: 91.1026.4, 91.907.2.10, 91.103.1, 12.21.A.1(a)
of the L.A.M.C.

Location: Bedroom window

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 (213)252-3386.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: _____

Luis Alvarez

Date: _____

April 04, 2011

LUIS ALVAREZ
3550 WILSHIRE BLVD. SUITE 1800
LOS ANGELES, CA 90010
(213)252-3386

[Signature]
REVIEWED BY