

BOARD OF  
BUILDING AND SAFETY  
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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  
GENERAL MANAGER

September 12, 2016

Council District: # 9

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

JOB ADDRESS: **214 EAST 85TH STREET, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **6030-018-003**

On March 21, 2015, 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: **214 East 85th Street, Los Angeles California** (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

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 February 19, 2015 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	\$ 660.00
Late Charge/Collection fee (250%)	2,490.00
Code Violation Investigation fee	336.00
System Development Surcharge	20.16
System Development Surcharge late fee	50.40
Accumulated Interest (1%/month)	270.56
Title Report fee	42.00
<b>Grand Total</b>	<b>\$ 3,869.12</b>

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed a lien for a total sum of **\$3,869.12** 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 **\$3,869.12** 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

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**Property Title Report**

**Work Order No. T13501**  
Dated as of: 08/10/2016

**Prepared for:** City of Los Angeles

**SCHEDULE A**

(Reported Property Information)

APN #: 6030-018-003

**Property Address:** 214 E 85TH ST

**City:** Los Angeles

**County:** Los Angeles

**VESTING INFORMATION**

**Type of Document:** GRANT DEED

**Grantee :** KEVIN BURKHARDT AND DENICE BURKHARDT CO-TRUSTEES OF THE DELORES CAMPBELL LIVING TRUST

**Grantor :** DELORES CAMPBELL TRUSTEE OF THE DELORES CAMPBELL LIVING TRUST

**Deed Date :** 10/19/2009

**Recorded :** 11/06/2009

**Instr No. :** 09-1678599

**MAILING ADDRESS:** KEVIN BURKHARDT AND DENICE BURKHARDT CO-TRUSTEES OF THE DELORES CAMPBELL LIVING TRUST  
17429 MERIMAC CT CARSON CA 90746

**SCHEDULE B**

**LEGAL DESCRIPTION**

**Lot:** 205 **Abbreviated Description:** LOT:205 **CITY:REGION/CLUSTER:** 12/12116 **GOTHAM PARK LOT 205 City/Muni/Twp: REGION/CLUSTER:** 12/12116

**MORTGAGES/LIENS**

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

**RECORDING REQUESTED BY**

THE LAW OFFICES OF SHERRILL TANIBATA

**WHEN RECORDED MAIL TO:**

SHERRILL TANIBATA

800 S. FIGUEROA ST. Suite 1201

LOS ANGELES, CALIFORNIA 90017

**AND MAIL TAX STATEMENTS TO:**

Kevin Burkhardt & Denice Burkhardt  
17429 Merimac Ct.  
Carson, CA 90746

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214 E 85<sup>th</sup>; APN: 6030-018-003

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**GRANT DEED**

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$ NONE. This conveyance is a transfer by grantor to her own revocable trust, it is not pursuant to sale and is exempt pursuant to R&TC 11911.

**FOR NO CONSIDERATION, DELORES CAMPBELL** Trustee of the Delores Campbell Living Trust, who is also Trustor of the Delores Campbell Living Trust,

**HEREBY IRREVOCABLY GRANTS TO: KEVIN BURKHARDT and DENICE BURKHARDT CO-TRUSTEES OF THE DELORES CAMPBELL LIVING TRUST AS AMENDED AND RESTATED BY THE 2009 AMENDMENT AND COMPLETE RESTATEMENT OF THE DELORES CAMPBELL LIVING TRUST**

her entire interest in and to the following described real property in the City of Los Angeles, County of Los Angeles, State of California:

LOT 205 OF GOTHAM PARK, IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 21 PAGES 110 AND 111 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

DATED: October 19, 2009

*Delores Campbell*

DELORES CAMPBELL, Trustor & Trustee

I, the undersigned hereby swear and affirm under penalty of perjury under the laws of the State of California that: I have witnessed the above named person sign this document and the person who signed this document is personally known to me to be Delores Campbell, and that said Delores Campbell has no California identification or United States Passport or other form of identification in her possession and it would be very difficult for her to obtain said forms of identification and I do not have a financial interest in this document.

DATED 10/19/09

DATED 10/19/09

*Roberta McGehee*  
ROBERTA McGEE

*Gloria Townsend*  
GLORIA TOWNSEND

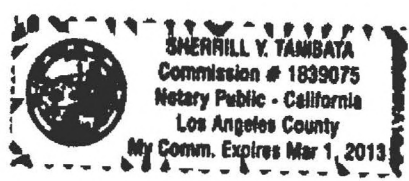
4

STATE OF CALIFORNIA )  
COUNTY OF LOS ANGELES )

On October 19, 2009, before me, Sherrill Y. Tanibata, A Notary Public, personally appeared DELORES CAMPBELL 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 declare under penalty of perjury under the laws of the State of California, that the foregoing is true and correct.  
WITNESS my hand and official seal.

Signature Sherrill Y. Tanibata

(Seal)

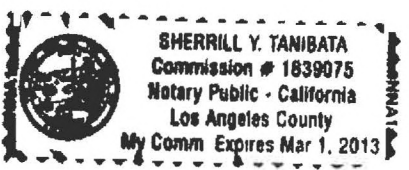


STATE OF CALIFORNIA )  
COUNTY OF LOS ANGELES )

On October 19, 2009, before me, Sherrill Y. Tanibata, A Notary Public, personally appeared Roberta Meyee & Gloria Townsend 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 declare under penalty of perjury under the laws of the State of California, that the foregoing is true and correct.  
WITNESS my hand and official seal.

Signature Sherrill Y. Tanibata

(Seal)



# EXHIBIT B

ASSIGNED INSPECTOR: MARIO CUEVAS

Date: September 12, 2016

JOB ADDRESS: 214 EAST 85TH STREET, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 6030-018-003

Last Full Title: 08/10/2016

Last Update to Title:

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## LIST OF OWNERS AND INTERESTED PARTIES

- 1). KEVIN AND DENICE BURKHARDT, TRUSTEES  
THE DELORES CAMPBELL LIVING TRUST  
17429 MERIMAC CT  
CARSON, CA 90746  
CAPACITY: OWNERS
  
- 2). KEVIN AND DENICE BURKHARDT, TRUSTEES  
THE DELORES CAMPBELL LIVING TRUST  
214 E. 85<sup>TH</sup> ST  
LOS ANGELES, CA 90003  
CAPACITY: OWNERS

# Property Detail Report

For Property Located At :  
**214 E 85TH ST, LOS ANGELES, CA 90003-3010**



**Owner Information**

Owner Name: **BURKHARDT KEVIN (TE)/DELORES CAMPBELL**  
 Mailing Address: **214 E 85TH ST, LOS ANGELES CA 90003-3010 C054**  
 Vesting Codes: **// TR**

**Location Information**

Legal Description:	<b>GOTHAM PARK LOT 205</b>	APN:	<b>6030-018-003</b>
County:	<b>LOS ANGELES, CA</b>	Alternate APN:	
Census Tract / Block:	<b>2397.02 / 2</b>	Subdivision:	<b>GOTHAM PARK</b>
Township-Range-Sect:		Map Reference:	<b>58-B1 /</b>
Legal Book/Page:		Tract #:	
Legal Lot:	<b>205</b>	School District:	<b>LOS ANGELES</b>
Legal Block:		School District Name:	
Market Area:	<b>C37</b>	Munic/Township:	
Neighbor Code:			

**Owner Transfer Information**

Recording/Sale Date:	<b>11/06/2009 / 10/19/2009</b>	Deed Type:	<b>GRANT DEED</b>
Sale Price:		1st Mtg Document #:	
Document #:	<b>1678599</b>		

**Last Market Sale Information**

Recording/Sale Date:	<b>/</b>	1st Mtg Amount/Type:	<b>/</b>
Sale Price:		1st Mtg Int. Rate/Type:	<b>/</b>
Sale Type:		1st Mtg Document #:	
Document #:		2nd Mtg Amount/Type:	<b>/</b>
Deed Type:		2nd Mtg Int. Rate/Type:	<b>/</b>
Transfer Document #:		Price Per SqFt:	
New Construction:		Multi/Split Sale:	
Title Company:			
Lender:			
Seller Name:			

**Prior Sale Information**

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

**Property Characteristics**

Gross Area:		Parking Type:		Construction:	
Living Area:	<b>1,203</b>	Garage Area:		Heat Type:	<b>HEATED</b>
Tot Adj Area:		Garage Capacity:		Exterior wall:	
Above Grade:		Parking Spaces:		Porch Type:	
Total Rooms:		Basement Area:		Patio Type:	
Bedrooms:	<b>2</b>	Finish Bsmnt Area:		Pool:	
Bath(F/H):	<b>1 /</b>	Basement Type:		Air Cond:	
Year Built / Eff:	<b>1915 / 1923</b>	Roof Type:		Style:	
Fireplace:	<b>Y / 1</b>	Foundation:		Quality:	
# of Stories:	<b>1.00</b>	Roof Material:		Condition:	
Other Improvements:					

**Site Information**

Zoning:	<b>LAC2</b>	Acres:	<b>0.12</b>	County Use:	<b>SINGLE FAMILY RESID (0100)</b>
Lot Area:	<b>5,202</b>	Lot Width/Depth:	<b>40 x 130</b>	State Use:	
Land Use:	<b>SFR</b>	Res/Comm Units:	<b>/</b>	Water Type:	
Site Influence:	<b>CORNER</b>			Sewer Type:	<b>TYPE UNKNOWN</b>

**Tax Information**

Total Value:	<b>\$25,835</b>	Assessed Year:	<b>2016</b>	Property Tax:	<b>\$386.49</b>
Land Value:	<b>\$14,061</b>	Improved %:	<b>46%</b>	Tax Area:	<b>7</b>
Improvement Value:	<b>\$11,774</b>	Tax Year:	<b>2015</b>	Tax Exemption:	<b>HOMEOWNER</b>
Total Taxable Value:	<b>\$18,835</b>				

**Comparable Sales Report**

For Property Located At



CoreLogic

RealQuest Professional

**214 E 85TH ST, LOS ANGELES, CA 90003-3010****13 Comparable(s) Selected.**

Report Date: 09/08/2016

**Summary Statistics:**

	<b>Subject</b>	<b>Low</b>	<b>High</b>	<b>Average</b>
Sale Price	\$0	\$230,000	\$645,000	\$313,923
Bldg/Living Area	1,203	1,030	1,356	1,181
Price/Sqft	\$0.00	\$176.92	\$591.20	\$269.83
Year Built	1915	1912	1971	1931
Lot Area	5,202	2,200	6,249	4,869
Bedrooms	2	2	4	2
Bathrooms/Restrooms	1	1	2	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$25,835	\$37,439	\$370,000	\$198,308
Distance From Subject	0.00	0.26	0.48	0.38

\* = user supplied for search only

Comp #:1 Distance From Subject:0.26 (miles)  
 Address: 142 W 86TH PL, LOS ANGELES, CA 90003-3306  
 Owner Name: PAN PTSHP INC  
 Seller Name: BANK OF AMERICA NA  
 APN: 6040-016-010 Map Reference: 58-B2 / Living Area: 1,160  
 County: LOS ANGELES, CA Census Tract: 2402.00 Total Rooms:  
 Subdivision: GOODFELLOWS TR Zoning: LAC2 Bedrooms: 3  
 Rec Date: 02/09/2016 Prior Rec Date: 07/25/1996 Bath(F/H): 1 /  
 Sale Date: 01/15/2016 Prior Sale Date: Yr Built/Eff: 1912 / 1918  
 Sale Price: \$230,000 Prior Sale Price: Air Cond:  
 Sale Type: FULL Prior Sale Type: Style:  
 Document #: 144559 Acres: 0.10 Fireplace: Y / 1  
 1st Mtg Amt: \$310,000 Lot Area: 4,320 Pool:  
 Total Value: \$263,965 # of Stories: 1.00 Roof Mat:  
 Land Use: SFR Park Area/Cap#: / Parking:

Comp #:2 Distance From Subject:0.28 (miles)  
 Address: 138 W 87TH ST, LOS ANGELES, CA 90003-3310  
 Owner Name: LOPEZ HENRY A & HERMES  
 Seller Name: CSFR COLFIN AMERICAN INVESTORS  
 APN: 6040-017-008 Map Reference: 58-B2 / Living Area: 1,224  
 County: LOS ANGELES, CA Census Tract: 2402.00 Total Rooms:  
 Subdivision: GOODFELLOWS Zoning: LAR3 Bedrooms: 2  
 Rec Date: 03/31/2016 Prior Rec Date: 08/01/2005 Bath(F/H): 1 /  
 Sale Date: 03/28/2016 Prior Sale Date: 04/15/2005 Yr Built/Eff: 1913 / 1915  
 Sale Price: \$323,000 Prior Sale Price: \$320,000 Air Cond:  
 Sale Type: FULL Prior Sale Type: FULL Style:  
 Document #: 357069 Acres: 0.10 Fireplace: Y / 1  
 1st Mtg Amt: Lot Area: 4,356 Pool:  
 Total Value: \$163,314 # of Stories: 1.00 Roof Mat:  
 Land Use: SFR Park Area/Cap#: / Parking:

Comp #:3 Distance From Subject:0.28 (miles)  
 Address: 200 W 85TH PL, LOS ANGELES, CA 90003-3304  
 Owner Name: BARRIOS HILMAR O & ERGIL R  
 Seller Name: TELLEZ MANUEL P & JOSEFINA  
 APN: 6040-010-010 Map Reference: 58-B1 / Living Area: 1,030  
 County: LOS ANGELES, CA Census Tract: 2397.02 Total Rooms:  
 Subdivision: MCCARTHY COS MONETA Zoning: LAC2 Bedrooms: 2  
 MANCHESTER AVES Prior Rec Date: Bath(F/H): 1 /  
 Rec Date: 06/27/2016 Prior Sale Date: Yr Built/Eff: 1921 / 1934  
 Sale Date: 05/19/2016 Prior Sale Price: Air Cond:  
 Sale Price: \$300,000 Prior Sale Type: Style:  
 Sale Type: FULL Prior Sale Type: Acres: 0.12 Fireplace: /  
 Document #: 736814 Lot Area: 5,400 Pool:  
 1st Mtg Amt: \$294,566 # of Stories: 1.00 Roof Mat:  
 Total Value: \$81,104 Park Area/Cap#: / Parking:  
 Land Use: SFR

Comp #:4 Distance From Subject:0.3 (miles)  
 Address: 125 E 82ND PL, LOS ANGELES, CA 90003-2907  
 Owner Name: BEAGLE REAL ESTATE INVS LLC/GOLDSTEIN STEVEN  
 Seller Name: TYLER FAMILY TRUST  
 APN: 6030-007-028 Map Reference: 58-B1 / Living Area: 1,344  
 County: LOS ANGELES, CA Census Tract: 2397.01 Total Rooms:  
 Subdivision: 1941 Zoning: LAR2 Bedrooms: 3  
 Rec Date: 06/28/2016 Prior Rec Date: Bath(F/H): 2 /  
 Sale Date: 06/06/2016 Prior Sale Date: Yr Built/Eff: 1968 / 1968  
 Sale Price: \$265,000 Prior Sale Price: Air Cond:  
 Sale Type: FULL Prior Sale Type: Style:  
 Document #: 744588 Acres: 0.12 Fireplace: /  
 1st Mtg Amt: \$215,000 Lot Area: 5,086 Pool:  
 Total Value: \$40,953 # of Stories: 1.00 Roof Mat:  
 Land Use: SFR Park Area/Cap#: / Parking:

Comp #: <b>5</b>		Distance From Subject: <b>0.3 (miles)</b>	
Address: <b>8310 TOWNE AVE, LOS ANGELES, CA 90003-3116</b>			
Owner Name: <b>FRANCISCO ARMANDO/AGUSTIN CINDY A</b>			
Seller Name: <b>BRAVO CIPRIAN</b>			
APN: <b>6030-029-030</b>	Map Reference: <b>58-B1 /</b>	Living Area: <b>1,172</b>	
County: <b>LOS ANGELES, CA</b>	Census Tract: <b>2398.02</b>	Total Rooms: <b></b>	
Subdivision: <b>LOS ANGELES 26</b>	Zoning: <b>LAR2</b>	Bedrooms: <b>2</b>	
Rec Date: <b>01/25/2016</b>	Prior Rec Date: <b>02/21/2014</b>	Bath(F/H): <b>1 /</b>	
Sale Date: <b>12/19/2015</b>	Prior Sale Date: <b>01/03/2014</b>	Yr Built/Eff: <b>1931 / 1940</b>	
Sale Price: <b>\$269,000</b>	Prior Sale Price: <b>\$235,000</b>	Air Cond: <b></b>	
Sale Type: <b>FULL</b>	Prior Sale Type: <b>FULL</b>	Style: <b></b>	
Document #: <b>80411</b>	Acres: <b>0.05</b>	Fireplace: <b>/</b>	
1st Mtg Amt: <b>\$264,127</b>	Lot Area: <b>2,200</b>	Pool: <b></b>	
Total Value: <b>\$243,348</b>	# of Stories: <b>1.00</b>	Roof Mat: <b></b>	
Land Use: <b>SFR</b>	Park Area/Cap#: <b>/</b>	Parking: <b></b>	

Comp #: <b>6</b>		Distance From Subject: <b>0.37 (miles)</b>	
Address: <b>348 E 81ST ST, LOS ANGELES, CA 90003-2609</b>			
Owner Name: <b>TIMOTI WAYNE H &amp; BRENDA J</b>			
Seller Name: <b>OCEAN DEV INC</b>			
APN: <b>6030-021-025</b>	Map Reference: <b>58-B1 /</b>	Living Area: <b>1,091</b>	
County: <b>LOS ANGELES, CA</b>	Census Tract: <b>2398.01</b>	Total Rooms: <b></b>	
Subdivision: <b>26</b>	Zoning: <b>LAR2</b>	Bedrooms: <b>2</b>	
Rec Date: <b>02/26/2016</b>	Prior Rec Date: <b></b>	Bath(F/H): <b>1 /</b>	
Sale Date: <b>12/02/2015</b>	Prior Sale Date: <b></b>	Yr Built/Eff: <b>1941 / 1942</b>	
Sale Price: <b>\$645,000</b>	Prior Sale Price: <b></b>	Air Cond: <b></b>	
Sale Type: <b>FULL</b>	Prior Sale Type: <b></b>	Style: <b></b>	
Document #: <b>213032</b>	Acres: <b>0.12</b>	Fireplace: <b>/</b>	
1st Mtg Amt: <b>\$483,750</b>	Lot Area: <b>5,218</b>	Pool: <b></b>	
Total Value: <b>\$235,537</b>	# of Stories: <b>1.00</b>	Roof Mat: <b></b>	
Land Use: <b>SFR</b>	Park Area/Cap#: <b>/</b>	Parking: <b></b>	

Comp #: <b>7</b>		Distance From Subject: <b>0.4 (miles)</b>	
Address: <b>151 E 90TH ST, LOS ANGELES, CA 90003-3707</b>			
Owner Name: <b>JUAREZ GERARDO</b>			
Seller Name: <b>STEPHENSON R L TRUST</b>			
APN: <b>6041-006-023</b>	Map Reference: <b>58-B2 /</b>	Living Area: <b>1,085</b>	
County: <b>LOS ANGELES, CA</b>	Census Tract: <b>2402.00</b>	Total Rooms: <b></b>	
Subdivision: <b>4576</b>	Zoning: <b>LAR1</b>	Bedrooms: <b>2</b>	
Rec Date: <b>06/07/2016</b>	Prior Rec Date: <b>09/19/1991</b>	Bath(F/H): <b>1 /</b>	
Sale Date: <b>05/26/2016</b>	Prior Sale Date: <b>08/1991</b>	Yr Built/Eff: <b>1931 / 1931</b>	
Sale Price: <b>\$248,000</b>	Prior Sale Price: <b>\$85,000</b>	Air Cond: <b></b>	
Sale Type: <b>FULL</b>	Prior Sale Type: <b>FULL</b>	Style: <b></b>	
Document #: <b>651466</b>	Acres: <b>0.12</b>	Fireplace: <b>/</b>	
1st Mtg Amt: <b></b>	Lot Area: <b>5,325</b>	Pool: <b></b>	
Total Value: <b>\$171,765</b>	# of Stories: <b>1.00</b>	Roof Mat: <b></b>	
Land Use: <b>SFR</b>	Park Area/Cap#: <b>/</b>	Parking: <b></b>	

Comp #: <b>8</b>		Distance From Subject: <b>0.42 (miles)</b>	
Address: <b>134 E 80TH ST, LOS ANGELES, CA 90003-2510</b>			
Owner Name: <b>LOPEZ JOSE C/AGUILAR LUCIA C</b>			
Seller Name: <b>LAZARO MICHAEL M</b>			
APN: <b>6030-003-025</b>	Map Reference: <b>58-B1 /</b>	Living Area: <b>1,356</b>	
County: <b>LOS ANGELES, CA</b>	Census Tract: <b>2397.01</b>	Total Rooms: <b></b>	
Subdivision: <b>1783</b>	Zoning: <b>LAR2</b>	Bedrooms: <b>2</b>	
Rec Date: <b>07/08/2016</b>	Prior Rec Date: <b>06/11/2015</b>	Bath(F/H): <b>1 /</b>	
Sale Date: <b>05/09/2016</b>	Prior Sale Date: <b>05/19/2015</b>	Yr Built/Eff: <b>1914 / 1929</b>	
Sale Price: <b>\$346,000</b>	Prior Sale Price: <b>\$317,500</b>	Air Cond: <b></b>	
Sale Type: <b>FULL</b>	Prior Sale Type: <b>FULL</b>	Style: <b></b>	
Document #: <b>797254</b>	Acres: <b>0.11</b>	Fireplace: <b>Y / 1</b>	
1st Mtg Amt: <b>\$339,733</b>	Lot Area: <b>4,802</b>	Pool: <b></b>	
Total Value: <b>\$322,341</b>	# of Stories: <b>1.00</b>	Roof Mat: <b></b>	
Land Use: <b>SFR</b>	Park Area/Cap#: <b>/</b>	Parking: <b></b>	

Comp #:9		Distance From Subject:0.43 (miles)	
Address: 8905 TOWNE AVE, LOS ANGELES, CA 90003-3817			
Owner Name: CERVANTES MARIA D E/EDEZA ANTONIO			
Seller Name: SOSA GILBERTO G S			
APN: 6041-024-028	Map Reference: 58-B2 /	Living Area: 1,114	
County: LOS ANGELES, CA	Census Tract: 2400.20	Total Rooms: 6	
Subdivision: 7415	Zoning: LAR1	Bedrooms: 3	
Rec Date: 04/29/2016	Prior Rec Date: 07/03/2014	Bath(F/H): 1 /	
Sale Date: 03/09/2016	Prior Sale Date: 06/09/2014	Yr Built/Eff: 1940 / 1942	
Sale Price: \$315,000	Prior Sale Price: \$260,000	Air Cond:	
Sale Type: FULL	Prior Sale Type: FULL	Style: BUNGALOW	
Document #: 490829	Acres: 0.10	Fireplace: /	
1st Mtg Amt: \$309,294	Lot Area: 4,400	Pool:	
Total Value: \$263,964	# of Stories: 1.00	Roof Mat: COMPOSITION SHINGLE	
Land Use: SFR	Park Area/Cap#: / 2	Parking: DETACHED GARAGE	

Comp #:10		Distance From Subject:0.44 (miles)	
Address: 228 E 90TH ST, LOS ANGELES, CA 90003-3709			
Owner Name: OSORIO MANUEL V & NARIA S			
Seller Name: ANDRADE MIGUEL A			
APN: 6041-010-039	Map Reference: 58-B2 /	Living Area: 1,186	
County: LOS ANGELES, CA	Census Tract: 2400.20	Total Rooms: 5	
Subdivision: 7407	Zoning: LAR1	Bedrooms: 2	
Rec Date: 03/30/2016	Prior Rec Date: 05/21/2009	Bath(F/H): 1 /	
Sale Date: 02/08/2016	Prior Sale Date: 03/10/2009	Yr Built/Eff: 1924 / 1932	
Sale Price: \$305,000	Prior Sale Price: \$138,000	Air Cond:	
Sale Type: FULL	Prior Sale Type: FULL	Style:	
Document #: 346916	Acres: 0.12	Fireplace: /	
1st Mtg Amt: \$244,000	Lot Area: 5,313	Pool:	
Total Value: \$150,113	# of Stories: 1.00	Roof Mat:	
Land Use: SFR	Park Area/Cap#: /	Parking: NONE	

Comp #:11		Distance From Subject:0.47 (miles)	
Address: 206 W 89TH ST, LOS ANGELES, CA 90003-3618			
Owner Name: CASTRO NICEFORO P			
Seller Name: RAMOS JUAN			
APN: 6040-029-031	Map Reference: 58-B2 /	Living Area: 1,080	
County: LOS ANGELES, CA	Census Tract: 2402.00	Total Rooms: 6	
Subdivision: 672	Zoning: LAR2	Bedrooms: 2	
Rec Date: 12/30/2015	Prior Rec Date: 02/08/2008	Bath(F/H): 1 /	
Sale Date: 12/01/2015	Prior Sale Date: 12/04/2007	Yr Built/Eff: 1921 / 1941	
Sale Price: \$370,000	Prior Sale Price: \$580,000	Air Cond:	
Sale Type: FULL	Prior Sale Type: FULL	Style: BUNGALOW	
Document #: 1638319	Acres: 0.12	Fireplace: /	
1st Mtg Amt: \$363,298	Lot Area: 5,202	Pool:	
Total Value: \$370,000	# of Stories: 1.00	Roof Mat: COMPOSITION SHINGLE	
Land Use: SFR	Park Area/Cap#: / 2	Parking: DETACHED GARAGE	

Comp #:12		Distance From Subject:0.48 (miles)	
Address: 134 E 79TH ST, LOS ANGELES, CA 90003-2506			
Owner Name: OCEAN DEV INC			
Seller Name: VALLADARES JORGE			
APN: 6030-001-008	Map Reference: 58-B1 /	Living Area: 1,216	
County: LOS ANGELES, CA	Census Tract: 2397.01	Total Rooms: 4	
Subdivision: RICE VILLA TR	Zoning: LAR2	Bedrooms: 4	
Rec Date: 08/26/2016	Prior Rec Date: 11/06/1997	Bath(F/H): 2 /	
Sale Date: 02/24/2016	Prior Sale Date: 09/08/1997	Yr Built/Eff: 1925 / 1937	
Sale Price: \$235,000	Prior Sale Price: \$100,000	Air Cond:	
Sale Type: FULL	Prior Sale Type: FULL	Style:	
Document #: 1022255	Acres: 0.14	Fireplace: /	
1st Mtg Amt:	Lot Area: 6,249	Pool:	
Total Value: \$234,156	# of Stories: 1.00	Roof Mat:	
Land Use: SFR	Park Area/Cap#: /	Parking:	

Comp #:13	8021 AVALON BLVD, LOS ANGELES, CA 90003-2612		Distance From Subject:0.48 (miles)
Address:	8021 AVALON BLVD, LOS ANGELES, CA 90003-2612		
Owner Name:	DLA INVESTMENT LLC		
Seller Name:	INNOVESTOR SOLUTIONS LLC		
APN:	6030-032-014	Map Reference:	58-C1 /
County:	LOS ANGELES, CA	Census Tract:	2398.01
Subdivision:	26	Zoning:	LAR3
Rec Date:	05/31/2016	Prior Rec Date:	05/12/2016
Sale Date:	04/18/2016	Prior Sale Date:	03/15/2016
Sale Price:	\$230,000	Prior Sale Price:	\$202,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	617566	Acres:	0.12
1st Mtg Amt:		Lot Area:	5,421
Total Value:	\$37,439	# of Stories:	
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,300
		Total Rooms:	
		Bedrooms:	
		Bath(F/H):	/
		Yr Built/Eff:	1971 / 1971
		Air Cond:	
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	
		Parking:	

# EXHIBIT D

ASSIGNED INSPECTOR: **MARIO CUEVAS**  
JOB ADDRESS: **214 EAST 85TH STREET, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **6030-018-003**

Date: **September 12, 2016**

CASE#: **673552**  
ORDER NO: **A-3702676**

EFFECTIVE DATE OF ORDER TO COMPLY: **February 19, 2015**  
COMPLIANCE EXPECTED DATE: **March 21, 2015**  
DATE COMPLIANCE OBTAINED: **No Compliance to Date**

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

### VIOLATIONS:

SEE ATTACHED ORDER # A-3702676

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

**SUBSTANDARD ORDER AND NOTICE OF FEE**

BURKHARDT, KEVIN CO TR DELORES CAMPBELL TRUST  
17429 E MERIMAC CT  
CARSON, CA 90746

CASE #: 673552  
ORDER #: A-3702676  
EFFECTIVE DATE: February 19, 2015  
COMPLIANCE DATE: March 21, 2015

OWNER OF

SITE ADDRESS: 214 E 85TH ST

ASSESSORS PARCEL NO.: 6030-018-003

ZONE: C2; Commercial 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:

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: 1) 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. 2) Demolish and remove all construction work performed and return the property to its permitted state.

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

Location: Homeless encampment at rear of property.



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

**2. Maintenance and repair of existing building and premises.**

You are therefore ordered to: Maintain the exterior of all privately owned buildings and fences free from graffiti where such graffiti is visible from a public street or alley. The Los Angeles Office of Community Beautification provides limited graffiti removal services free of charge.

Code Section(s) in Violation: 91.8104.15, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

Location: Detached Garage

**3. The premises are not maintained free from overgrown vegetation.**

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

Code Section(s) in Violation: 91.8104.2, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

Location: Rear Yard

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:**

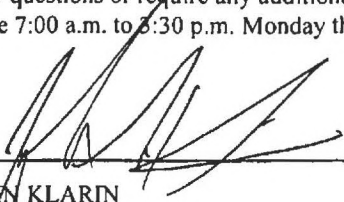
There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine error or abuse of discretion or requests for slight modification of the requirements contained in this order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

**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 (323)789-1488.  
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

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



Date: February 10, 2015

JOHN KLARIN  
847 S. VERMONT AVE.  
LOS ANGELES, CA 90044  
(323)789-1488

John.Klarin@lacity.org



REVIEWED BY