

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

VAN AMBATIELOS  
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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

October 27, 2015

Council District: # 4

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

JOB ADDRESS: **2704 NORTH FONDA WAY, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **5206-021-007**

On January 13, 2012, pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code, the Department of Building and Safety (the "Department") investigated and identified code violations at: **2704 North Fonda Way, 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 December 14, 2011 to pay a code violation inspection fee after violations were identified and verified upon inspection. The non-compliance and code violation inspection fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance Code Enforcement fee	550.00
Late Charge/Collection fee (250%)	2,215.00
Code Violation Investigation fee	336.00
System Development Surcharge	20.16
System Development Surcharge late fee	50.40
Accumulated Interest (1%/month)	793.60
Title Report fee	42.00
<b>Grand Total</b>	<b>\$ 4,007.16</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 **\$4,007.16** 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 **\$4,007.16** 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



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

## Property Title Report

Work Order No. T11944  
 Dated as of: 07/02/2015

Prepared for: City of Los Angeles

### SCHEDULE A

(Reported Property Information)

APN #: 5206-021-007

Property Address: 2704 N FONDA WAY ✓ City: Los Angeles County: Los Angeles

### VESTING INFORMATION

Type of Document: Grant Deed

Grantee : Irene Brenda Enriquez, a married woman, as her sole and separate property

Grantor : Consuelo Enriquez, Trustee of the Consuelo Enriquez 2005 Trust

Deed Date : 3/24/2008

Recorded : 4/14/2008

Instr No. : 20080642791

Mailing Address: Irene Brenda Enriquez,  
 2704 Fonda Way Los Angeles, CA 90031

### SCHEDULE B

#### LEGAL DESCRIPTION

The following described property:

Situated in the City of Los Angeles, County of Los Angeles, State of California: Lot 5, Block 4, Augustine's Addition to City of Los Angeles, as per Map Recorded in Book 6, Page 98 of Maps in the Office of the Recorder of said County.

Assessor's Parcel No: 5206-021-007

#### MORTGAGES/LIENS

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

Amount : \$115,000.00

Dated : 1/17/2008

Trustor : Consuelo Enriquez, Trustee of the Consuelo Enriquez 2005 Trust, Dated 4/7/05

Trustee : American Securities Company

**INTUITIVE REAL ESTATE SOLUTIONS**  
5711 W. SLAUSON AVE., SUITE 170  
CULVER CITY, CA 90230  
Phone 310-649-2020 310-649-0030 Fax

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**Work Order No. T11944**

**SCHEDULE B (Continued)**

**Beneficiary :** Wells Fargo Bank, N.A.

**Recorded :** 3/5/2008

**Instr No. :** 20080382793

**Maturity Date is:** 2/17/2048

**Mailing Address:** American Securities Company, P.O. Box 31557, Billings, MT 59107

**Mailing Address:** Wells Fargo Bank, N.A., 101 North Phillips Avenue, Sioux Falls, SD 57104

**Type of Document:** A claim of lien for the amount shown and any other amounts due.

**Claimant :** Department of Building and Safety Financial Services Division

**Recorded :** 7/24/2009

**Instr No. :** 20091126236

**MAILING ADDRESS:** Enriquez Consuelo TR Consuelo Enri, 2704 Fonda Way, Los Angeles CA, 90031

**MAILING ADDRESS:** Department of Building and Safety Financial Services Division,  
201 N Figueroa St., 9th Floor, Los Angeles, CA 90012

2

RECORDING REQUESTED BY

Irene Brenda Enriquez

WHEN RECORDED MAIL TO  
AND MAIL TAX STATEMENTS TO



NAME Irene B Enriquez

ADDRESS 2704 FONDA Way  
CITY LA CA 90031  
STATE & ZIP

GRANT DEED

TITLE ORDER NO.

ESCROW NO.

APN NO 5206-021-007

THE UNDERSIGNED GRANTOR(s) DECLARE(s)

DOCUMENTARY TRANSFER TAX IS \$ 0 CITY TAX \$  
 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 \_\_\_\_\_, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Consuelo Enriquez, Trustee of the Consuelo Enriquez 2005 Trust,

hereby GRANT(s) to

Irene Brenda Enriquez, a Married Woman, as her sole and separate property

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

LOT 5, BLOCK 4, AUGUSTINE'S ADDITION TO CITY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 6, PAGE 98 OF  
MAPS IN THE OFFICE OF THE RECORDER OF SAID COUNTY

"THIS IS A BONAFIDE GIFT AND THE GRANTOR RECEIVED NOTHING IN RETURN R & T 11911."

Dated 3-24-2008

Consuelo Enriquez  
Consuelo Enriquez, Trustee

STATE OF CALIFORNIA }  
COUNTY OF Los Angeles } ss

On March 24, 2008 before me, Dikran Shirinyan Notary Public  
(here insert name and title of the officer), personally appeared Consuelo Enriquez, Trustee

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]



**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

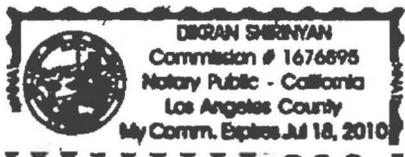
State of California

County of Los Angeles }

On March 24, 2008 before me, Dikran Sviridyan, Notary Public  
Date Here Insert Name and Title of the Officer

personally appeared Consuelo Enriquez, Trustee  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in ~~his/her/their~~ authorized capacity~~(ies)~~, and that by ~~his/her/their~~ signature~~(s)~~ on the instrument the person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct

WITNESS my hand and official seal.

Signature [Signature]  
Signature of Notary Public

Place Notary Seal Above

**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 MARCH 24, 2008 Number of Pages One

Signer(s) Other Than Named Above \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

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

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



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

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

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



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

3

Recording requested by:  
Wells Fargo Bank, N.A.

When recorded mail to  
**FIRST AMERICAN TITLE INSURANCE**  
**LENDERS ADVANTAGE**  
**1100 SUPERIOR AVENUE, SUITE 200**  
**CLEVELAND, OHIO 44114**  
**ATTN: FT1120**

State of California  
REFERENCE #: 20073457100115

Space Above This Line For Recording Data  
Account number 651-651-2301554-1XXX

13076633

**SHORT FORM DEED OF TRUST**  
(With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Short Form Deed of Trust ("Security Instrument") is JANUARY 17, 2008 and the parties are as follows:

TRUSTOR ("Grantor"): **CONSUELO ENRIQUEZ, TRUSTEE OF THE CONSUELO ENRIQUEZ 2005 TRUST, DATED 4/7/05**

whose address is: **2704 FONDA WAY, LOS ANGELES, CALIFORNIA 90031-2009**

TRUSTEE: **American Securities Company, P.O. Box 31557, Billings, MT 59107**

BENEFICIARY ("Lender"): **Wells Fargo Bank, N.A., 101 North Phillips Avenue, Sioux Falls, SD 57104**

2. **CONVEYANCE.** For good and valuable consideration, the receipt and sufficiency of which is acknowledged, and to secure the Secured Debt (defined below) and Grantor's performance under this Security Instrument, Grantor irrevocably grants, conveys and sells to Trustee, in trust for the benefit of Lender, with power of sale, all of that certain real property located in the County of LOS ANGELES, State of California, described as follows:

SEE ATTACHED EXHIBIT **A**

with the address of 2704 FONDA WAY, LOS ANGELES, CALIFORNIA 90031 and parcel number of 5206-021-007 together with all rights, easements, appurtenances, royalties, mineral rights, oil and gas rights, all water and riparian rights, ditches, and water stock and all existing and future improvements, structures, fixtures, and replacements that may now, or at any time in the future, be part of the real estate described above.

3. **MAXIMUM OBLIGATION LIMIT AND SECURED DEBT.** The total amount which this Security Instrument will secure shall not exceed \$ 115,000.00 together with all interest thereby accruing, as set forth in the promissory note, revolving line of credit agreement, contract, guaranty or other evidence of debt ("Secured Debt") of even date herewith, and all amendments, extensions, modifications, renewals or other documents which are incorporated by reference into this Security Instrument, now or in the future. The maturity date of the Secured Debt is FEBRUARY 17, 2048.

4. **FICTITIOUS DEED OF TRUST.** By the delivery and execution of this Security Instrument, Grantor agrees that all provisions and sections of the Fictitious Deed of Trust, inclusive, dated February 1, 1997, and recorded on February 06, 1997 as Instrument Number 97 200895 in Book N/A at Page N/A of the Official Records in the Office of the Recorder of LOS ANGELES County, State of California, are hereby incorporated into, and shall govern, this Security Instrument.

CADeed - short CDP.V2 (06/2005)



1/3

Documents Processed 01-17-2008, 10:58:48



5

For An Individual Acting In His/Her Own Right  
State of California )

County of LOS ANGELES ) ss

On 01-17-08 before me, DANIEL A. COPANO Notary Public, personally appeared  
CONSUELO ENRIQUEZ

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

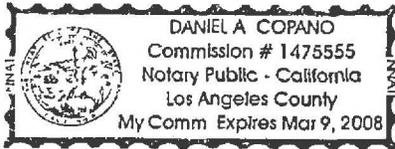
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

[Handwritten Signature]  
Signature

DANIEL A. COPANO  
Print Name

[NOTARIAL SEAL]



My commission expires: 3-9-08



RECORDING REQUESTED BY  
CITY OF LOS ANGELES

WHEN RECORDED MAIL TO:

Department of Building and Safety  
Financial Services Division  
201 N. Figueroa St., 9th Floor  
Los Angeles, CA 90012



SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF PENDING LIEN

Notice is hereby given that, pursuant to the provisions of Section 98.0402 of Division 4 of Article 8 of Chapter IX of the Los Angeles Municipal Code (LAMC), the City of Los Angeles has incurred the cost of inspections of the property described below. The City of Los Angeles intends to impose a lien against the property described below to recover the cost of such inspections, plus appropriate fees and fines, as authorized by LAMC Section 98.0402 and Section 7.35.5 of Article 4.6 of Chapter 1 of Division 7 of the Los Angeles Administrative Code, upon confirmation of the City Council.

For further information regarding this notice and the status of Department proceedings, please contact Nancy Truong of the Department of Building and Safety between 9:00 a.m. and 11:00 a.m., Monday through Friday. (Invoice No. 4644239)

Telephone Number: (213) 482-6890

Office Location: 201 N. Figueroa St., Suite 940

The property subject to this Notice of Pending Lien is that certain real property in the City of Los Angeles, County of Los Angeles, State of California, described as follows:

AUGUSTINE'S ADDITION 4 5 M B 6-98

THIS NOTICE WILL CONTINUE IN FULL FORCE AND EFFECT UNTIL THE CITY OF LOS ANGELES RECORDS A SUBSEQUENT NOTICE OF TERMINATION OF PENDING LIEN OR A NOTICE OF LIEN.

APN 5206-021-007  
AKA 2704 N FONDA WAY UNAPPROVED  
LOS ANGELES

Owner:

ENRIQUEZ CONSUELO TR CONSUELO ENRI  
2704 FONDA WAY  
LOS ANGELES CA, 90031

DATED: This 15th Day of July, 2009

CITY OF LOS ANGELES  
ANDREW A. ADELMAN, P.E.  
General Manager, Department of Building and Safety

By



Karen Penner  
Karen Penner, Bureau Chief  
Resource Management Bureau

# EXHIBIT B

ASSIGNED INSPECTOR: MEL KHACHATOURIAN  
JOB ADDRESS: 2704 NORTH FONDA WAY, LOS ANGELES, CA  
ASSESSORS PARCEL NO. (APN): 5206-021-007

Date: October 27, 2015

Last Full Title: 07/02/2015

Last Update to Title:

.....

## LIST OF OWNERS AND INTERESTED PARTIES

- 1). IRENE BRENDA ENRIQUEZ  
2704 FONDA WAY  
LOS ANGELES, CA. 90031  
CAPACITY: OWNER
  
- 2). WELLS FARGO BANK, N.A.  
101 N. PHILLIPS AVE.  
SIOUX FALLS, SD 57104  
CAPACITY: INTERESTED PARTIES
  
- 3). CONSUELO ENRIQUEZ, TRUSTEE  
THE CONSUELO ENRIQUEZ TRUST  
2704 FONDA WAY  
LOS ANGELES, CA 90031  
CAPACITY: INTERESTED PARTIES

# Property Detail Report

For Property Located At :  
**2704 FONDA WAY, LOS ANGELES, CA 90031-2009**



## Owner Information

Owner Name: ENRIQUEZ IRENE B  
 Mailing Address: 2704 FONDA WAY, LOS ANGELES CA 90031-2009 C043  
 Vesting Codes: MW // SE

## Location Information

Legal Description: AUGUSTINE'S ADD BEING A SUB OF LOT 1 AND A PORTION OF LOT 2 OF THE HILL LAND OF MRS HALL LOT 5  
 County: LOS ANGELES, CA APN: 5206-021-007  
 Census Tract / Block: 1992.02 / 2 Alternate APN:  
 Township-Range-Sect: Subdivision: AUGUSTINES ADD  
 Legal Book/Page: Map Reference: 36-B5 /  
 Legal Lot: 5 Tract #: LOS ANGELES  
 Legal Block: 4 School District:  
 Market Area: 677 School District Name:  
 Neighbor Code: Munic/Township:

## Owner Transfer Information

Recording/Sale Date: 04/14/2008 / 03/24/2008 Deed Type: GIFT DEED  
 Sale Price: 1st Mtg Document #:  
 Document #: 642791

## Last Market Sale Information

Recording/Sale Date: / 1st Mtg Amount/Type: /  
 Sale Price: 1st Mtg Int. Rate/Type: /  
 Sale Type: 1st Mtg Document #: /  
 Document #: 2nd Mtg Amount/Type: /  
 Deed Type: 2nd Mtg Int. Rate/Type: /  
 Transfer Document #: Price Per SqFt:  
 New Construction: Multi/Split Sale:  
 Title Company:  
 Lender:  
 Seller Name:

## Prior Sale Information

Prior Rec/Sale Date: / Prior Lender:  
 Prior Sale Price: Prior 1st Mtg Amt/Type: /  
 Prior Doc Number: Prior 1st Mtg Rate/Type: /  
 Prior Deed Type:

## Property Characteristics

Gross Area:		Parking Type:		Construction:	
Living Area:	1,025	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:		Exterior wall:	SHINGLE SIDING
Above Grade:		Parking Spaces:		Porch Type:	
Total Rooms:	7	Basement Area:		Patio Type:	COVERED PATIO
Bedrooms:	2	Finish Bsmnt Area:		Pool:	
Bath(F/H):	1 /	Basement Type:		Air Cond:	
Year Built / Eff:	1906 / 1910	Roof Type:		Style:	CONVENTIONAL
Fireplace:	/	Foundation:	RAISED COMPOSITION SHINGLE	Quality:	
# of Stories:	1.00	Roof Material:		Condition:	

Other Improvements: FENCE;ADDITION;FENCED YARD

## Site Information

Zoning:	LARD3	Acres:	0.08	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	3,579	Lot Width/Depth:	40 x 90	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	
Site Influence:	CORNER			Sewer Type:	TYPE UNKNOWN

## Tax Information

Total Value:	\$19,939	Assessed Year:	2015	Property Tax:	\$319.90
Land Value:	\$10,176	Improved %:	49%	Tax Area:	4
Improvement Value:	\$9,763	Tax Year:	2014	Tax Exemption:	HOMEOWNER
Total Taxable Value:	\$12,939				

**Comparable Sales Report**

For Property Located At



CoreLogic™

RealQuest Professional

**2704 FONDA WAY, LOS ANGELES, CA 90031-2009****3 Comparable(s) Selected.**

Report Date: 10/05/2015

**Summary Statistics:**

	<b>Subject</b>	<b>Low</b>	<b>High</b>	<b>Average</b>
Sale Price	\$0	\$401,000	\$550,000	\$476,333
Bldg/Living Area	1,025	1,008	1,104	1,062
Price/Sqft	\$0.00	\$363.22	\$512.10	\$449.84
Year Built	1906	1890	1909	1898
Lot Area	3,579	5,221	7,250	6,320
Bedrooms	2	2	2	2
Bathrooms/Restrooms	1	1	1	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$19,939	\$278,580	\$325,000	\$299,961
Distance From Subject	0.00	0.07	0.34	0.18

\* = user supplied for search only

<b>Comp #:</b> 1		<b>Distance From Subject:</b> 0.07 (miles)	
<b>Address:</b> 454 E AVENUE 28, LOS ANGELES, CA 90031-2067			
<b>Owner Name:</b> LORIOUX THOMAS/BLAIR MONICA			
<b>Seller Name:</b> VERONO LLC			
<b>APN:</b> 5206-021-017	<b>Map Reference:</b> 36-B5 /	<b>Living Area:</b> 1,074	
<b>County:</b> LOS ANGELES, CA	<b>Census Tract:</b> 1992.02	<b>Total Rooms:</b> 4	
<b>Subdivision:</b> MEADOW GLEN TR	<b>Zoning:</b> LARD3	<b>Bedrooms:</b> 2	
<b>Rec Date:</b> 03/13/2015	<b>Prior Rec Date:</b> 12/05/2013	<b>Bath(F/H):</b> 1 /	
<b>Sale Date:</b> 02/26/2015	<b>Prior Sale Date:</b> 11/07/2013	<b>Yr Built/Eff:</b> 1895 / 1931	
<b>Sale Price:</b> \$550,000	<b>Prior Sale Price:</b> \$290,500	<b>Air Cond:</b>	
<b>Sale Type:</b> FULL	<b>Prior Sale Type:</b> FULL	<b>Style:</b> CONVENTIONAL	
<b>Document #:</b> 275377	<b>Acres:</b> 0.15	<b>Fireplace:</b> /	
<b>1st Mtg Amt:</b> \$540,038	<b>Lot Area:</b> 6,490	<b>Pool:</b>	
<b>Total Value:</b> \$296,303	<b># of Stories:</b> 1.00	<b>Roof Mat:</b> COMPOSITION SHINGLE	
<b>Land Use:</b> SFR	<b>Park Area/Cap#:</b> / 1	<b>Parking:</b> PARKING AVAIL	

<b>Comp #:</b> 2		<b>Distance From Subject:</b> 0.13 (miles)	
<b>Address:</b> 482 CLIFTON ST, LOS ANGELES, CA 90031-2005			
<b>Owner Name:</b> SELON DANIEL J			
<b>Seller Name:</b> LALONDE NOELLA			
<b>APN:</b> 5206-024-011	<b>Map Reference:</b> 36-B5 /	<b>Living Area:</b> 1,104	
<b>County:</b> LOS ANGELES, CA	<b>Census Tract:</b> 1992.02	<b>Total Rooms:</b> 6	
<b>Subdivision:</b> MEADOW GLEN TR	<b>Zoning:</b> LAR1	<b>Bedrooms:</b> 2	
<b>Rec Date:</b> 08/14/2015	<b>Prior Rec Date:</b> 01/30/2002	<b>Bath(F/H):</b> 1 /	
<b>Sale Date:</b> 04/07/2015	<b>Prior Sale Date:</b> 01/16/2002	<b>Yr Built/Eff:</b> 1909 / 1909	
<b>Sale Price:</b> \$401,000	<b>Prior Sale Price:</b> \$146,000	<b>Air Cond:</b>	
<b>Sale Type:</b> FULL	<b>Prior Sale Type:</b> FULL	<b>Style:</b> CONVENTIONAL	
<b>Document #:</b> 1001471	<b>Acres:</b> 0.17	<b>Fireplace:</b> /	
<b>1st Mtg Amt:</b> \$200,000	<b>Lot Area:</b> 7,250	<b>Pool:</b>	
<b>Total Value:</b> \$278,580	<b># of Stories:</b> 1.00	<b>Roof Mat:</b> COMPOSITION SHINGLE	
<b>Land Use:</b> SFR	<b>Park Area/Cap#:</b> / 2	<b>Parking:</b> PARKING AVAIL	

<b>Comp #:</b> 3		<b>Distance From Subject:</b> 0.34 (miles)	
<b>Address:</b> 121 W AVENUE 29, LOS ANGELES, CA 90031-1841			
<b>Owner Name:</b> ELHOFFER CATHERINE/GONZALEZ AGUSTIN			
<b>Seller Name:</b> AVENUE 29 LLC			
<b>APN:</b> 5205-017-020	<b>Map Reference:</b> 36-A5 /	<b>Living Area:</b> 1,008	
<b>County:</b> LOS ANGELES, CA	<b>Census Tract:</b> 1990.00	<b>Total Rooms:</b> 5	
<b>Subdivision:</b> KOSTER	<b>Zoning:</b> LARD3	<b>Bedrooms:</b> 2	
<b>Rec Date:</b> 01/09/2015	<b>Prior Rec Date:</b> 08/21/2014	<b>Bath(F/H):</b> 1 /	
<b>Sale Date:</b> 12/12/2014	<b>Prior Sale Date:</b> 08/13/2014	<b>Yr Built/Eff:</b> 1890 / 1890	
<b>Sale Price:</b> \$478,000	<b>Prior Sale Price:</b> \$325,000	<b>Air Cond:</b>	
<b>Sale Type:</b> UNKNOWN	<b>Prior Sale Type:</b> FULL	<b>Style:</b> CONVENTIONAL	
<b>Document #:</b> 29566	<b>Acres:</b> 0.12	<b>Fireplace:</b> Y / 1	
<b>1st Mtg Amt:</b> \$382,400	<b>Lot Area:</b> 5,221	<b>Pool:</b>	
<b>Total Value:</b> \$325,000	<b># of Stories:</b> 1.00	<b>Roof Mat:</b> ROLL COMPOSITION	
<b>Land Use:</b> SFR	<b>Park Area/Cap#:</b> /	<b>Parking:</b>	

# EXHIBIT D

ASSIGNED INSPECTOR: MEL KHACHATOURIAN  
JOB ADDRESS: 2704 NORTH FONDA WAY, LOS ANGELES, CA  
ASSESSORS PARCEL NO. (APN): 5206-021-007

Date: October 27, 2015

CASE#: 227419  
ORDER NO: A-2900826

EFFECTIVE DATE OF ORDER TO COMPLY: December 14, 2011  
COMPLIANCE EXPECTED DATE: January 13, 2012  
DATE COMPLIANCE OBTAINED: No Compliance To Date

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

### VIOLATIONS:

SEE ATTACHED ORDER # A-2900826

1010221201244854

**BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS**

MARSHA L. BROWN  
PRESIDENT  
HELENA JUBANY  
VICE-PRESIDENT  
VAN AMBATIELOS  
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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**

ENRIQUEZ, IRENE B  
2704 FONDA WAY  
LOS ANGELES, CA 90031

LPK  
DEC 07 2011

CASE #: 227419  
ORDER #: A-2900826  
EFFECTIVE DATE: December 14, 2011  
COMPLIANCE DATE: January 13, 2012

**OWNER OF**

**SITE ADDRESS: 2704 N FONDA WAY UNAPPROVED CONSTRUCTION / UNAPPROVED USE OF LAND.**  
**ASSESSORS PARCEL NO.: 5206-021-007**  
**ZONE: RD3; Min. Per Unit 3,000**

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

**FURTHER, YOU ARE ORDERED TO PAY THE CODE VIOLATION INSPECTION FEE (C.V.I.F) OF \$ 356.16 (\$336 fee plus a six percent Systems Development Surcharge of \$20.16) WHICH WILL BE BILLED TO YOU SEPARATELY. Section 98.0421 L.A.M.C.**

**NOTE: FAILURE TO PAY THE C.V.I.F. WITHIN 30 DAYS OF THE INVOICE DATE OF THE BILL NOTED ABOVE WILL RESULT IN A LATE CHARGE OF TWO (2) TIMES THE C.V.I.F. PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$1,176.00.**

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

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

This order is a supplement to any and all preceding orders issued by the Department of Building and Safety relative to the case number noted above. You are hereby required to comply with the terms of this and all preceding orders.

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

**VIOLATION(S):**

- 1. Unapproved occupancy or use of the unapproved construction as habitable rooms.

You are therefore ordered to: 1) Discontinue the unapproved occupancy or use of the unapproved construction as habitable rooms. Provide approved plans and permits or demolish and restore to original condition.

Code Section(s) in Violation: 91.104.2.5, 91.103.1, 12.26E and 12.21A.1.(a) of the L.A.M.C.

Location: North, south and east yards.

- 2. The approximate 6'x 20' construction of an addition to the south side of the single family dwelling was/is constructed without the required 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.

Location: South side of SFD.

**3. The approximate 10'x 30' construction of a patio cover and carport to the north side yard was/is constructed without the required permits and approvals.**

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.

Location: side yard

Comments: Patio cover and carport.

**4. Fence height in required front yard.**

You are therefore ordered to: 1) Reduce front yard fence height to maximum allowable height above grade.

Code Section(s) in Violation: 12.22C20.(f)(2), 12.21A.1.(a) of the L.A.M.C.

Location: Front Yard.

Comments: Fence in front yard over 3 feet 6 inches requires a variance.

**NON-COMPLIANCE FEE WARNING:**

In addition to the C.V.I.F. noted above, a proposed noncompliance fee in the amount of \$550.00 may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or request for slight modification is filed within 15 days of the compliance date.

If an appeal or request for slight modification is not filed within 15 days of the compliance date or extensions granted therefrom, the determination of the department to impose and collect a non-compliance fee shall be final. Section 98.0411 L.A.M.C.

**NOTE: FAILURE TO PAY THE NON-COMPLIANCE FEE WITHIN 30 DAYS AFTER THE DATE OF MAILING THE INVOICE, MAY RESULT IN A LATE CHARGE OF TWO (2) TIMES THE NON-COMPLIANCE FEE PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$1,925.00.**

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

**PENALTY WARNING:**

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

**INVESTIGATION FEE REQUIRED:**

Whenever any work has been commenced without authorization by a permit or application for inspection, and which violates provisions of Articles 1 through 8 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.), and if no order has been issued by the department or a court of law requiring said work to proceed, a special investigation fee which shall be double the amount charged for an application for inspection, license or permit fee, but not less than \$400.00, shall be collected on each permit, license or application for inspection. Section 98.0402 (a) L.A.M.C.

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**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)252-3386.

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

Inspector: Luis Alvarez

Date: December 06, 2011

LUIS ALVAREZ  
3550 WILSHIRE BLVD. SUITE 1800  
LOS ANGELES, CA 90010  
(213)252-3386

[Signature]  
REVIEWED BY