

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

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

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

FRANK BUSH
EXECUTIVE OFFICER

August 10, 2015

Council District: # 14

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

JOB ADDRESS: **4610 EAST TWINING STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5213-034-014**

On February 19, 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: **4610 East Twining 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 a non-compliance fee as follows:

| <u>Description</u> | <u>Amount</u> |
|-------------------------------------|------------------|
| Non-Compliance Code Enforcement fee | \$ 237.65 |
| Title Report fee | 42.00 |
| Grand Total | \$ 279.65 |

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 **\$279.65** 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 **\$279.65** 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

Property Title Report

Work Order No. T11428
 Dated as of: 05/08/2015

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 5213-034-014

Property Address: 4610 E TWINING ST ✓ **City:** Los Angeles **County:** Los Angeles

VESTING INFORMATION

Type of Document: Quitclaim Deed

Grantee : Maria V. Rodriguez, an unmarried woman

Grantor : Antonia Rodriguez, a widow

Deed Date : 11/21/1995

Recorded : 11/30/1995

Instr No. : 95-1907487

MAILING ADDRESS: Maria V. Rodriguez,
 4610 Twining Street, Los Angeles, CA 90032

SCHEDULE B

LEGAL DESCRIPTION

The following described property:

Situated in the City of Los Angeles, County of Los Angeles, State of California: Lot 21, of Block 2, in Tract No. 7565, in the County of Los Angeles, State of California, as r-r map recorded in Book 93, Pages 55 to 57 of Maps, in the office of the County Recorder of said County.

Assessor's Parcel No: 5213-034-014

MORTGAGES/LIENS

We find no Open Mortgages/Deeds of Trust of Record.

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 : 7/22/2011

Instr No. : 20110984151

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. T11428

SCHEDULE B (Continued)

MAILING ADDRESS: Maria V Rodriquez, 4610 Twining St, Los Angeles CA 90032.

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

Type of Document: An abstract of judgment for the amount shown below and other amounts due:

Debtor : Maria V Rodriquez

Creditor : Department of Building and Safety Code Enforcement Bureau

Date Entered : 10/31/2014

County : Los Angeles

Returned To Recorded : 10/31/2014

Instr No. : 20141154922

MAILING ADDRESS: Maria V Rodriquez, 4610 Twining St, Los Angeles CA 90032.

MAILING ADDRESS: Department of Building and Safety Code Enforcement Bureau,
3550 Wilshire Bilvd., Suite 1800 Los Angeles, CA 90010

95-1907487

RECORDING REQUESTED BY
North American Title

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO:

Ms. Maria V. Rodriguez
4610 Twining Street
Los Angeles, CA 90032

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
3:41 PM NOV 30 1995

EXCROW No: 1-19273-CH Title Order No: 14-59774-68

Space Above This Line For Recorder's Use

QUITCLAIM DEED
A.P.N. # 5213-034-014

THE UNDERSIGNED GRANTOR(S) DECLARE(S):

Documentary Transfer Tax is \$0.00 \$0.00
Located in the City of Los Angeles;

FEE
\$7
C

"This is a bona fide gift and the grantor received nothing in return, R & T, 11911."

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

ANTONIA RODRIGUEZ, A WIDOW

hereby remise, releases and forever QUITCLAIM(S) to

MARIA V. RODRIGUEZ, AN UNMARRIED WOMAN

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

Lot 21, of Block 2, in Tract No. 7565, in the County of Los Angeles, State of California, as per Map recorded in Book 93, Pages 55 to 57 of Maps, in the office of the County Recorder of said County.

AXA: 4610 Twining Street, Los Angeles, CA 90032
Dated: November 21, 1995

Antonia Rodriguez
Antonia Rodriguez

State of California, County of Los Angeles
On Nov 21, 1995 before me, LEONARD MATAMORES
the undersigned Notary Public, personally appeared
ANTONIA RODRIGUEZ

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 on behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

LEONARD MATAMORES
COMM. #1071541
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES
My Comm. Expires September 10, 1999

Leonard Matamores
Signature

(Seal)

MAIL TAX STATEMENTS TO THE PARTY SHOWN ON THE FOLLOWING LINE; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE

Same as above

Name Street Address City & State & Zip Code

NOTIFICATION SENT \$7

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. 5090075)

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 7565 2 21 M B 93-55/57

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 5213-034-014
AKA 4610 E TWINING ST
LOS ANGELES

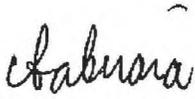
Owner:

RODRIGUEZ MARIA V
4610 TWINING ST
LOS ANGELES CA, 90032

DATED This 07th Day of July, 2011

CITY OF LOS ANGELES

By


Karen Penner, Acting Bureau Chief
Resource Management Bureau

RECORDING REQUEST BY
City of Los Angeles
WHEN RECORDED MAIL TO
Department of Building and Safety
Code Enforcement Bureau
3550 Wilshire Blvd., Suite 1800
Los Angeles, CA
90010



2

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF BUILDING(S), STRUCTURE(S), OR PREMISES CLASSIFIED AS EITHER HAZARDOUS, SUBSTANDARD OR A NUISANCE - ABATEMENT PROCEEDINGS

Notice is hereby given that, pursuant to the provisions of Division 89 of Article 1 of Chapter IX of the Los Angeles Municipal Code (LAMC), the Department of Building and Safety has determined the building(s), structure(s), premises or portion(s) thereof, located at the site described below, to be a SUBSTANDARD property, as defined in Section 91.8902 (LAMC). The owner of the property has been duly notified pursuant to the above code section.

If the owner or any other party having or acquiring any right, title or interest in the property fails or refuses to comply with the notice as ordered, the Department shall initiate procedures that will result in the work being done under City Contract. The costs, plus administrative fees, will be assessed as a lien against the property. **This notice will continue in force until the Department of Building and Safety records a subsequent notice of termination.**

For further information regarding this notice and the status of Department proceedings, please feel free to contact the Code Enforcement Bureau Inspector listed below.

JAVIER RAMOS
(213)252-3058
(888)524-2845
3550 WILSHIRE BLVD. SUITE 1800
LOS ANGELES, CA 90010-2419
Case No.: 404210

Assessor's Map Book: **5213** Page: **034** Parcel: **014**

Identified by Los Angeles County Tax Assessors records as:

**4610 E TWINING ST
LOS ANGELES, CA 90032**

DATED: This 31st day of October, 2014

Owner:
RODRIQUEZ, MARIA V,
4610 TWINING ST
LOS ANGELES, CA 90032

October 31, 2014

For
FRANK BUSH, BUREAU CHIEF
CODE ENFORCEMENT BUREAU
CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY

RECORDER MEMO: This COPY is NOT an OFFICIAL RECORD.

Property Detail Report

For Property Located At :
4610 TWINING ST, LOS ANGELES, CA 90032-2035

**Owner Information**

Owner Name: **RODRIQUEZ MARIA V**
 Mailing Address: **4610 TWINING ST, LOS ANGELES CA 90032-2035 C013**
 Vesting Codes: **//**

Location Information

| | | | |
|-----------------------|----------------------------|-----------------------|---------------------|
| Legal Description: | TRACT # 7565 LOT 21 | APN: | 5213-034-014 |
| County: | LOS ANGELES, CA | Alternate APN: | |
| Census Tract / Block: | 2014.01 / 1 | Subdivision: | 7565 |
| Township-Range-Sect: | | Map Reference: | 36-D5 / |
| Legal Book/Page: | 93-55 | Tract #: | 7565 |
| Legal Lot: | 21 | School District: | LOS ANGELES |
| Legal Block: | 2 | School District Name: | |
| Market Area: | 621 | Munic/Township: | |
| Neighbor Code: | | | |

Owner Transfer Information

| | | | |
|----------------------|---------------------|---------------------|------------------------|
| Recording/Sale Date: | 11/30/1995 / | Deed Type: | QUIT CLAIM DEED |
| Sale Price: | | 1st Mtg Document #: | 1907488 |
| Document #: | 1907487 | | |

Last Market Sale Information

| | | | |
|----------------------|----------|-------------------------|----------|
| Recording/Sale Date: | / | 1st Mtg Amount/Type: | / |
| Sale Price: | | 1st Mtg Int. Rate/Type: | / |
| Sale Type: | | 1st Mtg Document #: | |
| Document #: | | 2nd Mtg Amount/Type: | / |
| Deed Type: | | 2nd Mtg Int. Rate/Type: | / |
| Transfer Document #: | | Price Per SqFt: | |
| 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: | 1,115 | Garage Area: | | Heat Type: | HEATED |
| Tot Adj Area: | | Garage Capacity: | | Exterior wall: | SHINGLE SIDING |
| Above Grade: | | Parking Spaces: | | Porch Type: | |
| Total Rooms: | 6 | Basement Area: | | Patio Type: | |
| Bedrooms: | 3 | Finish Bsmnt Area: | | Pool: | |
| Bath(F/H): | 1 / | Basement Type: | | Air Cond: | YES |
| Year Built / Eff: | 1925 / 1928 | Roof Type: | | Style: | CONVENTIONAL |
| Fireplace: | / | Foundation: | PIER | Quality: | |
| # of Stories: | 1.00 | Roof Material: | COMPOSITION | Condition: | |
| | | | SHINGLE | | |

Other Improvements: **FENCE;ADDITION**

Site Information

| | | | | | |
|-----------------|---------------|------------------|-----------------|-------------|-----------------------------------|
| Zoning: | LAR1 | Acres: | 0.22 | County Use: | SINGLE FAMILY RESID (0100) |
| Lot Area: | 9,771 | Lot Width/Depth: | 69 x 140 | State Use: | |
| Land Use: | SFR | Res/Comm Units: | / | Water Type: | |
| Site Influence: | CORNER | | | Sewer Type: | TYPE UNKNOWN |

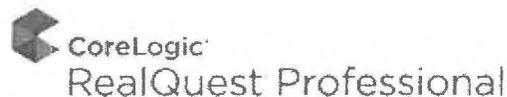
Tax Information

| | | | | | |
|----------------------|------------------|----------------|-------------|----------------|-------------------|
| Total Value: | \$130,204 | Assessed Year: | 2014 | Property Tax: | \$1,837.87 |
| Land Value: | \$90,794 | Improved %: | 30% | Tax Area: | 4 |
| Improvement Value: | \$39,410 | Tax Year: | 2014 | Tax Exemption: | |
| Total Taxable Value: | \$130,204 | | | | |

Comparable Sales Report

For Property Located At

4610 TWINING ST, LOS ANGELES, CA 90032-2035



7 Comparable(s) Selected.

Report Date: 08/07/2015

Summary Statistics:

| | Subject | Low | High | Average |
|-----------------------|----------------|------------|-------------|----------------|
| Sale Price | \$0 | \$313,000 | \$1,800,000 | \$561,571 |
| Bldg/Living Area | 1,115 | 1,048 | 1,280 | 1,156 |
| Price/Sqft | \$0.00 | \$244.53 | \$1,542.42 | \$485.24 |
| Year Built | 1925 | 1913 | 1959 | 1936 |
| Lot Area | 9,771 | 3,750 | 9,078 | 5,110 |
| Bedrooms | 3 | 1 | 3 | 2 |
| Bathrooms/Restrooms | 1 | 1 | 2 | 2 |
| Stories | 1.00 | 1.00 | 2.00 | 1.14 |
| Total Value | \$130,204 | \$20,754 | \$277,000 | \$96,329 |
| Distance From Subject | 0.00 | 0.08 | 0.49 | 0.28 |

*= user supplied for search only

| | | | | |
|--------------|---|------------------------------------|------------|-------------------------------|
| Comp #:1 | | Distance From Subject:0.08 (miles) | | |
| Address: | 3233 BETTY DR, LOS ANGELES, CA 90032-2005 | | | |
| Owner Name: | AMR INC | | | |
| Seller Name: | MURRAY DONNA S | | | |
| APN: | 5213-026-011 | Map Reference: | 36-C5 / | Living Area: 1,280 |
| County: | LOS ANGELES, CA | Census Tract: | 2014.01 | Total Rooms: 5 |
| Subdivision: | 7565 | Zoning: | LAR1 | Bedrooms: 2 |
| Rec Date: | 06/29/2015 | Prior Rec Date: | 10/06/1977 | Bath(F/H): 2 / |
| Sale Date: | 06/09/2015 | Prior Sale Date: | | Yr Built/Eff: 1959 / 1959 |
| Sale Price: | \$313,000 | Prior Sale Price: | \$47,000 | Air Cond: CENTRAL |
| Sale Type: | FULL | Prior Sale Type: | FULL | Style: CONVENTIONAL |
| Document #: | 774812 | Acres: | 0.12 | Fireplace: Y / 1 |
| 1st Mtg Amt: | \$275,000 | Lot Area: | 5,176 | Pool: |
| Total Value: | \$88,539 | # of Stories: | 1.00 | Roof Mat: COMPOSITION SHINGLE |
| Land Use: | SFR | Park Area/Cap#: | / 2 | ATTACHED GARAGE |

| | | | | |
|--------------|---|------------------------------------|---------|---------------------------|
| Comp #:2 | | Distance From Subject:0.13 (miles) | | |
| Address: | 3311 MINTO CT, LOS ANGELES, CA 90032-1923 | | | |
| Owner Name: | GOODELL SCOTT/AVILA ROCIO | | | |
| Seller Name: | LUNA FAMILY TRUST | | | |
| APN: | 5213-019-011 | Map Reference: | 36-D5 / | Living Area: 1,161 |
| County: | LOS ANGELES, CA | Census Tract: | 2014.01 | Total Rooms: 5 |
| Subdivision: | 7228 | Zoning: | LAR1 | Bedrooms: 2 |
| Rec Date: | 12/16/2014 | Prior Rec Date: | | Bath(F/H): 1 / |
| Sale Date: | 12/08/2014 | Prior Sale Date: | | Yr Built/Eff: 1940 / 1940 |
| Sale Price: | \$391,500 | Prior Sale Price: | | Air Cond: |
| Sale Type: | FULL | Prior Sale Type: | | Style: CONVENTIONAL |
| Document #: | 1365008 | Acres: | 0.11 | Fireplace: / |
| 1st Mtg Amt: | \$384,408 | Lot Area: | 4,743 | Pool: |
| Total Value: | \$34,945 | # of Stories: | 1.00 | Roof Mat: TILE |
| Land Use: | SFR | Park Area/Cap#: | / 2 | Parking: PARKING AVAIL |

| | | | | |
|--------------|---|------------------------------------|------------|-------------------------------|
| Comp #:3 | | Distance From Subject:0.25 (miles) | | |
| Address: | 3631 HARRIMAN AVE, LOS ANGELES, CA 90032-1508 | | | |
| Owner Name: | KEOHANE FAMILY TRUST | | | |
| Seller Name: | ANDRESEN MILDRED B TRUST | | | |
| APN: | 5213-008-026 | Map Reference: | 36-D4 / | Living Area: 1,100 |
| County: | LOS ANGELES, CA | Census Tract: | 2013.01 | Total Rooms: 5 |
| Subdivision: | 8594 | Zoning: | LAR1 | Bedrooms: 3 |
| Rec Date: | 04/24/2015 | Prior Rec Date: | 03/11/1968 | Bath(F/H): 2 / |
| Sale Date: | 04/08/2015 | Prior Sale Date: | | Yr Built/Eff: 1938 / 1940 |
| Sale Price: | \$358,500 | Prior Sale Price: | \$5,500 | Air Cond: |
| Sale Type: | FULL | Prior Sale Type: | FULL | Style: CONVENTIONAL |
| Document #: | 466185 | Acres: | 0.11 | Fireplace: Y / 1 |
| 1st Mtg Amt: | \$286,800 | Lot Area: | 4,959 | Pool: |
| Total Value: | \$41,808 | # of Stories: | 1.00 | Roof Mat: COMPOSITION SHINGLE |
| Land Use: | SFR | Park Area/Cap#: | / 2 | Parking: PARKING AVAIL |

Comp #:4 Distance From Subject:0.29 (miles)
 Address: 3624 OAK HILL AVE, LOS ANGELES, CA 90032-1443
 Owner Name: NIDOS LLC
 Seller Name: STOCKPILE PROPERTY VENTURES LL
 APN: 5213-010-003 Map Reference: 36-C4 / Living Area: 1,152
 County: LOS ANGELES, CA Census Tract: 2013.01 Total Rooms: 3
 Subdivision: PASADENA VILLA TR Zoning: LAR1 Bedrooms: 1
 Rec Date: 02/06/2015 Prior Rec Date: 02/06/2015 Bath(F/H): 1 /
 Sale Date: 01/31/2015 Prior Sale Date: 01/27/2015 Yr Built/Eff: 1950 / 1954
 Sale Price: \$358,000 Prior Sale Price: \$290,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 139788 Acres: 0.21 Fireplace: Y / 1
 1st Mtg Amt: Lot Area: 9,078 Pool:
 Total Value: \$39,752 # of Stories: 1.00 Roof Mat: COMPOSITION
 Land Use: SFR Park Area/Cap#: / 2 Parking: SHINGLE
 PARKING AVAIL

Comp #:5 Distance From Subject:0.32 (miles)
 Address: 4407 JASPER ST, LOS ANGELES, CA 90032-2608
 Owner Name: BECK DANIEL/MESSMER MEGAN
 Seller Name: RUN GROUP LLC
 APN: 5214-011-019 Map Reference: 36-C5 / Living Area: 1,167
 County: LOS ANGELES, CA Census Tract: 2014.01 Total Rooms: 5
 Subdivision: 6706 Zoning: LAR1 Bedrooms: 3
 Rec Date: 06/23/2015 Prior Rec Date: 09/09/1999 Bath(F/H): 2 /
 Sale Date: 05/18/2015 Prior Sale Date: Yr Built/Eff: 1940 / 1948
 Sale Price: \$1,800,000 Prior Sale Price: \$115,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 743672 Acres: 0.09 Fireplace: /
 1st Mtg Amt: \$348,000 Lot Area: 3,990 Pool:
 Total Value: \$171,503 # of Stories: 1.00 Roof Mat: ROLL
 Land Use: SFR Park Area/Cap#: / 1 Parking: COMPOSITION
 DETACHED
 GARAGE

Comp #:6 Distance From Subject:0.37 (miles)
 Address: 3636 LOCKE AVE, LOS ANGELES, CA 90032-1534
 Owner Name: CANTER GROUP
 Seller Name: FILIPPE ROSE-MARIE
 APN: 5213-001-023 Map Reference: 36-D4 / Living Area: 1,048
 County: LOS ANGELES, CA Census Tract: 2012.00 Total Rooms: 6
 Subdivision: BAIRDS PASADENA SHORT Zoning: LARD3 Bedrooms: 3
 Rec Date: 06/26/2015 Prior Rec Date: Bath(F/H): 2 /
 Sale Date: 04/27/2015 Prior Sale Date: Yr Built/Eff: 1914 / 1914
 Sale Price: \$335,000 Prior Sale Price: Air Cond:
 Sale Type: FULL Prior Sale Type: Style: CONVENTIONAL
 Document #: 767744 Acres: 0.09 Fireplace: /
 1st Mtg Amt: \$277,500 Lot Area: 3,750 Pool:
 Total Value: \$20,754 # of Stories: 1.00 Roof Mat: COMPOSITION
 Land Use: SFR Park Area/Cap#: / Parking: SHINGLE

Comp #:7 Distance From Subject:0.49 (miles)
 Address: 3229 PYRITES ST, LOS ANGELES, CA 90032-2628
 Owner Name: HOSEK ANTHONY L/MARTINEZ RUDY A
 Seller Name: SPINNAKER HOLDINGS INC
 APN: 5305-023-012 Map Reference: 36-C5 / Living Area: 1,186
 County: LOS ANGELES, CA Census Tract: 1991.10 Total Rooms: 6
 Subdivision: ROSE HILL COURT Zoning: LAR1 Bedrooms: 2
 Rec Date: 02/20/2015 Prior Rec Date: 04/24/2014 Bath(F/H): 2 /
 Sale Date: 11/17/2014 Prior Sale Date: 02/25/2014 Yr Built/Eff: 1913 / 1913
 Sale Price: \$375,000 Prior Sale Price: \$230,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 186353 Acres: 0.09 Fireplace: Y / 1
 1st Mtg Amt: \$368,207 Lot Area: 4,077 Pool:
 Total Value: \$277,000 # of Stories: 2.00 Roof Mat: ROLL
 Land Use: SFR Park Area/Cap#: / Parking: COMPOSITION

EXHIBIT D

ASSIGNED INSPECTOR: RUBEN REYES

Date: August 10, 2015

JOB ADDRESS: 4610 EAST TWINING STREET, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 5213-034-014

CASE#: 404210

ORDER NO: A-2689113

EFFECTIVE DATE OF ORDER TO COMPLY: January 20, 2011

COMPLIANCE EXPECTED DATE: February 19, 2011

DATE COMPLIANCE OBTAINED: No Compliance To Date

.....

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-2689113

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

MARSHA L. BROWN
PRESIDENT

VAN AMBATELOS
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" OVROM
GENERAL MANAGER

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

ORDER TO COMPLY

RODRIQUEZ, MARIA V
4610 TWINING ST
LOS ANGELES, CA 90032

LIPK
JAN 19 2011

CASE #: 404210
ORDER #: A-2689113
EFFECTIVE DATE: January 20, 2011
COMPLIANCE DATE: February 19, 2011

OWNER OF
SITE ADDRESS: 4610 E TWINING ST
ASSESSORS PARCEL NO.: 5213-034-014
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.) as follows:

VIOLATION(S):

1. The rock retaining wall is failing and is in need of repair.

You are therefore ordered to: 1) Repair, replace or remove the retaining wall at the sidewalk.
2) Continue to maintain in good repair.

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

Comments: Call inspector Mark Van Slooten at 213-252-3058 and arrange for inspection.

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.

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)252-3058.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: 

Date: January 13, 2011

MARK VAN SLOOTEN
3550 WILSHIRE BLVD. SUITE 1800
LOS ANGELES, CA 90010
(213)252-3058


REVIEWED BY