

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
PRESIDENT

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CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

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

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

FRANK BUSH
EXECUTIVE OFFICER

September 09, 2015

Council District: # 15

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

JOB ADDRESS: **3906 SOUTH BLUFF PLACE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **7467-024-001**

On September 17, 2013, 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: **3906 South Bluff Place, 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.

Pursuant to Section 98.0421, the property owner was issued an order on September 17, 2013, to pay a code violation inspection fee after violations were identified and verified upon inspection. The code violation inspection fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
Code Violation Investigation Fee	\$ 336.00
System Development Surcharge	20.16
System Development Surcharge Late Fee	50.40
Late Charge/Collection Fee (250%)	483.84
Title Report Fee	42.00
Grand Total	\$ 932.40

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 **\$932.40** 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 **\$932.40** 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 L. 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. T12019
Dated as of: 07/16/2015

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 7467-024-001

Property Address: 3906 S BLUFF PL ✓ **City:** Los Angeles **County:** Los Angeles

VESTING INFORMATION

Type of Document: Executor's Deed

Grantee : Ralph DiLibero, a married man, as his sole and separate property

Grantor : James Leroy Titmus, Sr., as Executor of the Estate of Pearl Mary Rogers, deceased

Deed Date : 7/5/1983

Recorded : 8/5/1983

Instr No. : 83 902794

Mailing Address: Ralph DiLibero,
1729 PABLO PL PALOS VERDES ESTATES CA 90274

SCHEDULE B

LEGAL DESCRIPTION

The following described property:

Situated in the City of San Pedro, County of Los Angeles and State of California: Lot 1 in Block "F" of Tract No. 432, City of Los Angeles, as per map recorded in Book 14, Page 160 of Maps, in the office of the county recorder of said county. Except from said lot, that Portion lying Southeasterly of a Straight line, which passes through the Southwesterly line of said Lot at a point distant Northwesterly thereon 25.40 feet from the most Southerly Corner of said Lot and which Passes through a point in the Northeasterly line of said lot distant Northwesterly thereon 49.80 feet from the most Easterly Corner of said lot.

Assessor's Parcel No: 7467-024-001

MORTGAGES/LIENS

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

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.

SCHEDULE B (Continued)

Amount : \$77,140.00

Dated : 2/7/2008

Trustor : Ralph DiLiberio

Trustee : PRLAP, Inc.

Beneficiary : Bank of America, N.A.

Recorded : 3/12/2008

Instr No. : 20080422220

Maturity Date is: 3/1/2023

Mailing Address: Bank of America, N.A., 21000 NW Evergreen Pkwy, Hillsboro, OR 97124.

Mailing Address: PRLAP, Inc., None Shown

33 902793

8307894-61

NAME AND ADDRESS OF ATTORNEY DOUGLAS C. PHILLIPS 10880 Wilshire Blvd., Ste. 1800 Los Angeles, CA 90024		TELEPHONE NO (213) 879-3337	FOR COURT USE ONLY FILED JUN 17 1983 COUNTY CLERK
ATTORNEY FOR Petitioner			
Insert name of court, branch court if any, and Post Office and Street Address SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES South District 415 West Ocean Blvd. Long Beach, CA 90802		RECORDED IN OFFICIAL RECORDS OF LOS ANGELES COUNTY, CA	FEE \$ 50 25
ESTATE OF PEARL MARY ROGERS		AUG 5 1983 AT 8 A.M. Recorder's Office	
		<input checked="" type="checkbox"/> DECEDENT <input type="checkbox"/> CONSERVATEE <input type="checkbox"/> INCOMPETENT <input type="checkbox"/> MINOR	
ORDER CONFIRMING SALE OF REAL PROPERTY		Case Number	SO P 33315

1. Date of Hearing. June 6, 1983 Dept Div Rm No "G" Judge ELSWORTH M. BEAM

THE COURT FINDS

- 2. a. All notices required by law have been given
- b. Good reason existed for the sale of the property commonly described as (street address or location)
3906 Bluff Place
San Pedro, CA 90731
- c. The sale was legally made and fairly conducted.
- d. The amount bid is not disproportionate to the value of the property.
- e. The amount bid is 90% or more of the appraised value of the property within one year prior to the date of sale, as appraised within one year of the date of sale.
- f. A sum exceeding the amount bid by the statutory percentages, exclusive of the expense of a new sale cannot be obtained was obtained in open court from the purchaser named below after complying with all applicable provisions of the law
- g. The personal representative has made reasonable efforts to expose the property to the market. (Prob C 785)

THE COURT ORDERS

- 3. a. The sale of the real property, described in Attachment 3a is confirmed to (Name):
RALPH DiLIBERO
Manner of vesting title: A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY for the sale price of \$ 294,500.00 and on the following terms (See attachment if necessary)

All Cash
"As Is"
- b. The personal representative named below is directed to execute and deliver a conveyance of the interest in the property sold to purchaser on receipt of the consideration for the sale
(1) (Name). James Leroy Titmus, Sr.

(2) (Name)
- c. (1) No additional bond is required
(2) Personal representative shall give an additional bond in the sum of \$ surety, or otherwise, as provided by law.
(3) Net sale proceeds shall be deposited by escrow holder in the following depository:

in a blocked account pursuant to Prob C 541 . . . to be withdrawn only on court order.
- d. (1) No commission is payable
(2) A commission from the proceeds of the sale is approved as follows
Amount \$ 14,725.00
To Commission to be divided as agreed by brokers in accompanying agreements

Date:

Judge of the Superior Court

Signature is at end of last Attachment

ESTATE OF PEARL MARY ROGERS CASE NO. SO P-33315

ATTACHMENT 3a to ORDER CONFIRMING SALE OF REAL PROPERTY

Legal description:

Lot 1 in Block "F" of Tract No. 422, City of Los Angeles, as per map recorded in Book 14, Page 160 of Maps, in the office of the county recorder of said county.

EXCEPT from said lot the portion lying Southeasterly of a straight line, which passes through the Southwesterly line of said lot at a point distant Northwesterly thereon 25.40 feet from the most Southerly corner of said Lot and which passes through a point in the Northeasterly line of said lot distant Northwesterly thereon 49.80 feet from the most Easterly corner of said lot.

JUN 17 1983

ELWORTH M. BEAM

83 902793

ATTACHMENT 3a to ORDER CONFIRMING SALE OF REAL PROPERTY

THE DOCUMENT TO WHICH THIS
TAX MAP IS APPLIED
ORIGINALLY FILED
SAME HAS BEEN

ATTEST

JUN 17 1983

JUN 17 1983



Janice K. ...

FIRST AMERICAN TITLE

8307894-61

83 902794

Recording requested by
DOUGLAS C. PHILLIPS
10880 Wilshire Blvd., Ste. 1800
Los Angeles, CA 90024

RECORDED IN OFFICIAL RECORDS
OF LOS ANGELES COUNTY, CA
AUG 5 1983 AT 8 A.M.
Recorder's Office

When recorded mail to

ABOVE

4

Space above this line for recorder's use

Mail tax statements to

ABOVE

303 95

Ellen Hughes

FIRST AMERICAN

EXECUTOR'S DEED

I, JAMES LEROY TITMUS, SR., as executor of the estate of PEARL MARY ROGERS, deceased, grant to RALPH DiLIBERO, a married man, as his sole and separate property, all that real property situated in the City of San Pedro, Los Angeles County, California, described as follows:

Lot 1 in Block "F" of Tract No. 432, City of Los Angeles, as per map recorded in Book 14, Page 160 of Maps, in the office of the county recorder of said county.

EXCEPT from said lot that portion lying Southeasterly of a straight line, which passes through the Southwesterly line of said lot at a point distant Northwesterly thereon 25.40 feet from the most Southerly corner of said Lot and which passes through a point in the Northeasterly line of said lot distant Northwesterly thereon 49.80 feet from the most Easterly corner of said lot.

Commonly known as 3906 Bluff Place, San Pedro.

Assessor's Parcel No. 7467 024 001

This deed is made pursuant to order of the Superior Court of Los Angeles County, State of California, in the matter of PEARL MARY ROGERS, deceased, No. SO P-33315, dated June 6, 1983, a certified copy of which is attached hereto.

SEE EXHIBIT "A"

EXHIBIT "A"

NAME AND ADDRESS OF ATTORNEY DOUGLAS C. PHILLIPS 10880 Wilshire Blvd., Ste. 1800 Los Angeles, CA 90024	TELEPHONE NO (213) 879-3337	FOR COURT USE ONLY <div style="text-align: center; font-weight: bold;"> FILED JUN 17 1983 COUNTY CLERK </div>
ATTORNEY FOR <u>Petitioner</u> <small>Insert name of court, branch court if any, and Post Office and Street Address</small> SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES South District 415 West Ocean Blvd. Long Beach, CA 90802		
ESTATE OF <div style="text-align: center;">PEARL MARY ROGERS</div> <div style="text-align: center; font-size: small;"> <input checked="" type="checkbox"/> DECEDENT <input type="checkbox"/> CONSERVATEE <input type="checkbox"/> INCOMPETENT <input type="checkbox"/> MINOR </div>		
ORDER CONFIRMING SALE OF REAL PROPERTY		Case Number <div style="text-align: center;">SO P-33315</div>

1. Date of Hearing: June 6, 1983 Dept Div Rm. No. "G" Judge ELSWORTH M. BEAM

THE COURT FINDS

- | | |
|---|---|
| <p>2. a. All notices required by law have been given.</p> <p>b. Good reason existed for the sale of the property commonly described as (street address or location):</p> <div style="margin-left: 40px;"> 3906 Bluff Place
 San Pedro, CA 90731 </div> <p>c. The sale was legally made and fairly conducted.</p> <p>d. The amount bid is not disproportionate to the value of the property.</p> | <p>e. The amount bid is 90% or more of the appraised value of the property within one year prior to the date of sale, as appraised within one year of the date of sale.</p> <p>f. A sum exceeding the amount bid by the statutory percentages, exclusive of the expense of a new sale <input type="checkbox"/> cannot be obtained <input checked="" type="checkbox"/> was obtained in open court from the purchaser named below after complying with all applicable provisions of the law.</p> <p>g. The personal representative has made reasonable efforts to expose the property to the market. (Prob C 785)</p> |
|---|---|

THE COURT ORDERS

- | | |
|--|---|
| <p>3. a. The sale of the real property described in Attachment 3a is confirmed to (Name):</p> <div style="margin-left: 40px;"> RALPH DiLIBERO

 Manner of vesting title: A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY for the sale price of \$ 291,500.00 and on the following terms (See attachment if necessary):

 All Cash
 "As Is" </div> <p>b. The personal representative named below is directed to execute and deliver a conveyance of the interest in the property sold to purchaser on receipt of the consideration for the sale</p> <p>(1) (Name): James Leroy Titmus, Sr.</p> <p>(2) (Name):</p> | <p>c. (1) <input checked="" type="checkbox"/> No additional bond is required</p> <p>(2) <input type="checkbox"/> Personal representative shall give an additional bond in the sum of \$ surety, or otherwise, as provided by law.</p> <p>(3) <input type="checkbox"/> Net sale proceeds shall be deposited by escrow holder in the following depository:</p> <div style="margin-left: 40px;"> in a blocked account pursuant to Prob C 541.1, to be withdrawn only on court order. </div> <p>d. (1) <input type="checkbox"/> No commission is payable</p> <p>(2) <input checked="" type="checkbox"/> A commission from the proceeds of the sale is approved as follows
 Amount \$ 14,725.00
 To Commission to be divided as agreed by brokers in accompanying agreements</p> |
|--|---|

Date: _____

Judge of the Superior Court

Signature is at end of last Attachment

86 902794

ESTATE OF PEARL MARY ROGERS

CASE NO. SO P-33315

ATTACHMENT 3a to ORDER CONFIRMING SALE OF REAL PROPERTY

Legal description:

Lot 1 in Block "F" of Tract No. 432, City of Los Angeles, as per map recorded in Book 14, Page 160 of Maps, in the office of the county recorder of said county.

EXCEPT from said lot that portion lying Southeasterly of a straight line, which passes through the Southwesterly line of said lot at a point distant Northwesterly thereon 25.40 feet from the most Southerly corner of said Lot and which passes through a point in the Northeasterly line of said lot distant Northwesterly thereon 49.80 feet from the most Easterly corner of said lot.

JUN 17 1983

WORTH M. BEAM

ATTACHMENT 3a to ORDER CONFIRMING SALE OF REAL PROPERTY

33 902794

RECORDING REQUESTED BY

FIRST AND LAST NAME

AND WHEN RECORDED MAIL TO

Name: Dr. Ralph Di Libero
Street Address: 1729 Pablo Place
City & State: Palos Verdes Est., Ca. 90274

City & State

MAIL TAX STATEMENTS TO

Name: same as above
Street Address:
City & State:

City & State

83 902792

13

RECORDED IN OFFICIAL RECORDS
OF LOS ANGELES COUNTY, CA
AUG 5 1983 AT 8 A.M.
Recorder's Office

8307894-61

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Individual Grant Deed

TA 92-1-1-12-74

THIS FORM FURNISHED BY TICOR TITLE INSURERS

A P N

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$ none

() computed on full value of property conveyed, or

() computed on full value less value of liens and encumbrances remaining at time of sale.

() Unincorporated area: () City of Los Angeles and

This conveyance is a gift, exempt pursuant to Ordinance 9443.

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

MARY ANN DI LIBERO

hereby GRANT(S) to

RALPH DI LIBERO, a married man as his sole & separate property

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

Lot 1 in Block "F" of Tract # 431 as per map recorded in book 14 page 160 of Maps in the Office of the County Recorder of said County.

EXCEPT from said Lot that portion lying Southeasterly of a straight line, which passes through the Southwesterly line of said lot at a point distant Northwesterly thereon 25.40 feet from the most Southerly corner of said Lot and which passes through a point in the Northeasterly line of said lot distant Northwesterly thereon 49.80 feet from the most Easterly corner of said Lot.

Dated July 7, 1983

Mary Ann Di Libero
Mary Ann Di Libero

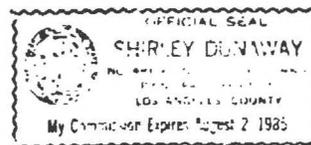
STATE OF CALIFORNIA

COUNTY OF Los Angeles

On July 20, 1983 before me, the undersigned, a Notary Public in and for said State, personally appeared Mary Ann Di Libero

known to me to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same. WITNESS my hand and official seal.

Signature: *Shirley Dunaway*



Title Order No. 8307894-61

Entry or Loan No. 1074

MAIL TAX STATEMENTS AS DIRECTED ABOVE

7467-24-1

Recording Requested By
BANK OF AMERICA

Return To
LOAN # 6826277250

Recording requested by: LSI
When recorded return to :
Custom Recording Solutions
2550 N. Redhill Ave. 4148680
Santa Ana, CA. 92705
800-756-3524 Ext. 5011



[Space Above This Line For Recording Data]

LOAN #6826277250

DEED OF TRUST

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

- (A) "Security Instrument" means this document, which is dated FEBRUARY 07, 2008 together with all Riders to this document
- (B) "Borrower" is RALPH DILIBERO, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY

Borrower's address is 1729 PABLO PL, PALOS VERDES EST, CA 90274

Borrower is the trustor under this Security Instrument.

(C) "Lender" is BANK OF AMERICA, N A

Lender is a NATIONAL BANKING ASSOCIATION
organized and existing under the laws of THE UNITED STATES OF AMERICA

CALIFORNIA - Single Family

Page 1 of 15

BS6(CA) (0207)

VMP Mortgage Solutions (800)521-7291

CVCA 02/06/08 3 04 PM 6826277250

Lender's address is 21000 NW EVERGREEN PKWY, HILLSBORO, OR 971247121

Lender is the beneficiary under this Security Instrument.

(D) "Trustee" is PRLAP, INC

(E) "Note" means the promissory note signed by Borrower and dated FEBRUARY 07, 2008 . The Note states that Borrower owes Lender SEVENTY SEVEN THOUSAND ONE HUNDRED FORTY AND 00/100 Dollars

(U.S. \$ 77,140 00) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than MARCH 01, 2023

(F) "Property" means the property that is described below under the heading "Transfer of Rights in the Property "

(G) "Loan" means the debt evidenced by the Note, plus interest, any prepayment charges and late charges due under the Note, and all sums due under this Security Instrument, plus interest

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

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

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

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

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

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

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

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

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

(P) "RESPA" means the Real Estate Settlement Procedures Act (12 U.S.C. Section 2601 et seq) and its implementing regulation, Regulation X (24 C.F.R. Part 3500), as they might be amended from time to time, or any additional or successor legislation or regulation that governs the same subject matter. As used in this Security Instrument, "RESPA" refers to all requirements and

08 0422220

4

restrictions that are imposed in regard to a "federally related mortgage loan" even if the Loan does not qualify as a "federally related mortgage loan" under RESPA.

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

TRANSFER OF RIGHTS IN THE PROPERTY

This Security Instrument secures to Lender (i) the repayment of the Loan, and all renewals, extensions and modifications of the Note; and (ii) the performance of Borrower's covenants and agreements under this Security Instrument and the Note For this purpose, Borrower irrevocably grants and conveys to Trustee, in trust, with power of sale, the following described property located in the COUNTY of LOS ANGELES

[Type of Recording Jurisdiction] [Name of Recording Jurisdiction]
"SEE ATTACHED EXHIBIT A "

SEE EXHIBIT "A" ATTACHED

Parcel ID Number: ~~10A-8~~ 7467-024-001 which currently has the address of
3906 BLUFF PLACE [Street]
SAN PEDRO [City] , California 90731 [Zip Code]
("Property Address")

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

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

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

UNIFORM COVENANTS Borrower and Lender covenant and agree as follows.

I. Payment of Principal, Interest, Escrow Items, Prepayment Charges, and Late Charges. Borrower shall pay when due the principal of, and interest on, the debt evidenced by the

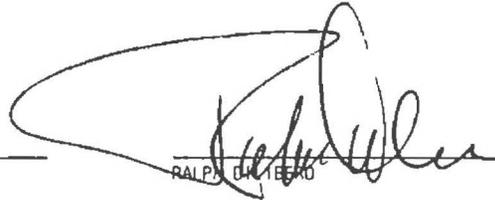
08 0422220

Without conveyance of the Property, the successor trustee shall succeed to all the title, powers and duties conferred upon the Trustee herein and by Applicable Law. This procedure for substitution of trustee shall govern to the exclusion of all other provisions for substitution.

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

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

Witnesses:


RALPH DYLBERO (Seal)
-Borrower

_____ (Seal)
MARWAN DYLBERO  -Borrower

_____ (Seal)
-Borrower

_____ (Seal)
-Borrower

08 0422220

State of CA

County of Los Angeles

On 2/14/08 before me Suzanne Chai, Notary Public
personally appeared Ralph Dilibero

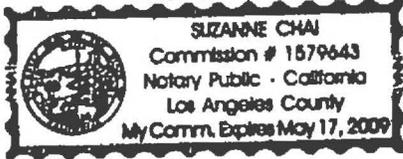
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s)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

Commission Expiration Date: 5/17/2009

SUZANNE CHAI
COMMISSION # 1579643
NOTARY PUBLIC - CALIFORNIA



LOS ANGELES COUNTY
MY COMM. EXPIRES MAY 17, 2009

08 0422220

Property Detail Report

For Property Located At :
3906 BLUFF PL, SAN PEDRO, CA 90731-7112



Owner Information

Owner Name: **DILLBERO RALPH**
 Mailing Address: **1729 PABLO PL, PALOS VERDES ESTATES CA 90274-1210 C016**
 Vesting Codes: **//**

Location Information

Legal Description:	LAND DESC IN DOC 0003911, 76-10-5 TR=432 POR OF LOT 1		
County:	LOS ANGELES, CA	APN:	7467-024-001
Census Tract / Block:	2976.01 / 3	Alternate APN:	
Township-Range-Sect:		Subdivision:	432
Legal Book/Page:	14-160	Map Reference:	79-A6 /
Legal Lot:	1	Tract #:	432
Legal Block:	F	School District:	LOS ANGELES
Market Area:	181	School District Name:	
Neighbor Code:		Munic/Township:	

Owner Transfer Information

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

Last Market Sale Information

Recording/Sale Date:	08/05/1983 /	1st Mtg Amount/Type:	\$188,750 / CONV
Sale Price:	\$294,500	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	
Document #:	902794	2nd Mtg Amount/Type:	/
Deed Type:	DEED (REG)	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$190.25
New Construction:		Multi/Split Sale:	

Lender:
 Seller Name: **TITMUS JAMES L SR**

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:	PARKING AVAIL	Construction:	
Living Area:	1,548	Garage Area:		Heat Type:	CENTRAL
Tot Adj Area:		Garage Capacity:	2	Exterior wall:	SHINGLE SIDING
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:	5	Basement Area:		Patio Type:	
Bedrooms:	3	Finish Bsmnt Area:		Pool:	
Bath(F/H):	2 /	Basement Type:		Air Cond:	
Year Built / Eff:	1958 / 1958	Roof Type:		Style:	CONVENTIONAL
Fireplace:	/	Foundation:	RAISED	Quality:	
# of Stories:	2.00	Roof Material:	GRAVEL & ROCK	Condition:	
Other Improvements:	FENCE;SHED				

Site Information

Zoning:	LAR1	Acres:	0.21	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	9,178	Lot Width/Depth:	x	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$104,806	Assessed Year:	2015	Property Tax:	\$1,440.54
Land Value:	\$59,541	Improved %:	43%	Tax Area:	14
Improvement Value:	\$45,265	Tax Year:	2014	Tax Exemption:	
Total Taxable Value:	\$104,806				

Comparable Sales Report

For Property Located At

3906 BLUFF PL, SAN PEDRO, CA 90731-7112



2 Comparable(s) Selected.

Report Date: 09/09/2015

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$294,500	\$580,000	\$730,000	\$655,000
Bldg/Living Area	1,548	1,460	1,475	1,468
Price/Sqft	\$190.25	\$393.22	\$500.00	\$446.61
Year Built	1958	1947	1958	1952
Lot Area	9,178	5,001	6,502	5,752
Bedrooms	3	2	3	2
Bathrooms/Restrooms	2	1	2	2
Stories	2.00	1.00	2.00	1.50
Total Value	\$104,806	\$548,732	\$716,025	\$632,378
Distance From Subject	0.00	0.14	0.39	0.26

*= user supplied for search only

Comp #:1		Distance From Subject:0.14 (miles)	
Address:	458 W 38TH ST, SAN PEDRO, CA 90731-7002		
Owner Name:	PEREZ VALENTE G & JENNIE G		
Seller Name:	LONDOS MICHAEL & BARBARA		
APN:	7467-016-016	Map Reference:	79-A6 /
County:	LOS ANGELES, CA	Census Tract:	2976.01
Subdivision:	432	Zoning:	LARD2
Rec Date:	06/25/2015	Prior Rec Date:	06/22/1999
Sale Date:	05/19/2015	Prior Sale Date:	05/07/1999
Sale Price:	\$580,000	Prior Sale Price:	\$295,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	761173	Acres:	0.15
1st Mtg Amt:	\$330,000	Lot Area:	6,502
Total Value:	\$548,732	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	1,475
		Total Rooms:	6
		Bedrooms:	3
		Bath(F/H):	1 /
		Yr Built/Eff:	1947 / 1947
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	COMPOSITION SHINGLE
		Parking:	PARKING AVAIL

Comp #:2		Distance From Subject:0.39 (miles)	
Address:	3504 S CAROLINA ST, SAN PEDRO, CA 90731-6830		
Owner Name:	BROWN RONALD P		
Seller Name:	KOS-READ JONATHAN A		
APN:	7467-009-028	Map Reference:	78-F6 /
County:	LOS ANGELES, CA	Census Tract:	2976.02
Subdivision:	PACIFIC IMPROV TR SAN PEDRO	Zoning:	LAR1
Rec Date:	07/07/2015	Prior Rec Date:	03/14/2014
Sale Date:	06/22/2015	Prior Sale Date:	01/31/2014
Sale Price:	\$730,000	Prior Sale Price:	\$702,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	811867	Acres:	0.11
1st Mtg Amt:		Lot Area:	5,001
Total Value:	\$716,025	# of Stories:	2.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	1,460
		Total Rooms:	5
		Bedrooms:	2
		Bath(F/H):	2 /
		Yr Built/Eff:	1958 / 1958
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	Y / 2
		Pool:	
		Roof Mat:	GRAVEL & ROCK
		Parking:	PARKING AVAIL

EXHIBIT D

ASSIGNED INSPECTOR: **HECTOR RODRIGUEZ**
JOB ADDRESS: **3906 SOUTH BLUFF PLACE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **7467-024-001**

Date: **September 09, 2015**

CASE#: **512302**
ORDER NO: **A-3328853**

EFFECTIVE DATE OF ORDER TO COMPLY: **September 17, 2013**
COMPLIANCE EXPECTED DATE: **October 17, 2013**
DATE COMPLIANCE OBTAINED: **November 15, 2013**

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3328853

FOR INFORMATION

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:

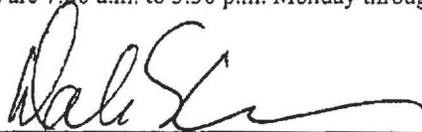
Any person who violates or causes or permits another person to violate any provision of the Los Angeles Municipal Code (L.A.M.C.) is guilty of a misdemeanor which is punishable by a fine of not more than \$1000.00 and/or six (6) months imprisonment for each violation. Section 11.00 (m) L.A.M.C.

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 error or abuse of discretion, or requests for slight modification of the requirements contained in this order when appropriate fees have been paid. Section 98.0403.1 and 98.0403.2 L.A.M.C.

If you have any questions or require any additional information please feel free to contact me at (310)732-4532.

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

Inspector: 

Date: September 09, 2013

DALE SCHWARTZ
638 S. BEACON ST., ROOM 276
SAN PEDRO, CA 90731
(310)732-4532
Dale.Schwartz@lacity.org


REVIEWED BY