

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

September 21, 2015

Council District: # 1

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

JOB ADDRESS: **2324 SOUTH PORTLAND STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5124-012-012**

On June 14, 2012, 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: **2324 South Portland 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 June 14, 2012, 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%)	840.00
Title Report fee	42.00
Grand Total	\$ 1,288.56

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 **\$1,288.56** 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 **\$1,288.56** 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. T11974
 Dated as of: 07/10/2015

Prepared for: City of Los Angeles

SCHEDULE A
 (Reported Property Information)

APN #: 5124-012-012

Property Address: 2324 S PORTLAND ST **City:** Los Angeles **County:** Los Angeles

VESTING INFORMATION

Type of Document: Quitclaim Deed
Grantee : Mary Beuyukian, trustee of the Beuyukian Trust dated December 22, 1986, Sub-Trust B
Grantor : Mary Beuyukian, trustee of the Beuyukian Trust dated December 22, 1986
Deed Date : 7/9/2002 **Recorded :** 8/23/2002
Instr No. : 02 1989641

Mailing Address: Mary Beuyukian, trustee of the Beuyukian Trust
 PO BOX 451053 LOS ANGELES CA 90045

Mailing Address: Mary Beuyukian, trustee of the Beuyukian Trust
 14502 Daphne Ave Gardena, CA 90249-3238

SCHEDULE B

LEGAL DESCRIPTION

The following described property:
 Situated in the City of Los Angeles, County of Los Angeles, State of California: Lot 84 of Ellis Tract, in the County of Los Angeles, State of California, as per map recorded in Book 10, Page 91, of Miscellaneous Records of said County.
 Assessor's Parcel No: 5124-012-012

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 : \$17,000.00 **Dated :** 1/28/1959
Trustor : Herman Reed and Thelma Reed

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. T11974

SCHEDULE B (Continued)

Trustee : Title Insurance and Trust Company, a California Corporation

Beneficiary : Ovsanian Panosian

Recorded : 3/11/1959

Instr No. : 1896

Mailing Address: Title Insurance and Trust Company, a California Corporation, None Shown

Mailing Address: Ovsanian Panosian, 2324 South Portland, Los Angeles, California.

ORIGINAL

02 1989641 2

Recording requested by and
when recorded mail to:

MARY BEUYUKIAN
14502 DAPHNE AVE
GARDENA, CA 90249-3238

QUITCLAIM DEED

CONVEYANCES GIVEN FOR NO VALUE: This is a bonafide gift and the grantor received nothing in return. [R & T 11911]

There is no Documentary Transfer Tax Due.

Mary Beuyukian
MARY BEUYUKIAN

MARY BEUYUKIAN, trustee of the BEUYUKIAN TRUST DATED DECEMBER 22, 1986, hereby remises, releases, and quitclaims to MARY BEUYUKIAN, trustee of the BEUYUKIAN TRUST DATED DECEMBER 22, 1986, SUB-TRUST B, the real property in the County of Los Angeles, State of California, described as follows:

Lot 84 of Ellis Tract, in the County of Los Angeles, State of California, as per map recorded in Book 10, Page 91, of Miscellaneous Records of said County.

ADDRESS OF PROPERTY: 2324 Portland Street, Los Angeles, CA

ASSESSORS PARCEL NUMBER: 5124 012 012

Dated: 7-9-02

Mary Beuyukian
MARY BEUYUKIAN, Trustee

MAIL TAX STATEMENTS TO PERSON REQUESTING RECORDING AS SHOWN ABOVE

T1-2100 032699 BEU3275B

ACKNOWLEDGMENT

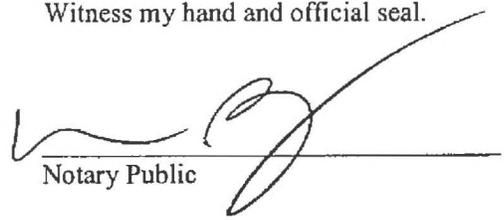
02 1989641

State of California)
) s.s.
County of Los Angeles)

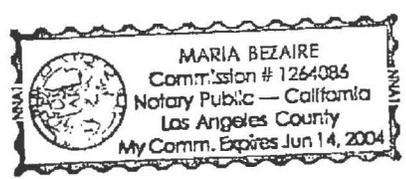
MARIA BEZAIRE

On JUL 09 2002, before me, _____, a
Notary Public in and for the State of California, personally appeared MARY BEUYUKIAN,
proven to me, on the basis of satisfactory evidence, to be the person whose name is subscribed to
the within instrument and acknowledged that MARY BEUYUKIAN executed the same in
MARY BEUYUKIAN'S authorized capacity, and that by MARY BEUYUKIAN'S signature on
the instrument the person, or the entity upon behalf of which the person acted, executed the
instrument.

Witness my hand and official seal.



Notary Public



T1-2100 032699 BEU3275B

1896

RECORDING REQUESTED BY

509830
WHEN RECORDED MAIL TO

OVSANIAN PANOSIAN
2324 SOUTH PORTLAND
LOS ANGELES, CALIFORNIA

RECORDED IN OFFICIAL RECORDS
OF LOS ANGELES COUNTY, CALIF.
FOR TITLE INSURANCE & TRUST CO.
MAR 11 1959 AT 8 A.M.
RAY E. LEE, County Recorder

FEE
\$2.80
2 W

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Deed of Trust and Assignment of Rents
(SHORT FORM)

Incorporated by reference are certain provisions of a fictitious deed of trust of record.
A copy of said provisions is set forth on the reverse hereof.

This Deed of Trust, made this 28th day of JANUARY, 1959, between

HERMAN REED AND THELMA REED, HIS WIFE, herein called TRUSTOR,

whose address is 2501 West Vernon Los Angeles California
(number and street) (city) (zone) (state)

TITLE INSURANCE AND TRUST COMPANY, a California corporation, herein called TRUSTEE, and
OVSANIAN PANOSIAN, a WIDOW, herein called BENEFICIARY,

Witnesseth: That Trustor IRREVOCABLY GRANTS, TRANSFERS AND ASSIGNS to TRUSTEE IN TRUST, WITH POWER OF SALE,
that property in THE CITY OF LOS ANGELES, LOS ANGELES County, California, described as:

LOT 84 OF ELLIS TRACT, AS PER MAP RECORDED IN BOOK 10, PAGE 91 OF
MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID
COUNTY.

THIS IS A SECOND TRUST DEED AND IS SUBJECT AND JUNIOR TO A FIRST TRUST
DEED BEING FILED CONCURRENTLY HERewith.
BENEFICIARY HEREIN AGREES TO SUBORDINATE TO A SAVINGS AND LOAN FIRST
TRUST DEED.

The parties hereto, for themselves their heirs, devisees, successors and assigns,
in consideration of the mutual benefits accruing to them and for the protection of
the holder or holders of any note or notes secured by a deed of trust (s) or mortga-
gee (s) covering said property, hereafter executed by the owner thereof and comply-
ing with the provision hereinafter set forth, do hereby stipulate and agree as follows:
The beneficiary, heirs and assigns of the note secured by deed of trust hereby agree
that if the owner of said property refinances by obtaining new loans in place and
instead of the loan prior to and now existing, as of date of execution on herein
described real property, this deed of trust shall be subordinated to said new loans
obtained in place and instead of the now existing loan.

That upon the reconveyance of the before mentioned deed of trust or of any other deed
of trust placed upon said property complying with said provisions, or upon the satis-
faction and release of any mortgage placed upon said property complying with said
provisions, then the then record owner or owners of said property may execute and
record other deeds of trust complying with the foregoing provisions, whereupon such
new deeds of trust shall become and be and remain a lien or charge upon said proper-
ty prior and superior to the lien of charge of this trust.

That any deed of trust or deeds of trust covering said property and complying with the
foregoing provisions shall be deemed to be the deed of trust or deeds of trust contem-
plated hereby, and that the terms and conditions of such deed of trust or deeds of
trust to be approved by the then trustor.

Said deed of trust or deeds of trust may secure note or notes not exceeding \$12,000.00
and interest rate not to exceed 7.5% per annum, provided this deed of trust is not in
default, or record.

appeared: Thelma Reed

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

WITNESS my hand and official seal.
Notary Public in and for said County and State

Title Order No. _____
Escrow or Loan No. _____

If executed by a Corporation the Corporation Form of
Acknowledgment must be used.

1896

RECORDING REQUESTED BY

509830
WHEN RECORDED MAIL TO

OVSANIAN PANOSIAN
2324 SOUTH PORTLAND
LOS ANGELES, CALIFORNIA

RECORDED IN OFFICIAL RECORDS
OF LOS ANGELES COUNTY, CALIF.
FOR TITLE INSURANCE & TRUST CO.
MAR 11 1959 AT 8 A.M.
RAY E. LEE, County Recorder

FEE
\$2.80
2 W

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Deed of Trust and Assignment of Rents (SHORT FORM)

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A copy of said provisions is set forth on the reverse hereof.

This Deed of Trust, made this 28TH day of JANUARY, 1959, between

HERMAN REED AND THELMA REED, HIS WIFE, herein called TRUSTOR,

whose address is 2501 West Vernon Los Angeles California
(number and street) (city) (zone) (state)

TITLE INSURANCE AND TRUST COMPANY, a California corporation, herein called TRUSTEE, and
OVSANIAN PANOSIAN, A WIDOW, herein called BENEFICIARY,

Witnesseth: That Trustor IRREVOCABLY GRANTS, TRANSFERS AND ASSIGNS TO TRUSTEE IN TRUST, WITH POWER OF SALE,
that property in THE CITY OF LOS ANGELES, LOS ANGELES County, California, described as:

LOT 84 OF ELLIS TRACT, AS PER MAP RECORDED IN BOOK 10, PAGE 91 OF
MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID
COUNTY.

THIS IS A SECOND TRUST DEED AND IS SUBJECT AND JUNIOR TO A FIRST TRUST
DEED BEING FILED CONCURRENTLY HERewith.

BENEFICIARY HEREIN AGREES TO SUBORDINATE TO A SAVINGS AND LOAN FIRST
TOGETHER WITH the rents, issues and profits thereof, SUBJECT, HOWEVER, to the right, power and authority given to and conferred
upon Beneficiary by paragraph (10) of the provisions incorporated herein by reference to collect and apply such rents, issues and profits.

For the Purpose of Securing: 1. Performance of each agreement of Trustor incorporated by reference or contained herein. 2. Pay-
ment of the indebtedness evidenced by one promissory note of even date herewith, and any extension or renewal thereof, in the principal
sum of \$ 17,000.00 executed by Trustor in favor of Beneficiary or order.

To Protect the Security of This Deed of Trust, Trustor Agrees: By the execution and delivery of this Deed of Trust and the
note secured hereby, that provisions (1) to (14), inclusive, of the fictitious deed of trust recorded June 1, 1953, in the book and at the page
of Official Records in the office of the county recorder of the county where said property is located, noted below opposite the name of such
county, viz.:

COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE
Alameda	7043	119	Kings	558	124	Placer	629	311	Sierra	6	1
Alpine	G	65	Lake	235	108	Plumas	64	277	Siskiyou	315	114
Amador	52	393	Lassen	90	305	Riverside	1477	355	Solano	670	214
Butte	675	4	Los Angeles	41866	80	Sacramento	2420	317	Stanislaus	1210	616
Calaveras	81	369	Madera	582	315	San Benito	196	295	Sutter	1154	443
Colusa	198	142	Marin	808	420	San Bernardino	3179	87	Tehama	397	248
Contra Costa	2133	208	Mariposa	43	242	San Diego	4874	512	Trinity	244	379
Del Norte	37	241	Mendocino	345	92	San Francisco	6165	282	Tulare	52	147
El Dorado	325	506	Merced	1110	55	San Joaquin	1528	314	Tuolumne	1679	106
Fresno	3313	672	Modoc	109	221	San Luis Obispo	712	43	Ventura	62	47
Glenn	295	536	Mono	30	343	San Mateo	2425	243	Yuba	1137	136
Humboldt	252	449	Monterey	1458	561	Santa Barbara	1156	1		395	302
Imperial	862	639	Napa	415	331	Santa Clara	2627	445		179	259
Inyo	103	83	Nevada	186	337	Santa Cruz	916	153			
Kern	2070	417	Orange	2512	1000	Shasta	402	1			

(which provisions, identical in all counties, are printed on the reverse hereof) hereby are adopted and incorporated herein and made a part
hereof as fully as though set forth herein at length; that he will observe and perform said provisions; and that the references to property,
obligations, and parties in said provisions shall be construed to refer to the property, obligations, and parties set forth in this Deed of Trust.
The undersigned Trustor requests that a copy of any Notice of Default and of any Notice of Sale hereunder be mailed to him at his address
hereinbefore set forth.

Signature of Trustor

Herman Reed
Thelma Reed

STATE OF CALIFORNIA,
COUNTY OF Los Angeles } ss.

On 7-27-59 before me, the under-
signed, a Notary Public in and for said County and State, personally
appeared: Herman Reed
Thelma Reed

_____ known to me
to be the person S whose name they subscribed to the within
instrument and acknowledged that they executed the same.

WITNESS my hand and official seal.
(Seal) Earl Anthony Redden
Notary Public in and for said County and State

Title Order No. _____

Escrow or Loan No. _____

If executed by a Corporation the Corporation Form of
Acknowledgment must be used.

JOINT TENANCY
CAPANT DEED

RECORDING REQUESTED BY

Title Insurance and Trust Company

WHEN RECORDED MAIL TO
TRUST DEED DEPARTMENT
Title Insurance and Trust Company

3924

RECORDED IN OFFICIAL RECORDS
OF LOS ANGELES COUNTY, CALIF.
FOR TITLE INSURANCE & TRUST CO.

39 Min. Past 2 P.M. FEB 6 1961

RAY E. LEE, County Recorder

FEE
\$2
B

SPACE ABOVE THIS LINE FOR RECORDER'S USE

TRUST ORDER NO. 61-1637

Notice of Default and Election to Sell Under Deed of Trust

NOTICE IS HEREBY GIVEN: That TITLE INSURANCE AND TRUST COMPANY, a corporation, is duly appointed Trustee under a deed of trust dated January 28th, 1959, executed by HERMAN REED and THELMA REED, his wife as Trustor,

to secure certain obligations in favor of OVSANIAN PANOSIAN, a widow as Beneficiary,

recorded March 11, 1959 as instrument number 1806, in Book T615, Page 11, of Official Records in the office of the Recorder of Los Angeles County, California, describing land therein as:

Lot 84 of Ellis Tract, @ 10/91 of Miscellaneous Records.

said obligations including One note for the Principal sum of \$ 17,000.00

That the beneficial interest under such deed and the obligations secured thereby have been transferred to the undersigned. That a breach of, and default in, the obligations for which such deed is security has occurred in that payment has not been made of: The installment of principal and interest which became due December 11, 1960, and all subsequent installments of principal and interest.

That by reason thereof, the undersigned, present beneficiary under such deed, has executed and delivered to said Trustee, or successor Trustee, or substituted Trustee a written Declaration of Default and Demand for sale, and has deposited with said Trustee, or successor Trustee, or substituted Trustee such deed and all documents evidencing obligations secured thereby, and has declared and does hereby declare all sums secured thereby immediately due and payable and has elected and does hereby elect to cause the trust property to be sold to satisfy the obligations secured thereby.

Dated February 2, 1961

STATE OF CALIFORNIA California }
COUNTY OF Los Angeles } ss.

On February 2, 1961
before me, the undersigned, a Notary Public in and for said County and State, personally appeared
Ovsanian Panosian

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

WITNESS my hand and official seal.
(Seal)
Signature M. F. Cooley

M. F. Cooley My Commission Expires July 10, 1963
Notary Public in and for said County and State

Ovsanian Panosian
OVSANIAN PANOSIAN

THIS NOTICE MUST BE RECORDED BY TITLE
INSURANCE AND TRUST COMPANY ONLY.

property to be sold; and said Trustee did cause a copy of said Notice to be published once a week for twenty days before the date of sale therein fixed in The Los Angeles Daily Journal a newspaper of general circulation printed and published in the city or district in which said real property is situated, the first date of such publication being May 10, 1961; and

Whereas, copies of said recorded Notice of Default and of said Notice of Sale were mailed, served or published in accordance with Section 2924b of the Civil Code to or upon all those who were entitled to special notice of said sale as in said section provided; and

Whereas, all applicable statutory provisions of the state of California and all of the provisions of said Deed of Trust have been complied with as to acts to be performed and notices to be given; and

Whereas, Trustee did at the time and place of sale fixed as aforesaid, then and there sell, at public auction, to said Grantee, being the highest bidder therefor, the property hereinafter described, for the sum of \$ 17,888.16 paid ~~to the trustee~~ by the satisfaction of the indebtedness then secured by said Deed of Trust.

Now, Therefore, Trustee, in consideration of the premises recited and of the sum above mentioned bid and paid by Grantee, the receipt whereof is hereby acknowledged, and by virtue of the authority vested in it by said Deed of Trust, does, by these presents, GRANT AND CONVEY unto Grantee, but without any covenant or warranty, express or implied, all that certain property situate in the city of Los Angeles county of Los Angeles, state of California, described as follows:

Lot 84 of Ellis Tract, as per map recorded in Book 10, page 91 of Miscellaneous Records, in the office of the County Recorder of said County.

In Witness Whereof, said TITLE INSURANCE AND TRUST COMPANY, as Trustee, has this day caused its corporate name and seal to be hereunto affixed by its Vice-President and Assistant Secretary, therunto duly authorized by resolution of its Board of Directors.

STATE OF CALIFORNIA } ss.
COUNTY OF LOS ANGELES }
On June 23, 1961 before me, the undersigned, a Notary Public in and for said County and State, personally appeared H. Brumons known to me to be a Vice-President, and C. J. Tighe known to me to be an Assistant Secretary of TITLE INSURANCE AND TRUST COMPANY, the Corporation that executed the within Instrument as Trustee, known to me to be the persons who executed the within Instrument on behalf of the Corporation therein named, and acknowledged to me that such Corporation executed the same as Trustee.

Title Insurance and Trust Company,
as Trustee aforesaid.

By V. H. [Signature] Vice President

By [Signature] Assistant Secretary

WITNESS my hand and official seal.
(Seal)
Signature: Betty L. Litteran
My Commission Expires October 3, 1961
Name (Typed or Printed)
Notary Public in and for said County and State

TRUSTEE'S DEED
UPON SALE
TITLE INSURANCE
AND
TRUST COMPANY
AS TRUSTEE



TITLE INSURANCE AND TRUST COMPANY
HOME OFFICE
415 So. Spring Street, Los Angeles 54, California
FRESNO COUNTY 1141 Commercial Street
SAN JOSE COUNTY 1141 Commercial Street
SANTA BARBARA COUNTY 26 East Broadway Street
SANTA CRUZ COUNTY 115 West Main Street
SHERMAN COUNTY 115 West Main Street
SUTTER COUNTY 115 West Main Street
TULARE COUNTY 115 West Main Street
YUBA COUNTY 115 West Main Street
YUCONITA COUNTY 115 West Main Street
Subsidiary Companies
PIONEER TITLE INSURANCE COMPANY
144 Pioneer Street, San Bernardino
SOUTHERN COUNTY 144 Pioneer Street
SAN MATEO COUNTY 144 Pioneer Street
UNION TITLE INSURANCE COMPANY
144 Pioneer Street, San Diego

JUN 28 1961

3336

EXHIBIT B

ASSIGNED INSPECTOR: **GORDON ZUBER**

Date: **September 21, 2015**

JOB ADDRESS: **2324 SOUTH PORTLAND STREET,, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5124-012-012**

Last Full Title: **07/10/2015**

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- 1). MARY BEUYUKIAN, TRUSTEE
THE BEUYUKIAN TRUST
P.O. BOX 451053
LOS ANGELES, CA 90045
CAPACITY: OWNER

- 2). MARY BEUYUKIAN, TRUSTEE
THE BEUYUKIAN TRUST
14502 DAPHNE AVE.
GARDENA, CA 90249-3238
CAPACITY: OWNER

- 3). OVSANIAN PANOSIAN
2324 S. PORTLAND ST.
LOS ANGELES, CA 90007
CAPACITY: INTERESTED PARTY

Property Detail Report

For Property Located At :
2324 PORTLAND ST, LOS ANGELES, CA 90007-1929



Owner Information

Owner Name: **BEUYUKIAN MARY/BEUYUKIAN**
 Mailing Address: **PO BOX 451053, LOS ANGELES CA 90045-8509 B016**
 Vesting Codes: **//TR**

Location Information

Legal Description:	ELLIS TRACT LOT 84	APN:	5124-012-012
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	2244.10 / 1	Subdivision:	ELLIS TR LOS ANGELES
Township-Range-Sect:		Map Reference:	44-A5 /
Legal Book/Page:		Tract #:	
Legal Lot:	84	School District:	LOS ANGELES
Legal Block:		School District Name:	
Market Area:	C42	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	08/23/2002 / 07/09/2002	Deed Type:	QUIT CLAIM DEED
Sale Price:		1st Mtg Document #:	
Document #:	1989641		

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:	PARKING AVAIL	Construction:	
Living Area:	2,301	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:	2	Exterior wall:	
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:		Basement Area:		Patio Type:	
Bedrooms:	5	Finish Bsmnt Area:		Pool:	
Bath(F/H):	4 /	Basement Type:		Air Cond:	YES
Year Built / Eff:	1895 / 1920	Roof Type:		Style:	
Fireplace:	Y / 1	Foundation:		Quality:	
# of Stories:	2.00	Roof Material:		Condition:	
Other Improvements:	ADDITION				

Site Information

Zoning:	LARD1.5	Acres:	0.21	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	8,957	Lot Width/Depth:	50 x 180	State Use:	
Land Use:	SFR	Res/Comm Units:	4 /	Water Type:	
Site Influence:	CORNER			Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$38,503	Assessed Year:	2015	Property Tax:	\$734.06
Land Value:	\$33,637	Improved %:	13%	Tax Area:	48
Improvement Value:	\$4,866	Tax Year:	2014	Tax Exemption:	
Total Taxable Value:	\$38,503				

Comparable Sales Report

For Property Located At

2324 PORTLAND ST, LOS ANGELES, CA 90007-1929



2 Comparable(s) Selected.

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$0	\$560,000	\$1,400,000	\$980,000
Bldg/Living Area	2,301	2,640	2,640	2,640
Price/Sqft	\$0.00	\$212.12	\$530.30	\$371.21
Year Built	1895	1902	1905	1903
Lot Area	8,957	4,961	8,206	6,584
Bedrooms	5	4	6	5
Bathrooms/Restrooms	4	1	3	2
Stories	2.00	2.00	2.00	2.00
Total Value	\$38,503	\$404,474	\$566,088	\$485,281
Distance From Subject	0.00	0.25	0.48	0.36

*= user supplied for search only

Comp #:1		Distance From Subject:0.25 (miles)	
Address:	1026 W 20TH ST, LOS ANGELES, CA 90007-1303		
Owner Name:	CUEVAS ARMANDO & DENISE		
Seller Name:	MORENO GALO LIVING TRUST		
APN:	5124-004-027	Map Reference:	44-A4 /
County:	LOS ANGELES, CA	Census Tract:	2244.10
Subdivision:	PECKS GRAND VIEW	Zoning:	LARD1.5
Rec Date:	07/10/2015	Prior Rec Date:	09/25/1970
Sale Date:	06/19/2015	Prior Sale Date:	
Sale Price:	\$560,000	Prior Sale Price:	\$24,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	835251	Acres:	0.11
1st Mtg Amt:	\$330,000	Lot Area:	4,961
Total Value:	\$566,088	# of Stories:	2.00
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	2,640
		Total Rooms:	
		Bedrooms:	6
		Bath(F/H):	3 /
		Yr Built/Eff:	1902 / 1910
		Air Cond:	
		Style:	
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	
		Parking:	

Comp #:2		Distance From Subject:0.48 (miles)	
Address:	2806 ELLENDALE PL, LOS ANGELES, CA 90007-2202		
Owner Name:	AUBURN APARTMENT INVESTORS LLC		
Seller Name:	MCDOWELL REUBEN JR		
APN:	5055-012-003	Map Reference:	43-F5 /
County:	LOS ANGELES, CA	Census Tract:	2218.20
Subdivision:	BADHAMS SUB	Zoning:	LAR4
Rec Date:	03/06/2015	Prior Rec Date:	08/15/1984
Sale Date:	12/02/2014	Prior Sale Date:	
Sale Price:	\$1,400,000	Prior Sale Price:	\$100,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	248298	Acres:	0.19
1st Mtg Amt:	\$1,200,000	Lot Area:	8,206
Total Value:	\$404,474	# of Stories:	2.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	2,640
		Total Rooms:	
		Bedrooms:	4
		Bath(F/H):	1 /
		Yr Built/Eff:	1905 / 1905
		Air Cond:	
		Style:	
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	
		Parking:	PARKING AVAIL

EXHIBIT D

ASSIGNED INSPECTOR: **GORDON ZUBER**

Date: **September 21, 2015**

JOB ADDRESS: **2324 SOUTH PORTLAND STREET,, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5124-012-012**

CASE#: **470221**

ORDER NO: **A-3034012**

EFFECTIVE DATE OF ORDER TO COMPLY: **June 14, 2012**

COMPLIANCE EXPECTED DATE: **July 14, 2012**

DATE COMPLIANCE OBTAINED: **April 23, 2014**

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3034012

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

MARSHA L. BROWN
PRESIDENT
HELENA JUBANY
VICE-PRESIDENT
VAN AMBATIELOS
VICTOR H. CUEVAS

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

JUN 19 2012

BEUYUKIAN, MARY TR BEUYUKIAN TRUST AND
0 P O BOX 451053
LOS ANGELES, CA 90045

EG

CASE #: 470221
ORDER #: A-3034012
EFFECTIVE DATE: June 14, 2012
COMPLIANCE DATE: July 14, 2012

OWNER OF
SITE ADDRESS: 2324 S PORTLAND ST
ASSESSORS PARCEL NO.: 5124-012-012
ZONE: RD1.5; Min. Per Unit 1,500

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:

VIOLATION(S):

- 1. Re-roofing of the house and accessory building being done without approvals, clearances, permits, and inspection.

You are therefore ordered to: Stop all work. Obtain the required approvals and permits, including the required Certificate of Appropriateness form the HPOZ Design Review Board. Contact Inspector Wong to schedule an inspection before commencing of work.

Code Section(s) in Violation: 91.106.1.2, 12.203, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Comments: The above property is located within the University Park Historic Preservation Overlay Zone. Approval must first be obtained before any permit can be issue. Contact City Planner, Steve Wechsler, at (213) 978-1391 for approval. Permit application # 12016-20000-11553 for re-roofing has not been issue yet.

LA DBS
DEPARTMENT OF BUILDING AND SAFETY



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.

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 err 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)252-3032.

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

Inspector: _____

Date: June 15, 2012

DONALD WONG
3550 WILSHIRE BLVD. SUITE 1800
LOS ANGELES, CA 90010
(213)252-3032

REVIEWED BY

