

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

FRANK M. BUSH
GENERAL MANAGER

OSAMA YOUNAN, P.E.
EXECUTIVE OFFICER

May 5, 2017

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 March 14, 2016, 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.

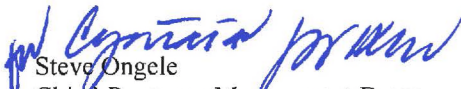
Pursuant to Section 98.0421, the property owner was issued an order on March 14, 2016, to pay a code violation inspection fee after violations were identified and verified upon inspection. The code violation inspection fees imposed by the Department are as follows:

<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. T14107
Dated as of: 03/30/2017

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

Grantor : DELIA CENTENO AND MARTHA LARIOS CENTENO

Deed Date : 02/02/2017

Recorded : 02/13/2017

Instr No. : 17-0176152

MAILING ADDRESS: DELIA M CENTENO
3560 FAIRMEADE RD PASADENA CA 91107

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: ASSIGNMENT OF DEED OF TRUST

Recording Date: 03/04/2016

Document #: 16-0237300

Loan Amount: \$606,750

Lender Name: COUNTRYWIDE BANK NA

Borrowers Name: DELIA M CENTENO

MAILING ADDRESS: CHARLES BROWN
2316 SOUTHMORE PASADENA, TX 77502

Type of Document: NOTICE OF DEFAULT

Recording Date: 03/06/2017

Document #: 17-0255058

MAILING ADDRESS: ZIEVE BRODNAX & STEELE LLP
30 CORPORATE PARK# 450, IRVINE, CA 92606

This page is part of your document - DO NOT DISCARD



20170176152



Pages:
0002

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

02/13/17 AT 08:52AM

FEES:	22.00
TAXES:	0.00
OTHER:	0.00
PAID:	22.00



LEADSHEET



201702133300008

00013356381



008142132

SEQ:
01

DAR - Counter (Upfront Scan)



THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY:
DELIA M. CENTENO
Order No.
Escrow No.
Parcel No. 5056-019-002

AND WHEN RECORDED MAIL TO:
DELIA M. CENTENO
3560 FAIRMEADE RD.
PASADENA, CA 91107

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS \$0 and CITY \$0

- ☒ computed on full value of property conveyed, or
☐ computed on full value less liens or encumbrances remaining at the time of sale.
☐ unincorporated area: ☒ Los Angeles. and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Delia Centeno, who acquired title as Delia Centeno, an unmarried woman and Martha Larios Centeno as Joint Tenants

hereby GRANT(S) to Delia M. Centeno, an unmarried woman.

the following described real property in the County of Los Angeles, State of California:

Lot 24 Block 2 of the Vermont Avenue tract, in the City of Los Angeles, County of Los Angeles, State of California as per map recorded in Book 22 Page(s) 92 of Miscellaneous Records in the Office of the County Recorder of Los Angeles County. More commonly known as: 1606 S Menlo Ave, Los Angeles, CA 90006

This is a bonafide gift and the grantor received nothing in return "R&T11911"

Date February 2, 2017


Delia M. Centeno


Martha Larios Centeno

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

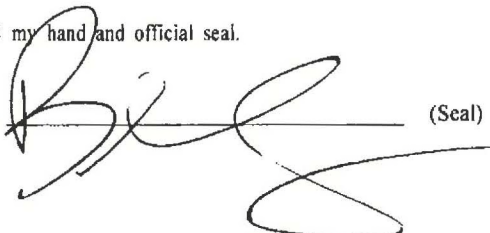
STATE OF CALIFORNIA
COUNTY OF Los Angeles

} s.s.

On Feb 12, 2017 before me, Bianca Cherie Amezcua, Notary Public, personally appeared Delia M. Centeno, Martha Larios 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 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)



Mail Tax Statements to: SAME AS ABOVE or Address Noted Below

This page is part of your document - DO NOT DISCARD



20160237300



Pages:
0003

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

03/04/16 AT 08:00AM

FEES:	21.00
TAXES:	0.00
OTHER:	0.00
PAID:	21.00



LEADSHEET



201603040120028

00011786730



007414978

SEQ:
01

ERDS - 8:00AM



THIS FORM IS NOT TO BE DUPLICATED

E13-20160304224014

Prepared by, Recording Requested By
and Return to:
Charles Brown
Brown & Associates
2316 Southmore
Pasadena, TX 77502
713-941-4928

ASSIGNMENT OF DEED OF TRUST

Client Id: ShPnt/AOL
Loan #: 0555857253



FOR VALUE RECEIVED, THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE BENEFIT OF ALTERNATIVE LOAN TRUST 2007-OA2 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-OA2, ITS SUCCESSORS AND ASSIGNS, whose address is c/o New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing, 75 Beattie Place, Ste. 110, MS #001, Greenville, SC 29601, does hereby assign 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 TRUST 2007-OA2, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-OA2** whose address is c/o New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing, 55 Beattie Place, Suite 110, MS#001, Greenville, SC 29601, all its right, title and interest in and to the following described deed of trust executed by **DELIA M CENTENO, AN UNMARRIED WOMAN** to **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR COUNTRYWIDE BANK, N.A., ITS SUCCESSORS AND ASSIGNS** for \$606,750.00 dated 12/12/2006 of record on 12/27/2006 at Document Number 06 2867864, in the **LOS ANGELES** County Clerk's Office, State of **CALIFORNIA**.

Property Address: 1606 Menlo Avenue, Los Angeles, CALIFORNIA 90006

Executed this

11-15-2014

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE BENEFIT OF ALTERNATIVE LOAN TRUST 2007-OA2 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-OA2 BY NEW PENN FINANCIAL, LLC, D/B/A SHELLPOINT MORTGAGE SERVICING AS ATTORNEY IN FACT


By: CYNTHIA M. BROCK
Title: MANAGER

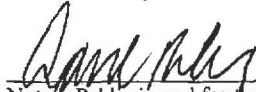
ACKNOWLEDGMENT

STATE OF SOUTH CAROLINA

COUNTY OF Granville

Before me, the undersigned officer, on this day, personally appeared CYNTHIA M. BROCK the MANAGER of New Penn Financial, LLC, d/b/a Shellpoint Mortgage Servicing attorney in fact for THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE BENEFIT OF ALTERNATIVE LOAN TRUST 2007-OA2 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-OA2, ITS SUCCESSORS AND ASSIGNS, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal this 11-15-2014



Notary Public in and for the State of SOUTH CAROLINA

Notary's Printed Name: April Riley

My Commission Expires: 2/7/2024

APRIL RILEY
Notary Public, State of South Carolina
My Commission Expires 2/7/2024

DOT for \$606,750.00 dated 12/12/2006



This page is part of your document - DO NOT DISCARD



20170255058



Pages:
0005

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

03/06/17 AT 08:00AM

FEES:	34.00
TAXES:	0.00
OTHER:	0.00
PAID:	34.00



LEADSHEET



201703060130060

00013434645



008183043

SEQ:
01

SECURE - 8:00AM



THIS FORM IS NOT TO BE DUPLICATED

02-15034516

RECORDING REQUESTED BY:
Zieve, Brodnax & Steele, LLP

WHEN RECORDED MAIL TO:

Zieve, Brodnax & Steele, LLP
30 Corporate Park, Suite 450
Irvine, CA 92606

TS No.: 15-37913
APN: 5056-019-002

NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST

PURSUANT TO CIVIL CODE § 2923.3(a), THE SUMMARY OF INFORMATION REFERRED TO BELOW IS NOT ATTACHED TO THE RECORDED COPY OF THIS DOCUMENT BUT ONLY TO THE COPIES PROVIDED TO THE TRUSTOR.

NOTE: THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT ATTACHED

注：本文件包含一个信息摘要

참고사항: 본 첨부 문서에 정보 요약서가 있습니다

NOTA: SE ADJUNTA UN RESUMEN DE LA INFORMACIÓN DE ESTE DOCUMENTO

TALA: MAYROONG BUOD NG IMPORMASYON SA DOKUMENTONG ITO NA NAKALAKIP

LƯU Ý: KÈM THEO ĐÂY LÀ BẢN TRÌNH BÀY TÓM LƯỢC VỀ THÔNG TIN TRONG TÀI LIỆU NÀY

IMPORTANT NOTICE

IF YOUR PROPERTY IS IN FORECLOSURE BECAUSE YOU ARE BEHIND IN YOUR PAYMENTS IT MAY BE SOLD WITHOUT ANY COURT ACTION, and you may have the legal right to bring your account in good standing by

paying all of your past due payments plus permitted costs and expenses within the time permitted by law for reinstatement of your account, which is normally five business days prior to the date set for the sale of your property. No sale date may be set until approximately 90 days from the date this notice of default may be recorded (which date of recordation appears on this notice).

This amount is \$63,926.99 as of 3/2/2017, and will increase until your account becomes current. While your property is in foreclosure, you still must pay other obligations (such as insurance and taxes) required by your Note and Deed of Trust or mortgage. If you fail to make future payments on the loan, pay taxes on the property, provide insurance on the property, or pay other obligations as required in the Note and Deed of Trust or mortgage, the Beneficiary or mortgagee may insist that you do so in order to reinstate your account in good standing. In addition, the Beneficiary or mortgagee may require as a condition of reinstatement that you provide reliable written evidence that you paid all senior liens, property taxes, and hazard insurance premiums.

Upon your written request, the Beneficiary or mortgagee will give you a written itemization of the entire amount you must pay. You may not have to pay the entire unpaid portion of your account, even though full payment was demanded, but you must pay all amounts in default at the time payment is made.

NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST

TS No. 15-37913

However, you and your Beneficiary or mortgagee may mutually agree in writing prior to the time the Notice of Sale is posted (which may not be earlier than three months after this notice of default is recorded) to, among other things, (1) Provide additional time in which to cure the default by transfer of the property or otherwise; or (2) Establish a schedule of payments in order to cure your default; or, both (1) and (2).

Following the expiration of the time period referred to in the first paragraph of this notice, unless the obligation being foreclosed upon or a separate written agreement between you and your creditor permits a longer period, you have only the legal right to stop the sale of your property by paying the entire amount demanded by your creditor.

To find out the amount you must pay, or to arrange for payment to stop the foreclosure, or if your property is in foreclosure for any other reason, contact:

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

c/o New Penn Financial LLC d/b/a Shellpoint Mortgage Servicing

Phone: 800-365-7107

C/O Zieve, Brodnax & Steele, LLP

30 Corporate Park, Suite 450

Irvine, CA 92606

Phone: (714) 848-7920

If you have any questions, you should contact a lawyer or the governmental agency which may have insured your loan. Notwithstanding the fact that your property is in foreclosure, you may offer your property for sale provided the sale is concluded prior to the conclusion of the foreclosure.

**Remember, YOU MAY LOSE LEGAL RIGHTS IF YOU DO NOT TAKE
PROMPT ACTION.**

NOTICE IS HEREBY GIVEN: That LAW OFFICES OF LES ZIEVE is either the original Trustee, the duly appointed substituted Trustee, or acting as agent for the Trustee or 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 nominee for COUNTRYWIDE BANK, N.A. its successors and assigns as Beneficiary, recorded 12/27/2006, as Instrument No. 20062867864 of Official Records in the Office of the Recorder of Los Angeles County, California describing land therein as: **As more particularly described on said Deed of Trust.**

The subject obligation includes **NOTE(S) FOR THE ORIGINAL** sum of **\$606,750.00**. A breach of, and default in, the obligations for which such Deed of Trust is security has occurred in that payment has not been made of the following:

The monthly installment of principal and interest which became due on 1/1/2015, late charges, and all subsequent monthly installments of principal and interest.

You are responsible to pay all payments and charges due under the terms and conditions of the loan documents which come due subsequent to the date of this notice, including, but not limited to, foreclosure trustee fees and costs, advances and late charges.

Furthermore, as a condition to bring your account in good standing, you must provide the undersigned with written proof that you are not in default on any senior encumbrance and provide proof of insurance.

NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST

TS No. 15-37913

Nothing in this notice of default should be construed as a waiver of any fees owing to the beneficiary under the deed of trust, pursuant to the terms and provisions of the loan documents.

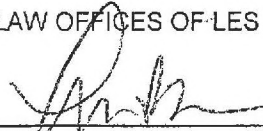
That by reason thereof, the present Beneficiary under such Deed of Trust, has executed and delivered to said duly appointed Trustee, a written Declaration of Default and Demand for same, and has deposited with said duly appointed Trustee, such Deed of Trust and all documents evidencing obligations secured thereby, and has declared and does hereby declare all sums secured thereby immediately due and payable and has elected and does hereby elect to cause the trust property to be sold to satisfy the obligations secured thereby.

WE ARE ASSISTING THE BENEFICIARY TO COLLECT A DEBT AND ANY INFORMATION WE OBTAIN WILL BE USED FOR THE PURPOSE BY EITHER OURSELVES OR THE BENEFICIARY, WHETHER RECEIVED ORALLY OR IN WRITING. YOU MAY DISPUTE THE DEBT OR A PORTION THEREOF UPON WRITTEN REQUEST WITHIN THIRTY (30) DAYS. THEREAFTER WE WILL OBTAIN AND FORWARD TO YOU WRITTEN VERIFICATION THEREOF. SHOULD YOU NOT DO SO, THE DEBT WILL BE CONSIDERED VALID. IN ADDITION, YOU MAY REQUEST THE NAME AND ADDRESS OF THE ORIGINAL CREDITOR IF DIFFERENT FROM THE CURRENT ONE.

The loan servicer has fulfilled its obligation under either California Civil Code section 2923.5 or 2923.55 (as applicable). Please see Declaration of Compliance attached hereto.

Dated: 3/2/2017

LAW OFFICES OF LES ZIEVE, as Trustee



Michael Busby, Trustee Sale Officer

CALIFORNIA DECLARATION OF COMPLIANCE
(Civil Code § 2923.55(c))

Borrower(s): DELIA M CENTENO
Mortgage Servicer: Shellpoint Mortgage Servicing
Property Address: 1606 MENLO AVENUE
LOS ANGELES, CA 90006-4612
T.S No: 15-37913

The undersigned, as an authorized agent or employee of the mortgage servicer named below, declares that:

1. ☐ The mortgage servicer has contacted the Borrower pursuant to California Civil Code § 2923.55(b)(2) to "assess the borrower's financial situation and explore options for the borrower to avoid foreclosure". Thirty (30) days, or more, have passed since the initial contact was made.
2. ☒ The mortgage servicer has exercised due diligence to contact the borrower pursuant to California Civil Code § 2923.55(f) to "assess the borrower's financial situation and explore options for the borrower to avoid foreclosure". Thirty (30) days, or more, have passed since these due diligence efforts were satisfied.
3. ☐ No contact was required by the mortgage servicer because the individual did not meet the definition of "borrower" pursuant to California Civil Code subdivision (c) of § 2920.5(c).
4. ☐ The requirements of California Civil Code § 2923.55 do not apply because the loan is not secured by a first lien mortgage or deed of Trust on "owner occupied" residential real property as defined by California Civil Code § 2924.15.

I certify and represent that this mortgage servicer's declaration is accurate, complete and based upon competent and reliable evidence, which the mortgage servicer has reviewed including my review of the mortgage servicer's business records, to substantiate the borrower's default and the right to foreclose, including the borrower's loan status and loan information.

Date: September 16, 2015 New Penn Financial LLC d/b/a Shellpoint Mortgage Servicing

By: D. Kemp, Fulfillment

ATTACHMENT TO NOTICE OF DEFAULT

EXHIBIT B

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

Date: May 5, 2017

Last Full Title: 03/30/2017
Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- | | | |
|-----|--|------------------------------|
| 1). | DELIA M CENTENO
3560 FAIRMEADE RD
PASADENA, CA 91107-3012 | CAPACITY: OWNER |
| 2). | CHARLES BROWN
2316 SOUTHMORE
PASADENA, TX 77502 | CAPACITY: INTERESTED PARTIES |
| 3). | ZIEVE BRODNAX & STEELE LLP
30 CORPORATE PARK #450
IRVINE, CA 92606 | CAPACITY: INTERESTED PARTIES |

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
 Mailing Address: 3560 FAIRMEADE RD, PASADENA CA 91107-3012 C097
 Vesting Codes: UW / /

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:	02/13/2017 / 02/02/2017	Deed Type:	GRANT DEED
Sale Price:		1st Mtg Document #:	
Document #:	176152		

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:	\$52,345	Assessed Year:	2016	Property Tax:	\$867.93
Land Value:	\$34,767	Improved %:	34%	Tax Area:	210
Improvement Value:	\$17,578	Tax Year:	2016	Tax Exemption:	
Total Taxable Value:	\$52,345				

Comparable Summary

For Property Located At



CoreLogic

RealQuest Professional

1606 MENLO AVE, LOS ANGELES, CA 90006-4612**2 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: 2**

	Subject Property	Low	High	Average
Sale Price	\$20,000	\$510,000	\$600,000	\$555,000
Bldg/Living Area	2,296	1,992	2,314	2,153
Price/Sqft	\$8.71	\$220.40	\$301.20	\$260.80
Year Built	1912	1895	1905	1900
Lot Area	7,301	5,908	6,367	6,138
Bedrooms	3	3	5	4
Bathrooms/Restrooms	1	1	1	1
Stories	0.00	2.00	2.00	2.00
Total Value	\$52,345	\$226,073	\$236,934	\$231,504
Distance From Subject	0.00	0.30	0.45	0.38

*= user supplied for search only

☒	# F	Address	Sale Price	Yr Blt	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
Subject Property										
		1606 MENLO AVE	\$20,000	1912	3	1	09/06/1972	2,296	7,301	0.0
Comparables										
☒	1	1512 ARAPAHOE ST	\$510,000	1905	3	1	08/02/2016	2,314	6,367	0.3
☒	2	1242 S KENMORE AVE	\$600,000	1895	5	1	07/13/2016	1,992	5,908	0.45

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

1606 MENLO AVE, LOS ANGELES, CA 90006-4612**2 Comparable(s) Selected.**

Report Date: 04/10/2017

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$20,000	\$510,000	\$600,000	\$555,000
Bldg/Living Area	2,296	1,992	2,314	2,153
Price/Sqft	\$8.71	\$220.40	\$301.20	\$260.80
Year Built	1912	1895	1905	1900
Lot Area	7,301	5,908	6,367	6,138
Bedrooms	3	3	5	4
Bathrooms/Restrooms	1	1	1	1
Stories	0.00	2.00	2.00	2.00
Total Value	\$52,345	\$226,073	\$236,934	\$231,504
Distance From Subject	0.00	0.30	0.45	0.38

*= user supplied for search only

Comp #:1  Distance From Subject:0.3 (miles)

Address: 1512 ARAPAHOE ST, LOS ANGELES, CA 90006-4810

Owner Name: BENITEZ JAVIER A & RUBEN A

Seller Name: VELASCO ERNESTO

APN: 5056-009-006	Map Reference: 44-A3 /	Living Area: 2,314
County: LOS ANGELES, CA	Census Tract: 2211.10	Total Rooms: 3
Subdivision: LOOMIS TR ADD	Zoning: LARD1.5	Bedrooms: 3
Rec Date: 08/02/2016	Prior Rec Date: 08/19/1996	Bath(F/H): 1 /
Sale Date: 07/13/2016	Prior Sale Date:	Yr Built/Eff: 1905 / 1905
Sale Price: \$510,000	Prior Sale Price: \$162,000	Air Cond:
Sale Type: FULL	Prior Sale Type: FULL	Style:
Document #: 907053	Acres: 0.15	Fireplace: Y / 1
1st Mtg Amt: \$350,000	Lot Area: 6,367	Pool:
Total Value: \$226,073	# of Stories: 2.00	Roof Mat: COMPOSITION SHINGLE
Land Use: SFR	Park Area/Cap#: / 2	Parking: PARKING AVAIL

Comp #:2 Distance From Subject:0.45 (miles)

Address: 1242 S KENMORE AVE, LOS ANGELES, CA 90006-3317

Owner Name: HAN GYE W

Seller Name: OCHOA FERNANDO & DOMITILA

APN: 5078-032-016	Map Reference: 43-F3 /	Living Area: 1,992
County: LOS ANGELES, CA	Census Tract: 2133.10	Total Rooms: 8
Subdivision: ELECTRIC RAILWAY HOMESTEAD ASSOC	Zoning: LAR3	Bedrooms: 5
Rec Date: 07/13/2016	Prior Rec Date: 11/02/1999	Bath(F/H): 1 /
Sale Date: 05/31/2016	Prior Sale Date: 09/23/1999	Yr Built/Eff: 1895 / 1920
Sale Price: \$600,000	Prior Sale Price: \$182,500	Air Cond:
Sale Type: FULL	Prior Sale Type: FULL	Style: BUNGALOW
Document #: 815067	Acres: 0.14	Fireplace: Y / 1
1st Mtg Amt: \$417,000	Lot Area: 5,908	Pool:
Total Value: \$236,934	# of Stories: 2.00	Roof Mat: COMPOSITION SHINGLE
Land Use: SFR	Park Area/Cap#: / 1	Parking: PARKING AVAIL

EXHIBIT D

ASSIGNED INSPECTOR: **MEL KHACHATORIAN**

Date: **May 5, 2017**

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

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

CASE#: **710551**

ORDER NO: **A-4010766**

EFFECTIVE DATE OF ORDER TO COMPLY: **March 14, 2016**

COMPLIANCE EXPECTED DATE: **April 13, 2016**

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

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

VIOLATIONS:

SEE ATTACHED ORDER # A-4010766

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
PRESIDENT

E. FELICIABRANNON
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

SUBSTANDARD ORDER-SUPPLEMENTAL AND NOTICE OF FEE

CENTENO DELIA M
3560 FAIRMEADE ROAD
PASADENA, CA 91107

The undersigned mailed this notice
by regular mail, postage prepaid,
to the addressee on this day,

MAR 08 2016

To the address as shown on the
last equalized assessment roll.
Initialed by NV

CASE #: 710551
ORDER #: A-4010766
EFFECTIVE DATE: March 14, 2016
COMPLIANCE DATE: April 13, 2016

APPL 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:

This order is a supplement to any and all preceding orders issued by the Department of Building and Safety relative to the case number noted above. You are hereby required to comply with the terms of this and all preceding orders

As a result of an inspection of the property (Site Address) listed above, this office has determined the building(s) to be SUBSTANDARD as pursuant to the provisions of Division 89 of Article 1 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.). You are therefore ordered to secure all required permits and begin the necessary work to eliminate the following code violations within 30 days from the effective date of this order. All necessary work shall be completed within 90 days from the effective date of this order. If the necessary permits are not obtained or the required work is not physically commenced within 45 days from the effective date of this order, the Department of Building and Safety may order the owner to cause the building(s) to be vacated.

VIOLATION(S):

1. The building or premises is Substandard due to illegal occupancy..

You are therefore ordered to: Discontinue the use and occupancy of all buildings or portions thereof occupied for living, sleeping, cooking or dining purposes which were not designed or intended to be used for such occupancies.

Code Section(s) in Violation: 91.8902.14, 91.8902, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.



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

Comments: 1) Single family residence has been converted to several single Units and kitchens illegally. 2) Attic space has been converted to a habitable unit illegally. Obtain permit to legalize all unpermitted sections or demolish and remove

2. The building or premises is Substandard due to hazardous plumbing.

You are therefore ordered to: Obtain required permits and make plumbing comply with all provisions of the L.A.M.C.

Code Section(s) in Violation: 91.8902.5, 91.8902, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

3. The building or premises is Substandard due to hazardous electrical wiring.

You are therefore ordered to: Obtain required permits and make the electrical wiring comply with all provisions of the L.A.M.C.

Code Section(s) in Violation: 91.8902.4, 91.8902, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

4. The building or premises is Substandard due to lack of adequate heating.

You are therefore ordered to: Provide, repair or replace the required heating in all interior spaces intended for human occupancy to be capable of maintaining a minimum indoor temperature of 68 degrees at a point 3 feet above the floor.

Code Section(s) in Violation: 91.8902.1 #6, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

NOTE: A certificate has been filed with the County Recorder noting the above substandard condition

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 days 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 **\$660.00** 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 **\$2,310.00.**

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:

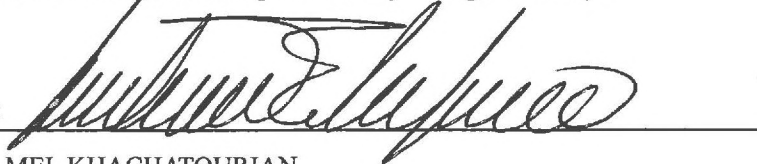
There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine err or abuse of discretion or requests for slight modification of the requirements contained in this order when appropriate fees have been paid Section 98.0403.1 and 98.0403.2 L.A.M.C.

NOTICE:

Relocation assistance may be required if a tenant is evicted in order to comply with an order from a governmental agency (LAMC 151.09.A.11 & 163.00 to 163.07) For information, call the **Los Angeles Housing Department (LAHD)** at (213) 808-8888 or go to: <http://lahd.lacity.org>

If you have any questions or require any additional information please feel free to contact me at (213)252-3938.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector :



Date: March 04, 2016

MEL KHACHATOURIAN
3550 WILSHIRE BLVD. SUITE 1800
LOS ANGELES, CA 90010
(213)252-3938

Mel.Khachatourian@lacity.org


REVIEWED BY