

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

VAN AMBATIELOS  
PRESIDENT

E. FELICIA BRANNON  
VICE PRESIDENT

JOSELYN GEAGA-ROSENTHAL  
GEORGE HOVAGUIMIAN  
JAVIER NUNEZ

CITY OF LOS ANGELES  
CALIFORNIA



ERIC GARCETTI  
MAYOR

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

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

FRANK BUSH  
EXECUTIVE OFFICER

July 17, 2015

Council District: # 14

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

JOB ADDRESS: **5505 EAST EATON STREET, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **5485-003-030**

On May 27, 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: **5505 East Eaton 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.

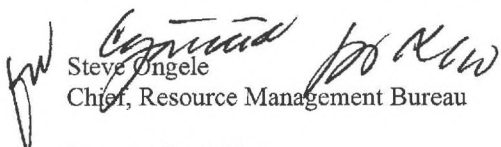
Pursuant to Section 98.0421, the property owner was issued an order on May 27, 2013, to pay a code violation inspection fee after violations were identified and verified upon inspection. The code violation inspection fees imposed by the Department are as follows:

<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%)	483.84
Title Report fee	42.00
<b>Grand Total</b>	<b>\$ 932.40</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 **\$932.40** 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 **\$932.40** 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



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

---

**Property Title Report**

**Work Order No. T11560**  
**Dated as of: 05/21/2015**

**Prepared for: City of Los Angeles**

---

**SCHEDULE A**  
(Reported Property Information)

APN #: 5485-003-030

**Property Address:** 5505 E EATON ST ✓ **City:** Los Angeles **County:** Los Angeles

**VESTING INFORMATION**

**Type of Document :** Trust Transfer Quitclaim Deed

**Grantee :** Maryellen Dion, as trustee under the Maryellen Dion living trust dated January 10, 2000

**Grantor :** Maryellen Dion

**Deed Date :** 1/10/2000

**Recorded :** 3/29/2000

**Instr No. :** 00-0468544

**Mailing Address:** Maryellen Dion, as trustee under the Maryellen Dion living trust  
5505 Eaton Street Los Angeles, CA. 90042

**SCHEDULE B**

**LEGAL DESCRIPTION**

The following described property:

Situated in the City of Los Angeles, County of Los Angeles, State of California:

**Parcel 1:** The Easterly 31.50 of the Westerly 93.50 of Lot 12, in Block "Q" of St. Francis heights, as per map recorded in Book 11, Pages 138 and 139 of maps, in the office of the county recorder of said county.

**Parcel 2:** An easement for sewer purposes over the Northerly 4 feet of the Westerly 62 feet of said Lot 12 to be used in common with other owners of land in said Lot 12, as per map recorded in Book 11, Pages 138 and 139 of maps, in the office of the county recorder of said county.

Assessor's Parcel No: 5485-003-030

**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. T11560**

**SCHEDULE B (Continued)**

**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 :** \$34,000.00

**Dated :** 3/29/1996

**Trustor :** Maryellen Dion

**Trustee :** GT Service Corp., a California Corporation

**Beneficiary :** City of Los Angeles, Los Angeles Housing Department

**Recorded :** 4/26/1996

**Instr No. :** 96-656380

**Mailing Address:** City of Los Angeles, Los Angeles Housing Department, Neighborhood Preservation  
400 S. Main St., RM. 400 Los Angeles, CA 90013-1311

**Mailing Address:** GT Service Corp., a California Corporation  
P.O. Box 667, Burbank, California 91503-0667

Recording Requested By:  
HART, MIERAS, MORRIS & PEALE, LLP

When Recorded Mail To:  
MARYELLEN DION  
5505 EATON STREET  
LOS ANGELES, CA. 90042

Mail Tax Statements To:  
SAME AS ABOVE

2  
00-0468544

**TRUST TRANSFER QUITCLAIM DEED**

Quitclaim Deed (Excluded from Reappraisal Under Proposition 13,  
i.e., Calif. Const. Art 13 A Sec. 1 et. seq.)

The undersigned Grantor(s) declare(s) under penalty of perjury that the following is true and correct: There is no consideration for this transfer. This conveyance transfers the grantor's interest into his or her revocable living trust, R&T 11911.

MARYELLEN DION does hereby grant, remise, release, and forever quitclaim to: MARYELLEN DION, as Trustee under the MARYELLEN DION LIVING TRUST DATED JANUARY 10, 2000

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

See attached Exhibit "A" for legal description

Assessor's Parcel Number: 5485-003-030

Dated: January 10, 2000

*Maryellen Dion*  
MARYELLEN DION

State of California  
County of Los Angeles

On January 10, 2000, before me, a notary public, personally appeared MARYELLEN DION ~~personally known to me~~ or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the persons, or the entity upon behalf of which the person acted, executed the instrument.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



*Lynn Christy*  
Notary Public for the  
State of California

"ACCOI VLY"  
AND WHEN RECORDED MAIL TO

GATEWAY TITLE COMPANY  
Name L.A. HOUSING DEPT.  
Address NEIGHBORHOOD PRESERVATION  
City & State 400 S. MAIN ST., RM. 400  
LOS ANGELES, CA 90013-1311

RECORDED/FILED IN OFFICIAL RECORDS  
RECORDER'S OFFICE  
LOS ANGELES COUNTY  
CALIFORNIA  
APR 26 1996 AT 8 A.M.

Order No. F7368 Escrow No.

SPACE ABOVE THIS LINE FOR RECORDER'S USE  
FREE P 2

APN # 5485-003-030

DEED OF TRUST

THIS DEED OF TRUST is made this 29TH day of MARCH, 1996, between

MARYELLEN DION, AN UNMARRIED WOMAN, herein called Trustor, whose address is

5505 EATON STREET LOS ANGELES CALIFORNIA 90042  
(number and street) (city) (state) (zip)

and GT SERVICE CORP., a California corporation, P.O. Box 667, Burbank, California 91503-0667 herein called Trustee, and

CITY OF LOS ANGELES, LOS ANGELES HOUSING DEPARTMENT, herein called Beneficiary.

Trustor grants, transfers, and assigns to trustee, in trust, with power of sale, that property in the City of Los Angeles, Los Angeles County, California, described as:

PARCEL 1:  
THE EASTERLY 31.50 FEET OF THE WESTERLY 93.50 FEET OF LOT 12, BLOCK "Q" OF ST. FRANCIS HEIGHTS, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11 PAGES 138 AND 139 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:  
AN EASEMENT FOR SEWER PURPOSES OVER THE NORTHERLY 4 FEET OF THE WESTERLY 62 FEET OF SAID LOT 12 TO BE USED IN COMMON WITH OTHER OWNERS OF LAND IN SAID LOT 12 AS PER MAP RECORDED IN BOOK 11 PAGES 138 AND 139 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Which has a street address of: 5505 EATON STREET  
LOS ANGELES, CALIFORNIA 90042

This Deed of Trust secures a City Loan with Federal and City restrictions.

Trustor also assigns to Beneficiary all rents, issues and profits of said realty reserving the right to collect and use the same except during continuance of default hereunder and during continuance of such default authorizing Beneficiary to collect and enforce the same by any lawful means in the name of any party hereto.

For the purpose of securing:

- (1) Payment of the indebtedness evidenced by a promissory note in the principal sum of \$ 34,000.00 of even date herewith, payable to Beneficiary, and any extensions or renewals thereof; (2) the payment of any money that may be advanced by the Beneficiary to Trustor, or his successors, with interest thereon, evidenced by additional notes (indicating they are so secured) or by endorsement on the original note, executed by Trustor or his successor; (3) performance of each agreement of Trustor incorporated by reference or contained herein.

On October 25, 1973, identical fictitious Deeds of Trust were recorded in the office of the County Recorders of the Counties of the State of California, the first page thereof appearing in the book and at the page of the records of the respective County Recorder as follows:

COUNTY	Book	Page	COUNTY	Book	Page	COUNTY	Book	Page	COUNTY	Book	Page
Alameda	3540	89	Kings	1018	384	Placer	1528	440	Siskiyou	897	407
Alpine	18	753	Lake	743	552	Plumas	227	443	Solano	1860	581
Amador	250	243	Lassen	271	387	Riverside	1973	139405	Sonoma	2810	975
Butte	1870	678	Los Angeles	18512	751	Sacramento	731025	59	Stanislaus	2587	332
Calaveras	368	92	Madera	1176	234	San Benito	386	94	Sutter	817	182
Colusa	409	347	Marin	2738	463	San Bernardino	8294	877	Tehama	830	522
Contra Costa	7077	178	Mariposa	143	717	San Francisco	8820	585	Trinity	181	393
Del Norte	174	526	Mendocino	942	242	San Joaquin	3813	6	Tulare	3137	587
El Dorado	1229	594	Merced	1940	381	San Luis Obispo	1750	491	Tuolumne	396	309
Fresno	8227	411	Modoc	225	868	San Mateo	8491	600	Ventura	4182	862
Glenn	585	290	Mono	180	215	Santa Barbara	2488	1244	Yolo	1081	335
Humboldt	1213	31	Monterey	877	243	Santa Clara	0823	713	Yuba	564	163
Imperial	1355	801	Napa	922	96	Santa Cruz	2358	744			File No.
Inyo	205	660	Nevada	665	303	Shasta	1195	293	San Diego	73-299588	
Kern	4809	2351	Orange	10961	398	Sierra	59	439			

The provisions contained in Section A, including paragraphs 1 through 5, and the provisions contained in Section B, including paragraphs 1 through 9 of said fictitious Deeds of Trust are incorporated herein as fully as though set forth at length and in full herein. In Section A, paragraph 5, and in the last paragraph of Section B, paragraph 5 of said provisions, the interest rate stated as "at seven percent"; is hereby amended to read "at interest rate called for in the Promissory Note".

The undersigned Trustor requests that a copy of any notice of default and any notice of sale hereunder be mailed to Trustor at the address hereinabove set forth, being the address designated for the purpose of receiving such notice.

Signature(s) of Trustor

Maryellen Dion  
 \_\_\_\_\_  
 MARYELLEN DION

State of California }  
 County of Los Angeles } S.S.

On March 29, 1996 before me, Amanda J. Torres, a Notary Public

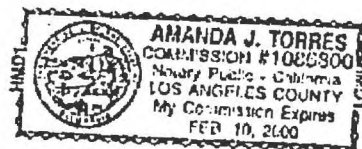
in and for the State of California, personally appeared \*\*\* Maryellen Dion \*\*\*

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature \_\_\_\_\_

FOR NOTARY STAMP



96 656381

# EXHIBIT B

ASSIGNED INSPECTOR: **ROGER BRUCE**  
JOB ADDRESS: **5505 EAST EATON STREET, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **5485-003-030**

Date: **July 17, 2015**

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

Last Update to Title:

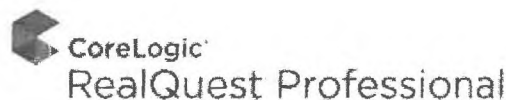
.....

## LIST OF OWNERS AND INTERESTED PARTIES

- 1). MARYELLEN DION, TRUSTEE  
THE MARYELLEN DION LIVING TRUST  
5505 E. EATON ST.  
LOS ANGELES, CA. 90042  
CAPACITY: OWNER
  
- 2). CITY OF LOS ANGELES HOUSING DEPT.  
NEIGHBORHOOD PRESERVATION  
400 S. MAIN ST., RM. 400  
LOS ANGELES, CA. 90013-1311  
CAPACITY: INTERESTED PARTY

# Property Detail Report

For Property Located At :  
**5505 EATON ST, LOS ANGELES, CA 90042-1122**



### Owner Information

Owner Name: **DION MARYELLEN**  
 Mailing Address: **5505 EATON ST, LOS ANGELES CA 90042-1122 C034**  
 Vesting Codes: **// TR**

### Location Information

Legal Description:	<b>ST FRANCIS HEIGHTS E 31.5 FT OF W 93.5 FT OF LOT 12</b>		
County:	<b>LOS ANGELES, CA</b>	APN:	<b>5485-003-030</b>
Census Tract / Block:	<b>1832.22 / 3</b>	Alternate APN:	
Township-Range-Sect:		Subdivision:	<b>ST FRANCIS HEIGHTS</b>
Legal Book/Page:	<b>98-64</b>	Map Reference:	<b>26-B6 /</b>
Legal Lot:	<b>12</b>	Tract #:	
Legal Block:	<b>Q</b>	School District:	<b>LOS ANGELES</b>
Market Area:	<b>632</b>	School District Name:	
Neighbor Code:		Munic/Township:	

### Owner Transfer Information

Recording/Sale Date:	<b>03/29/2000 / 01/10/2000</b>	Deed Type:	<b>QUIT CLAIM DEED</b>
Sale Price:		1st Mtg Document #:	
Document #:	<b>468544</b>		

### Last Market Sale Information

Recording/Sale Date:	<b>02/27/1984 /</b>	1st Mtg Amount/Type:	<b>\$30,000 / PRIVATE PARTY</b>
Sale Price:	<b>\$30,000</b>	1st Mtg Int. Rate/Type:	<b>/</b>
Sale Type:	<b>FULL</b>	1st Mtg Document #:	<b>/</b>
Document #:	<b>235422</b>	2nd Mtg Amount/Type:	<b>/</b>
Deed Type:	<b>DEED (REG)</b>	2nd Mtg Int. Rate/Type:	<b>/</b>
Transfer Document #:		Price Per SqFt:	<b>\$39.06</b>
New Construction:		Multi/Split Sale:	

Title Company:  
 Lender:  
 Seller Name: **FAIRALL JOHN J & ROXIE S**

### Prior Sale Information

Prior Rec/Sale Date:	<b>06/26/1974 /</b>	Prior Lender:	
Prior Sale Price:	<b>\$8,000</b>	Prior 1st Mtg Amt/Type:	<b>/</b>
Prior Doc Number:		Prior 1st Mtg Rate/Type:	<b>/</b>
Prior Deed Type:	<b>DEED (REG)</b>		

### Property Characteristics

Gross Area:		Parking Type:	<b>PARKING AVAIL</b>	Construction:	
Living Area:	<b>768</b>	Garage Area:		Heat Type:	<b>HEATED</b>
Tot Adj Area:		Garage Capacity:	<b>2</b>	Exterior wall:	<b>SHINGLE SIDING</b>
Above Grade:		Parking Spaces:	<b>2</b>	Porch Type:	
Total Rooms:	<b>3</b>	Basement Area:		Patio Type:	
Bedrooms:	<b>1</b>	Finish Bsmnt Area:		Pool:	
Bath(F/H):	<b>1 /</b>	Basement Type:		Air Cond:	
Year Built / Eff:	<b>1924 / 1924</b>	Roof Type:		Style:	<b>CONVENTIONAL</b>
Fireplace:	<b>/</b>	Foundation:	<b>RAISED COMPOSITION SHINGLE</b>	Quality:	
# of Stories:	<b>1.00</b>	Roof Material:		Condition:	

Other Improvements: **FENCE**

### Site Information

Zoning:	<b>LAR1</b>	Acres:	<b>0.04</b>	County Use:	<b>SINGLE FAMILY RESID (0100)</b>
Lot Area:	<b>1,575</b>	Lot Width/Depth:	<b>32 x 50</b>	State Use:	
Land Use:	<b>SFR</b>	Res/Comm Units:	<b>/</b>	Water Type:	
Site Influence:				Sewer Type:	<b>TYPE UNKNOWN</b>

### Tax Information

Total Value:	<b>\$101,372</b>	Assessed Year:	<b>2014</b>	Property Tax:	<b>\$1,233.43</b>
Land Value:	<b>\$67,588</b>	Improved %:	<b>33%</b>	Tax Area:	<b>4</b>
Improvement Value:	<b>\$33,784</b>	Tax Year:	<b>2014</b>	Tax Exemption:	<b>HOMEOWNER</b>
Total Taxable Value:	<b>\$94,372</b>				

## Comparable Sales Report

For Property Located At

**5505 EATON ST, LOS ANGELES, CA 90042-1122**



**9 Comparable(s) Selected.**

Report Date: 07/17/2015

**Summary Statistics:**

	<b>Subject</b>	<b>Low</b>	<b>High</b>	<b>Average</b>
Sale Price	\$30,000	\$409,000	\$610,000	\$512,000
Bldg/Living Area	768	731	880	821
Price/Sqft	\$39.06	\$535.71	\$726.19	\$623.28
Year Built	1924	1910	1956	1926
Lot Area	1,575	1,092	5,457	3,973
Bedrooms	1	1	3	2
Bathrooms/Restrooms	1	1	2	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$101,372	\$28,552	\$341,542	\$159,739
Distance From Subject	0.00	0.07	0.47	0.34

\* = user supplied for search only

Comp #:	1	Distance From Subject: 0.07 (miles)			
Address:	5618 TEHAMA ST, LOS ANGELES, CA 90042-1154				
Owner Name:	DEVENISH COLIN C				
Seller Name:	LOYA CARLOS A				
APN:	5485-003-009	Map Reference:	26-C6 /	Living Area:	796
County:	LOS ANGELES, CA	Census Tract:	1832.21	Total Rooms:	3
Subdivision:	ST FRANCIS HEIGHTS	Zoning:	LAR1	Bedrooms:	1
Rec Date:	06/09/2015	Prior Rec Date:	10/03/1991	Bath(F/H):	1 /
Sale Date:	05/01/2015	Prior Sale Date:	06/1991	Yr Built/Eff:	1927 / 1927
Sale Price:	\$512,500	Prior Sale Price:	\$160,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	679628	Acres:	0.05	Fireplace:	/
1st Mtg Amt:	\$461,250	Lot Area:	2,340	Pool:	
Total Value:	\$220,269	# of Stories:	1.00	Roof Mat:	ROLL COMPOSITION
Land Use:	SFR	Park Area/Cap#:	/ 1	Parking:	PARKING AVAIL

Comp #:	2	Distance From Subject: 0.15 (miles)			
Address:	5532 RANGE VIEW AVE, LOS ANGELES, CA 90042				
Owner Name:	RUSS REBECCA A/BAIRIAN JAMES G				
Seller Name:	L GROUP HOLDINGS LLC				
APN:	5485-007-001	Map Reference:	26-C6 /	Living Area:	810
County:	LOS ANGELES, CA	Census Tract:	1833.00	Total Rooms:	
Subdivision:	2	Zoning:	LAR1	Bedrooms:	2
Rec Date:	11/14/2014	Prior Rec Date:	08/23/2013	Bath(F/H):	2 /
Sale Date:	10/10/2014	Prior Sale Date:	08/02/2013	Yr Built/Eff:	/
Sale Price:	\$522,500	Prior Sale Price:	\$40,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	1215259	Acres:	0.03	Fireplace:	/
1st Mtg Amt:	\$418,000	Lot Area:	1,092	Pool:	
Total Value:	\$40,000	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:	3	Distance From Subject: 0.26 (miles)			
Address:	1933 PHILLIPS WAY, LOS ANGELES, CA 90042-1040				
Owner Name:	OCEAN DEV INC				
Seller Name:	FOBES JOAN TRUST				
APN:	5479-018-006	Map Reference:	26-B6 /	Living Area:	880
County:	LOS ANGELES, CA	Census Tract:	1832.22	Total Rooms:	3
Subdivision:	8251	Zoning:	LAR1	Bedrooms:	1
Rec Date:	06/12/2015	Prior Rec Date:		Bath(F/H):	1 /
Sale Date:	05/14/2015	Prior Sale Date:		Yr Built/Eff:	1922 / 1930
Sale Price:	\$520,000	Prior Sale Price:		Air Cond:	
Sale Type:	FULL	Prior Sale Type:		Style:	CONVENTIONAL
Document #:	697002	Acres:	0.11	Fireplace:	Y / 1
1st Mtg Amt:		Lot Area:	4,908	Pool:	
Total Value:	\$28,552	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:	4	Distance From Subject: 0.38 (miles)		
---------	---	-------------------------------------	--	--

Address:	<b>1902 N AVENUE 51, LOS ANGELES, CA 90042-1019</b>		
Owner Name:	<b>LOV SARA</b>		
Seller Name:	<b>OHALLORAN DUSTIN</b>		
APN:	<b>5479-021-009</b>	Map Reference:	<b>26-B6 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1832.22</b>
Subdivision:	<b>8838</b>	Zoning:	<b>LAR1</b>
Rec Date:	<b>01/27/2015</b>	Prior Rec Date:	<b>09/26/2012</b>
Sale Date:	<b>12/30/2014</b>	Prior Sale Date:	<b>07/11/2012</b>
Sale Price:	<b>\$409,000</b>	Prior Sale Price:	<b>\$340,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>92418</b>	Acres:	<b>0.12</b>
1st Mtg Amt:	<b>\$327,200</b>	Lot Area:	<b>5,029</b>
Total Value:	<b>\$341,542</b>	# of Stories:	<b>1.00</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/ 1</b>
		Living Area:	<b>731</b>
		Total Rooms:	<b>4</b>
		Bedrooms:	<b>2</b>
		Bath(F/H):	<b>1 /</b>
		Yr Built/Eff:	<b>1925 / 1927</b>
		Air Cond:	
		Style:	<b>CONVENTIONAL</b>
		Fireplace:	<b>/</b>
		Pool:	
		Roof Mat:	<b>COMPOSITION SHINGLE</b>
		Parking:	<b>PARKING AVAIL</b>

Comp #:	<b>5</b>	Distance From Subject:	<b>0.38 (miles)</b>
Address:	<b>5708 MERIDIAN ST, LOS ANGELES, CA 90042-2641</b>		
Owner Name:	<b>AGUIAR ANTHONY &amp; ERIN K</b>		
Seller Name:	<b>WILLIAMS DENNIS J &amp; SARA N</b>		
APN:	<b>5484-001-014</b>	Map Reference:	<b>36-C1 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1832.20</b>
Subdivision:	<b>ST FRANCIS HEIGHTS</b>	Zoning:	<b>LAR1</b>
Rec Date:	<b>12/04/2014</b>	Prior Rec Date:	<b>08/09/2002</b>
Sale Date:	<b>10/28/2014</b>	Prior Sale Date:	<b>07/24/2002</b>
Sale Price:	<b>\$450,000</b>	Prior Sale Price:	<b>\$209,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>1308904</b>	Acres:	<b>0.05</b>
1st Mtg Amt:	<b>\$360,000</b>	Lot Area:	<b>2,310</b>
Total Value:	<b>\$246,919</b>	# of Stories:	<b>1.00</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/ 1</b>
		Living Area:	<b>840</b>
		Total Rooms:	<b>5</b>
		Bedrooms:	<b>2</b>
		Bath(F/H):	<b>1 /</b>
		Yr Built/Eff:	<b>1924 / 1924</b>
		Air Cond:	
		Style:	<b>CONVENTIONAL</b>
		Fireplace:	<b>/</b>
		Pool:	
		Roof Mat:	<b>COMPOSITION SHINGLE</b>
		Parking:	<b>PARKING AVAIL</b>

Comp #:	<b>6</b>	Distance From Subject:	<b>0.38 (miles)</b>
Address:	<b>1887 N AVENUE 51, LOS ANGELES, CA 90042-1042</b>		
Owner Name:	<b>PARK DAVID</b>		
Seller Name:	<b>FRANK OCTAVIA L</b>		
APN:	<b>5476-004-002</b>	Map Reference:	<b>26-B6 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1816.00</b>
Subdivision:	<b>9318</b>	Zoning:	<b>LAR1</b>
Rec Date:	<b>06/25/2015</b>	Prior Rec Date:	<b>10/22/1991</b>
Sale Date:	<b>06/18/2015</b>	Prior Sale Date:	
Sale Price:	<b>\$539,000</b>	Prior Sale Price:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	
Document #:	<b>759062</b>	Acres:	<b>0.11</b>
1st Mtg Amt:	<b>\$396,250</b>	Lot Area:	<b>4,941</b>
Total Value:	<b>\$222,094</b>	# of Stories:	<b>1.00</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/ 2</b>
		Living Area:	<b>845</b>
		Total Rooms:	<b>5</b>
		Bedrooms:	<b>3</b>
		Bath(F/H):	<b>1 /</b>
		Yr Built/Eff:	<b>1922 / 1935</b>
		Air Cond:	
		Style:	<b>CONVENTIONAL</b>
		Fireplace:	<b>/</b>
		Pool:	
		Roof Mat:	<b>COMPOSITION SHINGLE</b>
		Parking:	<b>PARKING AVAIL</b>

Comp #:	<b>7</b>	Distance From Subject:	<b>0.46 (miles)</b>
Address:	<b>6033 DELPHI ST, LOS ANGELES, CA 90042-2001</b>		
Owner Name:	<b>DOLMAN MARK/SUN CHI C</b>		
Seller Name:	<b>LOPEZ ELA</b>		
APN:	<b>5486-006-015</b>	Map Reference:	<b>26-C6 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1832.21</b>
Subdivision:	<b>ANNANDALE VILLA</b>	Zoning:	<b>LAR1</b>
Rec Date:	<b>06/24/2015</b>	Prior Rec Date:	<b>10/27/1994</b>
Sale Date:	<b>05/18/2015</b>	Prior Sale Date:	
Sale Price:	<b>\$520,000</b>	Prior Sale Price:	<b>\$115,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>755990</b>	Acres:	<b>0.13</b>
1st Mtg Amt:	<b>\$390,000</b>	Lot Area:	<b>5,457</b>
Total Value:	<b>\$154,468</b>	# of Stories:	<b>1.00</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/ 1</b>
		Living Area:	<b>873</b>
		Total Rooms:	<b>4</b>
		Bedrooms:	<b>2</b>
		Bath(F/H):	<b>1 /</b>
		Yr Built/Eff:	<b>1956 / 1956</b>
		Air Cond:	
		Style:	<b>MODERN</b>
		Fireplace:	<b>/</b>
		Pool:	
		Roof Mat:	<b>GRAVEL &amp; ROCK</b>
		Parking:	<b>PARKING AVAIL</b>

Comp #:	<b>8</b>	Distance From Subject:	<b>0.47 (miles)</b>
Address:	<b>718 ONARGA AVE, LOS ANGELES, CA 90042-1218</b>		
Owner Name:	<b>HARRISON AUSTIN A &amp; JOANNA L</b>		
Seller Name:	<b>S &amp; L ACQUISITIONS LLC</b>		
APN:	<b>5480-002-006</b>	Map Reference:	<b>26-C6 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1832.21</b>
Subdivision:	<b>7042</b>	Zoning:	<b>LAR1</b>
Rec Date:	<b>03/05/2015</b>	Prior Rec Date:	<b>11/03/2014</b>
Sale Date:	<b>02/03/2015</b>	Prior Sale Date:	<b>10/27/2014</b>
Sale Price:	<b>\$610,000</b>	Prior Sale Price:	<b>\$350,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>236502</b>	Acres:	<b>0.11</b>
1st Mtg Amt:	<b>\$488,000</b>	Lot Area:	<b>4,867</b>
Total Value:	<b>\$123,546</b>	# of Stories:	<b>1.00</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/ 1</b>
		Living Area:	<b>840</b>
		Total Rooms:	<b>5</b>
		Bedrooms:	<b>2</b>
		Bath(F/H):	<b>1 /</b>
		Yr Built/Eff:	<b>1924 / 1925</b>
		Air Cond:	
		Style:	<b>CONVENTIONAL</b>
		Fireplace:	<b>/</b>
		Pool:	
		Roof Mat:	<b>TILE</b>
		Parking:	<b>PARKING AVAIL</b>

Comp #:	<b>9</b>	Distance From Subject:	<b>0.47 (miles)</b>
Address:	<b>1022 N AVENUE 54, LOS ANGELES, CA 90042-2432</b>		
Owner Name:	<b>SELSOR SCOTT L</b>		
Seller Name:	<b>PRIORITY 1 CAPITAL LLC</b>		
APN:	<b>5478-009-056</b>	Map Reference:	<b>36-B1 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1833.00</b>
Subdivision:	<b>242</b>	Zoning:	<b>LAR1</b>
Rec Date:	<b>10/31/2014</b>	Prior Rec Date:	<b>08/19/1977</b>
Sale Date:	<b>09/30/2014</b>	Prior Sale Date:	
Sale Price:	<b>\$525,000</b>	Prior Sale Price:	<b>\$32,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>1155961</b>	Acre:	<b>0.11</b>
1st Mtg Amt:	<b>\$417,000</b>	Lot Area:	<b>4,811</b>
Total Value:	<b>\$60,263</b>	# of Stories:	<b>1.00</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/ 1</b>
		Living Area:	<b>778</b>
		Total Rooms:	<b>5</b>
		Bedrooms:	<b>2</b>
		Bath(F/H):	<b>1 /</b>
		Yr Built/Eff:	<b>1910 / 1911</b>
		Air Cond:	
		Style:	<b>CONVENTIONAL</b>
		Fireplace:	<b>Y / 1</b>
		Pool:	
		Roof Mat:	<b>COMPOSITION SHINGLE</b>
		Parking:	<b>PARKING AVAIL</b>

# EXHIBIT D

ASSIGNED INSPECTOR: **ROGER BRUCE**  
JOB ADDRESS: **5505 EAST EATON STREET, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **5485-003-030**

Date: **July 17, 2015**

CASE#: **497685**  
ORDER NO: **A-3261133**

EFFECTIVE DATE OF ORDER TO COMPLY: **May 27, 2013**  
COMPLIANCE EXPECTED DATE: **June 26, 2013**  
DATE COMPLIANCE OBTAINED: **June 23, 2014**

.....

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

**VIOLATIONS:**

SEE ATTACHED ORDER # A-3261133

RECEIVED  
CITY OF LOS ANGELES  
DEPARTMENT OF BUILDING AND SAFETY

**BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS**

HELENA JUBANY  
PRESIDENT  
VAN AMBATTILOS  
VICE-PRESIDENT  
E. FELICIA BRANNON  
VICTOR H. CUEVAS  
SEPAND SAMZADEH

**CITY OF LOS ANGELES  
CALIFORNIA**



ANTONIO R. VILLARAIGOSA  
MAYOR

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

RAYMOND S. CHAN, C.E., S.E.  
SUPERINTENDENT OF BUILDING  
INTERIM GENERAL MANAGER

**SUBSTANDARD ORDER AND NOTICE OF FEE**

ROBERT DION  
5505 E. EATON ST.  
LOS ANGELES, CA 90042

**MAY 24 2013**

EG

CASE #: 497685  
ORDER #: A-3261133  
EFFECTIVE DATE: May 27, 2013  
COMPLIANCE DATE: June 26, 2013

OWNER OF  
SITE ADDRESS: 5505 E EATON ST  
ASSESSORS PARCEL NO.: 5485-003-030  
ZONE: R1; One-Family Zone

An inspection has revealed that the property (Site Address) listed above is in violation of the Los Angeles Municipal Code (L.A.M.C.) sections listed below. You are hereby ordered to correct the violation(s) and contact the inspector listed in the signature block at the end of this document for a compliance inspection by the compliance date listed above.

FURTHER, THE CODE VIOLATION INSPECTION FEE (C.V.I.F) OF \$856.16 (\$336 fee plus a six percent Systems Development Surcharge of \$20.16) WILL BE BILLED TO THE PROPERTY OWNER as it appears on the last equalized assessment roll. Section 98.0421 L.A.M.C

NOTE: FAILURE TO PAY THE C.V.I.F. WITHIN 30 DAYS OF THE INVOICE DATE OF THE BILL NOTED ABOVE WILL RESULT IN A LATE CHARGE OF TWO (2) TIMES THE C.V.I.F. PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$1,176.00. Any person who fails to pay the fee, late charge and collection fee, shall also pay interest. Interest shall be calculated at the rate of one percent per month.

The inspection has revealed that the property is in violation of the Los Angeles Municipal Code as follows:

As a result of an inspection of the property (Site Address) listed above, this office has determined the building(s) to be SUBSTANDARD as pursuant to the provisions of Division 89 of Article 1 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.). You are therefore ordered to secure all required permits and begin the necessary work to eliminate the following code violations within 30 days from the effective date of this order. All necessary work shall be completed within 90 days from the effective date of this order. If the necessary permits are not obtained or the required work is not physically commenced within 45 days from the effective date of this order, the Department of Building and Safety may order the owner to cause the building(s) to be vacated.

**VIOLATION(S):**

**1. Garage Converted to Storage/Sleeping area.**

You are therefore ordered to: Discontinue the use as storage/sleeping area and restore the garage to its originally permitted use as a garage to provide the required off street covered parking.

Code Section(s) in Violation: 12.21A.1.(a), 12.21A4(a), 12.21A4(m), 91.8902.14, 91.8105, 91.103.1 of the L.A.M.C.

**2. Open storage within the required yards.**

You are therefore ordered to: Discontinue the open storage of of furniture, auto parts, lumber, trash and debris in the required yard(s).

*Handwritten signature and date: 6/23/13*



**CODE ENFORCEMENT BUREAU**  
For routine City business and non-emergency services: Call 3-1-1  
www.ladbs.org

Code Section(s) in Violation: 12.21A.1(a) and 12.21C.1(g) of the L.A.M.C.

### 3. Building Maintenance.

You are therefore ordered to: 1) Abate all Substandard conditions which are causing inadequate sanitation and maintain the building or premises in good repair including kitchen and bathroom broken fixtures and cabinets. 2) Maintain the interior of the dwelling in a safe and sanitary condition and good repair.

Code Section(s) in Violation: 91.8902, 91.8902.11, 91.8902.13 #1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

Comments: The building or premises is Substandard due to inadequate sanitation caused by general dilapidation or improper maintenance.

### 4. Smoke Detectors.

You are therefore ordered to: Provide smoke detectors in the required locations.

Code Section(s) in Violation: 91.8603.2.1, 91.5R314.3.1, 91.5R314.4, 91.5R314.5, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

NOTE: A certificate has been filed with the County Recorder noting the above substandard condition.

#### NON-COMPLIANCE FEE WARNING:

**YOU ARE IN VIOLATION OF THE L.A.M.C. IT IS YOUR RESPONSIBILITY TO CORRECT THE VIOLATION(S) AND CONTACT THE INSPECTOR LISTED BELOW TO ARRANGE FOR A COMPLIANCE INSPECTION BEFORE THE NON-COMPLIANCE FEE IS IMPOSED.** Failure to correct the violations and arrange for the compliance inspection within 15 day from the Compliance Date, will result in imposition of the fee noted below.

In addition to the C.V.I.F. noted above, a proposed noncompliance fee in the amount of \$550.00 may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or request for slight modification is filed within 15 days of the compliance date.

If an appeal or request for slight modification is not filed within 15 days of the compliance date or extensions granted therefrom, the determination of the department to impose and collect a non-compliance fee shall be final. Section 98.041 L.A.M.C.

**NOTE: FAILURE TO PAY THE NON-COMPLIANCE FEE WITHIN 30 DAYS AFTER THE DATE OF MAILING THE INVOICE, MAY RESULT IN A LATE CHARGE OF TWO (2) TIMES THE NON-COMPLIANCE FEE PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$1,925.00.**

Any person who fails to pay the non-compliance fee, late charge and collection fee shall also pay interest. Interest shall be calculated at the rate of one percent per month.

#### PENALTY WARNING:

Any person who violates or causes or permits another person to violate any provision of the Los Angeles Municipal Code (L.A.M.C.) is guilty of a misdemeanor which is punishable by a fine of not more than \$1000.00 and/or six (6) months imprisonment for each violation. Section 11.00 (m) L.A.M.C.

#### INVESTIGATION FEE REQUIRED:

Whenever any work has been commenced without authorization by a permit or application for inspection, and which violates provisions of Articles 1 through 8 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.), and if no order has been issued by the department or a court of law requiring said work to proceed, a special investigation fee which shall be double the amount charged for an application for inspection, license or permit fee, but not less than \$400.00, shall be collected on each permit, license or application for inspection. Section 98.0402 (a) L.A.M.C.

#### APPEAL PROCEDURES:

There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine error or abuse of discretion, or requests for slight modification of the requirements contained in this order when appropriate fees have been paid. Section 98.0403.1 and 98.0403.2 L.A.M.C.

#### NOTICE:

Relocation assistance may be required if a tenant is evicted in order to comply with an order from a governmental agency (LAMC 151.09.A.11 & 161.03) For information, call the Los Angeles Housing Department (LAHD) at (213) 808-8888 or go to: <http://lahd.lacity.org>

0  
1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43  
44  
45  
46  
47  
48  
49  
50

If you have any questions or require any additional information please feel free to contact me at (213)252-3054.  
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: *Oscar Salgado* Date: May 23, 2013

OSCAR SALGADO  
3550 WILSHIRE BLVD. SUITE 1800  
LOS ANGELES, CA 90010  
(213)252-3054  
Oscar.Salgado@lacity.org

*AS*  
REVIEWED BY