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BUILDING AND SAFETY  
COMMISSIONERS

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CITY OF LOS ANGELES  
CALIFORNIA



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MAYOR

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

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

FRANK BUSH  
EXECUTIVE OFFICER

October 8, 2015

Council District: # 11

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

JOB ADDRESS: **2505 SOUTH OCEAN AVENUE, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **4227-013-014**

On July 25, 2008, 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: **2505 South Ocean Avenue, Los Angeles, California** (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.


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

<u>Description</u>	<u>Amount</u>
Non-Compliance Code Enforcement fee	\$ 190.00
Late Charge/Collection fee (250%)	475.00
Accumulated Interest (1%/month)	615.68
Title Report fee	42.00
<b>Grand Total</b>	<b>\$ 1,322.68</b>

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed a lien for a total sum of **\$1,322.68** 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 **\$1,322.68** 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. T11936**  
Dated as of: 07/02/2015

**Prepared for:** City of Los Angeles

**SCHEDULE A**  
(Reported Property Information)

**APN #:** 4227-013-014

**Property Address:** 2505 S OCEAN AVE ✓ **City:** Los Angeles **County:** Los Angeles

**VESTING INFORMATION**

**Type of Document:** Quit Claim Deed:  
**Grantee :** Jewel De Anda, a married woman as her sole and separate property  
**Grantor :** Cosmo Canale, Spouse  
**Deed Date :** 11/12/2002 **Recorded :** 11/27/2002  
**Instr No. :** 02 2897585

**Mailing address:** Jewel De Anda,  
2507 Ocean Avenue Venice, CA 90291

**SCHEDULE B**

**LEGAL DESCRIPTION**

The following described property:

Situated in the County of Los Angeles, State of California, described as: Lot 56 of Tract No.3533, in the City of Los Angeles, County of Los Angeles, State of California, as per Map recorded in Book 41 Pages 73 and 74 of Maps, in the Office of the county recorder of said county

Assessor's Parcel No: 4227-013-014

**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 :** \$430,000.00 **Dated :** 1/27/2005  
**Trustor :** Jewel De Anda  
**Trustee :** Stewart Title Insurance Company

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

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**Work Order No.**

**SCHEDULE B (Continued)**

**Beneficiary :** MERS, Inc., as nominee for American Brokers Conduit

**Loan No. :** MIN 100024200007324110

**Recorded :** 2/2/2005

**Instr No. :** 05 0246303

**Maturity Date is:** 2/1/2035

**Mailing address:** American Brokers Conduit, 520 Broadhollow Road, Melville, NY 11747.

**Mailing address:** Mortgage Electronic Registration Systems, Inc, P.O. Box 2026, Flint, MI 48501-2026.

**Mailing address:** Stewart Title Insurance Company, None shown.

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

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

**Recorded :** 1/30/2009

**Instr No. :** 20090123007

**MAILING ADDRESS:** Jewel De Anda, 2507 Ocean Avenue, Venice, CA, 90291

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

NOV 27 2002

SOUTH COAST

B

RECORDING REQUESTED BY:  
American Title Company  
AND WHEN RECORDED MAIL TO:

Jewel De Anda  
2507 Ocean Avenue  
Venice, CA 90291

02 2897585

THIS SPACE FOR RECORDER'S USE ONLY:

ESCROW NO. 13408-FH

TITLE ORDER NO. 224622487-19

**QUITCLAIM DEED**

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is 0-0- CITY TRANSFER TAX is 0-0-

- 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 VENICE, AND

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

COSMO CANALE, Spouse of Grantee

do(es) hereby REMISE, RELEASE, AND FOREVER QUITCLAIM to:

**JEWEL DE ANDA, a Married Woman as her sole and separate property.**

V1

the real property in the County of Los Angeles, State of California, described as:  
LOT 56 OF TRACT NO. 35 33, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 41 PAGES 73 AND 74 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

L1

ALSO KNOWN AS: 2507 OCEAN AVENUE, VENICE (Area), CA 90291  
A.P.# 4227-013-014

DATED November 12, 2002  
STATE OF CALIFORNIA  
COUNTY OF Los Angeles  
On Nov 12 2002  
before me, Elena Jacob, N.P.  
a Notary Public in and for said State, personally appeared  
COSMO CANALE

Cosmo Canale  
COSMO CANALE

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 Cosmo Canale Elena Jacob, Notary Public  
(This area for official notarial seal)

Mail tax statements to: Jewel De Anda, 2507 Ocean Avenue, Venice, CA 90291

2/2/05

05 0246303

✓

Recording Requested By:

Return To:  
American Brokers Conduit  
520 Broadhollow Road  
Melville, NY 11747

Prepared By:  
Kimberly Macko  
17744 Skypark Circle  
Suite 150  
Irvine, CA  
92614

[Space Above This Line For Recording Data]

### DEED OF TRUST

MIN 100024200007324110

#### 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 January 27, 2005 together with all Riders to this document.

(B) "Borrower" is JEWEL DE ANDA, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY

Borrower is the trustor under this Security Instrument.

(C) "Lender" is American Brokers Conduit

Lender is a Corporation organized and existing under the laws of State of New York

DOC #:324541 APPL #:0000732411  
CALIFORNIA -Single Family- Fannie Mae/Freddie Mac UNIFORM INSTRUMENT WITH MERS Form 3005 1/01

VMP 6A(CA) (0005) 01  
Page 1 of 15 UN31 9906 01

Initials:

VMP MORTGAGE FORMS - (800)521-7291



Lender's address is , ,

(D) "Trustee" is STEWART TITLE INSURANCE COMPANY

(E) "MERS" is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as a nominee for Lender and Lender's successors and assigns. MERS is the beneficiary under this Security Instrument. MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS.

(F) "Note" means the promissory note signed by Borrower and dated January 27, 2005. The Note states that Borrower owes Lender Four Hundred Thirty Thousand and No/100 Dollars

(U.S. \$430,000.00 ) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than February 1, 2035

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

(H) "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.

(I) "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
- VA Rider
- Condominium Rider
- Planned Unit Development Rider
- Biweekly Payment Rider
- Second Home Rider
- 1-4 Family Rider
- Other(s) [specify]

(J) "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

(K) "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.

(L) "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.

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

(N) "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.

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

(P) "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

2/2/05

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(Q) "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 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.

(R) "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**

The beneficiary of this Security Instrument is MERS (solely as nominee for Lender and Lender's successors and assigns) and the successors and assigns of MERS. 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]

LOT 56 OF TRACT NO. 3533, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 41 PAGE(S) 73 AND 74 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Parcel ID Number: 4227-013-14  
2505-2507 OCEAN AVENUE  
Venice  
("Property Address"):

which currently has the address of  
[Street]  
[City], California 90291 [Zip Code]

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 understands and agrees that MERS holds only legal title to the interests granted by Borrower in this Security Instrument, but, if necessary to comply with law or custom, MERS (as nominee for Lender and Lender's successors and assigns) has the right: to exercise any or all of those interests, including, but not limited to, the right to foreclose and sell the Property; and to take any action required of Lender including, but not limited to, releasing and canceling this Security Instrument

BORROWER COVENANTS that Borrower is lawfully seised of the estate hereby conveyed and has the right to grant and convey the Property and that the Property is unencumbered, except for encumbrances

DOC #: 324543

APPL #: 0000732411

LMP-6A(CA) (0005) 01

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Initials

Form 3005 1/01

05 0246303

2/2/05

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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:

\_\_\_\_\_

  
JEWEL DE ANDA

(Seal)  
-Borrower

\_\_\_\_\_

\_\_\_\_\_ (Seal)  
-Borrower

\_\_\_\_\_ (Seal)  
-Borrower

\_\_\_\_\_ (Seal)  
-Borrower

\_\_\_\_\_ (Seal)  
-Borrower

\_\_\_\_\_ (Seal)  
-Borrower

\_\_\_\_\_ (Seal)  
-Borrower

\_\_\_\_\_ (Seal)  
-Borrower

05 0246303

2/2/05

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State of California  
County of LOS ANGELES

} ss.

On January 27, 2005 before me, M. K. MAUZEY

personally appeared

JEWEL DE ANDA

, 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.



M. K. MAUZEY (Seal)

DOC # 324555

APPL #:0000732411

MP-6A(CA) (0005) 01

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# EXHIBIT B

ASSIGNED INSPECTOR: **ROBERT GARTH**  
JOB ADDRESS: **2505 SOUTH OCEAN AVENUE, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **4227-013-014**

Date: **October 8, 2015**

Last Full Title: **07/02/2015**

Last Update to Title:

.....

**LIST OF OWNERS AND INTERESTED PARTIES**

15

- 1). JEWEL DE ANDA  
2507 S. OCEAN AVE.  
VENICE, CA 90291                      CAPACITY: OWNER
  
- 2). AMERICAN BROKERS CONDUIT  
520 BROADHOLLOW RD.  
MELVILLE, NY 11747                      CAPACITY: INTERESTED PARTY

# Property Detail Report

For Property Located At :  
**2505 OCEAN AVE, VENICE, CA 90291-4632**



### Owner Information

Owner Name: **DE ANDA JEWEL**  
 Mailing Address: **2507 OCEAN AVE, VENICE CA 90291-4632 C019**  
 Vesting Codes: **//**

### Location Information

Legal Description:	<b>TRACT # 3533 LOT 56</b>	APN:	<b>4227-013-014</b>
County:	<b>LOS ANGELES, CA</b>	Alternate APN:	
Census Tract / Block:	<b>2739.02 / 4</b>	Subdivision:	<b>3533</b>
Township-Range-Sect:		Map Reference:	<b>49-C4 /</b>
Legal Book/Page:	<b>41-73</b>	Tract #:	<b>3533</b>
Legal Lot:	<b>56</b>	School District:	<b>LOS ANGELES</b>
Legal Block:		School District Name:	
Market Area:	<b>C11</b>	Munic/Township:	
Neighbor Code:			

### Owner Transfer Information

Recording/Sale Date:	<b>11/27/2002 / 11/12/2002</b>	Deed Type:	<b>QUIT CLAIM DEED</b>
Sale Price:		1st Mtg Document #:	<b>2897586</b>
Document #:	<b>2897585</b>		

### Last Market Sale Information

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

### Prior Sale Information

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

### Property Characteristics

Gross Area:		Parking Type:		Construction:	
Living Area:	<b>2,504</b>	Garage Area:		Heat Type:	
Tot Adj Area:		Garage Capacity:		Exterior wall:	
Above Grade:		Parking Spaces:		Porch Type:	
Total Rooms:		Basement Area:		Patio Type:	
Bedrooms:	<b>6</b>	Finish Bsmnt Area:		Pool:	
Bath(F/H):	<b>4 /</b>	Basement Type:		Air Cond:	
Year Built / Eff:	<b>1964 / 1971</b>	Roof Type:		Style:	
Fireplace:	<b>/</b>	Foundation:		Quality:	
# of Stories:		Roof Material:		Condition:	
Other Improvements:					

### Site Information

Zoning:	<b>LARD1.5</b>	Acres:	<b>0.06</b>	County Use:	<b>DUPLEX (0200)</b>
Lot Area:	<b>2,700</b>	Lot Width/Depth:	<b>x</b>	State Use:	
Land Use:	<b>DUPLEX</b>	Res/Comm Units:	<b>2 /</b>	Water Type:	
Site Influence:				Sewer Type:	

### Tax Information

Total Value:	<b>\$321,095</b>	Assessed Year:	<b>2015</b>	Property Tax:	<b>\$3,965.77</b>
Land Value:	<b>\$96,320</b>	Improved %:	<b>70%</b>	Tax Area:	<b>67</b>
Improvement Value:	<b>\$224,775</b>	Tax Year:	<b>2014</b>	Tax Exemption:	<b>HOMEOWNER</b>
Total Taxable Value:	<b>\$314,095</b>				

# Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

**2505 OCEAN AVE, VENICE, CA 90291-4632**

**3 Comparable(s) Selected.**

Report Date: 10/07/2015

**Summary Statistics:**

	<b>Subject</b>	<b>Low</b>	<b>High</b>	<b>Average</b>
Sale Price	\$0	\$1,750,000	\$3,425,000	\$2,383,000
Bldg/Living Area	2,504	2,366	2,762	2,605
Price/Sqft	\$0.00	\$651.28	\$1,240.04	\$908.55
Year Built	1964	1979	1989	1984
Lot Area	2,700	3,125	4,337	3,550
Bedrooms	6	2	5	3
Bathrooms/Restrooms	4	3	4	3
Stories	0.00	1.00	1.00	1.00
Total Value	\$321,095	\$324,947	\$1,454,945	\$1,074,964
Distance From Subject	0.00	0.29	0.35	0.32

\*= user supplied for search only

Comp #: <b>1</b>		Distance From Subject: <b>0.29 (miles)</b>	
Address: <b>214 S VENICE BLVD, VENICE, CA 90291-4537</b>			
Owner Name: <b>KANG DANNY</b>			
Seller Name: <b>MDR R/E PROPERTIES LLC</b>			
APN: <b>4227-003-025</b>	Map Reference: <b>49-C4 /</b>	Living Area: <b>2,762</b>	
County: <b>LOS ANGELES, CA</b>	Census Tract: <b>2739.02</b>	Total Rooms: <b>2</b>	
Subdivision: <b></b>	Zoning: <b>LAR3</b>	Bedrooms: <b>2</b>	
Rec Date: <b>05/28/2015</b>	Prior Rec Date: <b>09/26/2002</b>	Bath(F/H): <b>3 /</b>	
Sale Date: <b>04/30/2015</b>	Prior Sale Date: <b>09/09/2002</b>	Yr Built/Eff: <b>1989 / 1989</b>	
Sale Price: <b>\$3,425,000</b>	Prior Sale Price: <b>\$1,180,000</b>	Air Cond: <b></b>	
Sale Type: <b>FULL</b>	Prior Sale Type: <b>FULL</b>	Style: <b></b>	
Document #: <b>621019</b>	Acres: <b>0.10</b>	Fireplace: <b>/</b>	
1st Mtg Amt: <b>\$2,400,000</b>	Lot Area: <b>4,337</b>	Pool: <b></b>	
Total Value: <b>\$1,454,945</b>	# of Stories: <b></b>	Roof Mat: <b></b>	
Land Use: <b>DUPLEX</b>	Park Area/Cap#: <b>/</b>	Parking: <b></b>	

Comp #: <b>2</b>		Distance From Subject: <b>0.33 (miles)</b>	
Address: <b>2016 ALBERTA AVE, VENICE, CA 90291-4521</b>			
Owner Name: <b>BICK-FORRESTER JUSTIN/FORRESTER JAMES</b>			
Seller Name: <b>MARSS PROPERTIES LLC</b>			
APN: <b>4238-023-033</b>	Map Reference: <b>49-C4 /</b>	Living Area: <b>2,366</b>	
County: <b>LOS ANGELES, CA</b>	Census Tract: <b>2735.02</b>	Total Rooms: <b>3</b>	
Subdivision: <b>SHORT LINE BEACH SUB</b>	Zoning: <b>LAR3</b>	Bedrooms: <b>3</b>	
Rec Date: <b>02/24/2015</b>	Prior Rec Date: <b>08/15/2014</b>	Bath(F/H): <b>3 /</b>	
Sale Date: <b>01/05/2015</b>	Prior Sale Date: <b>08/12/2014</b>	Yr Built/Eff: <b>1979 / 1979</b>	
Sale Price: <b>\$1,974,000</b>	Prior Sale Price: <b>\$1,445,000</b>	Air Cond: <b>REFRIGERATION</b>	
Sale Type: <b>FULL</b>	Prior Sale Type: <b>FULL</b>	Style: <b></b>	
Document #: <b>199872</b>	Acres: <b>0.07</b>	Fireplace: <b>/</b>	
1st Mtg Amt: <b>\$900,000</b>	Lot Area: <b>3,125</b>	Pool: <b></b>	
Total Value: <b>\$1,445,000</b>	# of Stories: <b></b>	Roof Mat: <b></b>	
Land Use: <b>DUPLEX</b>	Park Area/Cap#: <b>/ 4</b>	Parking: <b>PARKING AVAIL</b>	

Comp #: <b>3</b>		Distance From Subject: <b>0.35 (miles)</b>	
Address: <b>3109 STRONGS DR, VENICE, CA 90292</b>			
Owner Name: <b>KALOOSTIAN PAUL E</b>			
Seller Name: <b>KALOOSTIAN PAUL E</b>			
APN: <b>4225-002-013</b>	Map Reference: <b>49-C5 /</b>	Living Area: <b>2,687</b>	
County: <b>LOS ANGELES, CA</b>	Census Tract: <b>2742.02</b>	Total Rooms: <b>2</b>	
Subdivision: <b>SHORT LINE BEACH VENICE CANAL</b>	Zoning: <b>LARW2</b>	Bedrooms: <b>5</b>	
Rec Date: <b>05/27/2015</b>	Prior Rec Date: <b>04/06/1990</b>	Bath(F/H): <b>4 /</b>	
Sale Date: <b>04/17/2015</b>	Prior Sale Date: <b>03/1990</b>	Yr Built/Eff: <b>1986 / 1986</b>	
Sale Price: <b>\$1,750,000</b>	Prior Sale Price: <b>\$555,000</b>	Air Cond: <b>YES</b>	
Sale Type: <b>FULL</b>	Prior Sale Type: <b>FULL</b>	Style: <b>CONVENTIONAL</b>	
Document #: <b>613268</b>	Acres: <b>0.07</b>	Fireplace: <b>/</b>	
1st Mtg Amt: <b></b>	Lot Area: <b>3,189</b>	Pool: <b></b>	
Total Value: <b>\$324,947</b>	# of Stories: <b>1.00</b>	Roof Mat: <b>COMPOSITION SHINGLE</b>	
Land Use: <b>DUPLEX</b>	Park Area/Cap#: <b>/</b>	Parking: <b></b>	

# EXHIBIT D

ASSIGNED INSPECTOR: **ROBERT GARTH**

Date: **October 8, 2015**

JOB ADDRESS: **2505 SOUTH OCEAN AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **4227-013-014**

CASE#: **227659**

ORDER NO: **A-1836260**

EFFECTIVE DATE OF ORDER TO COMPLY: **June 30, 2008**

COMPLIANCE EXPECTED DATE: **July 25, 2008**

DATE COMPLIANCE OBTAINED: **January 13, 2009**

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

**VIOLATIONS:**

SEE ATTACHED ORDER # A-1836260

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

MARSHA L. BROWN  
PRESIDENT  
VAN AMVATIELOS  
VICE-PRESIDENT  
HELENA JUBANY  
ELENORE A. WILLIAMS

CITY OF LOS ANGELES  
CALIFORNIA



ANTONIO R. VILLARAIGOSA  
MAYOR

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

ANDREW A. ADELMAN, P.E.  
GENERAL MANAGER  
RAYMOND CHAN  
EXECUTIVE OFFICER

**ORDER TO COMPLY**

DE ANDA, JEWEL  
2507 OCEAN AVE  
VENICE, CA 90291

CASE #: 227659  
ORDER #: A-1836260  
EFFECTIVE DATE: June 30, 2008  
COMPLIANCE DATE: July 25, 2008

OWNER OF  
SITE ADDRESS: 2505 S OCEAN AVE GARAGE  
ASSESSORS PARCEL NO.: 4227-013-014  
ZONE: RD1.5; Min. Per Unit 1,500

An inspection has revealed that the property (Site Address) listed above is in violation of the Los Angeles Municipal Code (L.A.M.C.) as follows:

**VIOLATION(S):**

1. Failure to provide or maintain the required off street parking. Garage has miscellaneous items blocking 2 parking spaces in garage.

You are therefore ordered to: 1) Provide and/or maintain the required off street parking. Remove items blocking garage parking spaces.

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

**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.

*Handwritten note:* CANCELED  
12/13/08



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

**NON-COMPLIANCE FEE WARNING:**

A proposed noncompliance fee in the amount of \$190.00 may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or request for slight modification is filed within 15 days of the compliance date.

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

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

If you have any questions or require any additional information please feel free to contact me at (310)417-8640. Office hours are 7:00 a.m. to 5:00 p.m. Monday through Friday.

Inspector: *David Matson*

Date: June 26, 2008

DAVID MATSON  
7166 W MANCHESTER AVE, STE 10A  
LOS ANGELES, CA 90045  
(310)417-8640

*DS*  
REVIEWED BY

*COOSED*  
*1-13-09*  
*D. HAN TSON*