

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

FRANK M. BUSH
GENERAL MANAGER

OSAMA YOUNAN, P.E.
EXECUTIVE OFFICER

April 18, 2017

Council District: # 5

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

JOB ADDRESS: **2622 SOUTH BENTLEY AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **4256-018-009**

On April 8, 2016 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: **2622 South Bentley 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 March 9, 2016 to pay a code violation inspection fee after violations were identified and verified upon inspection. The non-compliance and code violation inspection fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance Code Enforcement fee	660.00
Late Charge/Collection fee (250%)	2,490.00
System Development Surcharge late fee	50.40
Accumulated Interest (1%/month)	180.09
Title Report fee	42.00
Grand Total	\$ 3,422.49

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed a lien for a total sum of **\$3,422.49** recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "City Council") designate the time and place protest can be heard concerning this matter, as set forth in Sections 7.35.3 and 7.35.5 of the Los Angeles Administrative Code.

It is further requested that the City Council instruct the Department to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$3,422.49** 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

ATTEST: HOLLY 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. T14090
Dated as of: 03/30/2017

Prepared for: City of Los Angeles

SCHEDULE A (Reported Property Information)

APN #: 4256-018-009

Property Address: 2622 S BENTLEY AVE ✓ City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: CORPORATION GRANT DEED

Grantee : ANTHONY PAPPAS

Grantor : COAST FEDERAL BANK FSB

Deed Date : 02/03/1998

Recorded : 03/11/1998

Instr No. : 98-0399588

MAILING ADDRESS: ANTHONY PAPPAS
PO BOX 2581 CULVER CITY CA 90231

SCHEDULE B

LEGAL DESCRIPTION

Lot: 221 Tract No: 7417 Abbreviated Description: LOT:221 CITY:REGION/CLUSTER:
07/07156 TR#: 7417 TRACT # 7417 LOT 221 City/Muni/Twp: REGION/CLUSTER: 07/07156

MORTGAGES/LIENS

We find no Open Mortgages/Deeds of Trust of Record.

98 393338

RECORDING REQUESTED BY

Order No. 2650374-11 Escrow No. 8487-22
AND WHEN RECORDED MAIL TO

Name: Mr. Anthony Pappas
P. O. Box 2581
Street Address: Culver City, CA 90230
City & State:

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
MAR 11 1998 AT 8 A.M.

REC'D
\$ /
Y

SPACE ABOVE THIS LINE FOR RECORDER'S USE

RED #29205/Diane

CORPORATION GRANT DEED

A.P.N. 4256-018-009

The undersigned grantor(s) declare(s) IAN PO LA
Documentary transfer tax is \$ City: \$1,026.00 county: \$250.80
() computed on full value of property conveyed, or
() computed on full value less value of liens and encumbrances remaining at time of sale.
() Unincorporated area: () City of Los Angeles and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
COAST FEDERAL BANK, Federal Savings Bank, a Federally Chartered Capital Stock
Savings Bank
a corporation organized under the laws of the ~~State of~~ United States of America hereby GRANT(S) to
ANTHONY PAPPAS, a single man

the following described real property in the City of Los Angeles
County of Los Angeles, State of California
Lot: 221 of Tract 7417, as per map recorded in Book 81, Page 95 of Maps, in the
office of the county recorder of said county

In Witness Whereof, said corporation has caused its corporate name and seal to be affixed hereto and this instrument to be executed by its _____ President and _____ Secretary
thereunto duly authorized. Coast Federal Bank, Federal Savings Bank, a Federally Chartered Capital Stock Savings Bank
Dated: February 3, 1998

STATE OF CALIFORNIA }
COUNTY OF Los Angeles } ss
On February 4, 1998 before me,
Diane E. Aiken personally appeared
Alicia Sirota
Adam Lawrence

By _____ President
By _____ VICE Secretary



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 Diane E. Aiken

(This area for official notarial seal)

MAIL TAX STATEMENTS TO: MAIL TAX STATEMENT TO RETURN ADDRESS ABOVE

EXHIBIT B

ASSIGNED INSPECTOR: **BRENDAN LOONEY** Date: **April 18, 2017**
JOB ADDRESS: **2622 SOUTH BENTLEY AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **4256-018-009**

Last Full Title: **03/30/2017** Last Update to Title:
.....

LIST OF OWNERS AND INTERESTED PARTIES

- 1). ANTHONY PAPPAS
PO BOX 2581
CULVER CITY, CA 900231-2581 CAPACITY: OWNER

Property Detail Report

For Property Located At :
2622 S BENTLEY AVE, LOS ANGELES, CA 90064-3104



Owner Information

Owner Name: **PAPPAS ANTHONY**
 Mailing Address: **PO BOX 2581, CULVER CITY CA 90231-2581 B005**
 Vesting Codes: **SM / /**

Location Information

Legal Description:	TRACT # 7417 LOT 221	APN:	4256-018-009
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	2711.00 / 3	Subdivision:	7417
Township-Range-Sect:		Map Reference:	41-F5 /
Legal Book/Page:	79-28	Tract #:	7417
Legal Lot:	221	School District:	LOS ANGELES
Legal Block:		School District Name:	
Market Area:	WLA	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

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

Last Market Sale Information

Recording/Sale Date:	03/11/1998 / 02/03/1998	1st Mtg Amount/Type:	/
Sale Price:	\$228,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	
Document #:	399588	2nd Mtg Amount/Type:	/
Deed Type:	CORPORATION GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$158.22
New Construction:		Multi/Split Sale:	

Lender:
 Seller Name: **COAST FEDL BK**

Prior Sale Information

Prior Rec/Sale Date:	03/01/1988 / 01/1988	Prior Lender:	COAST S&L
Prior Sale Price:	\$260,000	Prior 1st Mtg Amt/Type:	\$234,000 / CONV
Prior Doc Number:	276021	Prior 1st Mtg Rate/Type:	/ ADJ
Prior Deed Type:	GRANT DEED		

Property Characteristics

Gross Area:		Parking Type:	DETACHED GARAGE	Construction:	FRAME
Living Area:	1,441	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:	2	Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:	5	Basement Area:		Patio Type:	
Bedrooms:	3	Finish Bsmnt Area:		Pool:	
Bath(F/H):	2 /	Basement Type:		Air Cond:	
Year Built / Eff:	1946 / 1950	Roof Type:		Style:	CONVENTIONAL
Fireplace:	Y / 1	Foundation:	RAISED	Quality:	AVERAGE
# of Stories:	1.00	Roof Material:	COMPOSITION SHINGLE	Condition:	GOOD

Other Improvements: **FENCE;ADDITION**

Site Information

Zoning:	LAR1	Acres:	0.12	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	5,400	Lot Width/Depth:	45 x 120	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	PUBLIC
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$307,516	Assessed Year:	2016	Property Tax:	\$3,802.95
Land Value:	\$246,019	Improved %:	20%	Tax Area:	67
Improvement Value:	\$61,497	Tax Year:	2016	Tax Exemption:	
Total Taxable Value:	\$307,516				

Comparable Summary

For Property Located At



2622 S BENTLEY AVE, LOS ANGELES, CA 90064-3104

17 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: 17

	Subject Property	Low	High	Average
Sale Price	\$228,000	\$210,000	\$2,718,000	\$1,193,529
Bldg/Living Area	1,441	1,259	1,642	1,401
Price/Sqft	\$158.22	\$138.98	\$2,028.36	\$862.21
Year Built	1946	1926	1951	1939
Lot Area	5,400	5,129	6,901	6,091
Bedrooms	3	2	3	3
Bathrooms/Restrooms	2	1	2	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$307,516	\$87,559	\$1,175,000	\$537,613
Distance From Subject	0.00	0.03	0.50	0.27

*= 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
Subject Property										
		2622 S BENTLEY AVE	\$228,000	1946	3	2	03/11/1998	1,441	5,400	0.0
Comparables										
<input checked="" type="checkbox"/>	1	2625 S BENTLEY AVE	\$1,005,000	1929	2	2	12/05/2016	1,426	5,129	0.03
<input checked="" type="checkbox"/>	2	2643 S BENTLEY AVE	\$925,000	1926	3	2	10/28/2016	1,375	5,130	0.05
<input checked="" type="checkbox"/>	3	2649 MILITARY AVE	\$990,000	1948	2	1	04/05/2017	1,259	5,401	0.09
<input checked="" type="checkbox"/>	4	2723 GREENFIELD AVE	\$210,000	1940	3	2	03/09/2017	1,511	6,901	0.18
<input checked="" type="checkbox"/>	5	2624 GREENFIELD AVE	\$1,122,000	1946	2	2	07/14/2016	1,278	6,190	0.19
<input checked="" type="checkbox"/>	6	2620 GREENFIELD AVE	\$1,095,000	1936	2	1	08/12/2016	1,284	5,841	0.2
<input checked="" type="checkbox"/>	7	11293 BROOKHAVEN AVE	\$790,000	1937	3	2	12/21/2016	1,374	5,625	0.26
<input checked="" type="checkbox"/>	8	2710 SAWTELLE BLVD	\$932,500	1938	3	1	10/18/2016	1,354	6,095	0.28
<input checked="" type="checkbox"/>	9	2905 MILITARY AVE	\$950,000	1951	3	2	10/07/2016	1,381	6,742	0.29
<input checked="" type="checkbox"/>	10	2904 MILITARY AVE	\$885,000	1948	3	2	10/13/2016	1,401	6,063	0.31
<input checked="" type="checkbox"/>	11	2617 MIDVALE AVE	\$1,350,000	1945	3	2	04/05/2017	1,563	6,009	0.31
<input checked="" type="checkbox"/>	12	10974 AYRES AVE	\$2,718,000	1946	2	1	03/07/2017	1,340	6,597	0.33
<input checked="" type="checkbox"/>	13	2925 MILITARY AVE	\$1,040,000	1946	3	2	02/01/2017	1,377	6,791	0.33
<input checked="" type="checkbox"/>	14	10979 AYRES AVE	\$1,187,500	1935	3	2	11/03/2016	1,398	6,068	0.35
<input checked="" type="checkbox"/>	15	2357 GREENFIELD AVE	\$2,565,000	1929	2	1	01/18/2017	1,323	6,480	0.43
<input checked="" type="checkbox"/>	16	2652 BUTLER AVE	\$1,025,000	1951	3	1	12/29/2016	1,642	5,721	0.45
<input checked="" type="checkbox"/>	17	2327 VETERAN AVE	\$1,500,000	1927	3	2	03/09/2017	1,529	6,761	0.5

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

2622 S BENTLEY AVE, LOS ANGELES, CA 90064-3104**17 Comparable(s) Selected.**

Report Date: 04/10/2017

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$228,000	\$210,000	\$2,718,000	\$1,193,529
Bldg/Living Area	1,441	1,259	1,642	1,401
Price/Sqft	\$158.22	\$138.98	\$2,028.36	\$862.21
Year Built	1946	1926	1951	1939
Lot Area	5,400	5,129	6,901	6,091
Bedrooms	3	2	3	3
Bathrooms/Restrooms	2	1	2	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$307,516	\$87,559	\$1,175,000	\$537,613
Distance From Subject	0.00	0.03	0.50	0.27

* = user supplied for search only

Comp #:1 Distance From Subject:0.03 (miles)
 Address: **2625 S BENTLEY AVE, LOS ANGELES, CA 90064-3103**
 Owner Name: **NGUYEN TIM K/DAO ISABEL H**
 Seller Name: **GOOCH BRANDON T & DAWN**
 APN: **4256-015-020** Map Reference: **41-F5 /** Living Area: **1,426**
 County: **LOS ANGELES, CA** Census Tract: **2711.00** Total Rooms: **6**
 Subdivision: **7417** Zoning: **LAR1** Bedrooms: **2**
 Rec Date: **12/05/2016** Prior Rec Date: **12/28/2007** Bath(F/H): **2 /**
 Sale Date: **09/30/2016** Prior Sale Date: **12/03/2007** Yr Built/Eff: **1929 / 1956**
 Sale Price: **\$1,005,000** Prior Sale Price: **\$699,000** Air Cond: **CENTRAL**
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **1532899** Acres: **0.12** Fireplace: **Y / 1**
 1st Mtg Amt: **\$804,000** Lot Area: **5,129** Pool:
 Total Value: **\$775,591** # of Stories: **1.00** Roof Mat: **COMPOSITION SHINGLE**
 Land Use: **SFR** Park Area/Cap#: **/ 1** Parking: **ATTACHED GARAGE**

Comp #:2 Distance From Subject:0.05 (miles)
 Address: **2643 S BENTLEY AVE, LOS ANGELES, CA 90064-3103**
 Owner Name: **HOWERTON KYLE A & COURTNEY N**
 Seller Name: **JORDAN ROSSLYN T**
 APN: **4256-015-024** Map Reference: **41-F5 /** Living Area: **1,375**
 County: **LOS ANGELES, CA** Census Tract: **2711.00** Total Rooms: **5**
 Subdivision: **7417** Zoning: **LAR1** Bedrooms: **3**
 Rec Date: **10/28/2016** Prior Rec Date: **06/28/2000** Bath(F/H): **2 /**
 Sale Date: **10/14/2016** Prior Sale Date: **06/19/2000** Yr Built/Eff: **1926 / 1930**
 Sale Price: **\$925,000** Prior Sale Price: **\$295,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **SPANISH**
 Document #: **1339348** Acres: **0.12** Fireplace: **Y / 1**
 1st Mtg Amt: Lot Area: **5,130** Pool:
 Total Value: **\$441,284** # of Stories: **1.00** Roof Mat: **ROLL COMPOSITION**
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **ATTACHED GARAGE**

Comp #:3 Distance From Subject:0.09 (miles)
 Address: **2649 MILITARY AVE, LOS ANGELES, CA 90064-3131**
 Owner Name: **NAKASHIMA MARSHA T**
 Seller Name: **CLOTZMAN CYNTHIA**
 APN: **4256-021-026** Map Reference: **41-F5 /** Living Area: **1,259**
 County: **LOS ANGELES, CA** Census Tract: **2711.00** Total Rooms: **6**
 Subdivision: **7417** Zoning: **LAR1** Bedrooms: **2**
 Rec Date: **04/05/2017** Prior Rec Date: **08/14/2001** Bath(F/H): **1 /**
 Sale Date: **03/30/2017** Prior Sale Date: **07/19/2001** Yr Built/Eff: **1948 / 1951**
 Sale Price: **\$990,000** Prior Sale Price: **\$375,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **372183** Acres: **0.12** Fireplace: **/**
 1st Mtg Amt: Lot Area: **5,401** Pool:
 Total Value: **\$467,964** # of Stories: **1.00** Roof Mat: **COMPOSITION SHINGLE**
 Land Use: **SFR** Park Area/Cap#: **/ 3** Parking: **PARKING AVAIL**

Comp #:4 Distance From Subject:0.18 (miles)
 Address: **2723 GREENFIELD AVE, LOS ANGELES, CA 90064-4031**
 Owner Name: **MAUTINO ROBERT A**
 Seller Name: **MAUTINO PHILIP K**
 APN: **4256-020-061** Map Reference: **41-F5 /** Living Area: **1,511**
 County: **LOS ANGELES, CA** Census Tract: **2711.00** Total Rooms: **6**
 Subdivision: **6939** Zoning: **LAR1** Bedrooms: **3**
 Rec Date: **03/09/2017** Prior Rec Date: Bath(F/H): **2 /**
 Sale Date: **11/21/2016** Prior Sale Date: Yr Built/Eff: **1940 / 1951**
 Sale Price: **\$210,000** Prior Sale Price: Air Cond:
 Sale Type: **FULL** Prior Sale Type: Style: **CONVENTIONAL**
 Document #: **275500** Acres: **0.16** Fireplace: **Y / 1**
 1st Mtg Amt: Lot Area: **6,901** Pool:
 Total Value: **\$87,972** # of Stories: **1.00** Roof Mat: **COMPOSITION SHINGLE**
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **PARKING AVAIL**

Comp #:**5** Distance From Subject:**0.19 (miles)**
 Address: **2624 GREENFIELD AVE, LOS ANGELES, CA 90064-3128**
 Owner Name: **GOLDBERG HERBERT**
 Seller Name: **GEST JONATHAN D**
 APN: **4256-026-026** Map Reference: **41-F5 /** Living Area: **1,278**
 County: **LOS ANGELES, CA** Census Tract: **2711.00** Total Rooms: **6**
 Subdivision: **6939** Zoning: **LAR1** Bedrooms: **2**
 Rec Date: **07/14/2016** Prior Rec Date: Bath(F/H): **2 /**
 Sale Date: **06/22/2016** Prior Sale Date: Yr Built/Eff: **1946 / 1950**
 Sale Price: **\$1,122,000** Prior Sale Price: Air Cond:
 Sale Type: **FULL** Prior Sale Type: Style: **CONVENTIONAL**
 Document #: **823047** Acres: **0.14** Fireplace: **Y / 1**
 1st Mtg Amt: **\$350,000** Lot Area: **6,190** Pool:
 Total Value: **\$87,559** # of Stories: **1.00** Roof Mat: **COMPOSITION SHINGLE**
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **PARKING AVAIL**

Comp #:**6** Distance From Subject:**0.2 (miles)**
 Address: **2620 GREENFIELD AVE, LOS ANGELES, CA 90064-3128**
 Owner Name: **CONLEY JANA L LIVING TRUST**
 Seller Name: **CRAFT STEPHEN M & RENATE**
 APN: **4256-026-025** Map Reference: **41-F5 /** Living Area: **1,284**
 County: **LOS ANGELES, CA** Census Tract: **2711.00** Total Rooms: **5**
 Subdivision: **6939** Zoning: **LAR1** Bedrooms: **2**
 Rec Date: **08/12/2016** Prior Rec Date: **07/15/2005** Bath(F/H): **1 /**
 Sale Date: **07/21/2016** Prior Sale Date: **07/11/2005** Yr Built/Eff: **1936 / 1943**
 Sale Price: **\$1,095,000** Prior Sale Price: **\$820,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **SPANISH**
 Document #: **957315** Acres: **0.13** Fireplace: **Y / 1**
 1st Mtg Amt: Lot Area: **5,841** Pool:
 Total Value: **\$864,900** # of Stories: **1.00** Roof Mat: **TILE**
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **PARKING AVAIL**

Comp #:**7** Distance From Subject:**0.26 (miles)**
 Address: **11293 BROOKHAVEN AVE, LOS ANGELES, CA 90064-3914**
 Owner Name: **OTERO FAMILY TRUST**
 Seller Name: **SIBRIAN WILLIAM**
 APN: **4258-018-005** Map Reference: **41-F5 /** Living Area: **1,374**
 County: **LOS ANGELES, CA** Census Tract: **2713.00** Total Rooms: **6**
 Subdivision: **5842** Zoning: **LAR1** Bedrooms: **3**
 Rec Date: **12/21/2016** Prior Rec Date: **05/29/2003** Bath(F/H): **2 /**
 Sale Date: **12/15/2016** Prior Sale Date: **05/16/2003** Yr Built/Eff: **1937 / 1945**
 Sale Price: **\$790,000** Prior Sale Price: **\$435,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **1622860** Acres: **0.13** Fireplace: **Y / 1**
 1st Mtg Amt: Lot Area: **5,625** Pool:
 Total Value: **\$642,428** # of Stories: **1.00** Roof Mat: **COMPOSITION SHINGLE**
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **PARKING AVAIL**

Comp #:**8** Distance From Subject:**0.28 (miles)**
 Address: **2710 SAWTELLE BLVD, LOS ANGELES, CA 90064-3706**
 Owner Name: **WANG TAO**
 Seller Name: **GARNER RICHARD A**
 APN: **4258-018-012** Map Reference: **41-F5 /** Living Area: **1,354**
 County: **LOS ANGELES, CA** Census Tract: **2713.00** Total Rooms:
 Subdivision: **7676** Zoning: **LAR1** Bedrooms: **3**
 Rec Date: **10/18/2016** Prior Rec Date: **10/14/2005** Bath(F/H): **1 /**
 Sale Date: **09/30/2016** Prior Sale Date: **10/05/2005** Yr Built/Eff: **1938 / 1942**
 Sale Price: **\$932,500** Prior Sale Price: **\$706,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style:
 Document #: **1277873** Acres: **0.14** Fireplace: **/**
 1st Mtg Amt: Lot Area: **6,095** Pool:
 Total Value: **\$766,295** # of Stories: Roof Mat:
 Land Use: **SFR** Park Area/Cap#: **/** Parking:

Comp #:**9** Distance From Subject:**0.29 (miles)**
 Address: **2905 MILITARY AVE, LOS ANGELES, CA 90064-4023**
 Owner Name: **SHOCKET NICOLA**
 Seller Name: **ROACH JULIE A**
 APN: **4251-005-058** Map Reference: **41-F5 /** Living Area: **1,381**
 County: **LOS ANGELES, CA** Census Tract: **2717.02** Total Rooms: **5**
 Subdivision: **15195** Zoning: **LAR1** Bedrooms: **3**
 Rec Date: **10/07/2016** Prior Rec Date: Bath(F/H): **2 /**
 Sale Date: **09/01/2016** Prior Sale Date: Yr Built/Eff: **1951 / 1951**
 Sale Price: **\$950,000** Prior Sale Price: Air Cond:
 Sale Type: **FULL** Prior Sale Type: Style: **CONVENTIONAL**
 Document #: **1234373** Acres: **0.15** Fireplace: **Y / 1**
 1st Mtg Amt: **\$750,000** Lot Area: **6,742** Pool:
 Total Value: **\$95,840** # of Stories: **1.00** Roof Mat: **WOOD SHAKE**
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **PARKING AVAIL**

Comp #:**10** Distance From Subject:**0.31 (miles)**
 Address: **2904 MILITARY AVE, LOS ANGELES, CA 90064-4024**
 Owner Name: **5 STAR DISCOUNT HOMES LLC**
 Seller Name: **FELDMAN GERALD & EUGENE**
 APN: **4251-006-025** Map Reference: **41-F5 /** Living Area: **1,401**
 County: **LOS ANGELES, CA** Census Tract: **2717.01** Total Rooms: **6**
 Subdivision: **6939** Zoning: **LAR1** Bedrooms: **3**
 Rec Date: **10/13/2016** Prior Rec Date: **07/23/1990** Bath(F/H): **2 /**
 Sale Date: **09/13/2016** Prior Sale Date: Yr Built/Eff: **1948 / 1948**
 Sale Price: **\$885,000** Prior Sale Price: Air Cond:
 Sale Type: **FULL** Prior Sale Type: Style: **CONVENTIONAL**
 Document #: **1253200** Acres: **0.14** Fireplace: **Y / 1**
 1st Mtg Amt: **\$1,108,000** Lot Area: **6,063** Pool:
 Total Value: **\$91,077** # of Stories: **1.00** Roof Mat: **WOOD SHAKE**
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **PARKING AVAIL**

Comp #:**11** Distance From Subject:**0.31 (miles)**
 Address: **2617 MIDVALE AVE, LOS ANGELES, CA 90064-4213**
 Owner Name: **MUNGARA AJAY/SRIDHAR APARNA**
 Seller Name: **NISHIMURA YUKITOSHI**
 APN: **4256-030-004** Map Reference: **41-F4 /** Living Area: **1,563**
 County: **LOS ANGELES, CA** Census Tract: **2711.00** Total Rooms: **5**
 Subdivision: **12385** Zoning: **LAR1** Bedrooms: **3**
 Rec Date: **04/05/2017** Prior Rec Date: **03/08/2012** Bath(F/H): **2 /**
 Sale Date: **03/09/2017** Prior Sale Date: **02/13/2012** Yr Built/Eff: **1945 / 1960**
 Sale Price: **\$1,350,000** Prior Sale Price: **\$712,500** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **372108** Acres: **0.14** Fireplace: **Y / 1**
 1st Mtg Amt: **\$1,080,000** Lot Area: **6,009** Pool:
 Total Value: **\$793,435** # of Stories: **1.00** Roof Mat: **COMPOSITION**
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **SHINGLE**
PARKING AVAIL

Comp #:**12** Distance From Subject:**0.33 (miles)**
 Address: **10974 AYRES AVE, LOS ANGELES, CA 90064-3241**
 Owner Name: **LAWRENCE RYAN & ARYELLE**
 Seller Name: **4508ETHEL LLC**
 APN: **4256-005-002** Map Reference: **41-F4 /** Living Area: **1,340**
 County: **LOS ANGELES, CA** Census Tract: **2678.00** Total Rooms: **5**
 Subdivision: **6939** Zoning: **LAR1** Bedrooms: **2**
 Rec Date: **03/07/2017** Prior Rec Date: **12/18/1991** Bath(F/H): **1 /**
 Sale Date: **01/23/2017** Prior Sale Date: **11/1991** Yr Built/Eff: **1946 / 1946**
 Sale Price: **\$2,718,000** Prior Sale Price: **\$350,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **263704** Acres: **0.15** Fireplace: **Y / 1**
 1st Mtg Amt: **\$2,174,400** Lot Area: **6,597** Pool:
 Total Value: **\$689,727** # of Stories: **1.00** Roof Mat: **COMPOSITION**
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **SHINGLE**
PARKING AVAIL

Comp #:13 Distance From Subject:0.33 (miles)
 Address: **2925 MILITARY AVE, LOS ANGELES, CA 90064-4023**
 Owner Name: **BABAKHANLO ZAHRA**
 Seller Name: **ZAD ZAHRA**
 APN: **4251-005-064** Map Reference: **41-F5 /** Living Area: **1,377**
 County: **LOS ANGELES, CA** Census Tract: **2717.02** Total Rooms: **6**
 Subdivision: **12926** Zoning: **LAR1** Bedrooms: **3**
 Rec Date: **02/01/2017** Prior Rec Date: **11/15/2005** Bath(F/H): **2 /**
 Sale Date: **12/02/2016** Prior Sale Date: **10/17/2005** Yr Built/Eff: **1946 / 1950**
 Sale Price: **\$1,040,000** Prior Sale Price: **\$800,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **135821** Acres: **0.16** Fireplace: **/**
 1st Mtg Amt: **\$590,000** Lot Area: **6,791** Pool:
 Total Value: **\$923,522** # of Stories: **1.00** Roof Mat: **COMPOSITION SHINGLE**
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **DETACHED GARAGE**

Comp #:14 Distance From Subject:0.35 (miles)
 Address: **10979 AYRES AVE, LOS ANGELES, CA 90064-3242**
 Owner Name: **KRUGER MARK & DANA B**
 Seller Name: **FORSYTHE BROOKE TRUST**
 APN: **4256-007-021** Map Reference: **41-F4 /** Living Area: **1,398**
 County: **LOS ANGELES, CA** Census Tract: **2678.00** Total Rooms: **5**
 Subdivision: **6939** Zoning: **LAR1** Bedrooms: **3**
 Rec Date: **11/03/2016** Prior Rec Date: **02/26/1980** Bath(F/H): **2 /**
 Sale Date: **09/22/2016** Prior Sale Date: Yr Built/Eff: **1935 / 1947**
 Sale Price: **\$1,187,500** Prior Sale Price: **\$137,000** Air Cond: **CENTRAL**
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **SPANISH**
 Document #: **1367075** Acres: **0.14** Fireplace: **Y / 1**
 1st Mtg Amt: **\$950,000** Lot Area: **6,068** Pool:
 Total Value: **\$311,468** # of Stories: **1.00** Roof Mat: **TILE**
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **DETACHED GARAGE**

Comp #:15 Distance From Subject:0.43 (miles)
 Address: **2357 GREENFIELD AVE, LOS ANGELES, CA 90064-1907**
 Owner Name: **ZHANG LI/YANG JIANHONG**
 Seller Name: **GOLDEN BEE MANAGEMENT LLC**
 APN: **4322-015-018** Map Reference: **41-F4 /** Living Area: **1,323**
 County: **LOS ANGELES, CA** Census Tract: **2678.00** Total Rooms: **5**
 Subdivision: **5609** Zoning: **LAR1** Bedrooms: **2**
 Rec Date: **01/18/2017** Prior Rec Date: **11/25/2015** Bath(F/H): **1 /**
 Sale Date: **12/16/2016** Prior Sale Date: **11/02/2015** Yr Built/Eff: **1929 / 1933**
 Sale Price: **\$2,565,000** Prior Sale Price: **\$1,175,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **TUDOR**
 Document #: **72100** Acres: **0.15** Fireplace: **Y / 1**
 1st Mtg Amt: Lot Area: **6,480** Pool:
 Total Value: **\$1,175,000** # of Stories: **1.00** Roof Mat: **WOOD SHAKE**
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **PARKING AVAIL**

Comp #:16 Distance From Subject:0.45 (miles)
 Address: **2652 BUTLER AVE, LOS ANGELES, CA 90064-3712**
 Owner Name: **LASKY DARA/BARER LOIS M**
 Seller Name: **CANTOREGGI FAMILY TRUST**
 APN: **4258-003-038** Map Reference: **41-E5 /** Living Area: **1,642**
 County: **LOS ANGELES, CA** Census Tract: **2713.00** Total Rooms: **6**
 Subdivision: **16842** Zoning: **LAR1** Bedrooms: **3**
 Rec Date: **12/29/2016** Prior Rec Date: **05/21/1981** Bath(F/H): **1 /**
 Sale Date: **11/08/2016** Prior Sale Date: Yr Built/Eff: **1951 / 1952**
 Sale Price: **\$1,025,000** Prior Sale Price: **\$182,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **1658885** Acres: **0.13** Fireplace: **Y / 1**
 1st Mtg Amt: **\$800,000** Lot Area: **5,721** Pool: **POOL**
 Total Value: **\$328,123** # of Stories: Roof Mat: **GRAVEL & ROCK**
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **PARKING AVAIL**

Comp #:	17	Distance From Subject:	0.5 (miles)
Address:	2327 VETERAN AVE, LOS ANGELES, CA 90064-2107		
Owner Name:	NAM YANG W		
Seller Name:	CHEN FAMILY TRUST		
APN:	4322-010-025	Map Reference:	41-F4 /
County:	LOS ANGELES, CA	Census Tract:	2678.00
Subdivision:	5609	Zoning:	LAR1
Rec Date:	03/09/2017	Prior Rec Date:	10/21/1999
Sale Date:	03/02/2017	Prior Sale Date:	09/28/1999
Sale Price:	\$1,500,000	Prior Sale Price:	\$460,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	272365	Acres:	0.16
1st Mtg Amt:		Lot Area:	6,761
Total Value:	\$597,230	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	1,529
		Total Rooms:	5
		Bedrooms:	3
		Bath(F/H):	2 /
		Yr Built/Eff:	1927 / 1943
		Air Cond:	
		Style:	TUDOR
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	WOOD SHAKE
		Parking:	PARKING AVAIL

EXHIBIT D

ASSIGNED INSPECTOR: **BRENDAN LOONEY**

Date: **April 18, 2017**

JOB ADDRESS: **2622 SOUTH BENTLEY AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **4256-018-009**

CASE#: **705325**

ORDER NO: **A-3999256**

EFFECTIVE DATE OF ORDER TO COMPLY: **March 9, 2016**

COMPLIANCE EXPECTED DATE: **April 8, 2016**

DATE COMPLIANCE OBTAINED: **No Compliance to Date**

LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3999256

1060825201616220

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

ORDER TO COMPLY AND NOTICE OF FEE

PAPPAS, ANTHONY
0 PO BOX 2581
CULVER CITY, CA 90230

The undersigned mailed this notice
by regular mail, postage prepaid,
to the addressee on this day.

CASE #: 705325
ORDER #: A-3999256
EFFECTIVE DATE: March 09, 2016
COMPLIANCE DATE: April 08, 2016

OWNER OF
SITE ADDRESS: 2622 S BENTLEY AVE

FEB 25 2016

ASSESSORS PARCEL NO.: 4256-018-009
ZONE: R1; One-Family Zone

To the address as shown on the
last equalized assessment roll.
Initialed by NV

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

FURTHER, THE CODE VIOLATION INSPECTION FEE (C.V.I.F) OF \$ 356.16 (\$336 fee plus a six percent Systems Development Surcharge of \$20.16) WILL BE BILLED TO THE PROPERTY OWNER. The invoice/notice will be sent to the owner as it appears on the last equalized assessment roll. Section 98.0421 L.A.M.C.

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

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

VIOLATION(S):

1. Building premises are not maintained.

You are therefore ordered to: Maintain building premises clean and free of debris, rubbish, garbage, trash, overgrown vegetation and other similar materials.

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

Location: Rear yard.

2. Open storage within the required rear yard.

You are therefore ordered to: Discontinue the open storage of miscellaneous items in the required rear yard.

Code Section(s) in Violation: 12.03, 12.21A.1.(a) and 12.21C.1.(g) of the L.A.M.C.

Location: Rear yard.

3. Electrical cords used for fixed wiring.

You are therefore ordered to: Discontinue the use of electrical cords for fixed wiring.



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

Code Section(s) in Violation: 91.8104.8.2, 400.8(1) CEC, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

Location: Existing Single Family Dwelling.

4. Water supply lines to kitchen and/or bathroom are not maintained.

You are therefore ordered to: Maintain all water supply lines to kitchen and bathroom fixture so as to provide at least one gallon per minute rate of water flow, of at least 100 degrees F.

Code Section(s) in Violation: 91.8104.10.1, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

Location: Existing Single Family Dwelling.

5. The existing central heating or individual unit heating is not maintained in good repair and operable.

You are therefore ordered to: Maintain the existing central heating or individual unit heating for each dwelling unit or guest room in good repair and operable.

Code Section(s) in Violation: 91.8104.11, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

Location: Existing Single Family Dwelling

NON-COMPLIANCE FEE WARNING:

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

In addition to the C.V.I.F. noted above, a proposed noncompliance fee in the amount of **\$660.00** 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 \$2,310.00.

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

PENALTY WARNING :

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

APPEAL PROCEDURES:

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

1060825201616220

If you have any questions or require any additional information please feel free to contact me at (213)252-3048.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: 

Date: February 20, 2016

DAVID CAPTAIN
3550 WILSHIRE BLVD. SUITE 1800
LOS ANGELES, CA 90010
(213)252-3048
David.Captain@lacity.org

PC
REVIEWED BY