

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

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

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

FRANK BUSH
EXECUTIVE OFFICER

September 08, 2015

Council District: # 13

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

JOB ADDRESS: **2592 NORTH ADELBERT AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5438-009-023**

On August 26, 2008, 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: **2592 North Adelbert 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. The Department imposed non-compliance fees as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance Code Enforcement Fee	\$ 100.00
Late Charge/Collection Fee (250%)	250.00
Accumulated Interest (1%/month)	325.17
Title Report Fee	<u>42.00</u>
Grand Total	\$ <u>717.17</u>

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 **\$717.17** 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 **\$717.17** 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. T11928
 Dated as of: 07/02/2015

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 5438-009-023

Property Address: 2592 N ADELBERT AVE ✓ **City:** Los Angeles **County:** Los Angeles

VESTING INFORMATION

Type of Document: Grant Deed:

Grantee : Ian R. Waxler, a married man as his sole and separate property

Grantor : Elena Lucia Gogiltan-Waxler

Deed Date : 12/29/2003

Recorded : 1/2/2004

Instr No. : 04 0005266

Mailing Address: Ian R. Waxler,
 2592 Adelbert Avenue, Los Angeles, CA 90039.

SCHEDULE B

LEGAL DESCRIPTION

The following described property: That portion of Lot A in Tract No. 9204, in the City of Los Angeles, County of Los

Angeles, State of California, as per map recorded in Book 129 Page 72 of maps, in the Office of the County Recorder of said County, and that portion of Lot 32 of Tract No. 1273, in the City of Los Angeles, as per map recorded in Book 21 Pages 126 and 127 of Maps, in the Office of the County Recorder of said County, described as follows: Beginning at the Southwesterly corner of said Lot A; thence Westerly and parallel with the Southerly line of said Lot 32, 10.00 feet to the Westerly line of said Lot 32; thence Northerly along said Westerly line, 51.79 feet; thence East 22.30 feet; thence North 38 degrees 00' East, 21.00 feet; thence South 84 degrees 00' East, 34.50 feet; thence South 41 degrees 59' 03" East, 45.35 feet; thence North 76 degrees 59' 36" East, 18.00 feet more or less to the Northeasterly line of said Lot A; thence Southeasterly along a curve concave having a radius of 523.69 feet through a central angle of 1 degrees 11' 54", a distance of 10.953 feet more or less, to the most Easterly corner of Lot A; thence South 76 degrees 59' 32" West along the Southerly line of said Lot A, 117.02 feet more or less to the point of beginning.

Assessor's Parcel No: 5438-009-023

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. T11928

SCHEDULE B (Continued)

MORTGAGES/LIENS

Type of Document: A deed of trust to secure an indebtedness in the amount shown below, and any other obligations secured thereby

Amount : \$350,000.00

Dated : 12/22/2003

Trustor : Ian R. Waxler

Trustee : California Reconveyance Company

Beneficiary : Washington Mutual Bank, FA

Recorded : 1/2/2004

Instr No. : 04-0005267

Maturity Date is: 1/1/2034

Mailing Address: California Reconveyance Company, None Shown

Mailing Address: Washington Mutual Bank, FA c/o ACS Image Solutions, 12691 Pala Drive
MS156DPCA, Garden Grove, CA 92841

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO:

Jan R. Waxler
2592 Adelbert Avenue
Los Angeles, CA 90039

04-0005266

2

RECORDING REQUESTED BY
TICOR TITLE COMPANY
FULLERTON BRANCH

Space Above This Line for Recorder's Use Only

A.P.N.: 5438-009-023

Order No.: 217133-17

Escrow No.: 6113-JV

GRANT DEED

L.A. COUNTY 80

L.A. CITY 44

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS: COUNTY D
[] 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.
ELENA LUCIA GOGILTAN-WAXLER, WIFE OF GRANTEE

hereby GRANT(s) to **Jan R. Waxler, a MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY**

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

See Exhibit "A" attached hereto and made a part hereof.

[Signature]
ELENA LUCIA GOGILTAN-WAXLER

**THIS CONVEYANCE ESTABLISHES SOLE AND SEPARATE
PROPERTY OF A SPOUSE R & T 11911.**

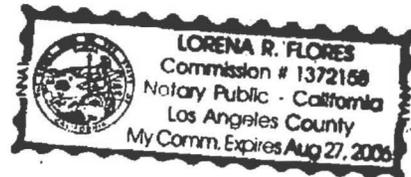
Document Date: December 29, 2003

STATE OF CALIFORNIA)
COUNTY OF Los Angeles)
On December 30, 2003 before me, Lorena R. Flores
personally appeared Elena Lucia Gogiltan-Waxler
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 [Signature]

This area for official notarial seal.



Mail Tax Statements to: SAME AS ABOVE or Address Noted Below

1/2/04

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO:

Ian R. Waxler
2592 Adelbert Avenue
Los Angeles, CA 90039

3

Space Above This Line for Recorder's Use Only

A.P.N.: 5438-009-023

Order No.: 217133-17

Escrow No.: 6113-JV

GRANT DEED

L.A. COUNTY 80

L.A. CITY 44

THE UNDERSIGNED GRANTOR(s) DECLARE(s) THAT DOCUMENTARY TRANSFER TAX IS: COUNTY §
 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,
ELENA LUCIA GOGILTAN-WAXLER, WIFE OF GRANTEE

hereby GRANT(s) to **Ian R. Waxler, a MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY**

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

See Exhibit "A" attached hereto and made a part hereof.

*document attached for clarification
of illegible document*

X _____
ELENA LUCIA GOGILTAN-WAXLER

Document Date: December 29, 2003

STATE OF CALIFORNIA)
COUNTY OF _____)

On _____ before me, _____
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.

Signature _____

This area for official notarial seal.

04-0005266

Mail Tax Statements to: SAME AS ABOVE or Address Noted Below

5

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

01/02/04
DATE


SIGNATURE

NORWALK
PLACE OF EXECUTION

04 0005266

1/2/04

AFTER RECORDING RETURN TO:

Washington Mutual Bank, FA
C/O ACS IMAGE SOLUTIONS
12691 PALA DRIVE MS156DPCA
GARDEN GROVE, CA 92841

3

[Space Above This Line For Recording Data]

TICOR TITLE COMPANY 217133-17

DEED OF TRUST

03-2250-064937133-3

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 December 22, 2003, together with all Riders to this document.

(B) "Borrower" is IAN R. WAXLER, 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 United States of America. Lender's address is 400 East Main Street Stockton, CA 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 December 22, 2003. The Note states that Borrower owes Lender Three Hundred Fifty Thousand & 00/100

Dollars (U.S. \$ 350,000.00) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than January 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.

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1/2/04.

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(H) "Riders" means all Riders to this Security Instrument that are executed by Borrower. The following Riders are to be executed by Borrower [check box as applicable]:

- Adjustable Rate Rider
- Graduated Payment Rider
- Balloon Rider
- Other(s) [specify]
- Condominium Rider
- Planned Unit Development Rider
- Rate Improvement Rider
- 1-4 Family Rider
- Biweekly Payment Rider
- Second Home Rider

(I) "Applicable Law" means all controlling applicable federal, state and local statutes, regulations, ordinances and administrative rules and orders (that have the effect of law) as well as all applicable final, non-appealable judicial opinions.

(J) "Community Association Dues, Fees, and Assessments" means all dues, fees, assessments and other charges that are imposed on Borrower or the Property by a condominium association, homeowners association or similar organization.

(K) "Electronic Funds Transfer" means any transfer of funds, other than a transaction originated by check, draft, or similar paper instrument, which is initiated through an electronic terminal, telephonic instrument, computer, or magnetic tape so as to order, instruct, or authorize a financial institution to debit or credit an account. Such term includes, but is not limited to, point-of-sale transfers, automated teller machine transactions, transfers initiated by telephone, wire transfers, and automated clearinghouse transfers.

(L) "Escrow Items" means those items that are described in Section 3.

(M) "Miscellaneous Proceeds" means any compensation, settlement, award of damages, or proceeds, whether by way of judgment, settlement or otherwise, paid by any third party (other than insurance proceeds paid under the coverages described in Section 5) for: (i) damage to, or destruction of, the Property; (ii) condemnation or other taking of all or any part of the Property; (iii) conveyance in lieu of condemnation; or (iv) misrepresentations of, or omissions as to, the value and/or condition of the Property.

(N) "Mortgage Insurance" means insurance protecting Lender against the nonpayment of, or default on, the Loan.

(O) "Periodic Payment" means the regularly scheduled amount due for (i) principal and interest under the Note, plus (ii) any amounts under Section 3 of this Security Instrument.

(P) "RESPA" means the Real Estate Settlement Procedures Act (12 U.S.C. Section 2601 et seq.) and its implementing regulation, Regulation X (24 C.F.R. Part 3500), as they might be amended from time to time, or any additional or successor legislation or regulation that governs the same subject matter. As used in this Security Instrument, "RESPA" refers to all requirements and restrictions that are imposed in regard to a "federally related mortgage loan" even if the Loan does not qualify as a "federally related mortgage loan" under RESPA.

(Q) "Successor in Interest of Borrower" means any party that has taken title to the Property, whether or not that party has assumed Borrower's obligations under the Note and/or this Security Instrument.

TRANSFER OF RIGHTS IN THE PROPERTY

This Security Instrument secures to Lender: (i) the repayment of the Loan, and all renewals, extensions and modifications of the Note; and (ii) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower irrevocably

04-0005267

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03-2250-064937133-3

grants and conveys to Trustee, in trust, with power of sale, the following described property located in Los Angeles County, California:

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SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

which currently has the address of 2592-2592 1/2 ADELBERT AVENUE,
[Street]
LOS ANGELES, California 90039 ("Property Address"):
[City] [Zip Code]

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property."

BORROWER COVENANTS that Borrower is lawfully seized of the estate hereby conveyed and has the right to grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. Payment of Principal, Interest, Escrow Items, Prepayment Charges, and Late Charges. Borrower shall pay when due the principal of, and interest on, the debt evidenced by the Note and any prepayment charges and late charges due under the Note. Borrower shall also pay funds for Escrow Items pursuant to Section 3. Payments due under the Note and this Security Instrument shall be made in U.S. currency. However, if any check or other instrument received by Lender as payment under the Note or this Security Instrument is returned to Lender unpaid, Lender may require that any or all subsequent payments due under the Note and this Security Instrument be made in one of more of the following forms, as selected by Lender: (a) cash; (b) money order; (c) certified check, bank check, treasurer's check or cashier's check, provided any such check is drawn upon an institution whose deposits are insured by a federal agency, instrumentality, or entity; or (d) Electronic Funds Transfer.

Payments are deemed received by Lender when received at the location designated in the Note or at such other location as may be designated by Lender in accordance with the notice provisions in Section 15. Lender may return any payment or partial payment if the payment or partial payments are insufficient to bring the Loan current. Lender may accept any payment or partial payment insufficient to bring the Loan current, without waiver of any rights hereunder or prejudice to its rights to refuse such payment or partial payments in the future, but Lender is not obligated to apply such payments at the time such payments are accepted. If each Periodic

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RECORDED

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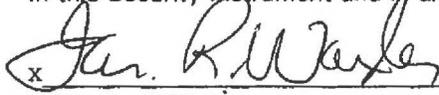
03-2250-064937133-3

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24. Substitute Trustee. Lender, at its option, may from time to time appoint a successor trustee to any Trustee appointed hereunder by an instrument executed and acknowledged by Lender and recorded in the office of the Recorder of the county in which the Property is located. The instrument shall contain the name of the original Lender, Trustee and Borrower, the book and page where this Security Instrument is recorded and the name and address of the successor trustee. Without conveyance of the Property, the successor trustee shall succeed to all the title, powers and duties conferred upon the Trustee herein and by Applicable Law. This procedure for substitution of trustee shall govern to the exclusion of all other provisions for substitution. Trustee may destroy the Note and the Security Instrument three (3) years after issuance of a full reconveyance or release (unless directed in such request to retain them).

25. Statement of Obligation Fee. Lender may collect a fee not to exceed the maximum amount permitted by Applicable Law for furnishing the statement of obligation as provided by Section 2943 of the Civil Code of California.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any Rider executed by Borrower and recorded with it.

X 

IAN R. WAXLER

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(Space Below This Line For Acknowledgment)

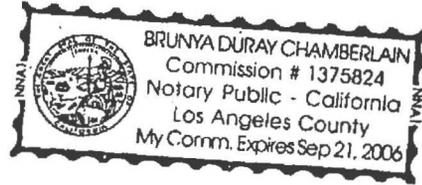
State of CALIFORNIA)
County of Los Angeles) SS.

On Dec. 24, 2003, before me, Brunya Duray Chamberlain
California, personally appeared IAN R. WAXLER a Notary Public in and for the State of

~~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 Brunya Duray Chamberlain
Notary Public in and for the State of California



7-1-2006

EXHIBIT B

ASSIGNED INSPECTOR: **CHRISTOPHER LEKO**

Date: **September 08, 2015**

JOB ADDRESS: **2592 NORTH ADELBERT AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5438-009-023**

Last Full Title: **07/02/2015**

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1). IAN R. WAXLER
2592 ADELBERT AVE.
LOS ANGELES, CA 90039
CAPACITY: OWNER

- 2). WASHINGTON MUTUAL BANK, F.A.
C/O ACS IMAGE SOLUTIONS
12691 PALA DR., MS156DPCA
GARDEN GROVE, CA 92841
CAPACITY: INTERESTED PARTY

Property Detail Report

For Property Located At :
2592 ADELBERT AVE, LOS ANGELES, CA 90039-4015



Owner Information

Owner Name: **WAXLER IAN R**
 Mailing Address: **2592 ADELBERT AVE, LOS ANGELES CA 90039-4015 C047**
 Vesting Codes: **MM // SE**

Location Information

Legal Description: **LAND DESC IN DOC 0002140, 76-4-14 TR= 1273 POR LOT 32 TR=9204 POR OF LOT A**
 County: **LOS ANGELES, CA** APN: **5438-009-023**
 Census Tract / Block: **1873.00 / 1** Alternate APN:
 Township-Range-Sect: Subdivision: **1273**
 Legal Book/Page: Map Reference: **35-C3 /**
 Legal Lot: **32** Tract #: **9204**
 Legal Block: School District: **LOS ANGELES**
 Market Area: **C21** School District Name:
 Neighbor Code: Munic/Township:

Owner Transfer Information

Recording/Sale Date: **01/02/2004 / 12/29/2003** Deed Type: **GRANT DEED**
 Sale Price: 1st Mtg Document #: **5267**
 Document #: **5266**

Last Market Sale Information

Recording/Sale Date: **04/30/1996 /** 1st Mtg Amount/Type: **\$100,500 / CONV**
 Sale Price: **\$134,000** 1st Mtg Int. Rate/Type: **/ FIXED**
 Sale Type: **FULL** 1st Mtg Document #: **674313**
 Document #: **674313** 2nd Mtg Amount/Type: **\$20,100 / CONV**
 Deed Type: **GRANT DEED** 2nd Mtg Int. Rate/Type: **/**
 Transfer Document #: Price Per SqFt: **\$88.27**
 New Construction: Multi/Split Sale:
 Title Company:
 Lender: **STUART WRIGHT MTG INC**
 Seller Name: **GE CAPITAL MTG SVCS INC**

Prior Sale Information

Prior Rec/Sale Date: **04/30/1996 /** Prior Lender:
 Prior Sale Price: Prior 1st Mtg Amt/Type: **/**
 Prior Doc Number: **674312** Prior 1st Mtg Rate/Type: **/**
 Prior Deed Type: **GRANT DEED**

Property Characteristics

Gross Area:	Parking Type:	Construction:
Living Area: 1,518	Garage Area:	Heat Type:
Tot Adj Area:	Garage Capacity:	Exterior wall:
Above Grade:	Parking Spaces:	Porch Type:
Total Rooms:	Basement Area:	Patio Type:
Bedrooms: 3	Finish Bsmnt Area:	Pool:
Bath(F/H): 3 /	Basement Type:	Air Cond: YES
Year Built / Eff: 1923 / 1936	Roof Type:	Style:
Fireplace: /	Foundation:	Quality:
# of Stories:	Roof Material:	Condition:
Other Improvements:		

Site Information

Zoning: LAR2	Acres: 0.11	County Use: DUPLEX (0200)
Lot Area: 4,959	Lot Width/Depth: x	State Use:
Land Use: DUPLEX	Res/Comm Units: 2 /	Water Type:
Site Influence:		Sewer Type:

Tax Information

Total Value: \$185,205	Assessed Year: 2015	Property Tax: \$2,287.09
Land Value: \$154,804	Improved %: 16%	Tax Area: 13
Improvement Value: \$30,401	Tax Year: 2014	Tax Exemption: HOMEOWNER
Total Taxable Value: \$178,205		

Comparable Sales Report

For Property Located At

2592 ADELBERT AVE, LOS ANGELES, CA 90039-4015



4 Comparable(s) Selected.

Report Date: 09/08/2015

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$134,000	\$577,000	\$930,000	\$806,750
Bldg/Living Area	1,518	1,431	1,695	1,556
Price/Sqft	\$88.27	\$403.21	\$564.07	\$515.51
Year Built	1923	1910	1937	1922
Lot Area	4,959	4,998	11,466	7,429
Bedrooms	3	2	4	3
Bathrooms/Restrooms	3	1	3	2
Stories	0.00	1.00	2.00	1.33
Total Value	\$185,205	\$402,196	\$640,000	\$518,136
Distance From Subject	0.00	0.25	0.50	0.38

* = user supplied for search only

Comp #:1		Distance From Subject:0.25 (miles)	
Address: 2244 RIPPLE ST, LOS ANGELES, CA 90039-2833			
Owner Name: PHILLIPS JOSEPH E			
Seller Name: THREESIS GP			
APN: 5437-031-008	Map Reference: 35-D2 /	Living Area: 1,431	
County: LOS ANGELES, CA	Census Tract: 1872.00	Total Rooms: 4	
Subdivision: 5892	Zoning: LAR2	Bedrooms: 4	
Rec Date: 04/30/2015	Prior Rec Date: 11/01/1990	Bath(F/H): 3 /	
Sale Date: 03/06/2015	Prior Sale Date: 10/1990	Yr Built/Eff: 1923 /	
Sale Price: \$577,000	Prior Sale Price: \$129,000	Air Cond:	
Sale Type: FULL	Prior Sale Type: FULL	Style: BUNGALOW	
Document #: 495329	Acres: 0.11	Fireplace: /	
1st Mtg Amt: \$566,549	Lot Area: 4,998	Pool:	
Total Value: \$640,000	# of Stories: 1.00	Roof Mat: COMPOSITION SHINGLE	
Land Use: DUPLEX	Park Area/Cap#: /	Parking: GARAGE	

Comp #:2		Distance From Subject:0.34 (miles)	
Address: 2387 TEVIOT ST, LOS ANGELES, CA 90039-3643			
Owner Name: LEE CLAYTON/CHAN KAREN			
Seller Name: COMBS KENNETH J			
APN: 5440-004-013	Map Reference: 35-C3 /	Living Area: 1,695	
County: LOS ANGELES, CA	Census Tract: 1873.00	Total Rooms: 8	
Subdivision: ST ALBANS LAKE PLACE	Zoning: LAR2	Bedrooms: 4	
Rec Date: 05/01/2015	Prior Rec Date: 07/13/1990	Bath(F/H): 2 /	
Sale Date: 04/27/2015	Prior Sale Date: 07/1990	Yr Built/Eff: 1937 / 1952	
Sale Price: \$930,000	Prior Sale Price: \$268,000	Air Cond: YES	
Sale Type: FULL	Prior Sale Type: FULL	Style:	
Document #: 497103	Acres: 0.18	Fireplace: /	
1st Mtg Amt: \$744,000	Lot Area: 7,983	Pool:	
Total Value: \$402,196	# of Stories: 2.00	Roof Mat: COMPOSITION SHINGLE	
Land Use: DUPLEX	Park Area/Cap#: /	Parking: GARAGE	

Comp #:3		Distance From Subject:0.43 (miles)	
Address: 2366 SILVER LAKE BLVD, LOS ANGELES, CA 90039-3215			
Owner Name: LILLEGRAVEN TURE/LONA LONEE			
Seller Name: KOUFODAKIS STARVROS N			
APN: 5439-005-001	Map Reference: 35-C3 /	Living Area: 1,631	
County: LOS ANGELES, CA	Census Tract: 1951.00	Total Rooms:	
Subdivision: 3378	Zoning: LAR1	Bedrooms: 2	
Rec Date: 05/05/2015	Prior Rec Date: 12/30/2002	Bath(F/H): 2 /	
Sale Date: 03/24/2015	Prior Sale Date: 12/22/2002	Yr Built/Eff: 1919 / 1919	
Sale Price: \$920,000	Prior Sale Price: \$337,000	Air Cond: YES	
Sale Type: FULL	Prior Sale Type: FULL	Style:	
Document #: 513423	Acres: 0.12	Fireplace: /	
1st Mtg Amt: \$736,000	Lot Area: 5,270	Pool: POOL	
Total Value: \$406,106	# of Stories:	Roof Mat:	
Land Use: DUPLEX	Park Area/Cap#: /	Parking:	

Comp #:4		Distance From Subject:0.5 (miles)	
Address: 2028 EL MORAN ST, LOS ANGELES, CA 90039			
Owner Name: PIERCE RIO/CHI CYNTHIA			
Seller Name: DAVIS JUSTIN			

APN:	5443-029-040	Map Reference:	35-D3 /	Living Area:	1,465
County:	LOS ANGELES, CA	Census Tract:	1974.10	Total Rooms:	
Subdivision:	SEMI TROPIC SPIRITUALISTS TR	Zoning:	LAR1	Bedrooms:	2
Rec Date:	03/05/2015	Prior Rec Date:	01/18/2006	Bath(F/H):	1 /
Sale Date:	02/20/2015	Prior Sale Date:	11/03/2005	Yr Built/Eff:	1910 / 1925
Sale Price:	\$800,000	Prior Sale Price:	\$649,000	Air Cond:	YES
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	238930	Acres:	0.26	Fireplace:	/
1st Mtg Amt:	\$560,000	Lot Area:	11,466	Pool:	
Total Value:	\$624,242	# of Stories:	1.00	Roof Mat:	
Land Use:	DUPLEX	Park Area/Cap#:	/	Parking:	

EXHIBIT D

ASSIGNED INSPECTOR: **CHRISTOPHER LEKO**

Date: **September 08, 2015**

JOB ADDRESS: **2592 NORTH ADELBERT AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5438-009-023**

CASE#: **232127**

ORDER NO: **A-1863472**

EFFECTIVE DATE OF ORDER TO COMPLY: **August 01, 2008**

COMPLIANCE EXPECTED DATE: **August 26, 2008**

DATE COMPLIANCE OBTAINED: **April 14, 2015**

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-1863472

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

ANDREW A. ADELMAN, P.E.
GENERAL MANAGER
RAYMOND CHAN
EXECUTIVE OFFICER

ORDER TO COMPLY

WAXLER, IAN R
2592 ADELBERT AVE
LOS ANGELES, CA 90039

On _____ the
undersigned, JUL 31 2008 Date
regular mail, postage prepaid, to
the addressee as shown on the last
equalized assessment roll.
PC

CASE #: 232127
ORDER #: A-1863472
EFFECTIVE DATE: August 01, 2008
COMPLIANCE DATE: August 26, 2008

OWNER OF
SITE ADDRESS: 2592 N ADELBERT AVE
ASSESSORS PARCEL NO.: 5438-009-023
ZONE: R2; Two Family Zone

Signature

An inspection has revealed that the property (Site Address) listed above is in violation of the Los Angeles Municipal Code (L.A.M.C.) as follows:

VIOLATION(S):

1. Storage of materials in the front yard is not allowed in the R zone.

You are therefore ordered to: 1) Discontinue the storage of materials in the front yard which is not allowed in the R zone.

Code Section(s) in Violation: 12.21A.1.(a); 12.21A4(H); 12.21A(M) and 91.8104.2 of the L.A.M.C.

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: Construction to dwelling without permits or inspections.

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.

1011021200878502

NON-COMPLIANCE FEE WARNING:

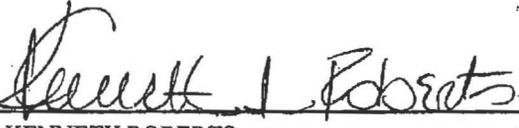
A proposed noncompliance fee in the amount of \$100.00 may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or request for slight modification is filed within 15 days of the compliance date.

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 NOTICE, MAY RESULT IN A LATE CHARGE OF TWO (2) TIMES THE NON-COMPLIANCE FEE PLUS A 50 PERCENT COLLECTION FEE.

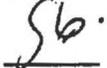
If you have any questions or require any additional information please feel free to contact me at (213)252-3055.
Office hours are 7:00 a.m. to 5:00 p.m. Monday through Friday.

Inspector:



Date: July 29, 2008

KENNETH ROBERTS
3550 WILSHIRE BLVD. SUITE 1800
LOS ANGELES, CA 90010
(213)252-3055


REVIEWED BY