

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

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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

November 09, 2015

Council District: # 8

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

JOB ADDRESS: **227 WEST 109TH STREET, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **6074-011-013**

On February 23, 2012, pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code, the Department of Building and Safety (the "Department") investigated and identified code violations at: **227 West 109th Street, Los Angeles, California** (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

Pursuant to Section 98.0421, the property owner was issued an order on February 23, 2012, 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
<b>Grand Total</b>	<b>\$ 932.40</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 **\$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

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***Property Title Report***

***Work Order No. T12108***  
***Dated as of: 07/23/2015***

***Prepared for: City of Los Angeles***

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***SCHEDULE A***  
***(Reported Property Information)***

***APN #: 6074-011-013***

***Property Address: 227 W 109TH ST***                      ***City: Los Angeles***                      ***County: Los Angeles***

**VESTING INFORMATION**

***Type of Document: Corporation Grant Deed***  
***Grantee : Geaulah Forrest and Ernest Forrest Sr. husband and wife as joint tenants***  
***Grantor : Washington National Investment Co., a corporation***  
***Deed Date : 6/27/1960***    ***Recorded : 6/30/1960***  
***Instr No. : 3609***

***MAILING ADDRESS: Geaulah Forrest and Ernest Forrest Sr.***  
***227 W. 109th St, Los Angeles, CA 90061***

***SCHEDULE B***

**LEGAL DESCRIPTION**

***The following described property:***

***Lot 50 of Tract 4741, in the City of Los Angeles, County of Los Angeles, State of California as in Book 50  
Page 69 of Maps, in the Office of the County Recorder of said County.***

***Assessor's Parcel No: 6074-011-013***

**MORTGAGES/LIENS**

***We find no Open Mortgages/Deeds of Trust of Record.***

LAND TITLE INSURANCE COMPANY  
Form 50-LC

SPACE ABOVE THIS LINE FOR RECORDER'S USE

3609



PLACE INTERNAL REVENUE STAMPS IN THIS SPACE

### Corporation Grant Deed

Affix I.R.S. \$ 1.00

By this instrument dated 6/27/60, for a valuable consideration,

WASHINGTON NATIONAL INVESTMENT CO.,

a corporation organized under the laws of the State of CALIFORNIA  
hereby GRANTS to

FEE  
\$2  
8

GENLAH FORREST AND ERNEST FORREST SR. HUSBAND AND WIFE AS  
JOINT TENANTS

the following described real property in the State of California, County of LOS ANGELES

Lot 50 of Tract 4741, in the City of Los Angeles, County of  
Los Angeles, State of Calif. as in book 50 page 69 of Maps,  
in the office of the County Recorder of said county.

STATE OF CALIFORNIA  
COUNTY OF  
Los Angeles

On June 27, 1960 before me,  
the undersigned, a Notary Public in and for said County and  
State, personally appeared

WASHINGTON NATIONAL INVESTMENT CO., a Corporation

Carl W. Kaub and Hazel Hall  
known to me to be the Vice President, and  
Hazel Hall

Carl W. Kaub President  
Hazel K. Hall Secretary

known to me to be the Secretary  
of the Corporation that executed the within instrument, known  
to me to be the persons who executed the within instrument  
on behalf of the Corporation therein named, and acknowledged  
to me that such Corporation executed the within instrument  
pursuant to its bylaws or a resolution of its Board of Directors.

SPACE BELOW FOR RECORDER'S USE ONLY  
Recorded at the request of  
SECURITY TITLE INSURANCE COMPANY

WITNESS my hand and Official Seal  
Lela S. Schneider  
(Seal) Notary Public in and for said County and State.

AFTER RECORDING MAIL TO

Genlah Forrest  
227 W. 109th St.  
Los Angeles, Calif.

RECORDED IN  
OFFICIAL RECORDS  
LOS ANGELES COUNTY, CALIF.  
RAY E. LEE, RECORDER

Title Order No. 6004480 (3)  
Escrow or Loan No 1678

1960 JUN 30 PM 12:36

**A. To protect the security of this Deed of Trust, Trustor agrees:**

1. To keep said property in good condition and repair; not to remove or demolish any building thereon; to complete or restore promptly and in good and workmanlike manner any building which may be constructed, damaged or destroyed thereon and to pay when due all claims for labor performed and materials furnished therefor; to comply with all laws affecting said property or requiring any alterations or improvements to be made thereon; not to commit or permit waste thereof; not to commit, suffer or permit any act upon said property in violation of law; to cultivate, irrigate, fertilize, fumigate, prune and do all other acts which from the character or use of said property may be reasonably necessary, the specific enumerations herein not excluding the general.

2. To provide, maintain and deliver to Beneficiary fire insurance and if requested by beneficiary, other insurance satisfactory to and with loss payable to Beneficiary. The amount collected under any fire or other insurance policy may be applied by Beneficiary upon any indebtedness secured hereby and in such order as Beneficiary may determine, or at option of Beneficiary the entire amount so collected or any part thereof may be released to Trustor. Such application or release shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

3. To appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee; and to pay all costs and expenses, including cost of evidence of title and attorney's fees in a reasonable sum, in any such action or proceeding in which Beneficiary or Trustee may appear.

4. To pay, at least ten days before delinquency all taxes and assessments affecting said property, including assessments on apartment water dock; when due, all incumbrances, charges and liens, with interest, on said property or any part thereof, which appear to be prior or superior hereto; all costs, fees and expenses of this Trust.

Should Trustor fail to make any payment or to do any act as herein provided, then Beneficiary or Trustee, but without obligation so to do and without notice to or demand upon Trustor and without releasing Trustor from any obligation hereof, may: make or do the same in such manner and to such extent as either may deem necessary to protect the security hereof, Beneficiary or Trustee being authorized to enter upon said property for such purposes; appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee; pay, purchase, contest or compromise any incumbrance, charge or lien which in the judgment of either appears to be prior or superior hereto; and, in exercising any such powers, pay necessary expenses, employ counsel and pay his reasonable fees.

5. To pay immediately and without demand all sums so expended by Beneficiary or Trustee, with interest from date of expenditure at seven per cent per annum.

**B. It is mutually agreed that:**

1. Any award of damages in connection with any condemnation for public use or injury to said property or any part thereof is hereby assigned and shall be paid to Beneficiary who may apply or release such moneys received by him in the same manner and with the same effect as above provided for disposition of proceeds of fire or other insurance.

2. By accepting payment of any sum secured hereby after its due date, Beneficiary does not waive his right either to require prompt payment when due of all other sums so secured or to declare default for failure so to pay.

3. At any time or from time to time, without liability therefor and without notice, upon written request of Beneficiary and presentation of this Deed and said note for endorsement, and without affecting the personal liability of any person for payment of the indebtedness secured hereby, Trustee may: reconvey any part of said property; consent to the making of any map or plat thereof; joint in granting any easement thereon; or join in any extension agreement or any agreement subordinating the lien or charge hereof.

4. Upon written request of Beneficiary stating that all sums secured hereby have been paid, and upon surrender of this Deed and said note to Trustee for cancellation and retention and upon payment of its fees, Trustee shall reconvey, without warranty, the property then held hereunder. The recitals in such reconveyance of any matters or facts shall be conclusive proof of the truthfulness thereof. The grantee in such reconveyance may be described as "the person or persons legally entitled thereto."

5. As additional security, Trustor hereby gives to and confers upon Beneficiary the right, power and authority, during the continuance of these Trusts, to collect the rents, issues and profits of said property, reserving unto Trustor the right, prior to any default by Trustor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, to collect and retain such rents, issues and profits as they become due and payable. Upon any such default, Beneficiary may at any time without notice, either in person, by agent, or by a receiver to be appointed by a court, and without regard to the adequacy of any security for the indebtedness hereby secured, enter upon and take possession of said property or any part thereof, in his own name sue for or otherwise collect such rents, issues and profits, including those past due and unpaid, and apply the same, less costs and expenses of operation and collection, including reasonable attorney's fees, upon any indebtedness secured hereby, and in such order as Beneficiary may determine. The entering upon and taking possession of said property, the collection of such rents, issues and profits and the application thereof as aforesaid, shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

6. Upon default by Trustor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, Beneficiary may declare all sums secured hereby immediately due and payable by delivery to Trustee of written declaration of default and demand for sale and of written notice of default and of election to cause to be sold said property, which notice Trustee shall cause to be duly filed for record. Beneficiary also shall deposit with Trustee this Deed, said note and all documents evidencing expenditures secured hereby.

After the lapse of such time as may then be required by law following the recording of said notice of default, and notice of sale having been given as then required by law, Trustee, without demand on Trustor, shall sell said property at the time and place fixed by it in said notice of sale, either as a whole or in separate parcels and in such order as it may determine (but subject to any statutory right of Trustor to direct the order in which such property, if consisting of several known lots or parcels, shall be sold), at public auction to the highest bidder for cash in lawful money of the United States, payable at time of sale. Trustee may postpone sale of all or any portion of said property by public announcement at such time and place of sale, and from time to time thereafter may postpone such sale by public announcement at the time fixed by the preceding postponement. Trustee shall deliver to such purchaser its deed conveying the property so sold, but without any covenant or warranty, express or implied. The recitals in such deed of any matters or facts shall be conclusive proof of the truthfulness thereof. Any person, including Trustor, Trustee, or Beneficiary as hereinafter defined, may purchase at such sale.

After deducting all costs, fees and expenses of Trustee and of this Trust, including cost of evidence of title in connection with sale, Trustee shall apply the proceeds of sale to payment of: all sums expended under the terms hereof, not then repaid, with accrued interest at seven per cent per annum; all other sums then secured hereby; and the remainder, if any, to the person or persons legally entitled thereto.

7. Trustor, or if said property shall have been transferred, the then record owner, together with Beneficiary, may from time to time, by instrument in writing, substitute a successor or successors to any Trustee named herein or acting hereunder, which instrument, executed and acknowledged by each and recorded in the office of the recorder of the county or counties where said property is situated, shall be conclusive proof of proper substitution of such successor Trustee or Trustees, who shall, without conveyance from the Trustee predecessor, succeed to all its title, estate, rights, powers and duties. Said instrument must contain the name of the original Trustee, Trustee and Beneficiary hereunder, the book and page where this Deed is recorded, and the name and address of the new Trustee. If notice of default shall have been recorded, this power of substitution cannot be exercised until after the costs, fees and expenses of the then acting Trustee shall have been paid to such Trustee, who shall endorse receipt thereof upon such instrument of substitution. The procedure herein provided for substitution of Trustee shall be exclusive of all other provisions for substitution, statutory or otherwise.

8. This Deed applies to, inures to the benefit of, and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, successors and assigns. The term Beneficiary shall mean the owner and holder, including pledgees, of the note secured hereby, whether or not named as Beneficiary herein. In this Deed, whenever the context so requires, masculine gender includes the feminine and/or neuter, and the singular number includes the plural.

9. Trustee accepts this Trust when this Deed, duly executed and acknowledged, is made a public record as provided by law. Trustee is not obligated to notify any party hereto of pending sale under any other Deed of Trust or of any action or proceeding in which Trustor, Beneficiary or Trustee shall be a party unless brought by Trustee.

10. In the event that the Trustor shall sell, convey or alienate the herein described property, or any part thereof, or any interest therein, or that any, or all, or any part of the permanent fixtures or improvements on said described lands at the date hereof, or which may be placed thereon during the life of this trust, (all of which shall be deemed a part of the security of this deed, whether esay at the date hereof or later constructed), shall wholly or partially destroyed by action of the elements, or otherwise, shall be removed through any cause, all notes obligations secured by this instrument irrespective of the maturity dates expressed therein, at the option of the holder hereof, and without demand or notice shall immediately become due and payable.

3610



## Property Detail Report

For Property Located At :  
**227 W 109TH ST, LOS ANGELES, CA 90061-2007**



### Owner Information

Owner Name: **FORREST GEAULAH**  
 Mailing Address: **227 W 109TH ST, LOS ANGELES CA 90061-2007 C031**  
 Vesting Codes: **//**

### Location Information

Legal Description:	<b>TRACT # 4741 LOT 50</b>	APN:	<b>6074-011-013</b>
County:	<b>LOS ANGELES, CA</b>	Alternate APN:	
Census Tract / Block:	<b>2411.20 / 3</b>	Subdivision:	<b>4741</b>
Township-Range-Sect:		Map Reference:	<b>58-B4 /</b>
Legal Book/Page:	<b>63-73</b>	Tract #:	<b>4741</b>
Legal Lot:	<b>50</b>	School District:	<b>LOS ANGELES</b>
Legal Block:		School District Name:	
Market Area:	<b>C37</b>	Munic/Township:	
Neighbor Code:			

### Owner Transfer Information

Recording/Sale Date:	<b>06/30/1960 /</b>	Deed Type:	<b>DEED (REG)</b>
Sale Price:		1st Mtg Document #:	
Document #:			

### 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>660</b>	Garage Area:		Heat Type:	<b>HEATED</b>
Tot Adj Area:		Garage Capacity:		Exterior wall:	
Above Grade:		Parking Spaces:		Porch Type:	
Total Rooms:		Basement Area:		Patio Type:	
Bedrooms:	<b>2</b>	Finish Bsmnt Area:		Pool:	
Bath(F/H):	<b>1 /</b>	Basement Type:		Air Cond:	
Year Built / Eff:	<b>1922 / 1922</b>	Roof Type:		Style:	
Fireplace:	<b>/</b>	Foundation:		Quality:	
# of Stories:	<b>1.00</b>	Roof Material:		Condition:	
Other Improvements:					

### Site Information

Zoning:	<b>LAR2</b>	Acres:	<b>0.12</b>	County Use:	<b>SINGLE FAMILY RESID (0100)</b>
Lot Area:	<b>5,227</b>	Lot Width/Depth:	<b>40 x 131</b>	State Use:	
Land Use:	<b>SFR</b>	Res/Comm Units:	<b>/</b>	Water Type:	
Site Influence:	<b>CORNER</b>			Sewer Type:	<b>TYPE UNKNOWN</b>

### Tax Information

Total Value:	<b>\$15,862</b>	Assessed Year:	<b>2015</b>	Property Tax:	<b>\$317.78</b>
Land Value:	<b>\$12,014</b>	Improved %:	<b>24%</b>	Tax Area:	<b>461</b>
Improvement Value:	<b>\$3,848</b>	Tax Year:	<b>2014</b>	Tax Exemption:	<b>HOMEOWNER</b>
Total Taxable Value:	<b>\$8,862</b>				

## Comparable Summary

For Property Located At



**227 W 109TH ST, LOS ANGELES, CA 90061-2007**

**5 Comparable(s) found.** (Click on the address to view more property information)

▶ View Report

▶ Configure Display Fields

▶ Modify Comparable Search Criteria

### Summary Statistics For Selected Properties: 5

	Subject Property	Low	High	Average
Sale Price	\$0	\$215,000	\$280,000	\$247,200
Bldg/Living Area	660	576	758	681
Price/Sqft	\$0.00	\$283.64	\$486.11	\$368.90
Year Built	1922	1924	1926	1924
Lot Area	5,227	3,500	5,401	4,620
Bedrooms	2	1	2	2
Bathrooms/Restrooms	1	1	1	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$15,862	\$148,209	\$215,215	\$179,637
Distance From Subject	0.00	0.20	0.49	0.30

\*= user supplied for search only

<input checked="" type="checkbox"/>	# F	Address	Sale Price	Yr Blt	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
<b>Subject Property</b>										
		227 W 109TH ST		1922	2	1		660	5,227	0.0
<b>Comparables</b>										
<input checked="" type="checkbox"/>	1	152 W 106TH ST	\$255,000	1924	2	1	08/17/2015	736	5,401	0.2
<input checked="" type="checkbox"/>	2	118 E 107TH ST	\$215,000	1926	2	1	06/23/2015	758	5,401	0.26
<input checked="" type="checkbox"/>	3	140 E 109TH ST	\$244,000	1924	2	1	06/12/2015	680	3,993	0.27
<input checked="" type="checkbox"/>	4	127 W 111TH PL	\$280,000	1924	1	1	07/31/2015	576	3,500	0.27
<input checked="" type="checkbox"/>	5	624 W 107TH ST	\$242,000	1926	1	1	06/08/2015	655	4,804	0.49

**Comparable Sales Report**

For Property Located At



CoreLogic

RealQuest Professional

**227 W 109TH ST, LOS ANGELES, CA 90061-2007****5 Comparable(s) Selected.**

Report Date: 09/21/2015

**Summary Statistics:**

	<b>Subject</b>	<b>Low</b>	<b>High</b>	<b>Average</b>
Sale Price	\$0	\$215,000	\$280,000	\$247,200
Bldg/Living Area	660	576	758	681
Price/Sqft	\$0.00	\$283.64	\$486.11	\$368.90
Year Built	1922	1924	1926	1924
Lot Area	5,227	3,500	5,401	4,620
Bedrooms	2	1	2	2
Bathrooms/Restrooms	1	1	1	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$15,862	\$148,209	\$215,215	\$179,637
Distance From Subject	0.00	0.20	0.49	0.30

\* = user supplied for search only

Comp #:1 Distance From Subject:0.2 (miles)  
 Address: 152 W 106TH ST, LOS ANGELES, CA 90003-4614  
 Owner Name: GOMEZ ROSA/GOMEZ PEDRO & MARIA C  
 Seller Name: GALLEGOS CARLOS  
 APN: 6074-008-019      Map Reference: 58-B4 /      Living Area: 736  
 County: LOS ANGELES, CA      Census Tract: 2411.20      Total Rooms:  
 Subdivision: 3064      Zoning: LAR2      Bedrooms: 2  
 Rec Date: 08/17/2015      Prior Rec Date: 02/04/2009      Bath(F/H): 1 /  
 Sale Date: 06/15/2015      Prior Sale Date: 12/12/2008      Yr Built/Eff: 1924 / 1930  
 Sale Price: \$255,000      Prior Sale Price: \$170,000      Air Cond:  
 Sale Type: FULL      Prior Sale Type: FULL      Style:  
 Document #: 1002947      Acres: 0.12      Fireplace: /  
 1st Mtg Amt: \$250,381      Lot Area: 5,401      Pool:  
 Total Value: \$188,987      # of Stories: 1.00      Roof Mat:  
 Land Use: SFR      Park Area/Cap#: /      Parking:

Comp #:2 Distance From Subject:0.26 (miles)  
 Address: 118 E 107TH ST, LOS ANGELES, CA 90003-4733  
 Owner Name: ZEPEDA FREDY N/CALZADILLA JUAN E N  
 Seller Name: GOMEZ VICENTE O  
 APN: 6063-032-005      Map Reference: 58-B4 /      Living Area: 758  
 County: LOS ANGELES, CA      Census Tract: 2411.10      Total Rooms:  
 Subdivision: 5745      Zoning: LAR2      Bedrooms: 2  
 Rec Date: 06/23/2015      Prior Rec Date: 08/07/2009      Bath(F/H): 1 /  
 Sale Date: 02/05/2015      Prior Sale Date: 05/18/2009      Yr Built/Eff: 1926 / 1926  
 Sale Price: \$215,000      Prior Sale Price: \$97,000      Air Cond:  
 Sale Type: FULL      Prior Sale Type: FULL      Style:  
 Document #: 749156      Acres: 0.12      Fireplace: /  
 1st Mtg Amt: \$185,948      Lot Area: 5,401      Pool:  
 Total Value: \$215,215      # of Stories: 1.00      Roof Mat:  
 Land Use: SFR      Park Area/Cap#: /      Parking:

Comp #:3 Distance From Subject:0.27 (miles)  
 Address: 140 E 109TH ST, LOS ANGELES, CA 90061-2510  
 Owner Name: QUINTANILLA JAMIE E  
 Seller Name: SEGOVIA ANA F  
 APN: 6073-008-007      Map Reference: 58-B4 /      Living Area: 680  
 County: LOS ANGELES, CA      Census Tract: 2411.10      Total Rooms:  
 Subdivision: 4449      Zoning: LAR2      Bedrooms: 2  
 Rec Date: 06/12/2015      Prior Rec Date: 05/03/2010      Bath(F/H): 1 /  
 Sale Date: 06/09/2015      Prior Sale Date: 02/25/2010      Yr Built/Eff: 1924 / 1926  
 Sale Price: \$244,000      Prior Sale Price: \$138,000      Air Cond:  
 Sale Type: FULL      Prior Sale Type: FULL      Style:  
 Document #: 699586      Acres: 0.09      Fireplace: /  
 1st Mtg Amt: \$239,580      Lot Area: 3,993      Pool:  
 Total Value: \$148,209      # of Stories: 1.00      Roof Mat:  
 Land Use: SFR      Park Area/Cap#: /      Parking:

Comp #:4 Distance From Subject:0.27 (miles)  
 Address: 127 W 111TH PL, LOS ANGELES, CA 90061-1901  
 Owner Name: CORTEZ RICARDO  
 Seller Name: H & JR DEV LLC  
 APN: 6074-021-008      Map Reference: 58-B4 /      Living Area: 576  
 County: LOS ANGELES, CA      Census Tract: 2411.20      Total Rooms:  
 Subdivision: BOWENS MAIN MONETA & FIGUEROA      Zoning: LAR2      Bedrooms: 1  
 Rec Date: 07/31/2015      Prior Rec Date: 06/20/2014      Bath(F/H): 1 /  
 Sale Date: 07/15/2015      Prior Sale Date: 06/04/2014      Yr Built/Eff: 1924 / 1924  
 Sale Price: \$280,000      Prior Sale Price: \$150,000      Air Cond:  
 Sale Type: FULL      Prior Sale Type: FULL      Style:  
 Document #: 937652      Acres: 0.08      Fireplace: /  
 1st Mtg Amt: \$274,928      Lot Area: 3,500      Pool:  
 Total Value: \$152,997      # of Stories: 1.00      Roof Mat:  
 Land Use: SFR      Park Area/Cap#: /      Parking:

Comp #:	<b>5</b>	Distance From Subject:	<b>0.49 (miles)</b>
Address:	<b>624 W 107TH ST, LOS ANGELES, CA 90044-4335</b>		
Owner Name:	<b>CAMACHO MARIO B</b>		
Seller Name:	<b>SANCHEZ ALFONSO</b>		
APN:	<b>6061-020-013</b>	Map Reference:	<b>58-A4 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2412.01</b>
Subdivision:	<b>6110</b>	Zoning:	<b>LAR1</b>
Rec Date:	<b>06/08/2015</b>	Prior Rec Date:	<b>10/01/2013</b>
Sale Date:	<b>04/23/2015</b>	Prior Sale Date:	<b>08/02/2013</b>
Sale Price:	<b>\$242,000</b>	Prior Sale Price:	<b>\$189,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>668722</b>	Acres:	<b>0.11</b>
1st Mtg Amt:	<b>\$237,616</b>	Lot Area:	<b>4,804</b>
Total Value:	<b>\$192,775</b>	# of Stories:	<b>1.00</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>
		Living Area:	<b>655</b>
		Total Rooms:	
		Bedrooms:	<b>1</b>
		Bath(F/H):	<b>1 /</b>
		Yr Built/Eff:	<b>1926 / 1950</b>
		Air Cond:	
		Style:	
		Fireplace:	<b>/</b>
		Pool:	
		Roof Mat:	
		Parking:	

# EXHIBIT D

ASSIGNED INSPECTOR: **DALE SCHWARTZ**  
JOB ADDRESS: **227 WEST 109TH STREET, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **6074-011-013**

Date: **November 09, 2015**

CASE#: **443696**  
ORDER NO: **A-2951559**

EFFECTIVE DATE OF ORDER TO COMPLY: **February 23, 2012**  
COMPLIANCE EXPECTED DATE: **March 24, 2012**  
DATE COMPLIANCE OBTAINED: **No Compliance to Date**

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

### VIOLATIONS:

SEE ATTACHED ORDER # A-2951559

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

MARSHA L. BROWN  
PRESIDENT

HELENA JUBANY  
VICE-PRESIDENT

VAN AMBATIELOS  
VICTOR H. CUEVAS  
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

ROBERT R. "Bud" OVRUM  
GENERAL MANAGER

RAYMOND S. CHAN, C.E., S.E.  
EXECUTIVE OFFICER

ORDER TO COMPLY AND NOTICE OF FEE

FORREST,GEAULAH  
227 W 109TH ST  
LOS ANGELES, CA 90061

CASE #	
IMSP	<i>[Signature]</i>
CARTS	<i>[Signature]</i>
PCIS	
CNAT	<i>[Signature]</i>

CASE #: 443696  
ORDER #: A-2951559  
EFFECTIVE DATE: February 23, 2012  
COMPLIANCE DATE: March 24, 2012

OWNER OF  
SITE ADDRESS: 227 W 109TH ST  
ASSESSORS PARCEL NO.: 6074-011-013  
ZONE: R2; Two Family Zone

**MAILED**  
*[Signature]*

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

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

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

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

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

VIOLATION(S):

- 1. A permit is required for the work performed.

You are therefore ordered to: Obtain all required building permits.

Code Section(s) in Violation: 91.106.1.1, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Comments: Garage demolition.

- 2. Excessive or overgrown vegetation on the premises.

You are therefore ordered to: Cut and remove the excessive or overgrown vegetation and weeds from the premises.

Code Section(s) in Violation: 91.8104, 91.8104.2, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

- 3. Exterior wall surfaces not maintained.

You are therefore ordered to: Maintain exterior wall surfaces weather tight, in good repair and in a clean and sanitary condition.



Code Section(s) in Violation: 91.8104, 91.8104.12, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

**4. Failure to provide or maintain the required off street parking.**

You are therefore ordered to: Provide and/or maintain the required off street parking.

Code Section(s) in Violation: 12.21A.1.(a), 12.09A and 12.21A.4.(m) of the L.A.M.C.

Location: Garage.

**5. Rubbish, garbage, trash and debris on the premises.**

You are therefore ordered to: 1) Remove the rubbish, garbage, trash and debris from the premises.  
2) Maintain the premises in a clean and sanitary condition.

Code Section(s) in Violation: 91.8104, 91.8104.2, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

**NON-COMPLIANCE FEE WARNING:**

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

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

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

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

**PENALTY WARNING:**

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

**INVESTIGATION FEE REQUIRED:**

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

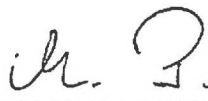
**APPEAL PROCEDURES:**

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)732-4531.

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

Inspector: \_\_\_\_\_



Date: February 15, 2012

MARIAN PODPORA  
638 S. BEACON ST., ROOM 276  
SAN PEDRO, CA 90731  
(310)732-4531

  
REVIEWED BY