

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
PRESIDENT

E. FELICIA BRANNON
VICE PRESIDENT

JOSELYN GEAGA-ROSENTHAL
GEORGE HOVAGUIMIAN
JAVIER NUNEZ

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

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

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

FRANK BUSH
EXECUTIVE OFFICER

September 09, 2015

Council District: # 9

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

JOB ADDRESS: **318 EAST 89TH STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **6041-024-009**

On June 20, 2014, 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: **318 East 89th Street, Los Angeles California**, (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

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 May 21, 2014 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)	155.05
Title Report Fee	42.00
Grand Total	\$ 3,368.61

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 **\$3,368.61** 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 **\$3,368.61** 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. T12028
 Dated as of: 07/16/2015

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 6041-024-009

Property Address: 318 E 89TH ST

City: Los Angeles

County: Los Angeles

VESTING INFORMATION

Type of Document: Joint Tenancy Deed

Grantee : Margarita Rodriguez, a widow and Mary Rodriguez, a single woman

Grantor : Lawrence E. Johnson and Mary V. Johnson, his wife, and Arthur G. Johnson and Martha I. Johnson, his wife

Deed Date : 9/6/1947

Recorded : 9/30/1947

Instr No. : 667

Mailing Address: Margarita Rodriguez and Mary Rodriguez
 318 E 89TH ST LOS ANGELES CA 90003

SCHEDULE B

LEGAL DESCRIPTION

The following described property:

Situated in the City of Los Angeles, County of Los Angeles and State of California described as follows: Lot 10, of Tract 7415 as per map recorded in Book 79, Pages 84 and 85 of Maps, in the office of the County Recorder of said County.

Assessor's Parcel No: 6041-024-009

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 : \$200,000.00

Dated : 8/29/2007

Trustor : Mary Herrera

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. T12028

SCHEDULE B (Continued)

Trustee : PRLAP, Inc.

Beneficiary : Bank of America, N.A.

Recorded : 10/16/2007

Instr No. : 20072354108

Mailing Address: Bank of America, N.A. – None Shown

Mailing Address: PRLAP, Inc. – None Shown

A Substitution of Trustee under said deed of trust which names as the substituted trustee, the following:

Trustee : Regional Service Corporation, a California Corporation

Recorded : 2/14/2011

Instr No. : 20110238090

Mailing Address: Regional Service Corporation, a California Corporation,
616 1st Avenue, Suite 500 Seattle, WA 98104.

Joint Tenancy Deed

In consideration of \$10.00, receipt of which is hereby acknowledged.

LAWRENCE E. JOHNSON AND MARY V. JOHNSON, his wife, and ARTHUR G. JOHNSON AND

MARTHA I. JOHNSON, his wife, do hereby

Grant to MARGARITA RODRIGUEZ, a widow, and MARY RODRIGUEZ, a single woman,

Mother and Daughter

AS JOINT TENANTS.

all that real property in the

County of Los Angeles, State of California, described as:

Lot 10 of Tract 7415 as per map recorded in book 79, Pages 84 and 85 of Maps, in the office of the County Recorder of said County.

SUBJECT TO: General and Special taxes for the fiscal year 1947-1948;

Conditions, restrictions, reservations, rights, and rights of way of record, if any;



Dated this 6th day of September, 1947

Lawrence E. Johnson
Mary V. Johnson
Arthur G. Johnson
Martha I. Johnson

State of California.

County of Los Angeles

SS.

On this 6th day of September, 1947, before me,

the undersigned, a Notary Public in and for said

County, personally appeared LAWRENCE E. JOHNSON and MARY V. JOHNSON and ARTHUR G.

JOHNSON and MARTHA I. JOHNSON

known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged that they executed the same.

Witness my hand and official seal.

Alberta L. Bennett

Notary Public in and for said County and State.

Joint Tenancy Deed

JOHNSON

TO

RODRIGUEZ

Dated September 6, 1947

Lincoln Escrow Company

Instrument No. 667

Escrow No. 4486

Order No. 2700292

When recorded mail to

MARGARITA RODRIGUEZ, et al

318 East 89th Street,

Los Angeles, California.

DOCUMENT No. 667

RECORDED AT REQUEST OF
Title Insurance & Trust Co.

SEP 30 1947 at 8 A.M.

OFFICIAL RECORDS
County of Los Angeles, California

Fee \$ Folios

MAME B. BEATTY, County Recorder

By Deputy

Lincoln Escrow Company

7601 South Vermont Avenue
Los Angeles 44, California
Phone Pleasant 2-6151

2

10/16/07

Recording Requested By:
Bank of America, NA



20072354108

Record and Return To:
United General Title Ins
Fiserv - P.O. BOX 2590
Chicago, IL 60699

Loan Number: 66249019871699



Herrera, Mary

[Space Above This Line For Recording Data]

SHORT FORM DEED OF TRUST
(EQUITY MAXIMIZER ACCOUNT)

This Deed of Trust is made on AUGUST 29, 2007 by MARY HERRERA

(collectively and individually "Trustor"); PRLAP, INC. ("Trustee"); and the beneficiary, Bank of America, N.A. ("Bank"). Trustee is a subsidiary of Bank. Any non-titleholder signs below as Trustor solely for the purpose of subjecting any community property interest in the property described below to this Deed of Trust. The words "I," "me," and "my" in this Deed of Trust refer to the Trustor, whether one or more.

BANK AND I AGREE:

1. **Property Security.** For the purpose of securing the obligations described below, I irrevocably grant, convey, transfer and assign to Trustee, in trust with power of sale, the property located in LOS ANGELES County, California described as follows:

SCHEDULE A ATTACHED HERETO AND MADE A PART OF.

with the street address 318 E 89TH ST, LOS ANGELES, CALIFORNIA 90003
and with Parcel No. 6041-024-009 and including all improvements and fixtures now or later erected on the property, and all easements, rights, appurtenances and fixtures now or later a part of or related to the above described property (collectively the "Property").

2. **This Deed of Trust secures:**

- All of the obligations of the borrowers under the Disclosure and Loan Agreement dated AUGUST 29, 2007, and naming MARY HERRERA

MARY HERRERA/995072401655310

CALIFORNIA SHORT FORM DEED OF TRUST
(EQUITY MAXIMIZER ACCOUNT)
CAHESISF BOA 02/02/07

DocMagic eForms 800-446-1362
www.docmagic.com

Page 1 of 3

3

as borrowers, for a revolving line of credit account (the "Agreement"), as well as any modifications and renewals of the Agreement. The Agreement provides for a Total Credit Commitment (as defined in the Agreement) of \$ 200,000.00, allows for repeated credit advances drawn against the Total Credit Commitment, and provides for a variable interest rate. By mutual agreement, Bank may increase the Total Credit Commitment ("Increased Credit Commitment"), and

- Trustor's performance of each obligation in this Deed of Trust

This Deed of Trust will not secure borrowers' obligations under the Agreement in excess of the Total Credit Commitment or Increased Credit Commitment, except for any amounts due to: (a) unpaid interest, or (b) expenses that Bank incurs because obligations of a borrower under the Agreement are not fulfilled (including without limitation, any advances that Bank makes to perform borrowers' duties to pay taxes, insurance, etc.)

To Protect the Security of this Deed of Trust, I Agree: By the execution and delivery of this Deed of Trust and the Equity Maximizer Agreement and Disclosure secured hereby, that provisions (3) to (20), inclusive of the fictitious deed of trust recorded in LOS ANGELES County JULY 19, 1999 as Instrument No. 99-1334924 in Book and at Page of the Official Records of the County Recorder of that county, (which provisions, identical in all counties, are printed on the following pages) hereby are adopted and incorporated herein and made a part hereof as though set forth at length, and I will observe and perform such provisions, and that the reference to Property, obligations, and parties in such provisions shall be construed to refer to the Property, obligations, and parties set forth in this Deed of Trust.

Trustor requests that a copy of ANY NOTICE OF DEFAULT AND ANY NOTICE OF SALE under this Deed of Trust be mailed to Trustor at the Trustor's address shown below, or if no address is shown, then at the address of the Property.

Mailing Address for Notices 318 E 89TH ST, LOS ANGELES, CALIFORNIA 90003

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

Mary Herrera

MARY HERRERA (Seal)
-Trustor

(Seal)
-Trustor

MARY HERRERA/995072401655310

CALIFORNIA SHORT FORM DEED OF TRUST
(EQUITY MAXIMIZER ACCOUNT)
CAHESISF BOA 02/02/07

DocMagic eForms 800-648-1362
www.docmagic.com

4

[Space Below This Line For Acknowledgment]

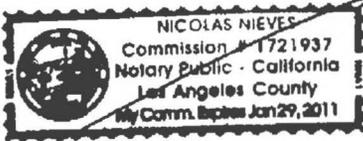
State of California)
County of LOS ANGELES) ss

On Wednesday, August 29, 2007 before me, Nicolas Nieves, Public Notary

personally appeared MARY HERRERA

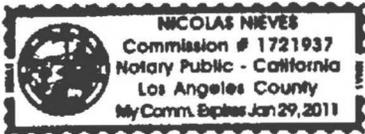
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the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

WITNESS my hand and official seal.



NOTARY SEAL

Nicolas Nieves
NOTARY SIGNATURE
Nicolas Nieves
(Typed Name of Notary)



MARY HERRERA / 995072401655310

CALIFORNIA SHORT FORM DEED OF TRUST
(EQUITY MAXIMIZER ACCOUNT)
CAHESISF BOA 02/02/07

Page 3 of 3

DocuMagic eForms 800-540-1362
www.documagic.com

LANDSAFE TITLE

Recording Requested By

When recorded, mail to

REGIONAL TRUSTEE SERVICES CORPORATION
616 1st Avenue, Suite 500
Seattle, WA 98104



108-519105

Trustee's Sale No. 05-SF-102340



SUBSTITUTION OF TRUSTEE

WHEREAS MARY HERRERA was the original Trustor, and PRLAP, INC was the original Trustee, and Bank of America, N A was the original Beneficiary under that certain Deed of Trust dated 8/29/2007, and recorded on 10/16/2007 under Instrument No. 20072354108, records of LOS ANGELES County, CALIFORNIA, and **WHEREAS**, Bank of America, N A, the undersigned, is the present Beneficiary under said Deed of Trust, and **WHEREAS** the undersigned desires to substitute a new Trustee under said Deed of Trust in the place and stead of said original Trustee thereunder,

NOW, THEREFORE, the undersigned hereby substitutes REGIONAL SERVICE CORPORATION, a California corporation, whose address is 616 1st Avenue, Suite 500, Seattle, WA 98104, as Successor Trustee under said Deed of Trust.

Whenever the context hereof so requires, the masculine gender includes the feminine and/or neuter, and the singular number includes the plural

17

REGIONAL TRUSTEE SERVICES CORPORATION
616 1st Avenue, Suite 500
Seattle, WA 98104
Phone (206) 340-2550 / Fax

Trustee Sale No. 05-SF-102340



AFFIDAVIT OF MAILING
SUB-BY-CODE

STATE OF WA)
) ss
COUNTY OF KING)

I Brian Ayers, being first duly sworn, state that I am now, and at all times herein mentioned was a citizen of the United States a resident of the State of Washington, and over the age of eighteen years, and my business address is set forth above On 1/25/11, I personally mailed a copy of the attached Substitution of Trustee, prior to the recording thereof, in the manner provided in Section 2924b of the Civil Code of the State of California, to the trustee of record under the Deed of Trust described in said Substitution and to all persons whom a copy of the Notice of Default would be required to be mailed by the provisions of such section

Brian Ayers

SUBSCRIBED AND SWORN to before me 01/25/2011

Dorris G. Lontiong
NOTARY PUBLIC in and for said County and State



Printed name: Dorris G. Lontiong
Residing in: Seattle
My appointment expires on: 07/09/2014

CA SubByCodeAff

MH TH

Property Detail Report

For Property Located At :
318 E 89TH ST, LOS ANGELES, CA 90003-3505



Owner Information

Owner Name: **RODRIGUEZ MARY**
 Mailing Address: **318 E 89TH ST, LOS ANGELES CA 90003-3505 C034**
 Vesting Codes: **//**

Location Information

Legal Description:	TRACT NO 7415 LOT 10	APN:	6041-024-009
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	2400.20 / 1	Subdivision:	7415
Township-Range-Sect:		Map Reference:	58-B2 /
Legal Book/Page:	79-84	Tract #:	7415
Legal Lot:	10	School District:	LOS ANGELES
Legal Block:		School District Name:	
Market Area:	C37	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	05/17/1978 /	Deed Type:	DEED (REG)
Sale Price:		1st Mtg Document #:	
Document #:			

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:	912	Garage Area:		Heat Type:	HEATED
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):	1 /	Basement Type:		Air Cond:	
Year Built / Eff:	1925 / 1925	Roof Type:		Style:	
Fireplace:	/	Foundation:		Quality:	
# of Stories:	1.00	Roof Material:		Condition:	
Other Improvements:					

Site Information

Zoning:	LAR1	Acres:	0.11	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	4,926	Lot Width/Depth:	37 x 133	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	
Site Influence:	CORNER			Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$21,978	Assessed Year:	2015	Property Tax:	\$499.57
Land Value:	\$12,621	Improved %:	43%	Tax Area:	461
Improvement Value:	\$9,357	Tax Year:	2014	Tax Exemption:	HOMEOWNER
Total Taxable Value:	\$14,978				

Comparable Sales Report

For Property Located At

318 E 89TH ST, LOS ANGELES, CA 90003-3505



19 Comparable(s) Selected.

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$0	\$131,000	\$1,133,182	\$324,694
Bldg/Living Area	912	792	1,040	944
Price/Sqft	\$0.00	\$133.27	\$1,153.95	\$341.31
Year Built	1925	1921	1941	1928
Lot Area	4,926	2,546	5,490	4,943
Bedrooms	3	1	3	2
Bathrooms/Restrooms	1	1	2	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$21,978	\$76,327	\$244,000	\$166,756
Distance From Subject	0.00	0.05	0.48	0.32

*= user supplied for search only

Comp #:1		Distance From Subject:0.05 (miles)	
Address:	329 E 90TH ST, LOS ANGELES, CA 90003-3801		
Owner Name:	MARTINEZ MARIA G M/MIRANDA LUIS E M		
Seller Name:	SUAZO SOFIA		
APN:	6041-024-019	Map Reference:	58-B2 /
County:	LOS ANGELES, CA	Census Tract:	2400.20
Subdivision:	7415	Zoning:	LAR1
Rec Date:	08/03/2015	Prior Rec Date:	06/21/2012
Sale Date:	06/23/2015	Prior Sale Date:	05/02/2012
Sale Price:	\$260,000	Prior Sale Price:	\$190,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	944207	Acres:	0.08
1st Mtg Amt:	\$223,500	Lot Area:	3,311
Total Value:	\$198,568	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	963
		Total Rooms:	
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Built/Eff:	1941 / 1941
		Air Cond:	
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	
		Parking:	

Comp #:2		Distance From Subject:0.07 (miles)	
Address:	8863 S SAN PEDRO ST, LOS ANGELES, CA 90003-3553		
Owner Name:	ANTONIO JACOBO G		
Seller Name:	ENRIQUEZ FRANCISCO J		
APN:	6041-012-005	Map Reference:	58-B2 /
County:	LOS ANGELES, CA	Census Tract:	2400.20
Subdivision:	4997	Zoning:	LARD2
Rec Date:	07/20/2015	Prior Rec Date:	05/06/2014
Sale Date:	04/20/2015	Prior Sale Date:	04/24/2014
Sale Price:	\$243,000	Prior Sale Price:	\$165,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	872586	Acres:	0.06
1st Mtg Amt:	\$234,889	Lot Area:	2,546
Total Value:	\$168,296	# of Stories:	
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,008
		Total Rooms:	3
		Bedrooms:	3
		Bath(F/H):	2 /
		Yr Built/Eff:	1923 / 1997
		Air Cond:	YES
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	
		Parking:	

Comp #:3		Distance From Subject:0.18 (miles)	
Address:	431 E 91ST ST, LOS ANGELES, CA 90003-3807		
Owner Name:	ROBLES JOAQUIN A		
Seller Name:	TORRES JESUS		
APN:	6041-026-006	Map Reference:	58-B2 /
County:	LOS ANGELES, CA	Census Tract:	2400.20
Subdivision:	NEW MAIN STREET & WILMINGTON A	Zoning:	LAR1
Rec Date:	08/03/2015	Prior Rec Date:	10/31/2000
Sale Date:	07/20/2015	Prior Sale Date:	10/19/2000
Sale Price:	\$290,000	Prior Sale Price:	\$109,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	941816	Acres:	0.12
1st Mtg Amt:	\$284,747	Lot Area:	5,323
Total Value:	\$150,865	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,026
		Total Rooms:	
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Built/Eff:	1926 / 1926
		Air Cond:	
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	
		Parking:	

Comp #:4		Distance From Subject:0.2 (miles)	
Address:	436 E 91ST ST, LOS ANGELES, CA 90003-3808		
Owner Name:	GOYTIA JESUS F F/NARANJO EMMA M		

Seller Name:	THROWER ORLANDO JR	Map Reference:	58-B2 /	Living Area:	864
APN:	6041-029-027	Census Tract:	2400.20	Total Rooms:	4
County:	LOS ANGELES, CA	Zoning:	LAR1	Bedrooms:	2
Subdivision:	7971	Prior Rec Date:	03/13/1978	Bath(F/H):	1 /
Rec Date:	08/12/2015	Prior Sale Date:		Yr Built/Eff:	1925 / 1925
Sale Date:	07/07/2015	Prior Sale Price:	\$22,500	Air Cond:	
Sale Price:	\$255,000	Prior Sale Type:	FULL	Style:	
Sale Type:	FULL	Acres:	0.12	Fireplace:	/
Document #:	986101	Lot Area:	5,126	Pool:	
1st Mtg Amt:	\$250,381	# of Stories:	1.00	Roof Mat:	
Total Value:	\$76,327	Park Area/Cap#:	/ 1	Parking:	DETACHED GARAGE
Land Use:	SFR				

Comp #:	5	Distance From Subject:	0.23 (miles)		
Address:	146 E 90TH ST, LOS ANGELES, CA 90003-3708				
Owner Name:	GARCIA YURY A & FELANY/GARCIA FELANY Y				
Seller Name:	VILLAVICENCIO STEPHANIE				
APN:	6041-007-024	Map Reference:	58-B2 /	Living Area:	856
County:	LOS ANGELES, CA	Census Tract:	2402.00	Total Rooms:	
Subdivision:	7729	Zoning:	LAR1	Bedrooms:	2
Rec Date:	03/26/2015	Prior Rec Date:	11/05/2014	Bath(F/H):	1 /
Sale Date:	02/13/2015	Prior Sale Date:	07/11/2014	Yr Built/Eff:	1938 / 1938
Sale Price:	\$280,000	Prior Sale Price:	\$90,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	327286	Acres:	0.12	Fireplace:	/
1st Mtg Amt:	\$274,829	Lot Area:	5,027	Pool:	
Total Value:	\$244,000	# of Stories:	1.00	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:	6	Distance From Subject:	0.24 (miles)		
Address:	121 E 90TH ST, LOS ANGELES, CA 90003-3707				
Owner Name:	MARTINEZ EDGARDO				
Seller Name:	LOPEZ JUVENTINO				
APN:	6041-006-030	Map Reference:	58-B2 /	Living Area:	792
County:	LOS ANGELES, CA	Census Tract:	2402.00	Total Rooms:	
Subdivision:	4576	Zoning:	LAR1	Bedrooms:	1
Rec Date:	07/07/2015	Prior Rec Date:	02/10/2012	Bath(F/H):	1 /
Sale Date:	06/12/2015	Prior Sale Date:	12/22/2011	Yr Built/Eff:	1924 / 1934
Sale Price:	\$269,000	Prior Sale Price:	\$105,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	809242	Acres:	0.12	Fireplace:	/
1st Mtg Amt:	\$264,127	Lot Area:	5,325	Pool:	
Total Value:	\$109,733	# of Stories:	1.00	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:	7	Distance From Subject:	0.25 (miles)		
Address:	135 E 91ST ST, LOS ANGELES, CA 90003-3710				
Owner Name:	MENDEZ ROBERT & LUCY				
Seller Name:	CARLSTROM INVESTMENT GROUP LLC				
APN:	6041-007-016	Map Reference:	58-B2 /	Living Area:	982
County:	LOS ANGELES, CA	Census Tract:	2402.00	Total Rooms:	
Subdivision:	7729	Zoning:	LAR1	Bedrooms:	2
Rec Date:	03/30/2015	Prior Rec Date:	11/04/2014	Bath(F/H):	1 /
Sale Date:	02/02/2015	Prior Sale Date:	10/01/2014	Yr Built/Eff:	1939 / 1939
Sale Price:	\$1,133,182	Prior Sale Price:	\$180,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	337042	Acres:	0.12	Fireplace:	/
1st Mtg Amt:	\$263,150	Lot Area:	5,407	Pool:	
Total Value:	\$180,000	# of Stories:	1.00	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:	8	Distance From Subject:	0.29 (miles)		
Address:	148 E 92ND ST, LOS ANGELES, CA 90003-3726				
Owner Name:	ZAVALETA GLENDIS E/MARTINEZ GERARDO M				
Seller Name:	DE LA PENA MARINA				
APN:	6052-008-018	Map Reference:	58-B2 /	Living Area:	939
County:	LOS ANGELES, CA	Census Tract:	2402.00	Total Rooms:	
Subdivision:	5911	Zoning:	LAR1	Bedrooms:	3
Rec Date:	02/06/2015	Prior Rec Date:	06/26/2002	Bath(F/H):	2 /
Sale Date:	01/08/2015	Prior Sale Date:	04/18/2002	Yr Built/Eff:	1923 / 1925
Sale Price:	\$230,000	Prior Sale Price:	\$145,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	135564	Acres:	0.12	Fireplace:	/
1st Mtg Amt:	\$225,834	Lot Area:	5,119	Pool:	
Total Value:	\$177,363	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:	9	Distance From Subject:	0.3 (miles)
Address:	128 E 92ND ST, LOS ANGELES, CA 90003-3726		
Owner Name:	VISTA DEV INC		

Seller Name:	CORNELIO MARIA K	Map Reference:	58-B2 /	Living Area:	825
APN:	6052-008-013	Census Tract:	2402.00	Total Rooms:	
County:	LOS ANGELES, CA	Zoning:	LAR1	Bedrooms:	2
Subdivision:	5911	Prior Rec Date:	05/28/1997	Bath(F/H):	1 /
Rec Date:	06/17/2015	Prior Sale Date:		Yr Built/Eff:	1926 / 1928
Sale Date:	05/28/2015	Prior Sale Price:		Air Cond:	
Sale Price:	\$235,000	Prior Sale Type:		Style:	
Sale Type:	FULL	Acres:	0.12	Fireplace:	/
Document #:	716384	Lot Area:	5,119	Pool:	
1st Mtg Amt:		# of Stories:	1.00	Roof Mat:	
Total Value:	\$128,721	Park Area/Cap#:	/	Parking:	
Land Use:	SFR				

Comp #:10		Distance From Subject:0.3 (miles)			
Address:	645 E 91ST ST, LOS ANGELES, CA 90002-1621				
Owner Name:	ROMERO JUAN C				
Seller Name:	PACIFIC COAST INV				
APN:	6042-012-025	Map Reference:	58-C2 /	Living Area:	811
County:	LOS ANGELES, CA	Census Tract:	2400.20	Total Rooms:	
Subdivision:	668	Zoning:	LAR1	Bedrooms:	2
Rec Date:	03/26/2015	Prior Rec Date:	01/29/2014	Bath(F/H):	1 /
Sale Date:	03/03/2015	Prior Sale Date:	01/03/2014	Yr Built/Eff:	1940 / 1940
Sale Price:	\$256,000	Prior Sale Price:	\$130,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	329948	Acres:	0.11	Fireplace:	/
1st Mtg Amt:	\$251,363	Lot Area:	4,790	Pool:	
Total Value:	\$132,597	# of Stories:	1.00	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:11		Distance From Subject:0.4 (miles)			
Address:	750 E 89TH ST, LOS ANGELES, CA 90002-1604				
Owner Name:	DCT ENTS LLC				
Seller Name:	LEE JULIA TRUST				
APN:	6042-010-021	Map Reference:	58-C2 /	Living Area:	895
County:	LOS ANGELES, CA	Census Tract:	2400.20	Total Rooms:	
Subdivision:	7527	Zoning:	LAR1	Bedrooms:	2
Rec Date:	04/15/2015	Prior Rec Date:		Bath(F/H):	1 /
Sale Date:	02/09/2015	Prior Sale Date:		Yr Built/Eff:	1926 / 1926
Sale Price:	\$205,000	Prior Sale Price:		Air Cond:	
Sale Type:	FULL	Prior Sale Type:		Style:	
Document #:	417180	Acres:	0.13	Fireplace:	/
1st Mtg Amt:		Lot Area:	5,490	Pool:	
Total Value:	\$188,116	# of Stories:	1.00	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:12		Distance From Subject:0.42 (miles)			
Address:	652 E 94TH ST, LOS ANGELES, CA 90002-1905				
Owner Name:	RUIZ RALPH J & MONICA				
Seller Name:	SHOEMAKE WADE JR				
APN:	6050-009-009	Map Reference:	58-C3 /	Living Area:	983
County:	LOS ANGELES, CA	Census Tract:	2407.00	Total Rooms:	
Subdivision:	8359	Zoning:	LAR1	Bedrooms:	2
Rec Date:	07/07/2015	Prior Rec Date:	08/19/1991	Bath(F/H):	1 /
Sale Date:	06/17/2015	Prior Sale Date:	04/1983	Yr Built/Eff:	1941 / 1941
Sale Price:	\$131,000	Prior Sale Price:		Air Cond:	
Sale Type:	FULL	Prior Sale Type:		Style:	
Document #:	813595	Acres:	0.12	Fireplace:	/
1st Mtg Amt:		Lot Area:	5,019	Pool:	
Total Value:	\$98,226	# of Stories:	1.00	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:13		Distance From Subject:0.44 (miles)			
Address:	156 W 92ND ST, LOS ANGELES, CA 90003-4028				
Owner Name:	KIM JENG H T J				
Seller Name:	OCEAN DEV INC				
APN:	6040-040-002	Map Reference:	58-B2 /	Living Area:	1,000
County:	LOS ANGELES, CA	Census Tract:	2402.00	Total Rooms:	
Subdivision:	4169	Zoning:	LAR2	Bedrooms:	2
Rec Date:	08/21/2015	Prior Rec Date:	11/18/2004	Bath(F/H):	1 /
Sale Date:	03/27/2015	Prior Sale Date:	09/13/2004	Yr Built/Eff:	1921 / 1925
Sale Price:	\$610,000	Prior Sale Price:	\$270,000	Air Cond:	
Sale Type:		Prior Sale Type:	FULL	Style:	
Document #:	1029808	Acres:	0.12	Fireplace:	Y / 1
1st Mtg Amt:	\$452,500	Lot Area:	5,413	Pool:	
Total Value:	\$210,000	# of Stories:	1.00	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	ATTACHED GARAGE

Comp #:14		Distance From Subject:0.45 (miles)			
Address:	112 E 95TH ST, LOS ANGELES, CA 90003-4233				
Owner Name:	PAN PTSHP INC				
Seller Name:	FEDERAL NATL MTG ASSN FNMA				

APN:	6052-005-011	Map Reference:	58-B3 /	Living Area:	969
County:	LOS ANGELES, CA	Census Tract:	2405.00	Total Rooms:	
Subdivision:	4876	Zoning:	LAR2	Bedrooms:	1
Rec Date:	08/31/2015	Prior Rec Date:	09/06/1994	Bath(F/H):	1 /
Sale Date:	08/18/2015	Prior Sale Date:		Yr Built/Eff:	1925 / 1950
Sale Price:	\$240,000	Prior Sale Price:	\$120,900	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	1068759	Acres:	0.11	Fireplace:	/
1st Mtg Amt:	\$315,000	Lot Area:	4,935	Pool:	
Total Value:	\$196,724	# of Stories:	1.00	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:15 Distance From Subject:0.45 (miles)

Address: **404 E COLDEN AVE, LOS ANGELES, CA 90003-4319**

Owner Name: **JV REAL ESTATE PARTNERS INC**

Seller Name: **AZTEC FINL**

APN:	6052-029-002	Map Reference:	58-B3 /	Living Area:	945
County:	LOS ANGELES, CA	Census Tract:	2406.00	Total Rooms:	
Subdivision:	6401	Zoning:	LAR1	Bedrooms:	2
Rec Date:	05/05/2015	Prior Rec Date:	07/09/2008	Bath(F/H):	1 /
Sale Date:	04/24/2015	Prior Sale Date:	06/13/2008	Yr Built/Eff:	1924 / 1935
Sale Price:	\$171,000	Prior Sale Price:	\$157,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	514613	Acres:	0.12	Fireplace:	/
1st Mtg Amt:	\$171,000	Lot Area:	5,104	Pool:	
Total Value:	\$128,878	# of Stories:	1.00	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:16 Distance From Subject:0.46 (miles)

Address: **422 E 84TH PL, LOS ANGELES, CA 90003-3106**

Owner Name: **HUANG TRUST**

Seller Name: **OCEAN DEV INC**

APN:	6030-027-024	Map Reference:	58-B1 /	Living Area:	1,040
County:	LOS ANGELES, CA	Census Tract:	2398.02	Total Rooms:	
Subdivision:	26	Zoning:	LAR2	Bedrooms:	3
Rec Date:	09/01/2015	Prior Rec Date:	05/31/1996	Bath(F/H):	1 /
Sale Date:	04/15/2015	Prior Sale Date:		Yr Built/Eff:	1922 / 1930
Sale Price:	\$610,000	Prior Sale Price:		Air Cond:	
Sale Type:	FULL	Prior Sale Type:		Style:	
Document #:	1076804	Acres:	0.12	Fireplace:	/
1st Mtg Amt:	\$444,750	Lot Area:	5,202	Pool:	
Total Value:	\$150,647	# of Stories:	1.00	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:17 Distance From Subject:0.46 (miles)

Address: **624 E 95TH ST, LOS ANGELES, CA 90002-1913**

Owner Name: **GRIJALVA GEREMIAS/GRIJALVA RUTH**

Seller Name: **HERNANDEZ JOSE A**

APN:	6050-016-026	Map Reference:	58-C3 /	Living Area:	999
County:	LOS ANGELES, CA	Census Tract:	2407.00	Total Rooms:	5
Subdivision:	8359	Zoning:	LAR1	Bedrooms:	2
Rec Date:	06/01/2015	Prior Rec Date:	08/30/2011	Bath(F/H):	1 /
Sale Date:	04/23/2015	Prior Sale Date:	04/13/2011	Yr Built/Eff:	1927 / 1927
Sale Price:	\$290,000	Prior Sale Price:	\$230,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	637303	Acres:	0.12	Fireplace:	Y / 1
1st Mtg Amt:	\$284,747	Lot Area:	5,247	Pool:	
Total Value:	\$240,372	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	DETACHED GARAGE

Comp #:18 Distance From Subject:0.47 (miles)

Address: **737 E 87TH PL, LOS ANGELES, CA 90002**

Owner Name: **ROBINSON LA-QUESHA**

Seller Name: **JV GLOBAL ENT LLC**

APN:	6042-003-021	Map Reference:	58-C2 /	Living Area:	1,008
County:	LOS ANGELES, CA	Census Tract:	2400.10	Total Rooms:	
Subdivision:	1977	Zoning:	LAR2	Bedrooms:	2
Rec Date:	01/21/2015	Prior Rec Date:	06/03/2013	Bath(F/H):	2 /
Sale Date:	11/17/2014	Prior Sale Date:	04/10/2013	Yr Built/Eff:	1929 / 1934
Sale Price:	\$279,000	Prior Sale Price:	\$165,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	69021	Acres:	0.12	Fireplace:	/
1st Mtg Amt:	\$233,007	Lot Area:	5,324	Pool:	
Total Value:	\$225,000	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:19 Distance From Subject:0.48 (miles)

Address: **323 E 97TH ST, LOS ANGELES, CA 90003-4301**

Owner Name: **HERNANDEZ MARCOS A/DE HERNANDEZ CRISTINA E G**

Seller Name: **HERNANDEZ DAVID**

APN:	6052-020-023	Map Reference:	58-B3 /	Living Area:	1,038
County:	LOS ANGELES, CA	Census Tract:	2406.00	Total Rooms:	5
Subdivision:	6401	Zoning:	LAR1	Bedrooms:	2
Rec Date:	03/12/2015	Prior Rec Date:	11/21/2012	Bath(F/H):	2 /
Sale Date:	01/14/2015	Prior Sale Date:	10/31/2012	Yr Built/Eff:	1924 / 1935
Sale Price:	\$182,000	Prior Sale Price:	\$160,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	UNKNOWN	Style:	CONVENTIONAL
Document #:	267585	Acres:	0.12	Fireplace:	/
1st Mtg Amt:	\$178,703	Lot Area:	5,084	Pool:	
Total Value:	\$163,936	# of Stories:	1.00	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	DETACHED GARAGE

EXHIBIT D

ASSIGNED INSPECTOR: SHAWN ESHBACH
JOB ADDRESS: 318 EAST 89TH STREET, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 6041-024-009

Date: January 09, 2015

CASE#: 592091
ORDER NO: A-3517101

EFFECTIVE DATE OF ORDER TO COMPLY: May 21, 2014
COMPLIANCE EXPECTED DATE: June 20, 2014
DATE COMPLIANCE OBTAINED: No Compliance to Date

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3517101

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

HELENA JUBANY
PRESIDENT
VAN AMBATELOS
VICE-PRESIDENT
E. FELICIA BRANNON
VICTOR H. CUEVAS
GEORGE HOVAGUIMIAN

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

SUBSTANDARD ORDER AND NOTICE OF FEE

RODRIQUEZ, MARY
318 E 89TH ST
LOS ANGELES, CA 90003

CASE #: 592091
ORDER #: A-3517101
EFFECTIVE DATE: May 21, 2014
COMPLIANCE DATE: June 20, 2014

OWNER OF
SITE ADDRESS: 318 E 89TH ST
ASSESSORS PARCEL NO.: 6041-024-009
ZONE: R1; One-Family Zone

MAILED
5/20/14

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:

As a result of an inspection of the property (Site Address) listed above, this office has determined the building(s) to be SUBSTANDARD as pursuant to the provisions of Division 89 of Article 1 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.). You are therefore ordered to secure all required permits and begin the necessary work to eliminate the following code violations within 30 days from the effective date of this order. All necessary work shall be completed within 90 days from the effective date of this order. If the necessary permits are not obtained or the required work is not physically commenced within 45 days from the effective date of this order, the Department of Building and Safety may order the owner to cause the building(s) to be vacated.

VIOLATION(S):

1. The building or premises is Substandard due to inadequate maintenance.

You are therefore ordered to: Maintain the single family dwelling in a safe and sanitary condition and good repair
Code Section(s) in Violation: 91.8902.11, 91.8902, 91.103.1, 12.21A.1.(a) of the L.A.M.C.
Location: Single Family Dwelling

2. The building or premises is Substandard due to inadequate sanitation caused by general dilapidation or improper maintenance.

You are therefore ordered to: Abate all Substandard conditions which are causing inadequate sanitation and maintain



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

the building or premises in good repair.

Code Section(s) in Violation: 91.8902.1 #13 91.8902, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Location: Single Family Dwelling Detached Garage

3. **The premises are Substandard due to an accumulation of weeds, vegetation, junk, dead organic matter, debris, garbage, offal, rat harborages, stagnant water, combustible materials and similar materials or conditions.**

You are therefore ordered to: Abate all Substandard conditions noted above which constitute fire, health or safety hazards and maintain the premises in good repair

Code Section(s) in Violation: 91.8902.10, 91.8902, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Location: Property

NOTE: A certificate has been filed with the County Recorder noting the above substandard condition.

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 day 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 \$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 98.04 II 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.

APPEAL PROCEDURES:

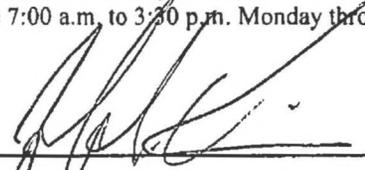
There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine err or abuse of discretion, or requests for slight modification of the requirements contained in this order when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

NOTICE:

Relocation assistance may be required if a tenant is evicted in order to comply with an order from a governmental agency (LAMC 151.09.A.11 & 163.00 to 163.07) For information, call the Los Angeles Housing Department (LAHD) at (213) 808-8888 or go to: <http://lahd.lacity.org>

12
11
10
9
8
7
6
5
4
3
2
1

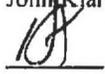
If you have any questions or require any additional information please feel free to contact me at (323)789-1488.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: 

Date: May 14, 2014

JOHN KLARIN
8475 S. VERMONT AVE.
LOS ANGELES, CA 90044
(323)789-1488

John.Klarin@lacity.org



REVIEWED BY