

CITY OF LOS ANGELES

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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PRESIDENT

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VICE PRESIDENT

JOSELYN GEAGA-ROSENTHAL
GEORGE HOVAGUIMIAN
JAVIER NUNEZ

October 13, 2015

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

JOB ADDRESS: **3621 SOUTH HILLCREST DRIVE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5046-032-040**

On October 10, 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: **3621 South Hillcrest Drive, Los Angeles, California** (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

Following the Department's investigation an order or orders to comply were issued to the property owner and all interested parties. Pursuant to Section 98.0411(a) the order warned that "a proposed noncompliance fee may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or slight modification is filed within 15 days after the compliance date." The owners failed to comply within the time prescribed by ordinance.

In addition, pursuant to Section 98.0421, the property owner was issued an order on September 10, 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) | 114.55 |
| Title Report Fee | 42.00 |
| Grand Total | \$ 3,328.11 |

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 **\$3,328.11** 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 **\$3,328.11** 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

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

Council District: # 10



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

Property Title Report

Work Order No. T11956
 Dated as of: 07/02/2015

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 5046-032-040

Property Address: 3621 S HILLCREST DR ✓ **City:** Los Angeles **County:** Los Angeles

VESTING INFORMATION

Type of Document: Quit Claim Deed

Grantee : Deborah Cain, a single person

Grantor : Donald Dones and Lenny Isaacs-Dones a married couple

Deed Date : 5/14/2013

Recorded : 5/16/2013

Instr No. : 20130735795

Mailing Address: Deborah Cain,
 3621 Hillcrest Drive, Los Angeles, CA 90016

SCHEDULE B

LEGAL DESCRIPTION

The following described property:

Lot 53 of Tract No. 11755, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 257 Pages 7 and 8 of Maps, in the office of the County Recorder of said County.
 Assessor's Parcel No: 5046-032-040

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 : \$391,500.00

Dated : 6/30/2006

Trustor : Deborah Cain and Donald Dones and Lenny Issacs-Dones

Trustee : Golden West Savings Association Service Co., a California Corporation

Beneficiary : World Savings Bank, FSB

Recorded : 7/6/2006

Instr No. : 06 1487936

Maturity Date is: 7/15/2036

The maximum aggregate principal sum secured by this security agreement is \$489,375.00

Mailing Address: World Savings Bank, FSB, 1901 Harrison Street, Oakland, CA 94612

Mailing Address: Golden West Savings Association Service Co - None Shown

Prepared By:
Deborah Cain
3621 Hillcrest Dr
Los Angeles, California 90016-5701

After Recording Return To:
Deborah Cain
3621 Hillcrest drive
Los Angeles, California 90016-5701

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUIT CLAIM DEED

On May 13, 2013 THE GRANTOR(S),

- Donald Dones and Lenny Isaacs-Dones, a married couple,
for and in consideration of: ~~One Dollar (\$1.00)~~ and other good and valuable consideration
conveys, releases and quit claims to the GRANTEE(S):

- DEBORAH CAIN, a single person, residing at 3621 HILLCREST DRIVE, LOS
ANGELES, LOS ANGELES County, California 90016 5701
the following described real estate, situated in Los Angeles, in the County of Los Angeles, State of
California:

Legal Description: PROPERTY LOCATED AT 3621 HILLCREST DR IN LOS ANGELES
CITY, LOS ANGELES COUNTY POSTAL CODE 90016 - 5701 TRACT NO. 11755 LOT
53

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in
and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs
and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns
shall have, claim or demand any right or title to the property, premises, or appurtenances, or any
part thereof.

Grantor further declares that the documentary transfer tax is \$0.00 which is computed based on
the full value of the property (less all debts assumed by the Grantee(s)).

Conveyance to secure a debt RST 11921
Tax Parcel Number: 5046 032 040

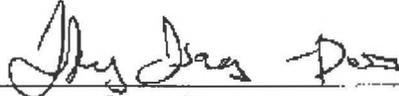
Grantor Signatures:

DATED: 5/14/13



Donald Dones
5452 Bradna Drive
Los Angeles, California
90047

DATED: 5/14/13



Lenny Isaacs-Dones
5452 Bradna Drive
Los Angeles, California
90047

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

On 5.14.13 before me, M. WILLIAMS, personally appeared Donald Dones and Lenny Isaacs-Dones, 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.

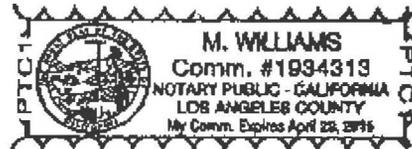
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature of Notary Public

(Notary Seal)



Signature and Notary for Quit Claim Deed regarding 3621 Hillcrest Drive

EQUITY

RECORDING REQUESTED BY:
Equity Title Company

AND WHEN RECORDED MAIL TO:

Deborah Cain
3621 Hillcrest Drive
Los Angeles, CA 90016

06 1487935

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THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.: LA0661480

Escrow No.: 020348-CW

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) 80 44 LOS Angeles
DOCUMENTARY TRANSFER TAX is \$574.20 CITY TRANSFER TAX \$2,349.00
 computed on full value of property conveyed, or
 computed on full value less value of liens or encumbrances remaining at time of sale.
 Unincorporated area City of Los Angeles AND

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

Luis M. Bravo and Veronica Ramirez, Husband and Wife as Joint Tenants

hereby GRANT(s) to:

Deborah Cain A Widow
and Donald Dones and Lenny Isaacs -Dones Husband and wife, All As Joint Tenants

the real property in the City of Los Angeles, County of Los Angeles, State of California, described as:
Lot 53 of Tract No. 11755, in the City of Los Angeles, County of Los Angeles, State of California, as per Map
recorded in Book 257, Pages 7 and 8 of Maps, in the Office of the County Recorder of said County.
Also Known as: 3621 Hillcrest Drive, Los Angeles, CA 90016
AP# 5046-032-040

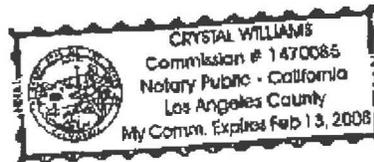
5046-032-040

DATED June 2, 2006
STATE OF CALIFORNIA
COUNTY OF Los Angeles
On 6/12/06
Before me, Crystal Williams
A Notary Public in and for said State, personally appeared

Luis M. Bravo
Luis M. Bravo
Veronica Ramirez
Veronica Ramirez

Luis M. Bravo and Veronica Ramirez

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 Crystal Williams (This area for official notarial seal)
MAIL TAX STATEMENTS TO PARTY SHOWN BELOW. IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE

LA0661480

EQUITY

RECORDING REQUESTED BY:
WORLD SAVINGS BANK

WHEN RECORDED MAIL TO:
WORLD SAVINGS BANK
FINAL DOCUMENTATION
CLOSING DEPARTMENT
P.O. BOX 659548
SAN ANTONIO, TX 78266-9548

LOAN NUMBER: 0043361377

NOTE AMOUNT: \$391,600.00

ASSESSOR'S IDENTIFICATION #:

06 1487936

Y

FOR RECORDER'S USE ONLY

DEED OF TRUST

THIS IS A FIRST DEED OF TRUST WHICH SECURES A NOTE WHICH CONTAINS PROVISIONS ALLOWING FOR CHANGES IN MY INTEREST RATE, FREQUENCY AND AMOUNT OF PAYMENTS AND PRINCIPAL BALANCE (INCLUDING FUTURE ADVANCES AND DEFERRED INTEREST). AT LENDER'S OPTION THE SECURED NOTE MAY BE RENEWED OR RENEGOTIATED. THE SECURED NOTE PROVIDES FOR MONTHLY PAYMENTS OF PRINCIPAL AND INTEREST.

THE MAXIMUM AGGREGATE PRINCIPAL BALANCE SECURED BY THIS DEED OF TRUST IS \$489,375.00 WHICH IS 126% OF THE ORIGINAL PRINCIPAL NOTE AMOUNT.

I. DEFINITIONS OF WORDS USED IN THIS DEED OF TRUST

(A) Security Instrument. This Deed of Trust, which is dated June 30, 2006, will be called the "Security Instrument."

(B) Borrower. DEBORAH CAIN, A WIDOW AND DONALD DONES AND LENNY ISAACS-DONES, HUSBAND AND WIFE, ALL AS JOINT TENANTS sometimes will be called "Borrower" and sometimes simply "I" or "me."

(C) Lender. WORLD SAVINGS BANK, FSB, ITS SUCCESSORS AND/OR ASSIGNEES, will be called "Lender." Lender is a FEDERAL SAVINGS BANK, which is organized and exists under the laws of the United States. Lender's address is 1901 Harrison Street, Oakland, CA 94612 .

5046-032-040



LENDER'S USE ONLY

SD001A (2004-03-2)
DEFERRED INTEREST

DEED OF TRUST I-ADJUSTABLE
Page 1

CA

LA0661480

07-06-2006

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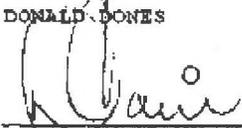
BY SIGNING BELOW, I accept and agree to the promises and agreements contained in this Security Instrument and in any rider(s) signed by me and recorded in proper official records.

(PLEASE SIGN YOUR NAME EXACTLY AS IT APPEARS BELOW)

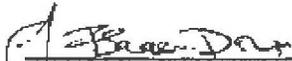
BORROWER(S):

 [Seal]

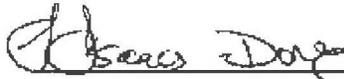
DONALD DONES

 [Seal]

DEBORAH CAIN

 [Seal]

LENNY ISAACS-DONES

 [Seal]

LENNY ISAACS-DONES

ATTACH INDIVIDUAL NOTARY ACKNOWLEDGEMENT

SD001 (2004-03-1)

[AF1 (2004-03-1)]

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CA

[AL1 (2004-03-1)]

06 1487936

07/06/00

0043361377

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BORROWER(S)' SPOUSE(S) OR DOMESTIC PARTNER(S): The undersigned hereby joins in this Security Instrument for the sole purpose of encumbering, subordinating, conveying and/or waiving any current or potential interest in the Property. By signing below, the undersigned encumbers, subordinates, conveys and/or waives any and all rights, interests or claims in the Property, including, but not limited to, homestead, dower, marital or joint-occupancy rights. No personal liability under the Note is hereby incurred by the undersigned joining spouse or domestic partner.

(PLEASE SIGN YOUR NAME EXACTLY AS IT APPEARS BELOW)

BORROWER(S)' SPOUSE(S) OR DOMESTIC PARTNER(S):

Lenny Isaac-Dones

(Seal)

LENNY ISAACS-DONES

ATTACH INDIVIDUAL NOTARY ACKNOWLEDGEMENT

SD001 (2004-03-1)

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CR

[ALY (2004-03-1)]

06 1487936

03/09/16

Property Detail Report

For Property Located At:
3621 HILLCREST DR, LOS ANGELES, CA 90016-5701



Owner Information

Owner Name: **CAIN DEBORAH**
 Mailing Address: **3621 HILLCREST DR, LOS ANGELES CA 90016-5701 C031**
 Vesting Codes: **//**

Location Information

| | | | |
|-----------------------|------------------------------|-----------------------|---------------------|
| Legal Description: | TRACT NO 11755 LOT 53 | APN: | 5046-032-040 |
| County: | LOS ANGELES, CA | Alternate APN: | |
| Census Tract / Block: | 2195.00 / 2 | Subdivision: | 11755 |
| Township-Range-Sect: | | Map Reference: | 43-B6 / |
| Legal Book/Page: | 257-7 | Tract #: | 11755 |
| Legal Lot: | 53 | School District: | LOS ANGELES |
| Legal Block: | | School District Name: | |
| Market Area: | PHHT | Munic/Township: | |
| Neighbor Code: | | | |

Owner Transfer Information

| | | | |
|----------------------|--------------------------------|---------------------|------------------------|
| Recording/Sale Date: | 05/16/2013 / 05/14/2013 | Deed Type: | QUIT CLAIM DEED |
| Sale Price: | | 1st Mtg Document #: | |
| Document #: | 735795 | | |

Last Market Sale Information

| | | | |
|----------------------|--------------------------------|-------------------------|-------------------------|
| Recording/Sale Date: | 07/06/2006 / 06/02/2006 | 1st Mtg Amount/Type: | \$391,500 / CONV |
| Sale Price: | \$522,000 | 1st Mtg Int. Rate/Type: | / ADJ |
| Sale Type: | FULL | 1st Mtg Document #: | 1487936 |
| Document #: | 1487935 | 2nd Mtg Amount/Type: | / |
| Deed Type: | GRANT DEED | 2nd Mtg Int. Rate/Type: | / |
| Transfer Document #: | | Price Per SqFt: | \$453.12 |
| New Construction: | | Multi/Split Sale: | |
| Title Company: | EQUITY TITLE CO. | | |
| Lender: | WORLD SVGS BK FSB | | |
| Seller Name: | BRAVO LUIS M | | |

Prior Sale Information

| | | | |
|----------------------|---------------------|--------------------------|-------------------------|
| Prior Rec/Sale Date: | 03/28/1994 / | Prior Lender: | WELLS FARGO BK |
| Prior Sale Price: | \$156,000 | Prior 1st Mtg Amt/Type: | \$148,200 / CONV |
| Prior Doc Number: | 600302 | Prior 1st Mtg Rate/Type: | / FIX |
| Prior Deed Type: | GRANT DEED | | |

Property Characteristics

| | | | | | |
|---------------------|------------------------|--------------------|------------------------|----------------|---------------------|
| Gross Area: | | Parking Type: | DETACHED GARAGE | Construction: | |
| Living Area: | 1,152 | Garage Area: | | Heat Type: | HEATED |
| Tot Adj Area: | | Garage Capacity: | 2 | Exterior wall: | STUCCO |
| Above Grade: | | Parking Spaces: | 2 | Porch Type: | |
| Total Rooms: | 7 | Basement Area: | | Patio Type: | PATIO |
| Bedrooms: | 4 | Finish Bsmnt Area: | | Pool: | |
| Bath(F/H): | 1 / | Basement Type: | | Air Cond: | |
| Year Built / Eff: | 1944 / 1945 | Roof Type: | | Style: | CONVENTIONAL |
| Fireplace: | Y / 1 | Foundation: | RAISED | Quality: | FAIR |
| # of Stories: | 1.00 | Roof Material: | WOOD SHAKE | Condition: | FAIR |
| Other Improvements: | FENCE; ADDITION | | | | |

Site Information

| | | | | | |
|-----------------|--------------|------------------|-----------------|-------------|-----------------------------------|
| Zoning: | LAR1 | Acres: | 0.14 | County Use: | SINGLE FAMILY RESID (0100) |
| Lot Area: | 5,998 | Lot Width/Depth: | 50 x 120 | State Use: | |
| Land Use: | SFR | Res/Comm Units: | / | Water Type: | PUBLIC |
| Site Influence: | | | | Sewer Type: | TYPE UNKNOWN |

Tax Information

| | | | | | |
|----------------------|------------------|----------------|-------------|----------------|-------------------|
| Total Value: | \$426,129 | Assessed Year: | 2015 | Property Tax: | \$5,288.72 |
| Land Value: | \$319,036 | Improved %: | 25% | Tax Area: | 67 |
| Improvement Value: | \$107,093 | Tax Year: | 2014 | Tax Exemption: | |
| Total Taxable Value: | \$426,129 | | | | |

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

3621 HILLCREST DR, LOS ANGELES, CA 90016-5701**7 Comparable(s) Selected.**

Report Date: 10/07/2015

Summary Statistics:

| | Subject | Low | High | Average |
|-----------------------|----------------|------------|-------------|----------------|
| Sale Price | \$522,000 | \$315,000 | \$690,000 | \$450,429 |
| Bldg/Living Area | 1,152 | 1,063 | 1,294 | 1,168 |
| Price/Sqft | \$453.12 | \$286.89 | \$613.88 | \$386.25 |
| Year Built | 1944 | 1923 | 1942 | 1936 |
| Lot Area | 5,998 | 5,200 | 6,579 | 5,675 |
| Bedrooms | 4 | 2 | 3 | 2 |
| Bathrooms/Restrooms | 1 | 1 | 1 | 1 |
| Stories | 1.00 | 1.00 | 1.00 | 1.00 |
| Total Value | \$426,129 | \$36,266 | \$415,000 | \$188,069 |
| Distance From Subject | 0.00 | 0.08 | 0.43 | 0.26 |

*=- user supplied for search only

| | | | |
|---|------------------------------------|--------------------------------------|--|
| Comp #:1 | | Distance From Subject:0.08 (miles) | |
| Address: 3624 S MUIRFIELD RD, LOS ANGELES, CA 90016-5718 | | | |
| Owner Name: GREGG DAVID F/STREET-GREGG CHRISTINE | | | |
| Seller Name: AHMED SAHIRAH | | | |
| APN: 5046-030-005 | Map Reference: 43-B6 / | Living Area: 1,124 | |
| County: LOS ANGELES, CA | Census Tract: 2195.00 | Total Rooms: 5 | |
| Subdivision: 12548 | Zoning: LAR1 | Bedrooms: 2 | |
| Rec Date: 08/21/2015 | Prior Rec Date: 11/18/2014 | Bath(F/H): 1 / | |
| Sale Date: 07/23/2015 | Prior Sale Date: 11/03/2014 | Yr Built/Eff: 1942 / 1942 | |
| Sale Price: \$690,000 | Prior Sale Price: \$415,000 | Air Cond: | |
| Sale Type: FULL | Prior Sale Type: FULL | Style: CONVENTIONAL | |
| Document #: 1031652 | Acres: 0.14 | Fireplace: Y / 1 | |
| 1st Mtg Amt: \$552,000 | Lot Area: 5,998 | Pool: | |
| Total Value: \$415,000 | # of Stories: 1.00 | Roof Mat: COMPOSITION SHINGLE | |
| Land Use: SFR | Park Area/Cap#: / 2 | Parking: PARKING AVAIL | |

| | | | |
|---|-----------------------------------|------------------------------------|--|
| Comp #:2 | | Distance From Subject:0.11 (miles) | |
| Address: 3564 S MUIRFIELD RD, LOS ANGELES, CA 90016-5716 | | | |
| Owner Name: SOHO INVESTMENT GROUP LLC | | | |
| Seller Name: HUNT JOHNSON O | | | |
| APN: 5046-018-012 | Map Reference: 43-B6 / | Living Area: 1,264 | |
| County: LOS ANGELES, CA | Census Tract: 2195.00 | Total Rooms: 6 | |
| Subdivision: 12548 | Zoning: LAR1 | Bedrooms: 3 | |
| Rec Date: 09/09/2015 | Prior Rec Date: 12/04/1985 | Bath(F/H): 1 / | |
| Sale Date: 07/24/2015 | Prior Sale Date: 07/1985 | Yr Built/Eff: 1942 / 1942 | |
| Sale Price: \$418,000 | Prior Sale Price: \$90,000 | Air Cond: | |
| Sale Type: FULL | Prior Sale Type: FULL | Style: CONVENTIONAL | |
| Document #: 1111531 | Acres: 0.14 | Fireplace: Y / 1 | |
| 1st Mtg Amt: \$149,103 | Lot Area: 6,155 | Pool: | |
| Total Value: \$418,000 | # of Stories: 1.00 | Roof Mat: WOOD SHAKE | |
| Land Use: SFR | Park Area/Cap#: / 2 | Parking: PARKING AVAIL | |

| | | | |
|--|-------------------------------|------------------------------------|--|
| Comp #:3 | | Distance From Subject:0.26 (miles) | |
| Address: 3431 POTOMAC AVE, LOS ANGELES, CA 90016-4116 | | | |
| Owner Name: NAVARRO REFUGIO | | | |
| Seller Name: YARBROUGH GWILLI & DENISE | | | |
| APN: 5046-009-018 | Map Reference: 43-B6 / | Living Area: 1,063 | |
| County: LOS ANGELES, CA | Census Tract: 2200.00 | Total Rooms: 5 | |
| Subdivision: 7823 | Zoning: LAR1 | Bedrooms: 2 | |
| Rec Date: 04/21/2015 | Prior Rec Date: | Bath(F/H): 1 / | |
| Sale Date: 02/20/2015 | Prior Sale Date: | Yr Built/Eff: 1940 / 1945 | |
| Sale Price: \$390,000 | Prior Sale Price: | Air Cond: | |
| Sale Type: FULL | Prior Sale Type: | Style: CONVENTIONAL | |
| Document #: 443351 | Acres: 0.12 | Fireplace: / | |
| 1st Mtg Amt: \$382,936 | Lot Area: 5,200 | Pool: | |
| Total Value: \$213,199 | # of Stories: 1.00 | Roof Mat: WOOD SHAKE | |
| Land Use: SFR | Park Area/Cap#: / 1 | Parking: PARKING AVAIL | |

| | | | |
|--|------------------------------------|------------------------------------|--|
| Comp #:4 | | Distance From Subject:0.27 (miles) | |
| Address: 3417 POTOMAC AVE, LOS ANGELES, CA 90016-4116 | | | |
| Owner Name: JACKSON ERIC 2003 TRUST | | | |
| Seller Name: TOP LINE EVOLUTION LLC | | | |
| APN: 5046-009-010 | Map Reference: 43-B6 / | Living Area: 1,155 | |
| County: LOS ANGELES, CA | Census Tract: 2200.00 | Total Rooms: 2 | |
| Subdivision: 7823 | Zoning: LAR1 | Bedrooms: 2 | |
| Rec Date: 06/30/2015 | Prior Rec Date: 04/01/2015 | Bath(F/H): 1 / | |
| Sale Date: 06/05/2015 | Prior Sale Date: 03/29/2015 | Yr Built/Eff: 1940 / 1941 | |
| Sale Price: \$405,000 | Prior Sale Price: \$240,000 | Air Cond: | |
| Sale Type: FULL | Prior Sale Type: FULL | Style: | |
| Document #: 783733 | Acres: 0.12 | Fireplace: / | |
| 1st Mtg Amt: | Lot Area: 5,200 | Pool: | |
| Total Value: \$250,246 | # of Stories: | Roof Mat: | |
| Land Use: SFR | Park Area/Cap#: / | Parking: | |

| | | | |
|--|-------------------------------|--|--|
| Comp #: 5 | | Distance From Subject: 0.32 (miles) | |
| Address: 3911 EXPOSITION BLVD, LOS ANGELES, CA 90016-5807 | | | |
| Owner Name: MOORE RON Y | | | |
| Seller Name: LANG RACHAEL | | | |
| APN: 5046-004-031 | Map Reference: 43-B6 / | Living Area: 1,181 | |
| County: LOS ANGELES, CA | Census Tract: 2200.00 | Total Rooms: 6 | |
| Subdivision: 7823 | Zoning: LAR3 | Bedrooms: 3 | |
| Rec Date: 07/07/2015 | Prior Rec Date: | Bath(F/H): 1 / | |
| Sale Date: 06/09/2015 | Prior Sale Date: | Yr Built/Eff: 1926 / 1927 | |
| Sale Price: \$435,000 | Prior Sale Price: | Air Cond: | |
| Sale Type: FULL | Prior Sale Type: | Style: CONVENTIONAL | |
| Document #: 813914 | Acres: 0.12 | Fireplace: Y / 1 | |
| 1st Mtg Amt: \$385,000 | Lot Area: 5,381 | Pool: | |
| Total Value: \$36,266 | # of Stories: 1.00 | Roof Mat: COMPOSITION SHINGLE | |
| Land Use: SFR | Park Area/Cap#: / 2 | Parking: PARKING AVAIL | |

| | | | |
|--|------------------------------------|--|--|
| Comp #: 6 | | Distance From Subject: 0.34 (miles) | |
| Address: 3416 FIELD AVE, LOS ANGELES, CA 90016-4037 | | | |
| Owner Name: HERNANDEZ ANGEL/MARAVILLA JAVIER & SUSANA | | | |
| Seller Name: IZE MARCOS & ARAMINTA F | | | |
| APN: 5046-010-002 | Map Reference: 43-A6 / | Living Area: 1,098 | |
| County: LOS ANGELES, CA | Census Tract: 2197.00 | Total Rooms: 5 | |
| Subdivision: 7823 | Zoning: LARD1.5 | Bedrooms: 2 | |
| Rec Date: 02/26/2015 | Prior Rec Date: 03/11/1992 | Bath(F/H): 1 / | |
| Sale Date: 01/08/2015 | Prior Sale Date: 03/1992 | Yr Built/Eff: 1940 / 1940 | |
| Sale Price: \$315,000 | Prior Sale Price: \$145,000 | Air Cond: | |
| Sale Type: FULL | Prior Sale Type: FULL | Style: CONVENTIONAL | |
| Document #: 211826 | Acres: 0.12 | Fireplace: / | |
| 1st Mtg Amt: \$309,294 | Lot Area: 5,210 | Pool: | |
| Total Value: \$212,730 | # of Stories: 1.00 | Roof Mat: WOOD SHAKE | |
| Land Use: SFR | Park Area/Cap#: / 2 | Parking: PARKING AVAIL | |

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|--|------------------------------------|--|--|
| Comp #: 7 | | Distance From Subject: 0.43 (miles) | |
| Address: 3021 BUCKINGHAM RD, LOS ANGELES, CA 90016-4227 | | | |
| Owner Name: DEAN RONALD J LIVING TRUST | | | |
| Seller Name: S & E REAL ESTATE INVESTMENTS | | | |
| APN: 5050-026-043 | Map Reference: 43-B5 / | Living Area: 1,294 | |
| County: LOS ANGELES, CA | Census Tract: 2200.00 | Total Rooms: 5 | |
| Subdivision: 5780 | Zoning: LARD1.5 | Bedrooms: 2 | |
| Rec Date: 01/15/2015 | Prior Rec Date: 12/18/2013 | Bath(F/H): 1 / | |
| Sale Date: 12/31/2014 | Prior Sale Date: 11/19/2013 | Yr Built/Eff: 1923 / 1930 | |
| Sale Price: \$500,000 | Prior Sale Price: \$325,000 | Air Cond: | |
| Sale Type: FULL | Prior Sale Type: FULL | Style: CONVENTIONAL | |
| Document #: 52798 | Acres: 0.15 | Fireplace: Y / 1 | |
| 1st Mtg Amt: | Lot Area: 6,579 | Pool: | |
| Total Value: \$39,936 | # of Stories: 1.00 | Roof Mat: COMPOSITION SHINGLE | |
| Land Use: SFR | Park Area/Cap#: / 1 | Parking: PARKING AVAIL | |

EXHIBIT D

ASSIGNED INSPECTOR: **MIKE MILLER**

Date: **October 13, 2015**

JOB ADDRESS: **3621 SOUTH HILLCREST DRIVE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5046-032-040**

CASE#: **657878**

ORDER NO: **A-3601657**

EFFECTIVE DATE OF ORDER TO COMPLY: **September 10, 2014**

COMPLIANCE EXPECTED DATE: **October 10, 2014**

DATE COMPLIANCE OBTAINED: **NO COMPLIANCE TO DATE**

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LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3601657

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BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
PRESIDENT

E. FELICIBRANNON
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

SUBSTANDARD ORDER AND NOTICE OF FEE

CAIN, DEBORAH
3621 HILLCREST DR
LOS ANGELES, CA 90016

CASE #: 657878
ORDER #: A-3601657
EFFECTIVE DATE: September 10, 2014
COMPLIANCE DATE: October 10, 2014

OWNER OF
SITE ADDRESS: 3621 S HILLCREST DR
ASSESSORS PARCEL NO.: 5046-032-040
ZONE: R1; One-Family Zone

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 garage has been converted to habitable space without the required permits and approvals.

You are therefore ordered to: Restore the garage to its originally permitted use as a garage.

Code Section(s) in Violation: 12.21A.1.(a), 12.21A4(a), 12.21A4(m), 91.8902.14, 91.8105, 91.103.1 of the L.A.M.C.

Comments: The garage was constructed under the aegis of permit No. 1944LA16108. An 18'X 20' Garage.

- 2. The construction of an approximate 14'X 24' addition to the garage was/is constructed without the required permits and approvals.



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You are therefore ordered to: 1) Demolish and remove the approximate 14'X 24' addition to the garage constructed without the required permits.
2) Restore the existing structure to its originally approved condition, OR,
3) Submit plans, obtain the required permits and expose the work for proper inspections.

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, 91.5R106.1.1, 91.5R106.1.2, 91.5R108.4, 91.5R106.3.2, 91.5R103.1, 12.21A.1.(a) of the L.A.M.C.

Comments: This room addition is attached to the north side of the garage and includes a bathroom and one large room.

3. The remodel of the garage to a dwelling was/is constructed without the required permits and approvals. Unapproved interior construction in the garage.

You are therefore ordered to: 1) Demolish and remove all construction work performed without the required permits.
2) Restore the existing structure to its originally approved condition.

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, 91.5R106.1.1, 91.5R106.1.2, 91.5R108.4, 91.5R106.3.2, 91.5R103.1, 12.21A.1.(a) of the L.A.M.C.

Comments: The unapproved construction includes a kitchen, a raised floor, and partition walls.

4. Disconnect the plumbing from the utilities.

A plumbing permit is required to remove the unapproved plumbing at the garage and to restore the plumbing system to an approved condition.

You are therefore ordered to: Obtain the required plumbing permit to conduct the required inspections for restoring the plumbing system.

Code Section(s) in Violation: 94.102.2.4, 94.103.1.1, 12.21A.1.(a) of the L.A.M.C.

Comments: Provide this Order to Comply to Plan Check Engineering when obtaining the required plumbing permit.

The Scope of Work described in the permit shall state: "Remove the unapproved plumbing at the garage and restore the plumbing system to an approved condition."

Obtain the required plumbing permit.
Expose all work for inspection.
Arrange all the necessary inspections.
Obtain all required final approvals.
Pay all required Investigation Fees.

Disconnect the waste line from the garage that connects to the plumbing system at the house.

Disconnect all water supply pipes.

Disconnect the gas pipe at the point where it is connected to the original and approved gas pipe at the house.

Provide access to inspect this location.

5. Not providing or maintaining the required covered off street parking.

You are therefore ordered to: Provide/maintain required off-street parking.
Restore the garage to its original and approved condition.

Code Section(s) in Violation: 12.21A4, 12.21A.4.(m), 12.21A.1.(a) of the L.A.M.C.

Comments: The unapproved construction in the garage has eliminated the required parking area and access to this area.

