

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

VAN AMBATIELOS  
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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 10, 2015

Council District: # 15

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

JOB ADDRESS: **746 WEST ATHENS BLVD, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **6117-007-011**

On May 15, 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: **746 West Athens Blvd, 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 24, 2013 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 Investigation fee	336.00
System Development Surcharge	20.16
System Development Surcharge late fee	50.40
Accumulated Interest (1%/month)	238.59
Title Report fee	42.00
<b>Grand Total</b>	<b>\$ 3,452.15</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 **\$3,452.15** 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 **\$3,452.15** 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

ATTEST: HOLLY WOLCOTT, CITY CLERK

Lien confirmed by  
City Council on:

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. T11495**  
**Dated as of: 05/15/2015**

**Prepared for: City of Los Angeles**

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**SCHEDULE A**  
*(Reported Property Information)*

**APN #: 6117-007-011**

**Property Address: 746 W ATHENS BLVD** ✓ **City: Los Angeles**      **County: Los Angeles**

**VESTING INFORMATION**

**Type of Document: JOINT TENANCY GRANT DEED**

**Grantee : Robert Barbour and Jessie C. Barbour, husband and wife, as joint tenants**

**Grantor : Rafael Torres F. and Leonor Quijano D. Torres, his wife, as joint tenants**

**Deed Date : 7/12/1963**

**Recorded : 8/13/1963**

**Instr No. : 2915**

**Mailing Address: Robert Barbour and Jessie C. Barbour**  
**746 West Athens Blvd, Los Angeles, CA 90044**

**SCHEDULE B**

**LEGAL DESCRIPTION**

*The following described property:*

*Situated in the City of Los Angeles, County of Los Angeles, State of California: Lot 16 in Tract No. 1243, as per Map recorded in Book 18, Page 97 of Maps, in the Office of the County Recorder of said County.*

*Assessor's Parcel No: 6117-007-011*

**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 : \$444,500.00**

**Dated : 2/5/2007**

**Trustor : Robert Barbour and Jessie C. Barbour**

**Trustee : T.D. Service Company**

**Beneficiary : MERS, Inc., as nominee for BNC Mortgage, Inc., A Delaware Corporation**

**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. T11495**

**SCHEDULE B (Continued)**

**Loan No. :** MIN 100122200003042923

**Recorded :** 2/21/2007

**Instr No. :** 20070369603

**Maturity Date is:** 3/1/2037

**Mailing Address:** BNC Mortgage, Inc., A Delaware Corporation,  
P.O. Box 19656, Irvine, CA 92623-9656.

**Mailing Address:** Mortgage Electronic Registration Systems, Inc., P.O. Box 2026, Flint, MI 48501-2026.

**Mailing Address:** T.D. Service Company, None Shown.

*Assignment of the above referenced security instrument is as follows:*

**Assignee :** U.S. Bank National Association, as Trustee for BNC Mortgage Loan Trust 2007-2  
Mortgage Pass-Through Certificates, Series 2007-2

**Recorded :** 4/10/2014

**Instr No. :** 20140367733

**Mailing Address:** U.S. Bank National Association, as Trustee for BNC Mortgage Loan Trust 2007-2  
Mortgage, c/o Ocwen Loan Servicing, LLC, 5720 Premier Park Dr, West Palm Beach, FL 33407.

**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 :** 7/14/2014

**Instr No. :** 20140724885

**Mailing Address:** Barbour Valerie, 746 W Athens Blvd, Los Angeles, CA, 90044.

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

RECORDING REQUESTED BY  
WEST COAST TITLE COMPANY  
1940 WILSON BLVD.  
105 ANNEBLS 17, CALIFORNIA

2915

AFTER RECORDING MAIL TO

Mr. and Mrs. Barbour  
745 West Adams Blvd.  
Los Angeles, Calif.

RECORDED IN OFFICIAL RECORDS  
OF LOS ANGELES COUNTY, CALIF.

8 58 A.M. AUG 13 1963

RAY E. LEE, County Recorder

PER \$2

SPACE ABOVE THIS LINE FOR RECORDER'S USE

VENUE STAMPS IN THIS SPACE

**JOINT TENANCY GRANT DEED**

Affix I.R.S. § 23.10

By this instrument dated July 12th, 1963, for a valuable consideration,  
Rafael Torres F. and Leonor Quijano D. Torres, his wife, as joint tenants

hereby GRANT(S) to Robert Barbour and Jessie C. Barbour, husband and wife,

, AS JOINT TENANTS,

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

Lot 16 in Tract No. 1243, as per map recorded in book 18 page 97 of Maps,  
in the office of the county recorder of said county.

STATE OF CALIFORNIA  
COUNTY OF  
Los Angeles

On July 13th, 1963 before me,  
the undersigned, a Notary Public in and for said County  
and State, personally appeared Rafael Torres F.  
and Leonor Quijano D. Torres

*Rafael Torres F.*  
Rafael Torres F.

known to me to be the person whose name  
subscribed in the within instrument, and acknowledged to  
me that executed the same.

*Leonor Quijano D. Torres*  
Leonor Quijano D. Torres

writes my hand and official seal  
GEORGE L. DUPRE  
Notary Public Commissioned for said County and State

Title Order No. 18140

Escrow or Loan No. 1244-G

Type or print name (Gov't C. 9000)

AUG 13 1963

2915

2

02/21/2007  
20070369603

Recording Requested By:

Return To:

EMC MORTGAGE, INC.  
P.O. BOX 19656  
IRVINE, CA 92623-9656

Prepared By:

[Space Above This Line For Recording Data]

DEED OF TRUST

MIN 100122200003042923

Loan No.: 800013271

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 14, 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 February 5, 2007 together with all Riders to this document.

(B) "Borrower" is ROBERT BARBOUR AND JESSIE C. BARBOUR, HUSBAND AND WIFE, AS JOINT TENANTS.

Borrower's address is 746 W ATHENS BLVD, LOS ANGELES, CA 90044  
Borrower is the trustor under this Security Instrument.

(C) "Lender" is EMC MORTGAGE, INC., A DELAWARE CORPORATION

Lender is a corporation organized and existing under the laws of Delaware

800013271

CALIFORNIA-Single Family-Fannie Mae/Freddie Mac UNIFORM INSTRUMENT WITH MERS Form 3005 1/01

4A(CA) (2/2007)

Page 1 of 15

VWP MORTGAGE FORMS - (000921-728)

Vertical lines for recording data

2

Lender's address is P.O. BOX 19656, IRVINE, CA 92623-9656

(D) "Trustee" is T.D. SERVICE COMPANY

(E) "MERS" is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as a nominee for Lender and Lender's successors and assigns. MERS is the beneficiary under this Security Instrument. MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS.

(F) "Note" means the promissory note signed by Borrower and dated February 5, 2007. The Note states that Borrower owes Lender four hundred forty-four thousand five hundred and 00/100 Dollars (U.S. \$444,500.00) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than March 1, 2037.

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

(H) "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.

(I) "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]
- Prepayment Penalty Rider

(J) "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.

(K) "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.

(L) "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.

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

(N) "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.

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

(P) "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.

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

(R) "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**

The beneficiary of this Security Instrument is MERS (solely as nominee for Lender and Lender's successors and assigns) and the successors and assigns of MERS. 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, CALIFORNIA :  
[Type of Recording Jurisdiction] [Name of Recording Jurisdiction]  
LOT 16 OF TRACT NO. 1243, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 18, PAGE 97, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Parcel ID Number: 6117-007-011 which currently has the address of  
746 W ATHENS BLVD [Street]  
LOS ANGELES [City], California 90044 [Zip Code]  
("Property Address"):

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 understands and agrees that MERS holds only legal title to the interests granted by Borrower in this Security Instrument, but, if necessary to comply with law or custom, MERS (as nominee for Lender and Lender's successors and assigns) has the right to exercise any or all of those interests, including, but not limited to, the right to foreclose and sell the Property; and to take any action required of Lender including, but not limited to, releasing and canceling this Security Instrument.

BORROWER COVENANTS that Borrower is lawfully seized of the estate hereby conveyed and has the right to grant and convey the Property and that the Property is unencumbered, except for encumbrances

6A(CA) 0207

Page 3 of 18

800013271  
Form 3005 1/01

Vertical lines representing a signature strip or recording area.

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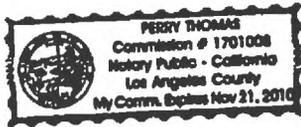
15

State of California  
County of *Los Angeles* } ss.  
On *02/06/07* before me, *PERRY THOMAS, NOTARY PUBLIC*  
ROBERT BARBOUR and Jessie C. Barbour personally appeared

, personally known to me  
(as 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.

*Perry Thomas*  
(Seal)



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8A(CA) 0007

Page 15 of 15

800013271  
Form 3088 1/01

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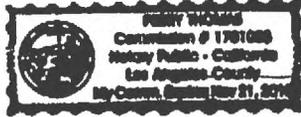
BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any Rider executed by Borrower and recorded with it.

Witnesses:

\_\_\_\_\_  
ROBERT BARBOUR (Seal) -Borrower

\_\_\_\_\_  
JESSIE C. BARBOUR (Seal) -Borrower

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



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

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

07 0369603

Vertical lines representing a signature strip or recording information.

APN #: 6117-007-011  
Prepared by: Fred Jeune

3

When Recorded Mail To:  
Financial Dimensions, Inc.  
1400 Lebanon Church Road  
Pittsburgh, PA 15236

1005793

ASSIGNMENT OF DEED OF TRUST  
CALIFORNIA

This ASSIGNMENT OF DEED OF TRUST from MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.(MERS), as nominee for BNC MORTGAGE, INC. its successors and assigns, whose address PO Box 2026 Flint, MI 48501-2026 ("Assignor) to U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR BNC MORTGAGE LOAN TRUST 2007-2 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-2, whose address is c/o Ocwen Loan Servicing, LLC, 5720 Premier Park Dr, West Palm Beach, FL 33407, (Assignee) its successors and assigns, all its rights, title and interest in and to a certain mortgage duly recorded in the Office of the County Recorder of LOS ANGELES County, State of CALIFORNIA, as follows;

Trustor: ROBERT BARBOUR AND JESSIE C. BARBOUR  
Trustee: T. D. SERVICE COMPANY  
Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS NOMINEE FOR BNC MORTGAGE, INC.  
Document Date: FEBRUARY 05, 2007  
Amount: \$444,500.00  
Date Recorded: FEBRUARY 21, 2007  
Document/Instrument/Entry Number: 20070369603  
Property Address: 746 W. ATHENS BLVD, LOS ANGELES, CA 90044

*Property more particularly described in the above referenced recorded Deed of Trust*

This Assignment is made without recourse, representation or warranty.

DATED: FEBRUARY 17, 2014

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.,  
ACTING SOLELY AS NOMINEE FOR BNC MORTGAGE, INC.  
ITS SUCCESSORS AND ASSIGNS

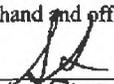
BY:   
NAME: Leticia N. Arias  
TITLE: Assistant Secretary

State of FLORIDA  
County of PALM BEACH

On FEBRUARY 17, 2014, before me, Shavene Sharpe, Notary Public personally Leticia N. Arias personally known to me 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 Florida that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

  
\_\_\_\_\_  
Shavene Sharpe



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 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. 6079303)

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 1243 16 MB 18-97

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.

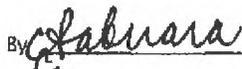
APN 6117-007-011  
AKA 746 W ATHENS BLVD  
LOS ANGELES

Owner:

BARBOUR VALERIE  
746 W ATHENS BLVD.  
LOS ANGELES CA, 90044

DATED. This 26th Day of June, 2014

CITY OF LOS ANGELES

By   


Steve Ongele, Bureau Chief  
Resource Management Bureau



# Property Detail Report

For Property Located At :  
**746 W ATHENS BLVD, LOS ANGELES, CA 90044-3921**



### Owner Information

Owner Name: **BARBOUR ROBERT & JESSIE C**  
 Mailing Address: **746 W ATHENS BLVD, LOS ANGELES CA 90044-3921 C028**  
 Vesting Codes: **//**

### Location Information

Legal Description:	<b>TRACT NO 1243 LOT 16</b>	APN:	<b>6117-007-011</b>
County:	<b>LOS ANGELES, CA</b>	Alternate APN:	
Census Tract / Block:	<b>2911.10 / 1</b>	Subdivision:	<b>1243</b>
Township-Range-Sect:		Map Reference:	<b>58-A6 /</b>
Legal Book/Page:	<b>18-97</b>	Tract #:	<b>1243</b>
Legal Lot:	<b>16</b>	School District:	<b>LOS ANGELES</b>
Legal Block:		School District Name:	
Market Area:	<b>C36</b>	Munic/Township:	
Neighbor Code:			

### Owner Transfer Information

Recording/Sale Date:	<b>08/13/1963 /</b>	Deed Type:	<b>DEED (REG)</b>
Sale Price:		1st Mtg Document #:	
Document #:			

### Last Market Sale Information

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

### Prior Sale Information

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

### Property Characteristics

Gross Area:		Parking Type:	<b>PARKING AVAIL</b>	Construction:	
Living Area:	<b>2,992</b>	Garage Area:		Heat Type:	<b>CENTRAL</b>
Tot Adj Area:		Garage Capacity:	<b>2</b>	Exterior wall:	<b>STUCCO</b>
Above Grade:		Parking Spaces:	<b>2</b>	Porch Type:	
Total Rooms:	<b>6</b>	Basement Area:		Patio Type:	<b>COVERED PATIO</b>
Bedrooms:	<b>2</b>	Finish Bsmnt Area:		Pool:	<b>POOL</b>
Bath(F/H):	<b>3 /</b>	Basement Type:		Air Cond:	<b>CENTRAL</b>
Year Built / Eff:	<b>1949 / 1950</b>	Roof Type:		Style:	<b>CONVENTIONAL</b>
Fireplace:	<b>Y / 1</b>	Foundation:	<b>RAISED</b>	Quality:	<b>AVERAGE</b>
# of Stories:	<b>2.00</b>	Roof Material:	<b>WOOD SHAKE</b>	Condition:	<b>AVERAGE</b>
Other Improvements:	<b>FENCE;ADDITION</b>				

### Site Information

Zoning:	<b>LAR1</b>	Acres:	<b>0.17</b>	County Use:	<b>SINGLE FAMILY RESID (0104)</b>
Lot Area:	<b>7,518</b>	Lot Width/Depth:	<b>50 x 150</b>	State Use:	
Land Use:	<b>SFR</b>	Res/Comm Units:	<b>/</b>	Water Type:	<b>PUBLIC</b>
Site Influence:				Sewer Type:	<b>TYPE UNKNOWN</b>

### Tax Information

Total Value:	<b>\$166,569</b>	Assessed Year:	<b>2014</b>	Property Tax:	<b>\$2,374.03</b>
Land Value:	<b>\$30,975</b>	Improved %:	<b>81%</b>	Tax Area:	<b>19</b>
Improvement Value:	<b>\$135,594</b>	Tax Year:	<b>2014</b>	Tax Exemption:	<b>HOMEOWNER</b>
Total Taxable Value:	<b>\$159,569</b>				

## Comparable Summary

For Property Located At



**746 W ATHENS BLVD, LOS ANGELES, CA 90044-3921**

**1 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: 1

	Subject Property	Low	High	Average
Sale Price	\$0	\$535,000	\$535,000	\$535,000
Bldg/Living Area	2,992	3,380	3,380	3,380
Price/Sqft	\$0.00	\$158.28	\$158.28	\$158.28
Year Built	1949	1910	1910	1910
Lot Area	7,518	13,507	13,507	13,507
Bedrooms	2	7	7	7
Bathrooms/Restrooms	3	6	6	6
Stories	2.00	2.00	2.00	2.00
Total Value	\$166,569	\$467,215	\$467,215	\$467,215
Distance From Subject	0.00	0.22	0.22	0.22

\*= 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
<b>Subject Property</b>									
	746 W ATHENS BLVD		1949	2	3		2,992	7,518	0.0
<b>Comparables</b>									
<input checked="" type="checkbox"/> 1	12229 S VERMONT AVE	\$535,000	1910	7	6	12/18/2014	3,380	13,507	0.22

**Comparable Sales Report**

For Property Located At



CoreLogic

RealQuest Professional

**746 W ATHENS BLVD, LOS ANGELES, CA 90044-3921****1 Comparable(s) Selected.**

Report Date: 06/10/2015

**Summary Statistics:**

	<b>Subject</b>	<b>Low</b>	<b>High</b>	<b>Average</b>
Sale Price	\$0	\$535,000	\$535,000	\$535,000
Bldg/Living Area	2,992	3,380	3,380	3,380
Price/Sqft	\$0.00	\$158.28	\$158.28	\$158.28
Year Built	1949	1910	1910	1910
Lot Area	7,518	13,507	13,507	13,507
Bedrooms	2	7	7	7
Bathrooms/Restrooms	3	6	6	6
Stories	2.00	2.00	2.00	2.00
Total Value	\$166,569	\$467,215	\$467,215	\$467,215
Distance From Subject	0.00	0.22	0.22	0.22

\* = user supplied for search only

Comp #:	1	Distance From Subject:	0.22 (miles)
Address:	12229 S VERMONT AVE, LOS ANGELES, CA 90044-2911		
Owner Name:	WALKER DEBORAH		
Seller Name:	JOHN TONOYAN INVESTMENTS		
APN:	6089-012-011	Map Reference:	57-F6 /
County:	LOS ANGELES, CA	Census Tract:	6028.02
Subdivision:	HOWARD	Zoning:	LCR2YY
Rec Date:	12/18/2014	Prior Rec Date:	12/28/1994
Sale Date:	12/01/2014	Prior Sale Date:	
Sale Price:	\$535,000	Prior Sale Price:	\$150,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1375980	Acres:	0.31
1st Mtg Amt:	\$500,000	Lot Area:	13,507
Total Value:	\$467,215	# of Stories:	2.00
Land Use:	SFR	Park Area/Cap#:	1 3
		Living Area:	3,380
		Total Rooms:	8
		Bedrooms:	7
		Bath(F/H):	6 /
		Yr Built/Eff:	1910 / 1964
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	COMPOSITION
		Parking:	SHINGLE
			ATTACHED
			GARAGE

# EXHIBIT D

ASSIGNED INSPECTOR: **HECTOR RODRIGUEZ**  
JOB ADDRESS: **746 WEST ATHENS BLVD, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **6117-007-011**

**Date: June 10, 2015**

**CASE#: 496085**  
**ORDER NO: A-3239043**

EFFECTIVE DATE OF ORDER TO COMPLY: **April 24, 2013**  
COMPLIANCE EXPECTED DATE: **May 15, 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-3239043



**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.

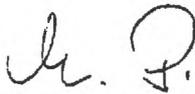
**APPEAL PROCEDURES:**

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)732-4531.

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

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



Date: April 17, 2013

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

  
REVIEWED BY