

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
PRESIDENT

E. FELICIA BRANNON
VICE PRESIDENT

JOSELYN GEAGA-ROSENTHAL
GEORGE HOVAGUIMIAN
JAVIER NUNEZ

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

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

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

FRANK BUSH
EXECUTIVE OFFICER

September 29, 2015

Council District: # 5

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

JOB ADDRESS: **170 NORTH MARTEL AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5512-014-033**

On December 8, 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: **170 North Martel 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 fees as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance Code Enforcement Fee	\$ 550.00
Late Charge/Collection Fee (250%)	1,375.00
Accumulated Interest (1%/month)	575.27
Title Report Fee	42.00
Grand Total	\$ 2,542.27

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 **\$2,542.27** 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 **\$2,542.27** 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. T12233
Dated as of: 08/06/2015

Prepared for: City of Los Angeles

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

APN #: 5512-014-033

Property Address: 170 N MARTEL AVE ✓ ***City: Los Angeles*** ***County: Los Angeles***

VESTING INFORMATION

Type of Document: Interspousal Transfer Grant Deed

Grantee : Jun H. Song, a married man as his sole and separate property

Grantor : Yu J. Kim, a married woman

Deed Date : 9/19/2012

Recorded : 9/26/2012

Instr No. : 20121446538

Mailing Address: Jun H. Song,
170 North Martel Avenue Los Angeles, CA 90036

SCHEDULE B

LEGAL DESCRIPTION

The following described property:

Lot 219 of Tract No. 7372 in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 107 Page(s) 81 to 83 inclusive of Maps in the Office of the County Recorder of said County.

Assessor's Parcel No: 5512-014-033

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 : \$625,000.00

Dated : 9/19/2012

Trustor : Jun H. Song

Trustee : First American Title Insurance Company

Beneficiary : MERS, Inc., as nominee for American Heritage Capital, L.P.

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. T12233

SCHEDULE B (Continued)

Loan No. : MIN 100447701208230013

Recorded : 9/26/2012

Instr No. : 20121446539

Maturity Date is: 10/1/2042

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

Mailing Address: American Heritage Capital, L.P.,
2300 Valley View Lane Suite 1000, Irving, Texas 75062

Mailing Address: First American Title Insurance Company, 200 Commerce, Irvine, California 92602

Type of Document: A financing statement filed in the Office of the County Recorder, showing

Debtor : Jun Song

Secured Party : Solarcity Corporation

Case No. : 35350990

Recorded : 10/29/2012

Instr No. : 20121638051

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 : 5/17/2013

Instr No. : 20130749764

MAILING ADDRESS: Jun H Song and Yu J Kim, 170 N Martel Ave, Los Angeles CA, 90036

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

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL DOCUMENT TO:

Jun H. Song
170 North Martel Avenue
Los Angeles, CA 90036



4152174

Space Above This Line for Recorder's Use Only

A.P.N.: 5512-014-033

File No.: 9904-4152174 (gh)

INTERSPOUSAL TRANSFER GRANT DEED

This is an Interspousal Transfer and not a change in ownership under Section 63 of the Revenue and Taxation Code, and transfer by Grantor(s) is excluded from reappraisal as a creation, transfer, or termination, solely between the spouses of any co-owner's interest.

SURVEY MONUMENT FEE \$0.00

The Undersigned Grantor(s) declare(s): DOCUMENTARY TRANSFER TAX \$0.00; CITY TRANSFER TAX \$0.00;

This conveyance is solely between spouses and is EXEMPT from the imposition of Documentary Transfer Tax because it is an inter vivos gift pursuant to Section 11930 of the Revenue and Taxation Code and therefore consideration does not exceed \$100 pursuant to 11911 of the Revenue and Taxation Code.



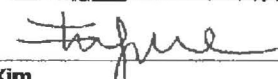
Signature of Declarant

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Yu J. Kim, a married woman** hereby GRANTS to **Jun H. Song, a married man as his sole and separate property** the following described property in the City of **Los Angeles**, County of **Los Angeles**, State of **California**:

See Exhibit A attached hereto for legal description.

It is the express intent of the Grantor, being the spouse of the Grantee, to convey all right, title and interest of the Grantor, community or otherwise, in and to the herein described property to the Grantee as his/her sole and separate property.

Dated: 09/19/2012



Yu J. Kim

Mail Tax Statements To: **SAME AS ABOVE**

A.P.N.: 5512-014-033

Interspousal Transfer Grant Deed - continued

File No.: 9904-4152174 (gh)

STATE OF CALIFORNIA)SS
COUNTY OF Los Angeles)

On 9/19/12, before me, FRANK SWERTLOW, Notary
Public, personally appeared Yu J. Lim

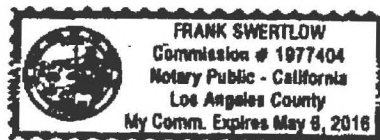
, who proved to me on the basis of satisfactory evidence to
be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that
he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on
the instrument the person(s),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

Frank Swertlow



My Commission Expires: 5/8/2016

This area for official notarial seal

Notary Name: FRANK SWERTLOW

Notary Phone: 310 567 8268

Notary Registration
Number: 1977404

County of Principal Place of
Business: Los Angeles County

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California

County of Los Angeles

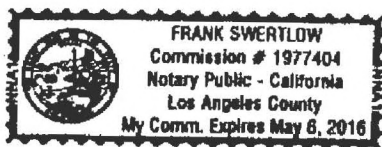
On 9/19/2012 before me,

Frank Swertlow, Notary Public

Here Insert Name and Title of the Officer

personally appeared Yu J. Kim

Name(s) of Signer(s)



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:

Frank Swertlow
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Individual

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Individual

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

WHEN RECORDED, MAIL TO:
AMERICAN HERITAGE CAPITAL, LP
2300 VALLEY VIEW LANE SUITE 1000
IRVING, TEXAS 75062

This instrument was prepared by:
AMERICAN HERITAGE CAPITAL, LP
2300 VALLEY VIEW LANE SUITE 1000
IRVING, TEXAS 75062
888-612-4800

Assessor's Identification Number:
5512-014-033



SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

452174
Recording Requested by FAT

DEED OF TRUST

MIN: 100447701208230013
SIS Telephone #: (888) 679-MERS

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 **September 19, 2012**, together with all Riders to this document.

(B) "Borrower" is **JUN H. SONG, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY**. Borrower's address is **170 N MARTEL AVENUE, LOS ANGELES, CA 90036**. Borrower is the trustor under this Security Instrument.

(C) "Lender" is **AMERICAN HERITAGE CAPITAL, LP**, organized and existing under the laws of **TEXAS**. Lender's address is **2300 VALLEY VIEW LANE SUITE 1000, IRVING, TEXAS 75062**.

(D) "Trustee" is **FIRST AMERICAN TITLE INSURANCE COMPANY**. Trustee's address is **200 COMMERCE, IRVINE, CALIFORNIA 92602**.

(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 of **P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS**.

(F) "Note" means the promissory note signed by Borrower and dated **September 19, 2012**. The Note states that Borrower owes Lender **SIX HUNDRED TWENTY-FIVE THOUSAND AND NO/100 Dollars (U.S. \$625,000.00)** plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than **October 1, 2042**.

(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.

3

(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]:

- | | | |
|--|---|--|
| <input type="checkbox"/> Adjustable Rate Rider | <input type="checkbox"/> Condominium Rider | <input type="checkbox"/> Second Home Rider |
| <input type="checkbox"/> Balloon Rider | <input type="checkbox"/> Planned Unit Development Rider | <input type="checkbox"/> VA Rider |
| <input type="checkbox"/> 1-4 Family Rider | <input type="checkbox"/> Biweekly Payment Rider | |
| <input type="checkbox"/> Other [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.

(Q) "RESPA" means the Real Estate Settlement Procedures Act (12 U.S.C. § 2601 *et seq.*) and its implementing regulation, Regulation X (12 C.F.R. Part 1024), 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:


SEE ATTACHED EXHIBIT "A"

which currently has the address of 170 N MARTEL AVENUE
LOS ANGELES, CALIFORNIA 90036, ("Property Address");

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

12

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.

_____	Witness	_____	Witness
	(Seal)	_____	(Seal)
JUN H. SONG	-Borrower		-Borrower

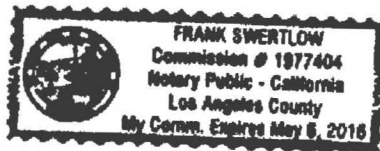
State of CALIFORNIA
County of Los Angeles } ss.

On 9/19/12 before me, Frank Swertlow a notary public, personally appeared JUN H. SONG, 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.

(Seal)

Signature





RECORDING REQUESTED BY:
CITY OF LOS ANGELES

WHEN RECORDED MAIL TO:

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



2

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF PENDING LIEN

Notice is hereby given that, pursuant to the provisions of Section 98.0402 of Division 4 of Article 8 of Chapter IX of the Los Angeles Municipal Code (LAMC), the City of Los Angeles has incurred the cost of inspections of the property described below. The City of Los Angeles intends to impose a lien against the property described below to recover the cost of such inspections, plus appropriate fees and fines, as authorized by LAMC Section 98.0402 and Section 7.35.5 of Article 4.6 of Chapter I of Division 7 of the Los Angeles Administrative Code, upon confirmation of the City Council.

For further information regarding this notice and the status of Department proceedings, please contact Nancy Truong of the Department of Building and Safety between 9:00 a.m. and 11:00 a.m., Monday through Friday. (Invoice No. 5721812)

Telephone Number: (213) 482-6890

Office Location: 201 N. Figueroa St., Suite 940

The property subject to this Notice of Pending Lien is that certain real property in the City of Los Angeles, County of Los Angeles, State of California, described as follows:

TR 7372 219 MB 107-81/83

THIS NOTICE WILL CONTINUE IN FULL FORCE AND EFFECT UNTIL THE CITY OF LOS ANGELES RECORDS A SUBSEQUENT NOTICE OF TERMINATION OF PENDING LIEN OR A NOTICE OF LIEN.

APN 5512-014-033
AKA 170 N MARTEL AVE
LOS ANGELES

Owner:

SONG JUN H AND KIM, YU J
170 N MARTEL AVE
LOS ANGELES CA, 90036

DATED: This 22nd Day of April, 2013

CITY OF LOS ANGELES

By Steve Ongele

Steve Ongele, Bureau Chief
Resource Management Bureau

EXHIBIT B

ASSIGNED INSPECTOR: **JOHN MATTILLO**

Date: **September 29, 2015**

JOB ADDRESS: **170 NORTH MARTEL AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5512-014-033**

Last Full Title: **08/06/2015**

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1). JUN H. SONG AND YU J. KIM
170 N. MARTEL AVE.
LOS ANGELES, CA 90036 CAPACITY: OWNER

- 2). AMERICAN HERITAGE CAPITAL, LP
2300 VALLEY VIEW LANE, SUITE 1000
IRVING, TX 75062 CAPACITY: INTERESTED PARTY

Property Detail Report

For Property Located At :
170 N MARTEL AVE, LOS ANGELES, CA 90036-2716



CoreLogic

RealQuest Professional

Owner Information

Owner Name: SONG JUN H
 Mailing Address: 170 N MARTEL AVE, LOS ANGELES CA 90036-2716 C013
 Vesting Codes: HW // CP

Location Information

Legal Description:	TRACT # 7372 LOT 219	APN:	5512-014-033
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	2140.00 / 2	Subdivision:	7372
Township-Range-Sect:		Map Reference:	34-A6 /
Legal Book/Page:	107-81	Tract #:	7372
Legal Lot:	219	School District:	LOS ANGELES
Legal Block:		School District Name:	
Market Area:	C19	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	09/26/2012 / 09/19/2012	Deed Type:	INTERSPOUSAL DEED TRANSFER
Sale Price:		1st Mtg Document #:	1446539
Document #:	1446538		

Last Market Sale Information

Recording/Sale Date:	04/14/2010 / 03/10/2010	1st Mtg Amount/Type:	\$528,000 / CONV
Sale Price:	\$660,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	504444
Document #:	504443	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$255.02
New Construction:		Multi/Split Sale:	
Title Company:	PROGRESSIVE TITLE COMPANY		
Lender:	WELLS FARGO BK NA		
Seller Name:	MORRIS FAMILY LIVING TRUST		

Prior Sale Information

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

Property Characteristics

Gross Area:		Parking Type:	PARKING AVAIL	Construction:	
Living Area:	2,588	Garage Area:		Heat Type:	CENTRAL
Tot Adj Area:		Garage Capacity:	2	Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:	7	Basement Area:		Patio Type:	
Bedrooms:	3	Finish Bsmnt Area:		Pool:	
Bath(F/H):	4 /	Basement Type:		Air Cond:	CENTRAL
Year Built / Eff:	1937 / 2011	Roof Type:		Style:	CONVENTIONAL
Fireplace:	Y / 1	Foundation:	RAISED	Quality:	
# of Stories:	1.00	Roof Material:	WOOD SHAKE	Condition:	
Other Improvements:	FENCE;ADDITION;SHED				

Site Information

Zoning:	LAR1	Acres:	0.15	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	6,716	Lot Width/Depth:	41 x 165	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$979,025	Assessed Year:	2015	Property Tax:	\$11,951.99
Land Value:	\$567,086	Improved %:	42%	Tax Area:	67
Improvement Value:	\$411,939	Tax Year:	2014	Tax Exemption:	
Total Taxable Value:	\$979,025				

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

170 N MARTEL AVE, LOS ANGELES, CA 90036-2716**3 Comparable(s) Selected.**

Report Date: 09/28/2015

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$660,000	\$1,613,500	\$1,850,000	\$1,731,750
Bldg/Living Area	2,588	2,566	2,623	2,592
Price/Sqft	\$255.02	\$623.45	\$720.97	\$672.21
Year Built	1937	1924	1937	1930
Lot Area	6,716	6,599	7,649	7,194
Bedrooms	3	3	4	4
Bathrooms/Restrooms	4	2	4	3
Stories	1.00	1.00	2.00	1.33
Total Value	\$979,025	\$157,956	\$1,529,970	\$752,266
Distance From Subject	0.00	0.34	0.38	0.36

* = user supplied for search only

Comp #:1

Address: 128 S FORMOSA AVE, LOS ANGELES, CA 90036-2816

Owner Name: BESSER BRYAN T & PAIGE E

Seller Name: ABBOTT ZVIA

APN: 5513-020-006

County: LOS ANGELES, CA

Subdivision: 5207

Rec Date: 05/13/2015

Sale Date: 03/18/2015

Sale Price: \$1,850,000

Sale Type: FULL

Document #: 552017

1st Mtg Amt: \$1,295,000

Total Value: \$568,871

Land Use: SFR

Map Reference: 34-B6 /

Census Tract: 2140.00

Zoning: LAR1

Prior Rec Date: 03/01/1984

Prior Sale Date:

Prior Sale Price: \$330,000

Prior Sale Type: FULL

Acres: 0.15

Lot Area: 6,599

of Stories: 2.00

Park Area/Cap#: / 2

Distance From Subject:0.34 (miles)

Living Area: 2,566

Total Rooms: 9

Bedrooms: 4

Bath(F/H): 4 /

Yr Built/Eff: 1930 / 1932

Air Cond:

Style: SPANISH

Fireplace: Y / 1

Pool:

Roof Mat: TILE

Parking: DETACHED GARAGE

Comp #:2

Distance From Subject:0.37 (miles)

Address:530 N FULLER AVE, LOS ANGELES, CA 90036-1941

Owner Name:FULLER AVE LLC

Seller Name:MAYBERG JOSEPH

APN:5526-022-023

Map Reference:34-A5 /

Living Area:2,623

County:LOS ANGELES, CA

Census Tract:1920.02

Total Rooms:6

Subdivision:6143

Zoning:LAR1

Bedrooms:4

Rec Date:07/21/2015

Prior Rec Date:05/27/2014

Bath(F/H):4 /

Sale Date:07/14/2015

Prior Sale Date:05/14/2014

Yr Built/Eff:1924 / 1957

Sale Price:

Prior Sale Price:\$1,100,000

Air Cond:CENTRAL

Sale Type:FULL

Prior Sale Type:FULL

Style:SPANISH

Document #:883139

Acres:0.17

Fireplace:Y / 1

1st Mtg Amt:\$1,651,000

Lot Area:7,334

Pool:POOL

Total Value:\$1,529,970

of Stories:1.00

Roof Mat:ROLL

Land Use:SFR

Park Area/Cap#:/ 2

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Parking:COMPOSITION

Comp #:**3**

Address:**200 S ALTA VISTA BLVD, LOS ANGELES, CA 90036-2822**

Owner Name:**SEDIGH MATTHEW D**

Seller Name:**AIVAZI DAVID**

APN:**5512-025-002**

County:**LOS ANGELES, CA**

Subdivision:**5207**

Rec Date:**08/10/2015**

Sale Date:**07/15/2015**

Sale Price:**\$1,613,500**

Sale Type:**FULL**

Document #:**972382**

1st Mtg Amt:**\$1,290,500**

Total Value:**\$157,956**

Land Use:**SFR**

Map Reference:**34-A6 /**

Census Tract:**2140.00**

Zoning:**LAR1**

Prior Rec Date:**09/30/1994**

Prior Sale Date:

Prior Sale Price:

Prior Sale Type:

Acres:**0.18**

Lot Area:**7,649**

of Stories:**1.00**

Park Area/Cap#:**/ 2**

Distance From Subject:**0.38 (miles)**

Living Area:**2,588**

Total Rooms:**7**

Bedrooms:**3**

Bath(F/H):**2 /**

Yr Built/Eff:**1937 / 1938**

Air Cond:

Style:**SPANISH**

Fireplace:**Y / 1**

Pool:**POOL**

Roof Mat:**TILE**

Parking:**PARKING AVAIL**

EXHIBIT D

ASSIGNED INSPECTOR: **JOHN MATTILLO**

Date: September 29, 2015

JOB ADDRESS: **170 NORTH MARTEL AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5512-014-033**

CASE#: **483021**

ORDER NO: **A-3142331**

EFFECTIVE DATE OF ORDER TO COMPLY: **November 08, 2012**

COMPLIANCE EXPECTED DATE: **December 08, 2012**

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

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

VIOLATIONS:

SEE ATTACHED ORDER # A-3142331

1.0
2.0
3.0
4.0
5.0
6.0
7.0
8.0
9.0
10.0
11.0
12.0
13.0
14.0
15.0
16.0
17.0

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

HELENA JUBANY
PRESIDENT

MARSHA L. BROWN
VICE-PRESIDENT

VAN AMBATIELOS
VICTOR H. CUEVAS
SEPAND SAMZADEH

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" OVROM
GENERAL MANAGER

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

ORDER TO COMPLY AND NOTICE OF FEE

SONG, JUN H AND KIM, YU J
170 N MARTEL AVE
LOS ANGELES, CA 90036

NOV 01 2012

EG

CASE #: 483021
ORDER #: A-3142331
EFFECTIVE DATE: November 08, 2012
COMPLIANCE DATE: December 08, 2012

OWNER OF

SITE ADDRESS: 170 N MARTEL AVE
ASSESSORS PARCEL NO.: 5512-014-033
ZONE: R1; One-Family Zone

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

FURTHER, 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. The retaining wall in the front yard, the fountain in the front yard, and the grading performed in the front yard were done without the required HPOZ approvals.

You are therefore ordered to: 1) Obtain all approvals from the Miracle Mile North Historical Preservation Overlay Zone OR 2) Restore site to original approved conditions.

Code Section(s) in Violation: 12.20.3, 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.

APPEAL PROCEDURES:

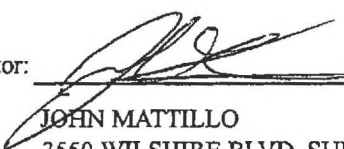
There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine error or abuse of discretion, or requests for slight modification of the requirements contained in this order 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 (213)252-3035.

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

Inspector: _____

Date: November 01, 2012


JOHN MATTILLO
3550 WILSHIRE BLVD. SUITE 1800
LOS ANGELES, CA 90010
(213)252-3035


REVIEWED BY