

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

FRANK BUSH
INTERIM GENERAL MANAGER

May 17, 2016

Council District: # 1

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

JOB ADDRESS: 1606 SOUTH MENLO AVENUE, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 5056-019-002

On May 13, 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: **1606 South Menlo 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.

In addition, pursuant to Section 98.0421, the property owner was issued an order May 13, 2014 to pay a code violation inspection fee after violations were identified and verified upon inspection. The non-compliance and code violation inspection fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance Code Enforcement Fee	\$ 550.00
Late Charge/Collection Fee (250%)	2,215.00
Code Violation Investigation Fee	336.00
System Development Surcharge	20.16
System Development Surcharge Late Fee	50.40
Accumulated Interest (1%/month)	146.19
Title Report Fee	42.00
Grand Total	\$ 3,359.75

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 **\$3,359.75** 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 **\$3,359.75** 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

ATTEST: HOLLY WOLCOTT, CITY CLERK

Lien confirmed by
City Council on:

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. T12667
Dated as of: 10/1/2015

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)

APN #: 5056-019-002

Property Address: 1606 S MENLO AVE ✓ **City:** Los Angeles **County:** Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : DELIA M. CENTENO AND MARTHA LARIOS CENTENO

Grantor : DELIA M. CENTENO

Deed Date : 01/01/2011

Recorded : 03/03/2011

Instr No. : 11-0332629

MAILING ADDRESS: DELIA M. CENTENO AND MARTHA LARIOS CENTENO
1606 MENLO AVE LOS ANGELES CA 90006

SCHEDULE B

LEGAL DESCRIPTION

Lot: 24 **Block:** 2 **Abbreviated Description:** LOT:24 BLK:2 **CITY:REGION/CLUSTER:**
09/09173 **SUBD:** THE VERMONT AVENUE TRACT VERMONT AVE TRACT LOT 24 BLK 2
City/Muni/Twp: REGION/CLUSTER: 09/09173

MORTGAGES/LIENS

Type of Document: CORPORATION ASSIGNMENT OF DEED OF TRUST/MORTGAGE

Recording Date: 03/17/2011

Document #: 11-0407554

Loan Amount: \$606,750

Lender Name: COUNTRYWIDE BANK NA

Borrowers Name: DELIA M CENTENO

MAILING ADDRESS: RECONSTRUST COMPANY
1800 TAPO CANYON RD. CA 6-914-01-94 SIMI VALLEY, CA 93063

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. T12667

SCHEDULE B (Continued)

Type of Document: Notice Of Rescission

Recording Date: 06/13/2013

Document #: 13-0882104

MAILING ADDRESS: RECONSTRUST COMPANY

1800 TAPO CANYON RD. CA 6-914-01-94 SIMI VALLEY, CA 93063

Type of Document: Notice Of Sale (Aka Notice Of Trustee's Sale)

Recording Date: 09/24/2012

Document #: 12-1431592

MAILING ADDRESS: RECONSTRUST COMPANY

1800 TAPO CANYON RD. CA 6-914-01-94 SIMI VALLEY, CA 93063

RECORDING REQUESTED BY

WHEN RECORDED MAIL TO
AND MAIL TAX STATEMENTS TO

Delia M. Centeno
1606 S. Menlo Ave
Los Angeles, CA. 90006

Title Order No.
Escrow No.



2

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S).

DOCUMENTARY TRANSFER TAX is \$0.00 CITY TAX is \$0.00

- ☐ computed on the full value of the property conveyed, or
☐ computed on full value less value of liens or encumbrances remaining at the time of sale,
☒ Realty not sold
☐ Unincorporated area ☒ City of Los Angeles, and

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

DELIA M. CENTENO, A UNMARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY

hereby GRANT(S) to

DELA M. CENTENO, A UNMARRIED WOMAN AND MARTHA LARIOS CENTENO AS JOINT TENANTS

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

As shown in Exhibit "A" attached hereto and made a part hereof

PROPERTY ADDRESS ALSO KNOWN AS: 1606 S MENLO AVE LOS ANGELES, CA. 90006

"THIS IS A BONAFIDE GIFT AND THE GRANTOR RECEIVED NOTHING IN RETURN, R & T 11911

A.P.N. 5056-019-002

Dated: January 1, 2011

DELIA M. CENTENO

STATE OF CALIFORNIA

COUNTY OF Los Angeles } ss.

On 3/2/2011 before me, the

☒ undersigned, a Notary Public in and for said State, personally
appeared Delia Centeno

☒ personally known to me (or proved to me on the basis of
satisfactory evidence) to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that
he/she/they executed the same in his/her/their authorized
capacity(ies), and that by his/her/their signature(s) on the
instrument the person(s), or the entity upon behalf of which the
person(s) acted, executed the instrument.

WITNESS my hand and official seal.

NOTARY SIGNATURE

Natalie Marquez

NOTARY'S NAME (typed or legibly printed)

Notary Stamp or Seal



Mail Tax Statements as Directed Above
Form provided by ORANGE COAST TITLE COMPANY

LandSafe Default

2

RECORDING REQUESTED BY:
RECONTRUST COMPANY
AND WHEN RECORDED MAIL DOCUMENT
AND TAX STATEMENTS TO:
RECONTRUST COMPANY
1800 Tapo Canyon Rd., CA6-914-01-94
SIMI VALLEY, CA 93063



TS No. 09-0112841

09-8-326591

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CORPORATION ASSIGNMENT OF DEED OF TRUST/MORTGAGE

FOR VALUE RECEIVED, THE UNDERSIGNED HEREBY GRANTS, ASSIGNS AND TRANSFER TO:

**THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE
CERTIFICATEHOLDERS OF THE CWALT, INC., ALTERNATIVE LOAN TRUST2007-OA2 MORTGAGE
PASS-THROUGH CERTIFICATES, SERIES 2007-OA2**

ALL BENEFICIAL INTEREST UNDER THAT CERTAIN DEED OF TRUST DATED 12/12/2006, EXECUTED BY:
DELIA M CENTENO, AN UNMARRIED WOMAN, TRUSTOR: TO RECONTRUST COMPANY, N A, TRUSTEE
AND RECORDED AS INSTRUMENT NO. 06 2867864 ON 12/27/2006, OF OFFICIAL RECORDS IN THE COUNTY
RECORDER'S OFFICE OF LOS ANGELES COUNTY, IN THE STATE OF CALIFORNIA.

DESCRIBING THE LAND THEREIN AS MORE FULLY DESCRIBED IN SAID DEED OF TRUST

TOGETHER WITH THE NOTE OR NOTES THEREIN DESCRIBED OR REFERRED TO, THE MONEY DUE AND
TO BECOME DUE THEREON WITH INTEREST, AND ALL RIGHTS ACCRUED OR TO ACCRUE UNDER SAID
DEED OF TRUST/MORTGAGE.

DATED: August 04, 2009
MAR 14 2011

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

State of: California
County of: Ventura

BY:

Darlene R. Gomez, Assistant Secretary

MAR 14 2011

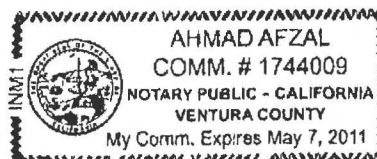
On MAR 14 2011 before me, AHMAD AFZAL, notary public, personally appeared
Darlene R. Gomez, who proved to me on the basis of satisfactory evidence to be the
person(s) whose name(s) is/are subscribed to within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized 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

(Seal)

AHMAD AFZAL



State of California

County of Los Angeles

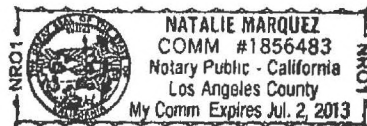
On March 2, 2011 before me, Natalie Marquez NOTARY
(Insert Name of Notary Public and Title)

personally appeared Delia M Centeno
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 on 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 Natalie Marquez (Seal)



LANDSAFE TITLE

RECORDING REQUESTED BY:
RECONTRUST COMPANY, N.A.
1800 Tapo Canyon Rd., CA6-914-01-94
SIMI VALLEY, CA 93063

WHEN RECORDED MAIL TO:
RECONTRUST COMPANY, N.A.
1800 Tapo Canyon Rd., CA6-914-01-94
SIMI VALLEY, CA 93063
TS No. 09-0112841
Title Order No. 09-8-326591



APN No. 5056-019-002

NOTICE OF TRUSTEE'S SALE

YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 12/12/2006. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER.

Notice is hereby given that RECONTRUST COMPANY, N.A., as duly appointed trustee pursuant to the Deed of Trust executed by DELIA M CENTENO, AN UNMARRIED WOMAN, dated 12/12/2006 and recorded 12/27/2006, as Instrument No. 06 2867864, in Book , Page of Official Records in the office of the County Recorder of LOS ANGELES County, State of California, will sell on 10/15/2012 at 11:00 AM, By the fountain located at 400 Civic Center Plaza, Pomona, CA 91766 at public auction, to the highest bidder for cash or check as described below, payable in full at time of sale, all right, title, and interest conveyed to and now held by it under said Deed of Trust, in the property situated in said County and State and as more fully described in the above referenced Deed of Trust. The street address and other common designation, if any, of the real property described above is purported to be: 1606 MENLO AVENUE, LOS ANGELES, CA 90006-4612. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein.

The total amount of the unpaid balance with interest thereon of the obligation secured by the property to be sold plus reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$766,949.10. It is possible that at the time of sale the opening bid may be less than the total indebtedness due.

In addition to cash, the Trustee will accept cashier's checks drawn on a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state.

Said sale will be made, in an "AS IS" condition, but without covenant or warranty, express or implied, regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed of Trust, advances thereunder, with interest as provided, and the unpaid principal of the Note secured by said Deed of Trust with interest thereon as provided in said Note, plus fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust.

If required by the provisions of Section 2923.5 of the California Civil Code, the declaration from the mortgagee, beneficiary or authorized agent is attached to the Notice of Trustee's Sale duly recorded with the appropriate County Recorder's office.

NOTICE TO POTENTIAL BIDDERS

If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on a property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the lender may hold more than one mortgage or deed of trust on the property.

LANDSAFE TITLE

RECORDING REQUESTED BY:

RECONTRUST COMPANY, N.A.
1800 Tapo Canyon Rd., CA6-914-01-94
SIMI VALLEY, CA 93063

WHEN RECORDED MAIL TO:

DELIA M CENTENO
1606 MENLO AVENUE
LOS ANGELES, CA 90006-4612

TS No. 09-0112841

Title Order No. 09-8-326591



SPACE ABOVE THIS LINE FOR RECORDER'S USE

**NOTICE OF RESCISSION OF DECLARATION OF DEFAULT
AND DEMAND FOR SALE AND OF NOTICE OF DEFAULT AND ELECTION TO SELL**

NOTICE IS HEREBY GIVEN: That RECONTRUST COMPANY, N.A., is acting as Trustee for the Beneficiary under a DEED OF TRUST dated 12/12/2006, executed by DELIA M CENTENO, AN UNMARRIED WOMAN, as Trustor, to secure certain obligations in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, recorded 12/27/2006 as Instrument No. 06 2867864 in Book N/A, Page N/A, of Official Records in the Office of the Recorder of Los Angeles County, California describing land therein as more fully described on the above referenced deed of trust.

Said obligations including one note for the sum of \$606,750.00.

Whereas, the current beneficiary under that certain Deed of Trust hereinabove described, heretofore delivered to the Trustee thereunder written Declaration of Default and Demand for Sale; and Whereas notice was heretofore given of the breach of obligations for which said Deed of Trust is security, and of election to cause to be sold the property therein described; and Whereas a Notice of Default and Election to Sell was recorded on 08/06/2009 in the office of the Recorder of Los Angeles County, California, Instrument No. 2009-1205655, in Book N/A, Page N/A, of Official Records.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that the current Trustee, does hereby rescind, cancel and withdraw said Declaration of Default and Demand for Sale and said Notice of Default and Election to Sell; it being understood, however, that this rescission shall not in any manner be construed as waiving or affecting any breach or default--past, present or future--under said Deed of Trust, or as impairing any right or remedy thereunder, but is, and shall be deemed to be, only an election, without prejudice, not to cause a sale to be made pursuant to said Declaration and Notice, and shall no way jeopardize or impair any right, remedy or privilege secured to the Beneficiary and/or the Trustee, under said Deed of Trust, nor modify nor alter in any respect any of the terms, covenants, conditions or obligations thereof, and said Deed of Trust and all obligations secured thereby are hereby reinstated and shall be and remain in force and effect the same as if said Declaration of Default and Demand for Sale and Notice of Default and Election to Sell had not been made and given.

RECONTRUST COMPANY, N.A., AS TRUSTEE FOR THE BENEFICIARY

Dated: June 07, 2013

By: Juan Rodriguez

Juan Rodriguez Assistant Vice President

JUN 07 2013

TS No. 09-0112841
APN No. 5056-019-002

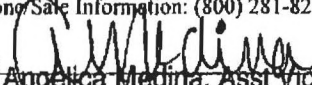
3

NOTICE TO PROPERTY OWNER

The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 1-800-281-8219 or visit this Internet Web site www.recontrustco.com, using the file number assigned to this case 09-0112841. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale.

RECONTRUST COMPANY, N.A.
1800 Tapo Canyon Rd., CA6-914-01-94
SIMI VALLEY, CA 93063
Phone/Sale Information: (800) 281-8219

SEP 20 2012

By: 
Angelica Medina, Asst Vice President

RECONTRUST COMPANY, N.A. is a debt collector attempting to collect a debt. Any information obtained will be used for that purpose.

To: ReconTrust Company, N.A.
1800 Tapo Canyon Rd.
Simi Valley, CA 93063

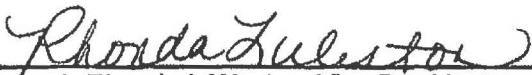
DECLARATION OF EXEMPTION
PURSUANT TO CAL. CIV. CODE 2923.54

I, Rhonda L Weston, Vice President of BAC Home Loans Servicing, LP ("Lender/Service") declare on behalf of Lender/Service under penalty of perjury, and under the laws of the State of California, that Lender/Service's business records maintained in the ordinary course of business reflect the following is true and correct:

BAC Home Loans Servicing, LP has obtained from the Commissioner of Corporations a final order of exemption pursuant to Cal. Civ. Code Section 2923.53 that is current and valid on the date the accompanying Notice of Sale is filed.

AND

The timeframe for giving Notice of Sale specified in subdivision (a) of Cal. Civ. Code Section 2923.52 does not apply pursuant to Section 2923.52(b).


(Signature) Rhonda L Weston, Vice President

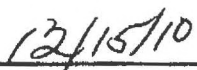

Date

EXHIBIT B

ASSIGNED INSPECTOR: MEL KHACHATOURIAN

Date: May 17, 2016

JOB ADDRESS: 1606 SOUTH MENLO AVENUE, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 5056-019-002

Last Full Title: 10/01/2015

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- 1). DELIA M. CENTENO
AND MARTHA LARIOS CENTENO
1606 MENLO AVE
LOS ANGELES, CA 9006 CAPACITY: OWNERS

- 2). RECONSTRUST COMPANY
1800 TAPO CANYON RD. CA 6-914-01-94
SIMI VALLEY, CA 93063 CAPACITY: INTERESTED PARTY

Property Detail Report

For Property Located At :
1606 MENLO AVE, LOS ANGELES, CA 90006-4612



CoreLogic
 RealQuest Professional

Owner Information

Owner Name: CENTENO DELIA M & MARTHA L
 Mailing Address: 1606 MENLO AVE, LOS ANGELES CA 90006-4612 C032
 Vesting Codes: UW // JT

Location Information

Legal Description:	VERMONT AVE TRACT LOT 24	APN:	5056-019-002
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	2211.20 / 1	Subdivision:	VERMONT AVE
Township-Range-Sect:		Map Reference:	43-F4 /
Legal Book/Page:		Tract #:	
Legal Lot:	24	School District:	LOS ANGELES
Legal Block:	2	School District Name:	
Market Area:	C16	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	03/03/2011 / 01/01/2011	Deed Type:	GRANT DEED
Sale Price:		1st Mtg Document #:	
Document #:	332629		

Last Market Sale Information

Recording/Sale Date:	09/06/1972 /	1st Mtg Amount/Type:	\$12,000 / CONV
Sale Price:	\$20,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	
Document #:		2nd Mtg Amount/Type:	/
Deed Type:	DEED (REG)	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$8.71
New Construction:		Multi/Split Sale:	
Title Company:			
Lender:			
Seller Name:			

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:		Construction:	
Living Area:	2,296	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:		Exterior wall:	
Above Grade:		Parking Spaces:		Porch Type:	
Total Rooms:		Basement Area:		Patio Type:	
Bedrooms:	3	Finish Bsmnt Area:		Pool:	
Bath(F/H):	1 /	Basement Type:		Air Cond:	
Year Built / Eff:	1912 / 1912	Roof Type:		Style:	
Fireplace:	/	Foundation:		Quality:	
# of Stories:		Roof Material:		Condition:	
Other Improvements:					

Site Information

Zoning:	LACM	Acres:	0.17	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	7,301	Lot Width/Depth:	50 x 146	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	PUBLIC
Site Influence:				Sewer Type:	PUBLIC SERVICE

Tax Information

Total Value:	\$51,559	Assessed Year:	2015	Property Tax:	\$858.70
Land Value:	\$34,245	Improved %:	34%	Tax Area:	210
Improvement Value:	\$17,314	Tax Year:	2015	Tax Exemption:	
Total Taxable Value:	\$51,559				

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

1606 MENLO AVE, LOS ANGELES, CA 90006-4612**3 Comparable(s) Selected.**

Report Date: 05/16/2016

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$20,000	\$475,000	\$775,000	\$631,833
Bldg/Living Area	2,296	2,232	2,608	2,458
Price/Sqft	\$8.71	\$212.81	\$305.84	\$255.39
Year Built	1912	1901	1903	1902
Lot Area	7,301	3,690	6,401	5,485
Bedrooms	3	2	4	3
Bathrooms/Restrooms	1	1	3	2
Stories	0.00	2.00	2.00	2.00
Total Value	\$51,559	\$71,574	\$297,471	\$180,520
Distance From Subject	0.00	0.32	0.47	0.41

* = user supplied for search only

Comp #:1			Distance From Subject:0.32 (miles)		
Address: 1724 ARAPAHOE ST, LOS ANGELES, CA 90006-4814					
Owner Name: BENITEZ JAVIER A & RUBEN A					
Seller Name: ELITE REDEVELOPMENT INVESTMENT					
APN: 5056-010-020	Map Reference: 44-A4 /	Living Area: 2,608			
County: LOS ANGELES, CA	Census Tract: 2211.20	Total Rooms:			
Subdivision: CORRECTED MAP OF THE SUB	Zoning: LARD1.5	Bedrooms: 4			
Rec Date: 03/16/2016	Prior Rec Date: 03/14/2016	Bath(F/H): 3 /			
Sale Date: 03/10/2016	Prior Sale Date: 02/18/2016	Yr Built/Eff: 1901 / 1950			
Sale Price: \$645,500	Prior Sale Price: \$446,000	Air Cond:			
Sale Type: FULL	Prior Sale Type: UNKNOWN	Style:			
Document #: 285277	Acres: 0.08	Fireplace: Y / 1			
1st Mtg Amt: \$200,000	Lot Area: 3,690	Pool:			
Total Value: \$297,471	# of Stories: 2.00	Roof Mat:			
Land Use: SFR	Park Area/Cap#: /	Parking:			

Comp #:2			Distance From Subject:0.44 (miles)		
Address: 1446 MALVERN AVE, LOS ANGELES, CA 90006-5413					
Owner Name: HOCK DAX O/BRECK SARAH A					
Seller Name: JACARANDA CONCEPTS					
APN: 5135-007-010	Map Reference: 44-A4 /	Living Area: 2,534			
County: LOS ANGELES, CA	Census Tract: 2243.10	Total Rooms: 7			
Subdivision: ALVARADO TERRACE TR	Zoning: LARD1.5	Bedrooms: 4			
Rec Date: 03/01/2016	Prior Rec Date: 02/27/2015	Bath(F/H): 1 /			
Sale Date: 01/21/2016	Prior Sale Date: 02/18/2015	Yr Built/Eff: 1903 / 1903			
Sale Price: \$775,000	Prior Sale Price: \$450,000	Air Cond: YES			
Sale Type: FULL	Prior Sale Type: FULL	Style: VICTORIAN			
Document #: 224601	Acres: 0.15	Fireplace: Y / 1			
1st Mtg Amt: \$620,000	Lot Area: 6,365	Pool:			
Total Value: \$172,516	# of Stories: 2.00	Roof Mat: COMPOSITION SHINGLE			
Land Use: SFR	Park Area/Cap#: / 2	Parking: DETACHED GARAGE			

Comp #:3			Distance From Subject:0.47 (miles)		
Address: 1343 W 20TH ST, LOS ANGELES, CA 90007-1202					
Owner Name: BAE TIFFANY Y					
Seller Name: ROSALES JESUS Q & MARIA L					
APN: 5056-027-014	Map Reference: 44-A4 /	Living Area: 2,232			
County: LOS ANGELES, CA	Census Tract: 2216.02	Total Rooms:			
Subdivision: MITCHELL TR BEING A SUB	Zoning: LARD1.5	Bedrooms: 2			
Rec Date: 12/30/2015	Prior Rec Date: 10/03/1978	Bath(F/H): 1 /			
Sale Date: 12/28/2015	Prior Sale Date:	Yr Built/Eff: 1902 / 1902			
Sale Price: \$475,000	Prior Sale Price: \$40,000	Air Cond:			
Sale Type: FULL	Prior Sale Type: FULL	Style:			
Document #: 1643584	Acres: 0.15	Fireplace: Y / 1			
1st Mtg Amt: \$355,000	Lot Area: 6,401	Pool:			
Total Value: \$71,574	# of Stories: 2.00	Roof Mat:			
Land Use: SFR	Park Area/Cap#: / 1	Parking: PARKING AVAIL			

EXHIBIT D

ASSIGNED INSPECTOR: **MEL KHACHATOURIAN**

Date: May 17, 2016

JOB ADDRESS: **1606 SOUTH MENLO AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5056-019-002**

CASE#: **586768**

ORDER NO: **A-3510536**

EFFECTIVE DATE OF ORDER TO COMPLY: **May 13, 2014**

COMPLIANCE EXPECTED DATE: **June 12, 2014**

DATE COMPLIANCE OBTAINED: **October 14, 2015**

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

VIOLATIONS:

SEE ATTACHED ORDER # A-3510536

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

HELENA JUBANY
PRESIDENT

VAN AMBATIELOS
VICE-PRESIDENT

E. FELICIA BRANNON
VICTOR H. CUEVAS
GEORGE HOVAGUIMIAN

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

ORDER TO COMPLY AND NOTICE OF FEE

CENTENO, DELIA M
1606 MENLO AVE
LOS ANGELES, CA 90006

MAY 15 2014

EG

CASE #: 586768
ORDER #: A-3510536
EFFECTIVE DATE: May 13, 2014
COMPLIANCE DATE: June 12, 2014

OWNER OF

SITE ADDRESS: 1606 S MENLO AVE
ASSESSORS PARCEL NO.: 5056-019-002
ZONE: CM; Commercial Manufacturing 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, 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. The invoice/notice will be sent to the 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. Open storage of inoperable vehicles.

You are therefore ordered to: Discontinue the open storage of inoperable vehicle(s).

Code Section(s) in Violation: 12.21A.1.(a), and 12.21A.8.(b) of the L.A.M.C.

2. Conducting major auto repair in a residential zone.

You are therefore ordered to: Discontinue the major auto repair being conducted in a residential zone.

Code Section(s) in Violation: 12.21A.1.(a) and 12.21A.8.(a) of the L.A.M.C.

Location: Entire property

Comments: Property not approved for auto body or auto mechanical work.

3. Open storage of vehicle parts in a residential zone.

You are therefore ordered to: Discontinue the open storage of vehicle parts in a residential zone.

Code Section(s) in Violation: 12.21A.1.(a) and 12.21A.8.(b) of the L.A.M.C.



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

Location: Rear of property

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 98.041 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)252-3032.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: _____

Luis Alvarez

Date: May 07, 2014

LUIS ALVAREZ
3550 WILSHIRE BLVD. SUITE 1800
LOS ANGELES, CA 90010
(213)252-3032

Luis.Alvarez@lacity.org

[Signature]
REVIEWED BY