

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

October 08, 2015

Council District: # 14

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

JOB ADDRESS: 1911 EAST PENNSYLVANIA AVENUE, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 5174-006-052

On January 2, 2014, pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code, the Department of Building and Safety (the "Department") investigated and identified code violations at: **1911 East Pennsylvania 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.

Pursuant to Section 98.0421, the property owner was issued an order on January 2, 2014, 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%)	840.00
Title Report Fee	42.00
Grand Total	\$ 1,288.56

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 **\$1,288.56** 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 **\$1,288.56** 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. T12167
 Dated as of: 07/23/2015

Prepared for: City of Los Angeles

SCHEDULE A
 (Reported Property Information)

APN #: 5174-006-052

Property Address: 1911 E PENNSYLVANIA AVE ✓ **City:** Los Angeles **County:** Los Angeles

VESTING INFORMATION

Type of Document: Grant Deed
Grantee : Mabern Buenaflor, a single man
Grantor : Federal National Mortgage Association
Deed Date : 8/2/2012 **Recorded :** 8/15/2012
Instr No. : 20121214051

Mailing Address: Mabern Buenaflor,
 1911 Pennsylvania Avenue Los Angeles, CA 90033

SCHEDULE B

LEGAL DESCRIPTION

The following described property:

The Easterly 30 feet of the Southerly 122 feet of Lot 9 in Block "I" of Subdivision of Lot 2 in Block 60 of Hancock's Survey, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 3, Page(s) 54 and 55 of Miscellaneous Records, in the Office of the County Recorder of said County.

Assessor's Parcel No: 5174-006-052

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 : \$141,000.00 **Dated :** 8/11/2012
Trustor : Maber Buenaflor
Trustee : Fidelity National Title Company, a California Corporation

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. T12167

SCHEDULE B (Continued)

Beneficiary : Jerry Kohen and Orit Kohen

Recorded : 9/7/2012

Instr No. : 20121340990

Mailing Address: Jerry Kohen, 806 N Crescent Dr Beverly Hills CA 90210

Mailing Address: Fidelity National Title Company, a California Corporation, None Shown

RECORDING REQUESTED BY:
Stewart Title of California
WHEN RECORDED MAIL TO
AND MAIL TAX STATEMENTS TO:
Mabern Buenafior
1911 Pennsylvania Avenue
Los Angeles, California 90033



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ORDER NO. 8708-478020
ESCROW NO. 7702-478020
APN. 5174-006-052

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S):
DOCUMENTARY TRANSFER TAX is: \$209.00 (20) CITY TAX \$855.00 (44)

- Monument Preservation Fee is:
- computed on full value of property conveyed, or
- computed on full value less value of liens or encumbrances remaining at time of sale.
- Unincorporated area: City of Los Angeles, and

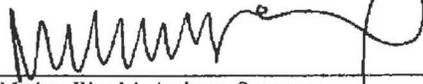
FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Federal National Mortgage Association

hereby GRANT(S) to
Mabern Buenafior, a single man V1

the following described real property in the City of Los Angeles, County of Los Angeles, State of California
LEGAL DESCRIPTION ON EXHIBIT A

DATE: August 2, 2012

Federal National Mortgage Association by
Stewart Title Company as Attorney in Fact


Marissa Wendel, Assistant Secretary

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

On August 9, 2012 before me,
Julie Albers a Notary
Public, personally appeared Marissa Wendel

, 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 Julie Albers (Seal)

MAIL TAX STATEMENTS AS DIRECTED ABOVE



22

When recorded mail to:
JERRY KOHEN
806 N CRESCENT DR
BEVERLY HILLS CA 90210

Title No.
Escrow No.

DEED OF TRUST WITH ASSIGNMENT OF RENTS

This DEED OF TRUST, made this 11 day of AUGUST, 20 11 between
MABER BUENAFLORE

herein called TRUSTOR

whose address is 1911 PENNSYLVANIA AVE LOS ANGELES CA 90033

FIDELITY NATIONAL TITLE COMPANY, a California corporation, herein called TRUSTEE, and
JERRY KOHEN AND ORIT KOHEN

herein called BENEFICIARY

Trustor irrevocably grants, transfers and assigns to Trustee in Trust, with Power of Sale that property in the
County of LOS ANGELES, State of California, described as follows:

Legal Description : Abbreviated Description: CITY:REGION/CLUSTER: 11/11160 SUB OF LOT 2 BLK 60 H
S SE 30 FT OF SW 122 FT OF LOT 9 BLK I City/Muni/Twp: REGION/CLUSTER: 11/11160

A.P.N. 5174-006-052

Together with the rents, issues and profits thereof, subject, however, to the right, power and authority
hereinafter given to and conferred upon Beneficiary to collect and apply such rents, issues and profits.

FOR THE PURPOSE OF SECURING (1) payment of the sum of (\$) 141,000.00
Dollars with interest thereon according to the terms of a promissory note or notes of even date herewith
made by TRUSTOR, payable to order of BENEFICIARY, and extensions or renewals thereof; (2) the
performance of each agreement of TRUSTOR incorporated by reference or contained herein or reciting it is
so secured; (3) payment of additional sums and interest thereon which may hereafter be loaned to Trustor,
or his or her successors or assigns, when evidenced by a promissory note or notes reciting that they are
secured by this Deed of Trust.

A. To protect the security of this Deed of Trust, and with respect to the property above described,
Trustor agrees: *TO PAY 6% INTEREST FOR 15 YEARS
STARTING SEPTEMBER 1ST, 2012.*

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1

H:\DOCS\MATHERLY\CTT-FNF HYPERLINK - NOTARY DOCS\DEED OF TRUST - LONG FORM.doc

The undersigned Trustor, requests that a copy of any notice of default and any notice of sale hereunder be mailed to him or her at his or her address hereinbefore set forth.

Mabern Buenaflor
Trustor signature

MABERN BUENAFLOR
Trustor signature

Trustor signature

Trustor signature

State of CALIFORNIA

County of LOS ANGELES

On 8/13/2012 before me, Kenneth Kwan (Notary Public) (here insert name and title of the officer), personally appeared MABERN BUENAFLOR, 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 *Kenneth Kwan* (Seal)



EXHIBIT B

ASSIGNED INSPECTOR: RUBEN REYES

Date: October 08, 2015

JOB ADDRESS: 1911 EAST PENNSYLVANIA AVENUE, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 5174-006-052

Last Full Title: 07/23/2015

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- 1). MABERN BUENAFLOR
1911 PENNSYLVANIA AVE.
LOS ANGELES, CA 90033
CAPACITY: OWNER

- 2). JERRY KOHEN
806 N. CRESCENT DR.
BEVERLY HILLS, CA 90210
CAPACITY: INTERESTED PARTY

Property Detail Report

For Property Located At :
1911 PENNSYLVANIA AVE, LOS ANGELES, CA 90033-2830



CoreLogic
 RealQuest Professional

Owner Information

Owner Name: BUENAFLOR MABERN
 Mailing Address: 1911 PENNSYLVANIA AVE, LOS ANGELES CA 90033-2830 C031
 Vesting Codes: //

Location Information

Legal Description: SUB OF LOT 2 BLK 60 H S SE 30 FT OF SW 122 FT OF LOT 9
 County: LOS ANGELES, CA APN: 5174-006-052
 Census Tract / Block: 2044.10 / 1 Alternate APN:
 Township-Range-Sect: Subdivision: HANCOCKS SURV
 Legal Book/Page: Map Reference: 45-A3 /
 Legal Lot: 9 Tract #: LOS ANGELES
 Legal Block: 60 School District:
 Market Area: BOYH 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: 08/15/2012 / 08/02/2012 1st Mtg Amount/Type: /
 Sale Price: \$190,000 1st Mtg Int. Rate/Type: /
 Sale Type: FULL 1st Mtg Document #: /
 Document #: 1214051 2nd Mtg Amount/Type: /
 Deed Type: GRANT DEED 2nd Mtg Int. Rate/Type: /
 Transfer Document #: Price Per SqFt: \$107.34
 New Construction: Multi/Split Sale:
 Title Company: STEWART TITLE/CA

Lender:
 Seller Name: FEDERAL NATL MTG ASSN FNMA

Prior Sale Information

Prior Rec/Sale Date: 02/25/1976 / Prior Lender:
 Prior Sale Price: \$19,000 Prior 1st Mtg Amt/Type: /
 Prior Doc Number: Prior 1st Mtg Rate/Type: /
 Prior Deed Type: DEED (REG)

Property Characteristics

Gross Area: Parking Type: Construction:
 Living Area: 1,770 Garage Area: Heat Type: HEATED
 Tot Adj Area: Garage Capacity: Exterior wall: SHINGLE SIDING
 Above Grade: Parking Spaces: Porch Type:
 Total Rooms: 5 Basement Area: Patio Type:
 Bedrooms: 4 Finish Bsmnt Area: Pool:
 Bath(F/H): 2 / Basement Type: Air Cond:
 Year Built / Eff: 1901 / 1938 Roof Type: Style: CONVENTIONAL
 Fireplace: Y / 1 Foundation: RAISED Quality:
 # of Stories: 1.00 Roof Material: ROLL COMPOSITION Condition:

Site Information

Zoning: LARD1.5 Acres: 0.08 County Use: SINGLE FAMILY RESID (0100)
 Lot Area: 3,660 Lot Width/Depth: 30 x 122 State Use:
 Land Use: SFR Res/Comm Units: / Water Type:
 Site Influence: Sewer Type: TYPE UNKNOWN

Tax Information

Total Value: \$194,674 Assessed Year: 2015 Property Tax: \$2,502.79
 Land Value: \$114,448 Improved %: 41% Tax Area: 4
 Improvement Value: \$80,226 Tax Year: 2014 Tax Exemption:
 Total Taxable Value: \$194,674

Comparable Summary

For Property Located At



CoreLogic

RealQuest Professional

1911 PENNSYLVANIA AVE, LOS ANGELES, CA 90033-2830

20 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: 20

	Subject Property	Low	High	Average
Sale Price	\$190,000	\$188,000	\$3,618,000	\$773,325
Bldg/Living Area	1,770	1,510	2,034	1,732
Price/Sqft	\$107.34	\$101.90	\$2,093.75	\$448.60
Year Built	1901	1939	1992	1958
Lot Area	3,660	4,546	14,260	7,569
Bedrooms	4	2	4	3
Bathrooms/Restrooms	2	2	3	2
Stories	1.00	1.00	2.00	1.06
Total Value	\$194,674	\$54,009	\$1,402,472	\$429,209
Distance From Subject	0.00	3.36	45.93	18.21

*= user supplied for search only

<input checked="" type="checkbox"/>	# F	Address	Sale Price	Yr Bilt	Bed	Baths/Restrooms(Full)	Last Recording	Bid/Liv	Lot Area	Dist
Subject Property										
		1911 PENNSYLVANIA AVE	\$190,000	1901	4	2	08/15/2012	1,770	3,660	0.0
Comparables										
<input checked="" type="checkbox"/>	1	1974 AVENIDA MONTE VIS	\$550,000	1987	4	3	09/22/2015	1,955	11,444	21.55
<input checked="" type="checkbox"/>	2	2212 LOMINA AVE	\$615,000	1953	3	2	09/22/2015	1,646	6,199	18.2
<input checked="" type="checkbox"/>	3	4139 SAINT CLAIR AVE	\$1,225,000	1940	3	3	06/03/2015	2,034	6,251	12.52
<input checked="" type="checkbox"/>	4	7014 E MEZZANINE WAY	\$830,000	1954	4	2	09/15/2015	1,567	5,949	17.5
<input checked="" type="checkbox"/>	5	13625 LA CUARTA ST	\$510,000	1941	4	2	09/14/2015	1,720	9,397	12
<input checked="" type="checkbox"/>	6	2792 HACIENDA DR	\$534,000	1979	3	2	09/22/2015	1,510	4,546	16.96
<input checked="" type="checkbox"/>	7	1845 VERDUGO KNOLLS DR	\$1,200,000	1964	4	3	09/22/2015	1,990	14,260	8.86
<input checked="" type="checkbox"/>	8	3841 6TH AVE	\$662,000	1939	2	2	09/15/2015	1,520	6,020	6.55
<input checked="" type="checkbox"/>	9	14081 KAGEL CANYON ST	\$410,000	1952	3	2	09/22/2015	1,707	7,708	18.33
<input checked="" type="checkbox"/>	10	2429 CHARNWOOD AVE	\$570,000	1954	3	2	09/22/2015	1,696	5,968	3.36
<input checked="" type="checkbox"/>	11	232 W ELLIS AVE	\$640,000	1941	3	2	09/22/2015	1,577	7,761	9.59
<input checked="" type="checkbox"/>	12	45537 11TH ST W	\$188,000	1955	4	2	09/01/2015	1,845	7,069	45.93
<input checked="" type="checkbox"/>	13	2525 LAMBERT DR	\$740,000	1939	3	2	09/01/2015	1,782	8,096	10.15
<input checked="" type="checkbox"/>	14	5406 RUTHWOOD DR	\$510,000	1964	4	2	09/01/2015	2,012	7,999	28.42
<input checked="" type="checkbox"/>	15	1301 BERKSHIRE DR	\$255,000	1986	3	3	08/21/2015	1,542	6,630	38.28
<input checked="" type="checkbox"/>	16	9625 MONTE MAR DR	\$3,618,000	1950	3	2	09/01/2015	1,728	6,667	10.4
<input checked="" type="checkbox"/>	17	14740 FLORITA RD	\$515,000	1955	3	2	08/21/2015	1,739	6,963	15.41
<input checked="" type="checkbox"/>	18	36702 COPPER LN	\$229,500	1992	3	3	08/21/2015	1,876	7,002	35.55
<input checked="" type="checkbox"/>	19	13852 TUCKER AVE	\$485,000	1976	3	2	08/21/2015	1,680	8,690	21.98
<input checked="" type="checkbox"/>	20	11901 WOODBINE ST	\$1,180,000	1946	3	2	09/01/2015	1,518	6,768	12.61

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

1911 PENNSYLVANIA AVE, LOS ANGELES, CA 90033-2830**20 Comparable(s) Selected.**

Report Date: 10/06/2015

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$190,000	\$188,000	\$3,618,000	\$773,325
Bldg/Living Area	1,770	1,510	2,034	1,732
Price/Sqft	\$107.34	\$101.90	\$2,093.75	\$448.60
Year Built	1901	1939	1992	1958
Lot Area	3,660	4,546	14,260	7,569
Bedrooms	4	2	4	3
Bathrooms/Restrooms	2	2	3	2
Stories	1.00	1.00	2.00	1.06
Total Value	\$194,674	\$54,009	\$1,402,472	\$429,209
Distance From Subject	0.00	3.36	45.93	18.21

* = user supplied for search only

Comp #:1 Distance From Subject:21.55 (miles)
 Address: 1974 AVENIDA MONTE VIS, SAN DIMAS, CA 91773-4100
 Owner Name: AUGUSTYN BRANDON C & JAMIE N
 Seller Name: AUGUSTYN J & D TRUST
 APN: 8448-051-016 Map Reference: 89-C6 / Living Area: 1,955
 County: LOS ANGELES, CA Census Tract: 4013.04 Total Rooms: 4
 Subdivision: 23828 Zoning: SDR115000* Bedrooms: 4
 Rec Date: 09/22/2015 Prior Rec Date: 04/21/1998 Bath(F/H): 3 /
 Sale Date: 09/10/2015 Prior Sale Date: 03/23/1998 Yr Built/Eff: 1987 / 1987
 Sale Price: \$550,000 Prior Sale Price: \$315,000 Air Cond: CENTRAL
 Sale Type: FULL Prior Sale Type: FULL Style:
 Document #: 1170196 Acres: 0.26 Fireplace: /
 1st Mtg Amt: \$325,000 Lot Area: 11,444 Pool:
 Total Value: \$418,491 # of Stories: Roof Mat:
 Land Use: SFR Park Area/Cap#: / Parking:

Comp #:2 Distance From Subject:18.2 (miles)
 Address: 2212 LOMINA AVE, LONG BEACH, CA 90815-2117
 Owner Name: PRAEGER DEREK & VERONICA V
 Seller Name: KINGSLEY W & P 2001 TRUST
 APN: 7226-016-018 Map Reference: 76-D2 / Living Area: 1,646
 County: LOS ANGELES, CA Census Tract: 5743.00 Total Rooms: 6
 Subdivision: 18556 Zoning: LBR1N Bedrooms: 3
 Rec Date: 09/22/2015 Prior Rec Date: 05/24/1968 Bath(F/H): 2 /
 Sale Date: 08/07/2015 Prior Sale Date: Yr Built/Eff: 1953 / 1956
 Sale Price: \$615,000 Prior Sale Price: \$23,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 1170212 Acres: 0.14 Fireplace: Y / 1
 1st Mtg Amt: \$410,000 Lot Area: 6,199 Pool:
 Total Value: \$82,269 # of Stories: 1.00 Roof Mat: GRAVEL & ROCK
 Land Use: SFR Park Area/Cap#: / 2 Parking: PARKING AVAIL

Comp #:3 Distance From Subject:12.52 (miles)
 Address: 4139 SAINT CLAIR AVE, STUDIO CITY, CA 91604-1608
 Owner Name: AZOUZ 2000 TRUST
 Seller Name: ECHAVARRIA CAMILO & LORRAINE B
 APN: 2367-013-020 Map Reference: 23-C4 / Living Area: 2,034
 County: LOS ANGELES, CA Census Tract: 1435.00 Total Rooms: 6
 Subdivision: 7578 Zoning: LAR1 Bedrooms: 3
 Rec Date: 06/03/2015 Prior Rec Date: 09/17/2004 Bath(F/H): 3 /
 Sale Date: 05/20/2015 Prior Sale Date: 09/15/2004 Yr Built/Eff: 1940 / 1975
 Sale Price: \$1,225,000 Prior Sale Price: \$739,000 Air Cond: CENTRAL
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 652390 Acres: 0.14 Fireplace: Y / 1
 1st Mtg Amt: Lot Area: 6,251 Pool:
 Total Value: \$904,028 # of Stories: 1.00 Roof Mat: COMPOSITION
 Land Use: SFR Park Area/Cap#: / 1 Parking: SHINGLE
 ATTACHED
 GARAGE

Comp #:4 Distance From Subject:17.5 (miles)
 Address: 7014 E MEZZANINE WAY, LONG BEACH, CA 90808-4311
 Owner Name: LIPPKE SAMUEL
 Seller Name: RIERA STEPHEN & STACEY
 APN: 7079-025-012 Map Reference: 71-E6 / Living Area: 1,567
 County: LOS ANGELES, CA Census Tract: 5740.00 Total Rooms: 6
 Subdivision: 18759 Zoning: LBPD11 Bedrooms: 4
 Rec Date: 09/15/2015 Prior Rec Date: 02/08/2007 Bath(F/H): 2 /
 Sale Date: 08/10/2015 Prior Sale Date: 01/18/2007 Yr Built/Eff: 1954 / 1955
 Sale Price: \$830,000 Prior Sale Price: \$690,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 1142574 Acres: 0.14 Fireplace: Y / 1
 1st Mtg Amt: \$622,500 Lot Area: 5,949 Pool: POOL
 Total Value: \$653,000 # of Stories: 1.00 Roof Mat: GRAVEL & ROCK
 Land Use: SFR Park Area/Cap#: / 2 Parking: ATTACHED
 GARAGE

Comp #:5 Distance From Subject:12 (miles)
 Address: 13625 LA CUARTA ST, WHITTIER, CA 90602-2515
 Owner Name: ESTRADA ERIC E
 Seller Name: STEWARD LINDA J
 APN: 8142-011-076 Map Reference: 55-E6 / Living Area: 1,720
 County: LOS ANGELES, CA Census Tract: 5018.02 Total Rooms: 4
 Subdivision: BRIGGS ADD Zoning: WHR1YY Bedrooms: 4
 Rec Date: 09/14/2015 Prior Rec Date: Yr Built/Eff: 1941 / 1941
 Sale Date: 09/08/2015 Prior Sale Date: Air Cond:
 Sale Price: \$510,000 Prior Sale Price: Style:
 Sale Type: FULL Prior Sale Type: Fireplace: /
 Document #: 1137780 Acres: 0.22
 1st Mtg Amt: \$442,611 Lot Area: 9,397
 Total Value: \$67,559 # of Stories: Roof Mat:
 Land Use: SFR Park Area/Cap#: / Parking:

Comp #:6 Distance From Subject:16.96 (miles)
 Address: 2792 HACIENDA DR, DUARTE, CA 91010-2308
 Owner Name: ETTENHEIM MARGARET A
 Seller Name: WIELAND GREG A & PRECY B
 APN: 8604-023-024 Map Reference: 86-A4 / Living Area: 1,510
 County: LOS ANGELES, CA Census Tract: 4300.02 Total Rooms: 7
 Subdivision: 35415 Zoning: DUR1 Bedrooms: 3
 Rec Date: 09/22/2015 Prior Rec Date: 01/30/2004 Bath(F/H): 2 /
 Sale Date: 08/07/2015 Prior Sale Date: 01/23/2004 Yr Built/Eff: 1979 / 1979
 Sale Price: \$534,000 Prior Sale Price: \$375,000 Air Cond: CENTRAL
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 1171746 Acres: 0.10 Fireplace: Y / 1
 1st Mtg Amt: \$175,000 Lot Area: 4,546 Pool:
 Total Value: \$443,618 # of Stories: 1.00 Roof Mat: WOOD SHAKE
 Land Use: SFR Park Area/Cap#: / 2 Parking: PARKING AVAIL

Comp #:7 Distance From Subject:8.86 (miles)
 Address: 1845 VERDUGO KNOLLS DR, GLENDALE, CA 91208-2627
 Owner Name: POSTON NATALIE
 Seller Name: EKEDAHL CRAIG
 APN: 5652-019-026 Map Reference: 18-F6 / Living Area: 1,990
 County: LOS ANGELES, CA Census Tract: 3008.00 Total Rooms: 7
 Subdivision: 4873 Zoning: GLR1YY Bedrooms: 4
 Rec Date: 09/22/2015 Prior Rec Date: 07/02/2015 Bath(F/H): 3 /
 Sale Date: 09/17/2015 Prior Sale Date: 05/27/2015 Yr Built/Eff: 1964 / 1964
 Sale Price: \$1,200,000 Prior Sale Price: \$809,000 Air Cond: WALL
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 1171942 Acres: 0.33 Fireplace: Y / 2
 1st Mtg Amt: Lot Area: 14,260 Pool:
 Total Value: \$108,072 # of Stories: 2.00 Roof Mat: WOOD SHAKE
 Land Use: SFR Park Area/Cap#: / 2 Parking: ATTACHED GARAGE

Comp #:8 Distance From Subject:6.55 (miles)
 Address: 3841 6TH AVE, LOS ANGELES, CA 90008-1918
 Owner Name: RUTHERFORD SHANNON/JULIUS JESSICA
 Seller Name: ASSET MANAGEMENT CA FORECLOSUR
 APN: 5034-006-020 Map Reference: 51-C1 / Living Area: 1,520
 County: LOS ANGELES, CA Census Tract: 2340.00 Total Rooms: 5
 Subdivision: 11309 Zoning: LAR1 Bedrooms: 2
 Rec Date: 09/15/2015 Prior Rec Date: 03/29/2013 Bath(F/H): 2 /
 Sale Date: 08/14/2015 Prior Sale Date: 03/08/2013 Yr Built/Eff: 1939 / 1948
 Sale Price: \$662,000 Prior Sale Price: \$362,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 1141941 Acres: 0.14 Fireplace: Y / 1
 1st Mtg Amt: \$595,700 Lot Area: 6,020 Pool:
 Total Value: \$370,907 # of Stories: 1.00 Roof Mat: WOOD SHAKE
 Land Use: SFR Park Area/Cap#: / 2 Parking: PARKING AVAIL

Comp #:9 Distance From Subject:18.33 (miles)
 Address: 14081 KAGEL CANYON ST, ARLETA, CA 91331-5950
 Owner Name: DE LEON DIANA B
 Seller Name: BIANCHI NIDIA
 APN: 2642-006-015 Map Reference: 8-E5 / Living Area: 1,707
 County: LOS ANGELES, CA Census Tract: 1194.00 Total Rooms: 6
 Subdivision: 13800 Zoning: LAR1 Bedrooms: 3
 Rec Date: 09/22/2015 Prior Rec Date: 02/10/2009 Bath(F/H): 2 /
 Sale Date: 07/24/2015 Prior Sale Date: 11/04/2008 Yr Built/Eff: 1952 / 1955
 Sale Price: \$410,000 Prior Sale Price: \$306,000 Air Cond: CENTRAL
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 1171234 Acres: 0.18 Fireplace: Y / 1
 1st Mtg Amt: \$328,000 Lot Area: 7,708 Pool: POOL
 Total Value: \$331,179 # of Stories: 1.00 Roof Mat: COMPOSITION
 Land Use: SFR Park Area/Cap#: / 2 Parking: SHINGLE
 PARKING AVAIL

Comp #:10 Distance From Subject:3.36 (miles)
 Address: 2429 CHARNWOOD AVE, ALHAMBRA, CA 91803-3621
 Owner Name: FONG HON/WANG MIN W
 Seller Name: QUINTANA RAYMOND M & ELKE Q
 APN: 5352-001-024 Map Reference: 45-E1 / Living Area: 1,696
 County: LOS ANGELES, CA Census Tract: 4819.01 Total Rooms: 6
 Subdivision: 18497 Zoning: ALR1* Bedrooms: 3
 Rec Date: 09/22/2015 Prior Rec Date: 09/26/2003 Bath(F/H): 2 /
 Sale Date: 09/14/2015 Prior Sale Date: 09/19/2003 Yr Built/Eff: 1954 / 1954
 Sale Price: \$570,000 Prior Sale Price: \$405,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 1170280 Acres: 0.14 Fireplace: Y / 1
 1st Mtg Amt: \$245,000 Lot Area: 5,968 Pool:
 Total Value: \$479,106 # of Stories: 1.00 Roof Mat: WOOD SHAKE
 Land Use: SFR Park Area/Cap#: / 2 Parking: PARKING AVAIL

Comp #:11 Distance From Subject:9.59 (miles)
 Address: 232 W ELLIS AVE, INGLEWOOD, CA 90302-1105
 Owner Name: BRUTON RANDY
 Seller Name: OTUBU VICTORIA
 APN: 4002-014-008 Map Reference: 50-F5 / Living Area: 1,577
 County: LOS ANGELES, CA Census Tract: 6013.01 Total Rooms: 6
 Subdivision: 12242 Zoning: INR1YY Bedrooms: 3
 Rec Date: 09/22/2015 Prior Rec Date: 04/18/2003 Bath(F/H): 2 /
 Sale Date: 08/05/2015 Prior Sale Date: 04/11/2003 Yr Built/Eff: 1941 / 1942
 Sale Price: \$640,000 Prior Sale Price: \$395,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 1170463 Acres: 0.18 Fireplace: Y / 1
 1st Mtg Amt: \$557,975 Lot Area: 7,761 Pool: POOL
 Total Value: \$522,465 # of Stories: 1.00 Roof Mat: COMPOSITION
 Land Use: SFR Park Area/Cap#: / 2 Parking: SHINGLE
 DETACHED
 GARAGE

Comp #:12 Distance From Subject:45.93 (miles)
 Address: 45537 11TH ST W, LANCASTER, CA 93534-1409
 Owner Name: EDWARDS RODNEY R/KENDRICK CASANDRA M
 Seller Name: HOFFMAN MARY L
 APN: 3120-013-025 Map Reference: 159-J2 / Living Area: 1,845
 County: LOS ANGELES, CA Census Tract: 9008.03 Total Rooms: 7
 Subdivision: 21426 Zoning: LRR16000* Bedrooms: 4
 Rec Date: 09/01/2015 Prior Rec Date: Bath(F/H): 2 /
 Sale Date: 06/06/2015 Prior Sale Date: Yr Built/Eff: 1955 / 1956
 Sale Price: \$188,000 Prior Sale Price: Air Cond: EVAP COOLER
 Sale Type: FULL Prior Sale Type: Style: CONVENTIONAL
 Document #: 1081376 Acres: 0.16 Fireplace: Y / 1
 1st Mtg Amt: \$188,000 Lot Area: 7,069 Pool: POOL
 Total Value: \$54,009 # of Stories: 1.00 Roof Mat: COMPOSITION
 Land Use: SFR Park Area/Cap#: / 2 Parking: SHINGLE
 PARKING AVAIL

Comp #:13 Distance From Subject:10.15 (miles)
 Address: 2525 LAMBERT DR, PASADENA, CA 91107-2619
 Owner Name: SALAS RAFAEL M & SYLVIA P
 Seller Name: RODRIGUEZ GABRIEL
 APN: 5750-007-014 Map Reference: 27-E3 / Living Area: 1,782
 County: LOS ANGELES, CA Census Tract: 4628.00 Total Rooms: 7
 Subdivision: 11784 Zoning: PSR6 Bedrooms: 3
 Rec Date: 09/01/2015 Prior Rec Date: 05/05/2000 Bath(F/H): 2 /
 Sale Date: 08/27/2015 Prior Sale Date: 03/21/2000 Yr Built/Eff: 1939 / 1954
 Sale Price: \$740,000 Prior Sale Price: \$305,000 Air Cond: CENTRAL
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 1081785 Acres: 0.19 Fireplace: Y / 1
 1st Mtg Amt: \$592,000 Lot Area: 8,096 Pool: POOL
 Total Value: \$390,037 # of Stories: 1.00 Roof Mat: COMPOSITION
 Land Use: SFR Park Area/Cap#: / 2 Parking: SHINGLE
 PARKING AVAIL

Comp #:14 Distance From Subject:28.42 (miles)
 Address: 5406 RUTHWOOD DR, CALABASAS, CA 91302-1048
 Owner Name: RAINBOW INVESTMENTS LLC
 Seller Name: SUN YIAN
 APN: 2052-019-045 Map Reference: 100-A3 / Living Area: 2,012
 County: LOS ANGELES, CA Census Tract: 8002.03 Total Rooms: 7
 Subdivision: 28119 Zoning: LCR19500* Bedrooms: 4
 Rec Date: 09/01/2015 Prior Rec Date: 12/15/2009 Bath(F/H): 2 /
 Sale Date: 08/24/2015 Prior Sale Date: 10/22/2009 Yr Built/Eff: 1964 / 1964
 Sale Price: \$510,000 Prior Sale Price: \$570,000 Air Cond: CENTRAL
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 1080390 Acres: 0.18 Fireplace: Y / 1
 1st Mtg Amt: Total Value: \$612,194 # of Stories: 1.00 Roof Mat: COMPOSITION
 Land Use: SFR Park Area/Cap#: / 2 Parking: SHINGLE
 PARKING AVAIL

Comp #:15 Distance From Subject:38.28 (miles)
 Address: 1301 BERKSHIRE DR, PALMDALE, CA 93551-4034
 Owner Name: LOUGH JAMES P & RENEE
 Seller Name: CRAMPTON HOWARD K
 APN: 3003-039-029 Map Reference: 172-J6 / Living Area: 1,542
 County: LOS ANGELES, CA Census Tract: 9102.08 Total Rooms: 3
 Subdivision: 43688 Zoning: PDRPD6.6U* Bedrooms: 3
 Rec Date: 08/21/2015 Prior Rec Date: 12/02/2010 Bath(F/H): 3 /
 Sale Date: 07/24/2015 Prior Sale Date: 11/24/2010 Yr Built/Eff: 1986 / 1986
 Sale Price: \$255,000 Prior Sale Price: \$165,000 Air Cond: CENTRAL
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 1034840 Acres: 0.15 Fireplace: /
 1st Mtg Amt: \$247,350 Lot Area: 6,630 Pool:
 Total Value: \$175,888 # of Stories: Roof Mat:
 Land Use: SFR Park Area/Cap#: / Parking:

Comp #:16 Distance From Subject:10.4 (miles)
 Address: 9625 MONTE MAR DR, LOS ANGELES, CA 90035-4015
 Owner Name: KOHAN BIJAN S & CAMELLIA
 Seller Name: VAN NOORD LLC
 APN: 4306-012-012 Map Reference: 42-C3 / Living Area: 1,728
 County: LOS ANGELES, CA Census Tract: 2691.00 Total Rooms: 6
 Subdivision: 13684 Zoning: LAR1 Bedrooms: 3
 Rec Date: 09/01/2015 Prior Rec Date: 06/20/2014 Bath(F/H): 2 /
 Sale Date: 08/14/2015 Prior Sale Date: 04/29/2014 Yr Built/Eff: 1950 / 1950
 Sale Price: \$3,618,000 Prior Sale Price: \$1,375,000 Air Cond: WINDOW
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 1080405 Acres: 0.15 Fireplace: Y / 1
 1st Mtg Amt: \$2,000,000 Lot Area: 6,667 Pool: POOL
 Total Value: \$1,402,472 # of Stories: 1.00 Roof Mat: WOOD SHAKE
 Land Use: SFR Park Area/Cap#: / 2 Parking: ATTACHED
 GARAGE

Comp #:17 Distance From Subject:15.41 (miles)
 Address: 14740 FLORITA RD, LA MIRADA, CA 90638-4413
 Owner Name: RUBIO HUMBERTO JR & SUSANA
 Seller Name: DIELS RUTH J LIVING TRUST
 APN: 8087-010-027 Map Reference: 83-A3 / Living Area: 1,739
 County: LOS ANGELES, CA Census Tract: 5039.02 Total Rooms: 5
 Subdivision: 20739 Zoning: LMR1* Bedrooms: 3
 Rec Date: 08/21/2015 Prior Rec Date: 10/12/1976 Bath(F/H): 2 /
 Sale Date: 07/16/2015 Prior Sale Date: Yr Built/Eff: 1955 / 1981
 Sale Price: \$515,000 Prior Sale Price: \$48,000 Air Cond: CENTRAL
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 1033893 Acres: 0.16 Fireplace: /
 1st Mtg Amt: \$455,000 Lot Area: 6,963 Pool: POOL
 Total Value: \$138,171 # of Stories: 1.00 Roof Mat: GRAVEL & ROCK
 Land Use: SFR Park Area/Cap#: / 2 Parking: ATTACHED GARAGE

Comp #:18 Distance From Subject:35.55 (miles)
 Address: 36702 COPPER LN, PALMDALE, CA 93550-8354
 Owner Name: HAMMER JOHNATHON A & LORELI S
 Seller Name: ALLEN FAMILY 2003 TRUST
 APN: 3052-029-058 Map Reference: 183-G3 / Living Area: 1,876
 County: LOS ANGELES, CA Census Tract: 9107.16 Total Rooms: 5
 Subdivision: 46726 Zoning: LCA11* Bedrooms: 3
 Rec Date: 08/21/2015 Prior Rec Date: 06/08/1999 Bath(F/H): 3 /
 Sale Date: 07/15/2015 Prior Sale Date: 02/15/1999 Yr Built/Eff: 1992 / 1992
 Sale Price: \$229,500 Prior Sale Price: Air Cond: CENTRAL
 Sale Type: FULL Prior Sale Type: Style: /
 Document #: 1034881 Acres: 0.16 Fireplace: /
 1st Mtg Amt: \$225,342 Lot Area: 7,002 Pool: /
 Total Value: \$232,000 # of Stories: Roof Mat:
 Land Use: SFR Park Area/Cap#: / Parking:

Comp #:19 Distance From Subject:21.98 (miles)
 Address: 13852 TUCKER AVE, SYLMAR, CA 91342-1925
 Owner Name: SWAYNE SHARON L
 Seller Name: WESTCLIFF REALTY INC
 APN: 2582-027-029 Map Reference: 3-B1 / Living Area: 1,680
 County: LOS ANGELES, CA Census Tract: 1061.11 Total Rooms: 6
 Subdivision: 27892 Zoning: LARS Bedrooms: 3
 Rec Date: 08/21/2015 Prior Rec Date: 11/04/1976 Bath(F/H): 2 /
 Sale Date: 07/07/2015 Prior Sale Date: Yr Built/Eff: 1976 / 1976
 Sale Price: \$485,000 Prior Sale Price: \$47,500 Air Cond: CENTRAL
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 1034939 Acres: 0.20 Fireplace: Y / 1
 1st Mtg Amt: \$436,500 Lot Area: 8,690 Pool:
 Total Value: \$93,482 # of Stories: 1.00 Roof Mat: GRAVEL & ROCK
 Land Use: SFR Park Area/Cap#: / 2 Parking: PARKING AVAIL

Comp #:20 Distance From Subject:12.61 (miles)
 Address: 11901 WOODBINE ST, LOS ANGELES, CA 90066-2026
 Owner Name: HAMPTON MICHAEL S
 Seller Name: HIRREL KATHLEEN M
 APN: 4249-010-006 Map Reference: 49-F1 / Living Area: 1,518
 County: LOS ANGELES, CA Census Tract: 2715.00 Total Rooms: 5
 Subdivision: 13371 Zoning: LAR1 Bedrooms: 3
 Rec Date: 09/01/2015 Prior Rec Date: 02/28/2006 Bath(F/H): 2 /
 Sale Date: 08/05/2015 Prior Sale Date: 02/03/2006 Yr Built/Eff: 1946 / 1963
 Sale Price: \$1,180,000 Prior Sale Price: \$972,000 Air Cond:
 Sale Type: FULL Prior Sale Type: UNKNOWN Style: CONVENTIONAL
 Document #: 1077117 Acres: 0.16 Fireplace: /
 1st Mtg Amt: \$944,000 Lot Area: 6,768 Pool:
 Total Value: \$1,105,224 # of Stories: 1.00 Roof Mat: COMPOSITION
 Land Use: SFR Park Area/Cap#: / 2 Parking: SHINGLE PARKING AVAIL

EXHIBIT D

ASSIGNED INSPECTOR: **RUBEN REYES**

Date: **October 08, 2015**

JOB ADDRESS: **1911 EAST PENNSYLVANIA AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5174-006-052**

CASE#: **529283**

ORDER NO: **A-3409999**

EFFECTIVE DATE OF ORDER TO COMPLY: **January 02, 2014**

COMPLIANCE EXPECTED DATE: **February 01, 2014**

DATE COMPLIANCE OBTAINED: **No Compliance To Date**

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3409999

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

HELENA JUBANY
PRESIDENT

VAN AMBATIELOS
VICE-PRESIDENT

E. FELICIA BRANNON
VICTOR H. CUEVAS
SEPAND SAMZADEH

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.
SUPERINTENDENT OF BUILDING
INTERIM GENERAL MANAGER

ORDER TO COMPLY AND NOTICE OF FEE

JAN 03 2014

BUENAFLOR, MABERN
1911 PENNSYLVANIA AVE
LOS ANGELES, CA 90033

EG

CASE #: 529283
ORDER #: A-3409999
EFFECTIVE DATE: January 02, 2014
COMPLIANCE DATE: February 01, 2014

OWNER OF

SITE ADDRESS: 1911 E PENNSYLVANIA AVE
ASSESSORS PARCEL NO.: 5174-006-052
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.) sections listed below. You are hereby ordered to correct the violation(s) and contact the inspector listed in the signature block at the end of this document for a compliance inspection by the compliance date listed above.

FURTHER, THE CODE VIOLATION INSPECTION FEE (C.V.I.F) OF \$ 356.16 (\$336 fee plus a six percent Systems Development Surcharge of \$20.16) WILL BE BILLED TO THE PROPERTY OWNER as it appears on the last equalized assessment roll. Section 98.0421 L.A.M.C

NOTE: FAILURE TO PAY THE C.V.I.F. WITHIN 30 DAYS OF THE INVOICE DATE OF THE BILL NOTED ABOVE WILL RESULT IN A LATE CHARGE OF TWO (2) TIMES THE C.V.I.F. PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$1,176.00. Any person who fails to pay the fee, late charge and collection fee, shall also pay interest. Interest shall be calculated at the rate of one percent per month.

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

VIOLATION(S):

1. Unpermitted construction including new roof, windows and interior repairs done without the required permits.

You are therefore ordered to: Obtain all required permits and arrange for inspections as required by L.A.M.C. #91.8902

Code Section(s) in Violation: 91.8105, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

NON-COMPLIANCE FEE WARNING:

YOU ARE IN VIOLATION OF THE L.A.M.C. IT IS YOUR RESPONSIBILITY TO CORRECT THE VIOLATION(S) AND CONTACT THE INSPECTOR LISTED BELOW TO ARRANGE FOR A COMPLIANCE INSPECTION BEFORE THE NON-COMPLIANCE FEE IS IMPOSED. Failure to correct the violations and arrange for the compliance inspection within 15 day from the Compliance Date, will result in imposition of the fee noted below.

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

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

CODE ENFORCEMENT BUREAU

For routine City business and non-emergency services: Call 3-1-1

www.ladbs.org

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.

TAX WARNING: THIS NOTICE AFFECTS OWNERS OF RENTAL HOUSING.

The Department of Building and Safety has determined by inspection that this building is substandard per Section 17274 and 24436.5 of the State Revenue and Taxation Code. These sections provide in part that a taxpayer who derives rental income from housing determined by the local regulatory agency to be substandard by reason of violation of state or local codes dealing with health, safety or building, cannot deduct from state personal income tax and bank and corporation income tax, deductions for interest, depreciation or taxes attributable to such substandard structure where the substandard conditions are not corrected within six (6) months after notice of violation by the regulatory agency. Please note that the effective date of this order marks the beginning of the six (6) month period referred to above. The department is required by law to notify the State Franchise Tax Board of failure to comply with these code sections.

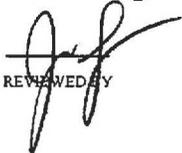
If you have any questions or require any additional information please feel free to contact me at (213)252-3051. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: Tom Willis

Date: January 02, 2014

TOM WILLIS
3550 WILSHIRE BLVD. SUITE 1800
LOS ANGELES, CA 90010
(213)252-3051

Tom.Willis@lacity.org


REVIEWED BY



CODE ENFORCEMENT BUREAU

For routine City business and non-emergency services: Call 3-1-1

www.ladbs.org