

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

VAN AMBATIELOS  
PRESIDENT

E. FELICIA BRANNON  
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JAVIER NUNEZ

CITY OF LOS ANGELES  
CALIFORNIA



ERIC GARCETTI  
MAYOR

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

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

FRANK BUSH  
EXECUTIVE OFFICER

November 24, 2014

Council District: #

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

JOB ADDRESS: **648 SOUTH SYCAMORE AVENUE, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **5507-022-021**

On June 16, 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: **648 South Sycamore 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 June 16, 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>
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
<b>Grand Total</b>	<b>\$ 1,288.56</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 **\$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**

*fn*   
Steve Ongele  
Chief, Resource Management Bureau

ATTEST: HOLLY L. WOLCOTT, CITY CLERK

Lien confirmed by  
City Council on:

BY: \_\_\_\_\_  
DEPUTY

# EXHIBIT A



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

## Property Title Report

Work Order No. T10649  
Dated as of: 08/07/2014

Prepared for: City of Los Angeles

### SCHEDULE A (Reported Property Information)

APN #: 5507-022-021

Property Address: 648 S SYCAMORE AVE ✓ City: Los Angeles County: Los Angeles

#### VESTING INFORMATION

Type of Instrument GRANT DEED

Grantor: EDGAR YADAO, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY AND FEMELYN YADAO, A SINGLE WOMAN AS JOINT TENANTS.

Grantee: SHLOMO BOTACH, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY

Instrument: 04/0665447

Book/Page: N/A

Dated: 07/24/2003

Recorded: 03/22/2004

MAILING ADDRESS: SHLOMO BOTACH,  
648 SYCAMORE AVE. LOS ANGELES, CA 90036

### SCHEDULE B

#### LEGAL DESCRIPTION

LOT 287 OF TRACT 5049, AS PER MAP RECORDED IN BOOK 54, PAGE 52 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

#### MORTGAGES/LIENS

Type of Instrument DEED OF TRUST

Trustor/Mortgagor: SHLOMO BOTACH, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY

Lender/Beneficiary: WASHINGTON MUTUAL BANK, FA, A FEDERAL ASSOCIATION.

Trustee: CALIFORNIA RECONVEYANCE COMPANY

Instrument: 04/0665448

Book/Page: N/A

Amount: \$392,000.00

Open Ended: NO

Dated: 03/10/2004

Recorded: 03/22/2004

Maturity Date: 04/01/2034

**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. T10649**

**SCHEDULE B (Continued)**

**MAILING ADDRESS: WASHINGTON MUTUAL BANK, FA C/O ACS IMAGE SOLUTIONS, 12691 PALA DRIVE MS156DPCA GARDEN GROVE, CALIFORNIA 92841**

**MAILING ADDRESS: WASHINGTON MUTUAL BANK, FA, A FEDERAL ASSOCIATION, 400 EAST MAIN STREET, STOCKTON, CALIFORNIA 95290.**

**Type of Instrument MISCELLANEOUS**

**NOTICE OF PENDENCY OF ACTION PURSUANT TO CODE OF CIVIL PROCEDURE 405.20, DATED 02/18/2014 RECORDED 02/20/2014 AS INSTRUMENT NO. 20140178992.**

**MAILING ADDRESS: LYSAGHT LAW GROUP LLP, BRIAN C. LYSAGHT (SBN 61965) NATASHA RIGGS (SBN 150889) 233 WILSHIRE BOULEVARD, SUITE 700, SANTA MONICA, CA 90401.**

**MAILING ADDRESS: LAW OFFICES OF JOEL F. TAMRAZ, JOEL TAMRAZ, ESQ. 5959 WEST CENTURY BLVD., SUITE 1408, LOS ANGELES, CA 90045.**

RECORDING REQUESTED BY:  
First Southwestern Title Company

3/22/04

Escrow No. 5009-KR  
Title Order No. 30029

When Recorded Mail Document  
and Tax Statement To:

Shlomo Botach  
648 Sycamore Ave.  
Los Angeles, CA 90036

04 0665447

2

APN: 5507-022-021

GRANT DEED

SPACE ABOVE THIS LINE FOR RECORDER'S USE

The undersigned grantor(s) declare(s)

Documentary transfer tax is \$ 616.00 City tax \$ 2,520.00

- [ X ] 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

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
Edgar Yadao, A Married Man as his Sole and Separate Property and Femelyn Yadao, A Single Woman as Joint Tenants

hereby GRANT(S) to Shlomo Botach, a married man as his sole and separate property

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

Lot 287 of Tract 5049, as per map recorded in Book 54, Page 52 of Maps in the office of the County Recorder of said County.

Property Address: 648 Sycamore Ave., Los Angeles, CA 90036

DATED: July 24, 2003

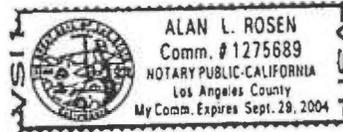
STATE OF CALIFORNIA  
COUNTY OF Los Angeles  
ON October 17, 2003 before me,  
Alan L. Rosen personally appeared  
Femelyn Yadao

Edgar Yadao  
Edgar Yadao  
Femelyn Yadao  
Femelyn Yadao

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 Alan L. Rosen  
Alan L. Rosen



MAIL TAX STATEMENTS AS DIRECTED ABOVE

FD-213 (Rev 9/94)

GRANT DEED

30029

3/22/04

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California }  
County of Los Angeles } ss.

On 10-22-03 before me, Tanya G. Styron Notary Public  
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")  
personally appeared Edgar Yadao  
Name(s) of Signer(s)

personally known to me  
 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.

Tanya G. Styron  
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Grant Deed

Document Date: July 24th 2003 Number of Pages: 1

Signer(s) Other Than Named Above: Femelyn Yadao

Capacity(ies) Claimed by Signer

Signer's Name: \_\_\_\_\_

- Individual
- Corporate Officer — Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_



04 0665447

RECORDING REQUESTED BY:  
FIRST SOUTHWESTERN TITLE COMPANY

3/22/04

AFTER RECORDING RETURN TO:  
Washington Mutual Bank, FA  
C/O ACS Image Solutions  
12691 Pala Drive MS156DPCA  
Garden Grove, California 92841

04 0665448

2

SECURITY INSTRUMENT COVER SHEET

Loan Number: 0083048363

30029

Please print or type information  
Document Title(s) (or transactions contained therein):

1. Deed of Trust

Grantor/Trustor/Mortgagor(s) (Last name first, then first name and initials)

- 1. SHLOMO BOTACH, A MARRIED MAN AS HIS SOLE AND SEPARATE
- 2. PROPERTY
- 3.
- 4.

Additional names on page \_\_\_\_\_ of document.

Grantee/Beneficiary/Mortgagee(s)

- 1. Washington Mutual Bank, FA

Legal Description (abbreviated: i.e. lot, block, plat or section, township, range)  
legal description attached hereto and made a part hereof

See Exhibit "A"

Additional legal is on page \_\_\_\_\_ of document.

Assessor's Property Tax Parcel/Account Number(s)

- 1. 5507-022-021
- 2.
- 3.
- 4.

This document prepared by: Pedro Lopez  
17901 Von Karman 4th Floor 3456LCCA  
Irvine, California 92614

3/22/04

RECORDING REQUESTED BY:  
FIRST SOUTHWESTERN TITLE COMPANY

AFTER RECORDING RETURN TO:  
Washington Mutual Bank, FA  
C/O ACS Image Solutions  
12691 Pala Drive MS156DPCA  
Garden Grove, California 92841

3

[Space Above This Line For Recording Data]

First Southwestern Title 0004414573

DEED OF TRUST

Loan Number: 0083048363

30009

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

- (A) "Security Instrument" means this document, which is dated MARCH 10, 2004, together with all Riders to this document.
- (B) "Borrower" is SHLOMO BOTACH, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY

Borrower is the trustor under this Security Instrument.

- (C) "Lender" is Washington Mutual Bank, FA, a federal association. Lender is a BANK organized and existing under the laws of THE UNITED STATES OF AMERICA. Lender's address is 400 East Main Street, Stockton, California 95290.

Lender is the beneficiary under this Security Instrument.

- (D) "Trustee" is CALIFORNIA RECONVEYANCE COMPANY

- (E) "Note" means the promissory note signed by Borrower and dated MARCH 10, 2004. The Note states that Borrower owes Lender THREE HUNDRED NINETY-TWO THOUSAND AND 00/100

Dollars (U.S. \$ 392,000.00 ) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than APRIL 1, 2034.

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

- (G) "Loan" means the debt evidenced by the Note, plus interest, any prepayment charges and late charges due under the Note, and all sums due under this Security Instrument, plus interest.

CALIFORNIA  
32838 (05-01)

Page 1 of 15

DocuMagic eForms 800-649-1362  
www.documagic.com

04 0665448

1 **LYSAGHT LAW GROUP LLP**  
 2 BRIAN C. LYSAGHT (SBN 61965)  
 blysaght@lysaghtlegal.com  
 3 NATASHA RIGGS (SBN 150889)  
 nriggs@lysaghtlegal.com  
 4 233 Wilshire Boulevard, Suite 700  
 Santa Monica, CA 90401  
 5 Tel: (310) 566-8166

6 *Attorneys for Plaintiffs YOAV BOTACH and*  
 7 *BOTACH MANAGEMENT*

8 **SUPERIOR COURT OF THE STATE OF CALIFORNIA**  
 9 **COUNTY OF LOS ANGELES**

11 YOAV BOTACH, an individual and as a  
 12 general partner of Botach Management, a  
 California General Partnership, BOTACH  
 13 MANAGEMENT, a California General  
 Partnership,

14  
 15 Plaintiffs,

16 v.

17 SHLOMO BOTACH, and DOES 1 through  
 18 50 inclusive,

19 Defendants.  
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 21  
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CASE NO: BC527778

[Case Assigned To Hon. Deirdre Hill, Dept. 49]

**NOTICE OF PENDENCY OF ACTION  
 PURSUANT TO CODE OF CIVIL  
 PROCEDURE 405.20**

Trial Date: None Set

Complaint Filed: November 14, 2013

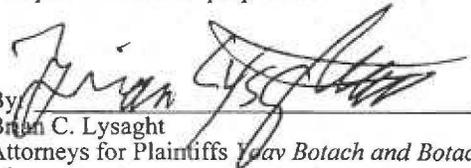
**NOTICE OF LIS PENDENS**

1 TO ALL PERSONS CONDUCTING A SEARCH OF TITLE TO AND  
 2 OUTSTANDING ENCUMBRANCES ON THE REAL PROPERTIES LISTED IN EXHIBIT  
 3 "A" HERETO,

4 PLEASE TAKE NOTICE OF THE FOLLOWING:

- 5 1. On November 14, 2013, Yoav Botach and Botach Management (collectively  
 6 "Plaintiffs") filed a complaint for dissolution of partnership in the above-referenced Court (the  
 7 "Complaint"). The complaint seeks damages and injunctive relief.
- 8 2. The Complaint names Shlomo Botach ("Shlomo" or "Defendant") as defendant.
- 9 3. Plaintiff Yoav Botach is one of the two general partners of Plaintiff Botach  
 10 Management. Defendant Shlomo Botach is the other.
- 11 4. The properties listed in Exhibit A hereto belong to and are assets of Plaintiff  
 12 Botach Management. Plaintiffs request the lis pendens on said properties.

13  
 14 Dated: February 18, 2014

By   
 Brian C. Lysaght  
 Attorneys for Plaintiffs Yoav Botach and Botach  
 Management

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 NOTICE OF LIS PENDENS

# EXHIBIT B

ASSIGNED INSPECTOR: EDMOND DECKERT

Date: November 24, 2014

JOB ADDRESS: 648 SOUTH SYCAMORE AVENUE, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 5507-022-021

Last Full Title: 08/07/2014

Last Update to Title:

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## LIST OF OWNERS AND INTERESTED PARTIES

- 1). SHLOMO BOTACH  
648 SYCAMORE AVENUE  
LOS ANGELES, CA. 90036-3504  
CAPACITY: OWNER
  
- 2). SHLOMO BOTACH  
5011 WEST PICO BLVD.  
LOS ANGELES, CA. 90019-4127  
CAPACITY: OWNER
  
- 3). WASHINGTON MUTUAL BANK, FA  
C/O ACS IMAGE SOLUTIONS  
12691 PALA DRIVE MS 156DPCA  
GARDEN GROVE, CA. 92841  
CAPACITY: INTERESTED PARTIES
  
- 4). WASHINGTON MUTUAL BANK, FA  
400 EAST MAIN STREET  
STOCKTON, CA. 95290  
CAPACITY: INTERESTED PARTIES
  
- 5). LYSAGHT LAW GROUP, LLP  
BRIAN C LYSAGHT (SBN 61965)  
NATASHA RIGGS (SBN 150889)  
233 WILSHIRE BLVD., SUITE 700  
SANTA MONICA, CA. 90401  
CAPACITY: INTERESTED PARTIES
  
- 6). LAW OFFICES OF JOEL F. TAMRAZ, JOEL TAMRAZ, ESQ.  
5959 WEST CENTURY BLVD., SUITE 1408  
LOS ANGELES, CA. 90045  
CAPACITY: INTERESTED PARTIES

**Property Detail Report**

For Property Located At :  
**648 S SYCAMORE AVE, LOS ANGELES, CA 90036-3504**



**Owner Information**

Owner Name: **BOTACH SHLOMO**  
 Mailing Address: **5011 W PICO BLVD, LOS ANGELES CA 90019-4127 C017**  
 Vesting Codes: **MM // SE**

**Location Information**

Legal Description:	<b>TRACT NO 5049 LOT 287</b>	APN:	<b>5507-022-021</b>
County:	<b>LOS ANGELES, CA</b>	Alternate APN:	
Census Tract / Block:	<b>2110.00 / 6</b>	Subdivision:	<b>5049</b>
Township-Range-Sect:		Map Reference:	<b>43-B1 / 633-D2</b>
Legal Book/Page:	<b>54-52</b>	Tract #:	<b>5049</b>
Legal Lot:	<b>287</b>	School District:	<b>LOS ANGELES</b>
Legal Block:		School District Name:	
Market Area:	<b>C18</b>	Munic/Township:	
Neighbor Code:			

**Owner Transfer Information**

Recording/Sale Date:	<b>/</b>	Deed Type:	
Sale Price:		1st Mtg Document #:	
Document #:			

**Last Market Sale Information**

Recording/Sale Date:	<b>03/22/2004 / 07/24/2003</b>	1st Mtg Amount/Type:	<b>\$392,000 / CONV</b>
Sale Price:	<b>\$560,000</b>	1st Mtg Int. Rate/Type:	<b>4.28 / ADJ</b>
Sale Type:	<b>FULL</b>	1st Mtg Document #:	<b>665448</b>
Document #:	<b>665447</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>\$405.50</b>
New Construction:		Multi/Split Sale:	

Title Company: **FIRST SOUTHWESTERN TITLE COMPA**  
 Lender: **WASHINGTON MUTUAL BK FA**  
 Seller Name: **YADAO EDGAR**

**Prior Sale Information**

Prior Rec/Sale Date:	<b>04/01/2003 / 03/14/2003</b>	Prior Lender:	<b>NEW CENTURY MTG CORP</b>
Prior Sale Price:	<b>\$510,000</b>	Prior 1st Mtg Amt/Type:	<b>\$408,000 / CONV</b>
Prior Doc Number:	<b>911677</b>	Prior 1st Mtg Rate/Type:	<b>6.50 / ADJ</b>
Prior Deed Type:	<b>GRANT DEED</b>		

**Property Characteristics**

Gross Area:		Parking Type:	<b>ATTACHED GARAGE</b>	Construction:	
Living Area:	<b>1,381</b>	Garage Area:		Heat Type:	<b>CENTRAL</b>
Tot Adj Area:		Garage Capacity:	<b>2</b>	Exterior wall:	<b>STUCCO</b>
Above Grade:		Parking Spaces:	<b>2</b>	Porch Type:	
Total Rooms:	<b>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 / 1931</b>	Roof Type:		Style:	<b>TUDOR</b>
Fireplace:	<b>Y / 1</b>	Foundation:	<b>RAISED</b>	Quality:	<b>GOOD</b>
# of Stories:	<b>1.00</b>	Roof Material:	<b>COMPOSITION SHINGLE</b>	Condition:	<b>GOOD</b>

Other Improvements: **FENCE;ADDITION;SHED**

**Site Information**

Zoning:	<b>LAR1</b>	Acres:	<b>0.15</b>	County Use:	<b>SINGLE FAMILY RESID (0100)</b>
Lot Area:	<b>6,502</b>	Lot Width/Depth:	<b>50 x 130</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>\$649,498</b>	Assessed Year:	<b>2014</b>	Property Tax:	<b>\$8,145.87</b>
Land Value:	<b>\$521,920</b>	Improved %:	<b>20%</b>	Tax Area:	<b>67</b>
Improvement Value:	<b>\$127,578</b>	Tax Year:	<b>2013</b>	Tax Exemption:	
Total Taxable Value:	<b>\$649,498</b>				

**Comparable Summary**

For Property Located At



CoreLogic®

RealQuest Professional

**648 S SYCAMORE AVE, LOS ANGELES, CA 90036-3504****2 Comparable(s) found.** (Click on the address to view more property information)[▶ View Report](#)[▶ Configure Display Fields](#)[▶ Modify Comparable Search Criteria](#)**Summary Statistics For Selected Properties: 2**

	<b>Subject Property</b>	<b>Low</b>	<b>High</b>	<b>Average</b>
Sale Price	\$560,000	\$1,100,000	\$1,100,000	\$1,100,000
Bldg/Living Area	1,381	1,470	1,530	1,500
Price/Sqft	\$405.50	\$748.30	\$748.30	\$748.30
Year Built	1923	1923	1923	1923
Lot Area	6,502	6,502	6,753	6,628
Bedrooms	2	3	3	3
Bathrooms/Restrooms	1	2	2	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$649,498	\$93,978	\$1,382,131	\$738,054
Distance From Subject	0.00	0.04	0.11	0.08

\*-= user supplied for search only

<input checked="" type="checkbox"/>	# F	Address	Sale Price	Yr Blt	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
<b>Subject Property</b>										
<input type="checkbox"/>		648 S SYCAMORE AVE	\$560,000	1923	2	1	03/22/2004	1,381	6,502	0.0
<b>Comparables</b>										
<input checked="" type="checkbox"/>	1	622 S SYCAMORE AVE	\$1,100,000	1923	3	2	10/06/2014	1,470	6,502	0.04
<input checked="" type="checkbox"/>	2	613 S MANSFIELD AVE		1923	3	2	10/09/2014	1,530	6,753	0.11

**Comparable Sales Report**

For Property Located At



CoreLogic

RealQuest Professional

**648 S SYCAMORE AVE, LOS ANGELES, CA 90036-3504****2 Comparable(s) Selected.**

Report Date: 11/21/2014

*Summary Statistics:*

	<b>Subject</b>	<b>Low</b>	<b>High</b>	<b>Average</b>
Sale Price	\$560,000	\$1,100,000	\$1,100,000	\$1,100,000
Bldg/Living Area	1,381	1,470	1,530	1,500
Price/Sqft	\$405.50	\$748.30	\$748.30	\$748.30
Year Built	1923	1923	1923	1923
Lot Area	6,502	6,502	6,753	6,628
Bedrooms	2	3	3	3
Bathrooms/Restrooms	1	2	2	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$649,498	\$93,978	\$1,382,131	\$738,054
Distance From Subject	0.00	0.04	0.11	0.08

\* = user supplied for search only

Comp #:	1	Distance From Subject:	0.04 (miles)
Address:	622 S SYCAMORE AVE, LOS ANGELES, CA 90036-3504		
Owner Name:	FINER CYLA		
Seller Name:	FINER CYLA		
APN:	5507-022-026	Map Reference:	43-B1 / 633-D2
County:	LOS ANGELES, CA	Census Tract:	2110.00
Subdivision:	5049	Zoning:	LAR1
Rec Date:	10/06/2014	Prior Rec Date:	11/30/1972
Sale Date:	09/28/2014	Prior Sale Date:	
Sale Price:	\$1,100,000	Prior Sale Price:	\$36,500
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1054033	Acres:	0.15
1st Mtg Amt:		Lot Area:	6,502
Total Value:	\$93,978	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 1
		Living Area:	1,470
		Total Rooms:	6
		Bedrooms:	3
		Bath(F/H):	2 /
		Yr Built/Eff:	1923 / 1926
		Air Cond:	
		Style:	SPANISH
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	ROLL COMPOSITION
		Parking:	PARKING AVAIL

Comp #:	2	Distance From Subject:	0.11 (miles)
Address:	613 S MANSFIELD AVE, LOS ANGELES, CA 90036-3512		
Owner Name:	LEVIEN MARK		
Seller Name:	BARCA PROPERTIES LLC		
APN:	5507-021-003	Map Reference:	43-B1 / 633-D2
County:	LOS ANGELES, CA	Census Tract:	2110.00
Subdivision:	5049	Zoning:	LAR1
Rec Date:	10/09/2014	Prior Rec Date:	12/27/2012
Sale Date:	10/06/2014	Prior Sale Date:	11/27/2012
Sale Price:		Prior Sale Price:	\$910,000
Sale Type:	N	Prior Sale Type:	FULL
Document #:	1069220	Acres:	0.15
1st Mtg Amt:		Lot Area:	6,753
Total Value:	\$1,382,131	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	1,530
		Total Rooms:	6
		Bedrooms:	3
		Bath(F/H):	2 /
		Yr Built/Eff:	1923 / 1927
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	COMPOSITION SHINGLE
		Parking:	ATTACHED GARAGE

# EXHIBIT D

ASSIGNED INSPECTOR: **EDMOND DECKERT**

Date: **November 24, 2014**

JOB ADDRESS: **648 SOUTH SYCAMORE AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5507-022-021**

CASE#: **417680**

ORDER NO: **A-2791323**

EFFECTIVE DATE OF ORDER TO COMPLY: **June 16, 2011**

COMPLIANCE EXPECTED DATE: **July 16, 2011**

DATE COMPLIANCE OBTAINED: **July 14, 2011**

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

**VIOLATIONS:**

SEE ATTACHED ORDER # A-2791323

9 8 7 6 5 4 3 2 1

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

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

BOTACH, SHLOMO  
648 S SYCAMORE AVE  
LOS ANGELES, CA 90036

FILE COPY

CASE #: 417680  
ORDER #: A-2791323  
EFFECTIVE DATE: June 16, 2011  
COMPLIANCE DATE: July 16, 2011

OWNER OF  
SITE ADDRESS: 648 S SYCAMORE AVE  
ASSESSORS PARCEL NO.: 5507-022-021  
ZONE: R1; One-Family Zone

JUN 14 2011

FLM

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. Construction work is being performed contrary to the code.

You are therefore ordered to: 1) Stop all work being done contrary to the code until the violation has been rectified and approval obtained from the department.

Code Section(s) in Violation: 91.104.2.4, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Comments: Approved permits must be obtained before work can resume.

- 2. A permit is required for the work performed.

You are therefore ordered to: Obtain all required building permits.

Code Section(s) in Violation: 91.106.1.1, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Comments: A permit is required for the replacement of wall coverings, (srywall), plumbing, electrical.

- 3. The approximate 8'-0"x10'-0" enclosure of the porch in the rear of the house was enclosed without permits and approvals.



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

You are therefore ordered to: 1) Demolish and remove all construction work performed without the required permit(s),  
2) Restore the existing structure(s) to its originally approved condition.  
OR  
3) Submit plans, obtain the required permits and make the structure(s) comply with all requirements of the L.A.M.C.  
Code Section(s) in Violation: 91.8105, 91.106.1.1, 91.106.1.2, 91.108.4, 91.106.3.2, 91.103.1, 93.0104, 94.103.1.1, 95.112.1, 12.21A.1.(a) of the L.A.M.C.

Comments: Remove the porch enclosure or get permitted.

**4. Plumbing work has been done without the required permits and approvals.**

You are therefore ordered to: 1) Obtain all required plumbing permits and approvals.  
Code Section(s) in Violation: 94.103.1.1, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Comments: Plumbing permit needed for plumbing work in the bathroom.

**5. Electrical work has been done without the required permits and approvals.**

You are therefore ordered to: 1) Obtain all required electrical permits and approvals.  
Code Section(s) in Violation: 93.0201, 93.0104, 91.103.1 12.21A.1.(a) of the L.A.M.C.

Comments: Obtain electrical permits for all electrical being done.

**6. Construction work was performed and concealed without obtaining the required inspections. CONCEALED WORK WITHOUT INSPECTION(S).**

You are therefore ordered to: 1) Expose all work concealed without the required inspections.  
2) Call for inspection.

Code Section(s) in Violation: 91.104.2.2, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

**7. An inspection is required for the work performed.**

You are therefore ordered to: 1) Obtain all required inspections including a final inspection.  
Code Section(s) in Violation: 91.108.1, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

**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.

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**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.

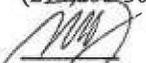
**APPEAL PROCEDURES:**

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)252-3033.  
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: Joe Paradiso Date: June 13, 2011

JOE PARADISO  
3550 WILSHIRE BLVD. SUITE 1800  
LOS ANGELES, CA 90010  
(213)252-3033

  
REVIEWED BY