

# CITY OF LOS ANGELES

CALIFORNIA



ERIC GARCETTI  
MAYOR

BOARD OF  
**BUILDING AND SAFETY  
COMMISSIONERS**

VAN AMBATIELOS  
PRESIDENT

E. FELICIA BRANNON  
VICE PRESIDENT

JOSELYN GEAGA-ROSENTHAL  
GEORGE HOVAGUIMIAN  
JAVIER NUNEZ

July 14, 2015

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

Council District: # 8

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

**JOB ADDRESS: 5926 SOUTH HAAS AVENUE, LOS ANGELES, CA**  
**ASSESSORS PARCEL NO. (APN): 6001-006-007**

On June 2, 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: **5926 South Haas Avenue, Los Angeles, California** (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

Following the Department's investigation an order or orders to comply were issued to the property owner and all interested parties. Pursuant to Section 98.0411(a) the order warned that "a proposed noncompliance fee may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or slight modification is filed within 15 days after the compliance date." The owners failed to comply within the time prescribed by ordinance.

In addition, pursuant to Section 98.0421, the property owner was issued an order on May 3, 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 Investigation fee	336.00
System Development Surcharge	20.16
System Development Surcharge late fee	50.40
Accumulated Interest (1%/month)	87.91
Title Report fee	42.00
<b>Grand Total</b>	<b>\$ 3,301.47</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 **\$3,301.47** 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 **\$3,301.47** 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. T11648**  
 Dated as of: 06/05/2015

**Prepared for: City of Los Angeles**

**SCHEDULE A**  
 (Reported Property Information)

APN #: 6001-006-007

**Property Address:** 5926 S HAAS AVE ✓ **City:** Los Angeles **County:** Los Angeles

**VESTING INFORMATION**

**Type of Document:** Grant Deed  
**Grantee :** Tanya R. Mason, a single Woman  
**Grantor :** The Estate of Sallie Irons, Conservatee  
**Deed Date :** 12/5/2000 **Recorded :** 12/19/2000  
**Instr No. :** 00-1970005

**Mailing Address:** Tanya R. Mason,  
 5926 S. Haas Avenue Los Angeles, CA 90047

**SCHEDULE B**

**LEGAL DESCRIPTION**

The following described property:

Lot 7 in Block "H" of Tract 4893, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 53, Page(s) 33 of Maps, in the office of the County recorder of said County.

Assessor's Parcel No: 6001-006-007

**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 :** \$121,002.00  
**Dated :** 12/4/2000  
**Trustor :** Tanya R. Mason  
**Trustee :** First American Title Insurance Company, a California 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. T11648**

**SCHEDULE B (Continued)**

**Beneficiary :** Fleet National Bank  
**Recorded :** 12/19/2000

**Instr No. :** 00-1970006

**Maturity Date is:** 1/1/2031

**Mailing Address:** Fleet National Bank, 9227 Haven Avenue, Suite 110 Rancho Cucamonga, CA 91730

**Mailing Address:** First American Title Insurance Company, a California Corporation, None Shown

*A Substitution of Trustee under said deed of trust which names as the substituted trustee, the following:*

**Trustee :** ARM Financial Corporation

**Recorded :** 8/22/2003

**Instr No. :** 03 2450179

**Mailing Address:** ARM Financial Corporation, P.O. Box 85309, San Diego, CA 92186-5309

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

**Assignee :** U.S. Bank National Association, as Trustee, successor in Interest to Wachovia Bank, National Association, as Trustee for GSMPS Mortgage Loan Trust 2004-4

**Recorded :** 4/18/2013

**Instr No. :** 20130584050

**Mailing Address:** U.S. Bank National Association, as Trustee, successor in Interest to Wachovia Bank, National Association, as Trustee for GSMPS Mortgage Loan Trust 2004-4, 60 Livingston Ave St. Paul, MN 55107

FIDELITY-TARZANA

RECORDING REQUESTED BY

00-1970005 2

AND WHEN RECORDED MAIL TO:

Tanya R. Mason  
5926 S. Haas Avenue  
Los Angeles, CA 90047

Space Above This Line for Recorder's Use Only

A.P.N: 6001-006-007

Order No: 4320168-63

Escrow No: 3767-LD

GRANT DEED

60

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THE UNDERSIGNED GRANTOR(s) DECLARE(s) THAT DOCUMENTARY TRANSFER TAX IS: COUNTY \$134.20 & CITY \$549.00  
 computed on full value of property conveyed, or  
 computed on full value less value of liens or encumbrances remaining at time of sale,  
 unincorporated area;  City of Los Angeles, and

FOR A VALUABLE CONSIDERATION, Receipt of which is hereby acknowledged,  
The Estate of Sallie Irons, Conservatee

hereby GRANT(S) to Tanya R. Mason, A Single Woman V1

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

Lot 7 in Block "H" of Tract 4093, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 53, Page(s) 33 of Maps, in the Office of the County Recorder of said County.

L1

Document Date: December 5, 2000

The Estate of Sallie Irons, Conservatee

By: Annie Sims  
Annie Sims, Representative

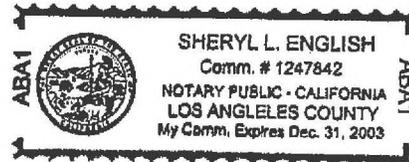
STATE OF CALIFORNIA )  
COUNTY OF Los Angeles )  
On December 6, 2000 before me, Sheryl L. English  
personally appeared Annie Sims

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: Sheryl L. English

The area below is for official notarial seal.



WHEN RECORDED MAIL TO:

**FIDELITY-TARZANA**

**00-1970006** <sup>2</sup>

FLEET NATIONAL BANK  
9227 HAVEN AVENUE, SUITE 110  
RANCHO CUCAMONGA, CA 91730

Loan Number: 61-772531-0  
021-7725310

[Space Above This Line For Recording Data]

State of California

**DEED OF TRUST**

FHA Case No.  
197-1894289-703 203B

19052805-S

THIS DEED OF TRUST ("Security Instrument") is made on **DECEMBER 4, 2000**. The Trustor is **TANYA R. MASON A SINGLE WOMAN**

6001-6-7

("Borrower"). The trustee is  
**FIRST AMERICAN TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION**  
("Trustee"). The beneficiary is  
**FLEET NATIONAL BANK**

which is organized and existing under the laws of **THE UNITED STATES OF AMERICA**, and whose  
address is **1333 MAIN STREET, SUITE 700**  
**COLUMBIA, SC 29201**

("Lender"). Borrower owes Lender the principal sum of

**ONE HUNDRED TWENTY ONE THOUSAND TWO AND NO/100**  
**Dollars (U.S. \$ 121,002.00)**. This debt is evidenced by Borrower's note dated the same date as this Security  
Instrument ("Note"), which provides for monthly payments, with the full debt, if not paid earlier, due and payable on  
**JANUARY 1, 2031**. This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note,  
with interest, and all renewals, extensions and modifications of the Note; (b) the payment of all other sums, with interest, advanced  
under paragraph 7 to protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements  
under this Security Instrument and the Note. For this purpose, Borrower irrevocably grants and conveys to the Trustee, in trust, with  
power of sale, the following described property located in **LOS ANGELES** County, California:

**LOT 7 IN BLOCK "H" OF TRACT NO. 4893, IN THE CITY OF LOS ANGELES, IN  
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN  
BOOK 53 PAGE(S) 33, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF  
SAID COUNTY.**

APN #: 6001-6-7

which has the address of **5926 HAAS AVENUE LOS ANGELES** [Street, City],  
California **90047** [Zip Code] ("**Property Address**");

Init. JRM Init. \_\_\_\_\_ Init. \_\_\_\_\_ Init. \_\_\_\_\_ Init. \_\_\_\_\_

0001970006

Loan Number: 61-772531-0  
021-7725310

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22. **Beneficiary Statement.** Lender may collect a fee, not to exceed the maximum amount permitted by law for furnishing Beneficiary statement as provided by Section 2943 of the Civil Code of California.

23. **Riders to this Security Instrument.** If one or more riders are executed by Borrower and recorded together with this Security Instrument, the covenants of each such rider shall be incorporated into and shall amend and supplement the covenants and agreements of this Security Instrument as if the rider(s) were a part of this Security Instrument.

[Check applicable box(es)]

- Condominium Rider
- Growing Equity Rider
- Other [specify]
- Planned Unit Development Rider
- Graduated Payment Rider

**BY SIGNING BELOW,** Borrower accepts and agrees to the terms contained in this Security Instrument and in any rider(s) executed by Borrower and recorded with it.

Witnesses:

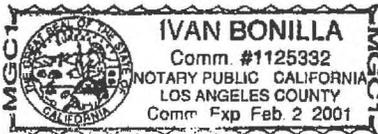
	(Seal)
	-Borrower
	(Seal)
	-Borrower
 TANYA R. MASON	
(Seal)	(Seal)
-Borrower	-Borrower
	(Seal)
	-Borrower

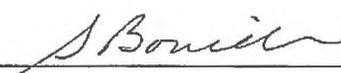
State Of California } ss.  
County of *Los Angeles*

On *Dec 5th 2000* before me, *IVAN BONILLA*,  
*TANYA R. MASON* personally appeared

, 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.  
(This area for official notarial seal)



  
\_\_\_\_\_  
(Seal)

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO

ARM FINANCIAL CORPORATION  
P.O. BOX 85309  
SAN DIEGO, CA 92186-5309

Space above this line for recorder's use only

Trustee Sale No. 03-02731    Loan No. 8015634531    Title Order No.  
FHA # 197-189428

### **SUBSTITUTION OF TRUSTEE**

WHEREAS, TANYA R. MASON, A SINGLE WOMAN, was the original Trustor, FIRST AMERICAN TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION, was the original Trustee, and FLEET NATIONAL BANK, was the original Beneficiary under that certain Deed of Trust dated 12/04/2000, Recorded on 12/19/2000, Instrument 00-1970006, Book , Page of official records in the office of the Recorder of LOS ANGELES County, California, and

WHEREAS, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., the undersigned, is the present Beneficiary under said Deed of Trust, and,

WHEREAS, the undersigned desires to substitute a new Trustee under said Deed of Trust in the place of and stead of said original Trustee thereunder.

Now, THEREFORE, the undersigned Beneficiary hereby substitutes **ARM FINANCIAL CORPORATION**, P.O. BOX 85309, SAN DIEGO, CA 92186-5309, as Trustee of Said Deed of Trust.

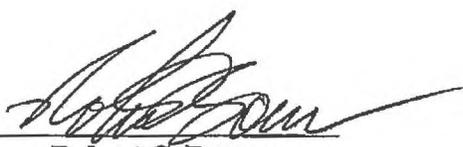
Whenever the context hereof so requires, the masculine gender includes the feminine and/or neuter, and the singular number indicates the plural.

03 2450179

3

DATE: 8-21-03

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC  
(MERS)



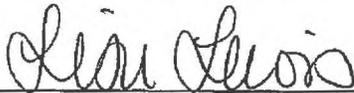
NAME: Robert C. Bourne  
TITLE: Asst. Secretary

STATE OF: California

COUNTY OF: San Diego

On 8-21-03 before me, Lisa Lewis, a Notary Public in and for said county, personally appeared Robert C. Bourne, 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 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.



Notary Public in and for said County and State



\*\*\*Send All Notices to Assignee\*\*\*

RECORDING REQUESTED BY:  
WELLS FARGO BANK, N.A.  
2701 WELLS FARGO WAY  
MAC X9998-018  
MINNEAPOLIS MN 55467-8000

AND WHEN RECORDED MAIL TO  
WELLS FARGO BANK, N.A.  
MAC: X9999-018  
PO BOX 1629  
MINNEAPOLIS, MN 55440-9790

MERS MIN#: 100023810000395502  
MERS PHONE#: 1-888-679-6377

**ASSIGNMENT OF DEED OF TRUST**

For good and valuable consideration, the sufficiency of which is hereby acknowledged, **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ITS SUCCESSORS AND ASSIGNS**, BOX 2026 FLINT MI 48501 1901 E VOORHEES ST STE C. DANVILLE, IL 61834 . For VALUE RECEIVED, the undersigned hereby grants, assigns, and transfers to, **U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO WACHOVIA BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR GSMPS MORTGAGE LOAN TRUST 2004-4**, 60 LIVINGSTON AVE ST. PAUL, MN 55107 assignee, all beneficial interest under that certain deed of trust, together with the certain note(s) described therein with all interest, all liens, and any rights due or to become due thereon. Said Deed of Trust for \$121002.00 is recorded in the State of CA, County of Los Angeles Official Records, dated 12/04/2000 and recorded 12/19/2000, as Instrument No. 00-1970006, in Book No. —, at Page No. — . Executed by **TANYA R. MASON A SINGLE WOMAN** as Trustors and **FLEET NATIONAL BANK** as the original beneficiary. Legal Description: **As more fully described in said Deed of Trust.**  
Dated: 04/15/2013

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ITS SUCCESSORS AND ASSIGNS

*Stephanie Therese Tautges*

By: STEPHANIE THERESE TAUTGES Assistant Secretary

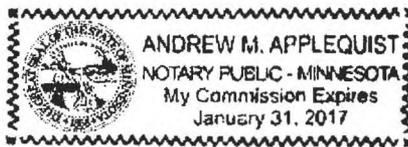
STATE OF MN  
COUNTY OF Dakota } s.s.

On 04/15/2013, before me **ANDREW M. APPLEQUIST**, a Notary Public, personally appeared **STEPHANIE THERESE TAUTGES** 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

*Andrew M. Applequist*

ANDREW M. APPLEQUIST  
My Commission Expires: 01/31/2017



ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, state bar number, and address):

TELEPHONE AND FAX NOS.:

FOR RECORDER'S USE

RECORDING requested by and return to:

LOMBARDO & SAFFORD  
Robert C. Safford  
12400 Wilshire Blvd., Ste. 230  
Los Angeles, CA 90025

(310) 820-5966  
Fax (310) 207-9387

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ATTORNEY FOR (Name): Conservator

SUPERIOR COURT OF CALIFORNIA, COUNTY OF Los Angeles

00-1970004

STREET ADDRESS: 1150 No. San Fernando Rd.

MAILING ADDRESS: 1150 No. San Fernando Rd.

CITY AND ZIP CODE: Los Angeles, CA 90065

BRANCH NAME: Mental Health

ESTATE OF (Name):

SALLIE IRONS

DECEDENT  CONSERVATEE  MINOR

ORDER CONFIRMING SALE OF REAL PROPERTY

And Confirming Sale of Other Property as a Unit

CASE NUMBER:

ZE 017020

FOR COURT USE ONLY

1. Hearing date: 11/17/00 Time: 8:30 A.M. Dept.: 95A Room:

THE COURT FINDS

2. All notices required by law were given and, if required, proof of notice of sale was made.

3. a.  Sale was authorized or directed by the will

b.  Good reason existed for the sale

of the property commonly described as (street address or location):

5926 Haas Ave., Los Angeles, CA

4. The sale was legally made and fairly conducted.

5. The confirmed sale price is not disproportionate to the value of the property.

6.  Private sale: The amount bid is 90% or more of the appraised value of the property as appraised within one year of the date of the hearing.

7. An offer exceeding the amount bid by the statutory percentages

cannot be obtained  was obtained in open court. The offer complies with all applicable law.

8. The personal representative has made reasonable efforts to obtain the highest and best price reasonably attainable for the property.

THE COURT ORDERS

9. The sale of the real property legally described  on reverse  in Attachment 9

and other property sold as a unit described  on reverse  in Attachment 9a

is confirmed to (name): Tanya R. Mason

(manner of vesting title): A single woman

for the sale price of: \$ 122,000.00

on the following terms (use attachment or reverse if necessary): Cash, As Is, Seller to credit \$3500.00 to Buyer's closing costs

10. The personal representative (name): Annie Sims

is directed to execute and deliver a conveyance of the estate's interest in the property described in item 9

and other property described in item 9 upon receipt of the consideration for the sale.

11. a.  No additional bond is required.

b.  Personal representative shall give an additional bond for: \$ \_\_\_\_\_, surety, or otherwise, as provided by law.

c.  Net sale proceeds shall be deposited by escrow holder in a blocked account to be withdrawn only on court order.

Receipts shall be filed. (Specify institution and location):

12. a.  No commission is payable.

b.  A commission from the proceeds of the sale is approved in the amount of: \$ 6100.00

to be paid as follows (specify): 50% to Coldwell Banker Residential Mortgage and

50% to Golden Estates Realty

13. Other (specify; use attachment or reverse if necessary):

DAVID A. ZISKROUT

Date: NOV 17 2000

JUDGE OF THE SUPERIOR COURT

14. Number of pages attached: \_\_\_\_\_

SIGNATURE FOLLOWS LAST ATTACHMENT

15.  Legal description on reverse.

(Continued on reverse)

ORDER CONFIRMING SALE OF REAL PROPERTY  
(Probate)

Probate Code, §§ 2543, 10313

ESTATE OF (Name): SALLIE IRONS	CASE NUMBER: ZE 017020
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16.  Legal description of the  real property  personal property in item 9 (describe):

00-1970004

LOT 7, BLOCK H, TRACT NO. 4893, AS PER MAP RECORDED IN BOOK 53, PAGE 33 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY.

More commonly known as: 5926 Haas Ave., Los Angeles, CA



**CLERK'S CERTIFICATE**

I certify that the foregoing *Order Confirming Sale of Real Property*, including any attached description of real or personal property, is a true and correct copy of the original on file in my office.

Date: NOV 17 2000

CLERK, by  Deputy

# EXHIBIT B

ASSIGNED INSPECTOR: ANTONIO MONSISVAIS

Date: July 14, 2015

JOB ADDRESS: 9936 WEST MILBURN DRIVE, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 6001-006-007

Last Full Title: 06/05/2015

Last Update to Title:

.....

## LIST OF OWNERS AND INTERESTED PARTIES

- 1). TANYA R. MASON  
5926 S. HAAS AVENUE  
LOS ANGELES, CA 90047                      CAPACITY: OWNER
  
- 2). FLEET NATIONAL BANK  
9227 HAVEN AVENUE, SUITE 110  
RANCHO CUCAMONGA, CA                      CAPACITY: INTERESTED PARTIES
  
- 3). ARM FINANCIAL CORPORATION  
P.O. BOX 85309  
SAN DIEGO, CA 92186-5309                      CAPACITY: INTERESTED PARTIES
  
- 4). U.S. BANK NATIONAL ASSOCIATION  
TRUSTEE, WACHOVIA BANK  
NATIONAL ASSOCIATION, TRUSTEE FOR  
GSMPS MORTGAGE LOAN TRUST 2004-4  
60 LIVINGSTON AVE  
ST. PAUL, MN 55107                      CAPACITY: INTERESTED PARTIES

**Property Detail Report**

For Property Located At :  
**5926 HAAS AVE, LOS ANGELES, CA 90047-1012**

**Owner Information**

Owner Name: **MASON TANYA R**  
 Mailing Address: **5926 HAAS AVE, LOS ANGELES CA 90047-1012 C021**  
 Vesting Codes: **SW//**

**Location Information**

Legal Description:	<b>TRACT NO 4893 LOT 7</b>	APN:	<b>6001-006-007</b>
County:	<b>LOS ANGELES, CA</b>	Alternate APN:	
Census Tract / Block:	<b>2372.02 / 2</b>	Subdivision:	<b>4893</b>
Township-Range-Sect:		Map Reference:	<b>51-D4 /</b>
Legal Book/Page:	<b>53-33</b>	Tract #:	<b>4893</b>
Legal Lot:	<b>7</b>	School District:	<b>LOS ANGELES</b>
Legal Block:	<b>H</b>	School District Name:	
Market Area:	<b>PHHT</b>	Munic/Township:	
Neighbor Code:			

**Owner Transfer Information**

Recording/Sale Date: **/** Deed Type:  
 Sale Price: 1st Mtg Document #:  
 Document #:

**Last Market Sale Information**

Recording/Sale Date:	<b>12/19/2000 / 12/05/2000</b>	1st Mtg Amount/Type:	<b>\$121,002 / FHA</b>
Sale Price:	<b>\$122,000</b>	1st Mtg Int. Rate/Type:	<b>8.25 /</b>
Sale Type:	<b>FULL</b>	1st Mtg Document #:	<b>1970006</b>
Document #:	<b>1970005</b>	2nd Mtg Amount/Type:	<b>/</b>
Deed Type:	<b>GRANT DEED</b>	2nd Mtg Int. Rate/Type:	<b>/</b>
Transfer Document #:		Price Per SqFt:	<b>\$123.48</b>
New Construction:		Multi/Split Sale:	
Title Company:	<b>FIDELITY NATIONAL TITLE INSURA</b>		
Lender:	<b>FLEET NATL BK</b>		
Seller Name:	<b>IRONA SALLIE</b>		

**Prior Sale Information**

Prior Rec/Sale Date:	<b>10/19/1977 /</b>	Prior Lender:	
Prior Sale Price:	<b>\$28,500</b>	Prior 1st Mtg Amt/Type:	<b>\$25,200 / CONV</b>
Prior Doc Number:	<b>1158858</b>	Prior 1st Mtg Rate/Type:	<b>/</b>
Prior Deed Type:	<b>DEED (REG)</b>		

**Property Characteristics**

Gross Area:		Parking Type:	<b>ATTACHED GARAGE</b>	Construction:	
Living Area:	<b>988</b>	Garage Area:		Heat Type:	<b>HEATED</b>
Tot Adj Area:		Garage Capacity:	<b>1</b>	Exterior wall:	<b>STUCCO</b>
Above Grade:		Parking Spaces:	<b>1</b>	Porch Type:	
Total Rooms:	<b>5</b>	Basement Area:		Patio Type:	
Bedrooms:	<b>2</b>	Finish Bsmnt Area:		Pool:	
Bath(F/H):	<b>1 /</b>	Basement Type:		Air Cond:	
Year Built / Eff:	<b>1923 / 1923</b>	Roof Type:		Style:	<b>SPANISH</b>
Fireplace:	<b>Y / 1</b>	Foundation:	<b>RAISED</b>	Quality:	<b>AVERAGE</b>
# of Stories:	<b>1.00</b>	Roof Material:	<b>ROLL COMPOSITION</b>	Condition:	<b>GOOD</b>
Other Improvements:	<b>FENCE</b>				

**Site Information**

Zoning:	<b>LAR1</b>	Acres:	<b>0.11</b>	County Use:	<b>SINGLE FAMILY RESID (0100)</b>
Lot Area:	<b>4,800</b>	Lot Width/Depth:	<b>40 x 120</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>\$149,952</b>	Assessed Year:	<b>2014</b>	Property Tax:	<b>\$1,996.05</b>
Land Value:	<b>\$119,966</b>	Improved %:	<b>20%</b>	Tax Area:	<b>212</b>
Improvement Value:	<b>\$29,986</b>	Tax Year:	<b>2014</b>	Tax Exemption:	
Total Taxable Value:	<b>\$149,952</b>				

**Comparable Sales Report**

For Property Located At

**5926 HAAS AVE, LOS ANGELES, CA 90047-1012**

## 12 Comparable(s) Selected.

Report Date: 07/14/2015

## Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$122,000	\$258,000	\$424,000	\$312,750
Bldg/Living Area	988	926	1,130	1,058
Price/Sqft	\$123.48	\$229.95	\$387.57	\$296.66
Year Built	1923	1914	1956	1925
Lot Area	4,800	4,202	5,400	4,842
Bedrooms	2	2	3	2
Bathrooms/Restrooms	1	1	2	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$149,952	\$32,752	\$269,805	\$166,129
Distance From Subject	0.00	0.09	0.49	0.35

\* = user supplied for search only

Comp #:1		Distance From Subject:0.09 (miles)	
Address:	5933 S WILTON PL, LOS ANGELES, CA 90047-1035		
Owner Name:	ZACHARIE MARVIN V		
Seller Name:	BLANNON MARK		
APN:	6001-007-023	Map Reference:	51-D4 /
County:	LOS ANGELES, CA	Census Tract:	2372.02
Subdivision:	4893	Zoning:	LAR1
Rec Date:	06/12/2015	Prior Rec Date:	02/19/2015
Sale Date:	06/04/2015	Prior Sale Date:	01/05/2015
Sale Price:	\$348,000	Prior Sale Price:	\$250,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	695247	Acres:	0.11
1st Mtg Amt:	\$348,000	Lot Area:	5,001
Total Value:	\$150,705	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	1,116
		Total Rooms:	5
		Bedrooms:	3
		Bath(F/H):	2 /
		Yr Built/Eff:	1956 / 1956
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	/
		Pool:	
		Roof Mat:	COMPOSITION SHINGLE
		Parking:	ATTACHED GARAGE

Comp #:2		Distance From Subject:0.16 (miles)	
Address:	6027 S WILTON PL, LOS ANGELES, CA 90047-1315		
Owner Name:	PARHAM KENNETH		
Seller Name:	GW SAN DIEGO PROPERTIES LLC		
APN:	6001-011-017	Map Reference:	51-D4 /
County:	LOS ANGELES, CA	Census Tract:	2372.02
Subdivision:	6581	Zoning:	LAR1
Rec Date:	11/17/2014	Prior Rec Date:	07/16/1974
Sale Date:	10/16/2014	Prior Sale Date:	
Sale Price:	\$287,000	Prior Sale Price:	\$17,500
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1221332	Acres:	0.11
1st Mtg Amt:	\$277,421	Lot Area:	4,804
Total Value:	\$32,752	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	1,097
		Total Rooms:	6
		Bedrooms:	3
		Bath(F/H):	1 /
		Yr Built/Eff:	1916 / 1916
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	COMPOSITION SHINGLE
		Parking:	PARKING AVAIL

Comp #:3		Distance From Subject:0.26 (miles)	
Address:	5855 3RD AVE, LOS ANGELES, CA 90043-3221		
Owner Name:	IH5 PROPERTY WEST LP		
Seller Name:	GARCIA NOE & ELVIA		
APN:	4005-021-027	Map Reference:	51-D4 /
County:	LOS ANGELES, CA	Census Tract:	2347.00
Subdivision:	5347	Zoning:	LAR1
Rec Date:	04/08/2015	Prior Rec Date:	11/07/2012
Sale Date:	02/25/2015	Prior Sale Date:	08/03/2012
Sale Price:	\$322,000	Prior Sale Price:	\$265,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	386706	Acres:	0.11
1st Mtg Amt:		Lot Area:	4,797
Total Value:	\$269,805	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	1,106
		Total Rooms:	5
		Bedrooms:	3
		Bath(F/H):	2 /
		Yr Built/Eff:	1924 / 1950
		Air Cond:	
		Style:	SPANISH
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	ROLL COMPOSITION
		Parking:	PARKING AVAIL

Comp #:4

Distance From Subject:0.29 (miles)

Address:	<b>5714 3RD AVE, LOS ANGELES, CA 90043-2630</b>		
Owner Name:	<b>FLORES FLORENCIO/MEJIA DORA B</b>		
Seller Name:	<b>FH RANCH LLC</b>		
APN:	<b>5005-001-009</b>	Map Reference:	<b>51-D4 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2346.00</b>
Subdivision:	<b>900</b>	Zoning:	<b>LAR1</b>
Rec Date:	<b>05/26/2015</b>	Prior Rec Date:	<b>04/21/2015</b>
Sale Date:	<b>02/17/2015</b>	Prior Sale Date:	<b>04/09/2015</b>
Sale Price:	<b>\$315,000</b>	Prior Sale Price:	<b>\$211,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>610246</b>	Acres:	<b>0.11</b>
1st Mtg Amt:	<b>\$309,294</b>	Lot Area:	<b>4,921</b>
Total Value:	<b>\$215,975</b>	# of Stories:	<b>1.00</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>
		Living Area:	<b>1,050</b>
		Total Rooms:	<b>5</b>
		Bedrooms:	<b>3</b>
		Bath(F/H):	<b>1 /</b>
		Yr Built/Eff:	<b>1919 / 1923</b>
		Air Cond:	
		Style:	
		Fireplace:	<b>/</b>
		Pool:	
		Roof Mat:	
		Parking:	

Comp #:	<b>5</b>	Distance From Subject:	<b>0.35 (miles)</b>
Address:	<b>5935 5TH AVE, LOS ANGELES, CA 90043-3230</b>		
Owner Name:	<b>VEGA GEOVANY M &amp; SONIA G</b>		
Seller Name:	<b>SUTACHAN JAIME</b>		
APN:	<b>4005-016-026</b>	Map Reference:	<b>51-D4 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2347.00</b>
Subdivision:	<b>4515</b>	Zoning:	<b>LAR1</b>
Rec Date:	<b>05/28/2015</b>	Prior Rec Date:	<b>09/26/2014</b>
Sale Date:	<b>02/21/2015</b>	Prior Sale Date:	<b>08/25/2014</b>
Sale Price:	<b>\$340,000</b>	Prior Sale Price:	<b>\$252,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>619584</b>	Acres:	<b>0.11</b>
1st Mtg Amt:	<b>\$333,841</b>	Lot Area:	<b>4,798</b>
Total Value:	<b>\$202,000</b>	# of Stories:	<b>1.00</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/ 1</b>
		Living Area:	<b>1,012</b>
		Total Rooms:	<b>5</b>
		Bedrooms:	<b>2</b>
		Bath(F/H):	<b>1 /</b>
		Yr Built/Eff:	<b>1922 / 1922</b>
		Air Cond:	
		Style:	<b>CONVENTIONAL</b>
		Fireplace:	<b>/</b>
		Pool:	
		Roof Mat:	<b>ROLL COMPOSITION</b>
		Parking:	<b>PARKING AVAIL</b>

Comp #:	<b>6</b>	Distance From Subject:	<b>0.39 (miles)</b>
Address:	<b>2021 W 64TH ST, LOS ANGELES, CA 90047-1702</b>		
Owner Name:	<b>ANGELENO HOMES LLC</b>		
Seller Name:	<b>FEDERAL NATL MTG ASSN FNMA</b>		
APN:	<b>6016-003-005</b>	Map Reference:	<b>51-D5 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2373.00</b>
Subdivision:	<b>6596</b>	Zoning:	<b>LAR1</b>
Rec Date:	<b>06/08/2015</b>	Prior Rec Date:	<b>09/05/1991</b>
Sale Date:	<b>06/02/2015</b>	Prior Sale Date:	
Sale Price:	<b>\$258,000</b>	Prior Sale Price:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	
Document #:	<b>671615</b>	Acres:	<b>0.10</b>
1st Mtg Amt:		Lot Area:	<b>4,202</b>
Total Value:	<b>\$37,749</b>	# of Stories:	<b>1.00</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/ 1</b>
		Living Area:	<b>1,122</b>
		Total Rooms:	<b>5</b>
		Bedrooms:	<b>2</b>
		Bath(F/H):	<b>2 /</b>
		Yr Built/Eff:	<b>1925 / 1930</b>
		Air Cond:	
		Style:	<b>CONVENTIONAL</b>
		Fireplace:	<b>Y / 1</b>
		Pool:	
		Roof Mat:	<b>COMPOSITION SHINGLE</b>
		Parking:	<b>PARKING AVAIL</b>

Comp #:	<b>7</b>	Distance From Subject:	<b>0.4 (miles)</b>
Address:	<b>2040 W 64TH ST, LOS ANGELES, CA 90047-1701</b>		
Owner Name:	<b>ELDER-PIPER SINNETTI M/PENTARD DARIN J</b>		
Seller Name:	<b>HENLEY CRAIG</b>		
APN:	<b>6016-007-008</b>	Map Reference:	<b>51-D5 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2373.00</b>
Subdivision:	<b>6596</b>	Zoning:	<b>LAR1</b>
Rec Date:	<b>03/17/2015</b>	Prior Rec Date:	<b>10/30/1991</b>
Sale Date:	<b>11/10/2014</b>	Prior Sale Date:	<b>06/1991</b>
Sale Price:	<b>\$280,000</b>	Prior Sale Price:	<b>\$128,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>285670</b>	Acres:	<b>0.11</b>
1st Mtg Amt:	<b>\$245,054</b>	Lot Area:	<b>4,652</b>
Total Value:	<b>\$184,623</b>	# of Stories:	<b>1.00</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/ 1</b>
		Living Area:	<b>1,130</b>
		Total Rooms:	<b>6</b>
		Bedrooms:	<b>3</b>
		Bath(F/H):	<b>1 /</b>
		Yr Built/Eff:	<b>1925 / 1927</b>
		Air Cond:	
		Style:	<b>TUDOR</b>
		Fireplace:	<b>Y / 1</b>
		Pool:	
		Roof Mat:	<b>COMPOSITION SHINGLE</b>
		Parking:	<b>PARKING AVAIL</b>

Comp #:	<b>8</b>	Distance From Subject:	<b>0.4 (miles)</b>
Address:	<b>6410 ARLINGTON AVE, LOS ANGELES, CA 90043-4541</b>		
Owner Name:	<b>DIAZ BERNARDO</b>		
Seller Name:	<b>GONZALEZ ISaura</b>		
APN:	<b>4007-022-013</b>	Map Reference:	<b>51-D5 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2348.00</b>
Subdivision:	<b>6543</b>	Zoning:	<b>LAR1</b>
Rec Date:	<b>04/30/2015</b>	Prior Rec Date:	<b>03/24/1993</b>
Sale Date:	<b>08/15/2014</b>	Prior Sale Date:	
Sale Price:	<b>\$275,000</b>	Prior Sale Price:	
Sale Type:	<b>UNKNOWN</b>	Prior Sale Type:	
Document #:	<b>490827</b>	Acres:	<b>0.11</b>
1st Mtg Amt:	<b>\$178,062</b>	Lot Area:	<b>4,800</b>
Total Value:	<b>\$171,738</b>	# of Stories:	<b>1.00</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/ 1</b>
		Living Area:	<b>926</b>
		Total Rooms:	<b>5</b>
		Bedrooms:	<b>2</b>
		Bath(F/H):	<b>1 /</b>
		Yr Built/Eff:	<b>1927 / 1927</b>
		Air Cond:	
		Style:	<b>SPANISH</b>
		Fireplace:	<b>/</b>
		Pool:	
		Roof Mat:	<b>ROLL COMPOSITION</b>
		Parking:	<b>PARKING AVAIL</b>

Comp #:9 Distance From Subject:0.46 (miles)  
 Address: 2028 W 65TH ST, LOS ANGELES, CA 90047-1709  
 Owner Name: GOMEZ JOSE M  
 Seller Name: MENDEZ JOSE M  
 APN: 6016-008-011 Map Reference: 51-D5 / Living Area: 984  
 County: LOS ANGELES, CA Census Tract: 2373.00 Total Rooms: 5  
 Subdivision: 6596 Zoning: LAR1 Bedrooms: 2  
 Rec Date: 03/27/2015 Prior Rec Date: 12/08/2010 Bath(F/H): 1 /  
 Sale Date: 12/01/2014 Prior Sale Date: 10/26/2010 Yr Built/Eff: 1925 / 1926  
 Sale Price: \$285,000 Prior Sale Price: \$185,000 Air Cond:  
 Sale Type: FULL Prior Sale Type: FULL Style: SPANISH  
 Document #: 332675 Acres: 0.11 Fireplace: /  
 1st Mtg Amt: \$228,000 Lot Area: 4,756 Pool:  
 Total Value: \$209,726 # of Stories: 1.00 Roof Mat: ROLL  
 Land Use: SFR Park Area/Cap#: / 1 Parking: COMPOSITION  
 DETACHED  
 GARAGE

Comp #:10 Distance From Subject:0.46 (miles)  
 Address: 5826 7TH AVE, LOS ANGELES, CA 90043-3202  
 Owner Name: BOLANOS IVAN H/RIVAS MARTHA A  
 Seller Name: FUNES ANA Y  
 APN: 4005-014-009 Map Reference: 51-C4 / Living Area: 1,118  
 County: LOS ANGELES, CA Census Tract: 2347.00 Total Rooms: 5  
 Subdivision: 4515 Zoning: LAR1 Bedrooms: 2  
 Rec Date: 01/16/2015 Prior Rec Date: 09/25/1987 Bath(F/H): 1 /  
 Sale Date: 12/12/2014 Prior Sale Date: 09/1987 Yr Built/Eff: 1924 / 1924  
 Sale Price: \$310,000 Prior Sale Price: YES  
 Sale Type: FULL Prior Sale Type: Style: SPANISH  
 Document #: 61557 Acres: 0.11 Fireplace: /  
 1st Mtg Amt: \$294,500 Lot Area: 4,801 Pool:  
 Total Value: \$155,176 # of Stories: 1.00 Roof Mat: ROLL  
 Land Use: SFR Park Area/Cap#: / 1 Parking: COMPOSITION  
 PARKING AVAIL

Comp #:11 Distance From Subject:0.47 (miles)  
 Address: 5467 4TH AVE, LOS ANGELES, CA 90043-2631  
 Owner Name: KAMP GLENN & CYNTHIA  
 Seller Name: MAMO REAL ESTATE HOLDINGS II  
 APN: 5006-029-021 Map Reference: 51-D3 / Living Area: 936  
 County: LOS ANGELES, CA Census Tract: 2346.00 Total Rooms: 5  
 Subdivision: 1610 Zoning: LAR1 Bedrooms: 2  
 Rec Date: 03/06/2015 Prior Rec Date: 08/13/2014 Bath(F/H): 1 /  
 Sale Date: 02/17/2015 Prior Sale Date: 06/17/2014 Yr Built/Eff: 1914 / 1914  
 Sale Price: \$309,000 Prior Sale Price: \$220,000 Air Cond:  
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL  
 Document #: 246964 Acres: 0.12 Fireplace: Y / 1  
 1st Mtg Amt: Lot Area: 5,400 Pool:  
 Total Value: \$137,904 # of Stories: 1.00 Roof Mat: COMPOSITION  
 Land Use: SFR Park Area/Cap#: / 1 Parking: SHINGLE  
 PARKING AVAIL

Comp #:12 Distance From Subject:0.49 (miles)  
 Address: 5311 S VAN NESS AVE, LOS ANGELES, CA 90062-2158  
 Owner Name: JINZO JOSEPH C JR/CARDENAS FERNANDO JR  
 Seller Name: BIG SUR CONSULTING LLC  
 APN: 5005-008-011 Map Reference: 51-D3 / Living Area: 1,094  
 County: LOS ANGELES, CA Census Tract: 2346.00 Total Rooms: 5  
 Subdivision: CHESTERFIELD SQUARE Zoning: LAR2 Bedrooms: 3  
 Rec Date: 04/14/2015 Prior Rec Date: 08/15/2013 Bath(F/H): 2 /  
 Sale Date: 01/26/2015 Prior Sale Date: 07/29/2013 Yr Built/Eff: 1925 / 1932  
 Sale Price: \$424,000 Prior Sale Price: \$225,500 Air Cond:  
 Sale Type: FULL Prior Sale Type: FULL Style:  
 Document #: 409157 Acres: 0.12 Fireplace: /  
 1st Mtg Amt: \$416,320 Lot Area: 5,175 Pool:  
 Total Value: \$225,400 # of Stories: 1.00 Roof Mat:  
 Land Use: SFR Park Area/Cap#: / 1 Parking:

# EXHIBIT D

ASSIGNED INSPECTOR: ANTONIO MONSISVAIS  
JOB ADDRESS: 5926 SOUTH HAAS AVENUE, LOS ANGELES, CA  
ASSESSORS PARCEL NO. (APN): 6001-006-007

Date: July 14, 2015

CASE#:227742  
ORDER NO: A-2759189

EFFECTIVE DATE OF ORDER TO COMPLY: May 3, 2011  
COMPLIANCE EXPECTED DATE: June 2, 2011  
DATE COMPLIANCE OBTAINED: No Compliance To Date

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

### VIOLATIONS:

SEE ATTACHED ORDER # A-2759189

1010719201127411

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" OVROM  
GENERAL MANAGER
- RAYMOND S. CHAN, C.E., S.E.  
EXECUTIVE OFFICER

**ORDER TO COMPLY AND NOTICE OF FEE**

TANYA R. MASON  
5926 HAAS AVENUE  
LOS ANGELES, CA 90047

CASE #: 227742  
ORDER #: A-2759189  
EFFECTIVE DATE: May 03, 2011  
COMPLIANCE DATE: June 02, 2011

OWNER OF  
SITE ADDRESS: 5926 S HAAS AVE  
ASSESSORS PARCEL NO.: 6001-006-007  
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, YOU ARE ORDERED TO PAY THE CODE VIOLATION INSPECTION FEE (C.V.I.F) OF \$ 356.16 (\$336 fee plus a six percent Systems Development Surcharge of \$20.16) 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:  
This order is a supplement to any and all preceding orders issued by the Department of Building and Safety relative to the case number noted above. You are hereby required to comply with the terms of this and all preceding orders.

Further investigation of the property (Site Address) listed above has revealed that there are additional violations of the Los Angeles Municipal Code (L.A.M.C.). Following is a current list of violations:

**VIOLATION(S):**

**1. Excessive or overgrown vegetation on the premises.**

You are therefore ordered to: 1) Remove the excessive or overgrown vegetation from the premises.

Code Section(s) in Violation: 91.8104, 91.8104.2, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Location: Rear yard

**2. Open storage of inoperable vehicles.**

You are therefore ordered to: 1) Discontinue the open storage of inoperable vehicle(s).

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

PDJ  
APR 26 2011



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

Location: Rear yard

**3. Fences are not maintained.**

You are therefore ordered to: 1) Repair, replace or remove fences that are not straight or structurally sound.

Code Section(s) in Violation: 91.8104, 91.8104.13, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Location: South property line at rear yard.

**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 (323)789-2786.

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

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

*Bruce Todd*

Date: April 26, 2011

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