

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
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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

December 19, 2017

Council District: # 10

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

JOB ADDRESS: **1350 SOUTH MANSFIELD AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5070-002-025**
Re: Invoice #650829-4

On May 8, 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: **1350 South Mansfield 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 May 8, 2015, 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



P.O. BOX 5152
CULVER CITY, CA 90231
Phone 310-943-9235 latitle@in2-res.com

Property Title Report

Work Order No. T15008
Dated as of: 12/07/2017

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)

APN #: 5070-002-025

Property Address: 1350 S MANSFIELD AVE

City: Los Angeles

County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : OLIVIA A JOSEPH

Grantor : DES MOINES GREEN AND BARBARA J. GREEN

Deed Date : 08/27/1991

Recorded : 09/16/1991

Instr No. : 91-1454147

MAILING ADDRESS: OLIVIA A JOSEPH

1350 S MANSFIELD AVE LOS ANGELES CA 90019

SCHEDULE B

LEGAL DESCRIPTION

Lot: 168 Tract No: 5069 Abbreviated Description: LOT:168 TR#:5069 TRACT NO 5069 LOT 168

MORTGAGES/LIENS

Type of Document: SHORT FORM DEED OF TRUST

Recording Date: 02/16/2000

Document #: 00-0236979

Loan Amount: \$100,000

Lender Name: BANK OF AMERICA

Borrowers Name: OLIVIA A JOSEPH

MAILING ADDRESS: BANK OF AMERICA

P.O. BOX 2314 RANCHO CORDOVA, CA 95741

RECORDING REQUESTED BY:
North American Title Company

When Recorded Mail To:
Olivia A. Joseph
1350 S. Mansfield Avenue
Los Angeles, CA

91 1454147

RECORDED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA

31 MIN. 12 P.M. SEP 16 1991
PAST

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Order Number: 662606-63
Escrow Number: 19202-S
Assessor's Parcel No: 5070-2-25

FEE
\$5
C

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) (80) (44)

DOCUMENTARY TRANSFER TAX IS \$ 141.90 CITY TAX \$ 580.50

- x computed on full value of property conveyed, or
- computed on full value less value of liens or encumbrances remaining
- at time of sale,
- Unincorporated area - City of

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

DES MOINES GREEN and BARBARA J. GREEN, husband and wife, as joint tenants

hereby GRANT(S) to

OLIVIA A. JOSEPH, a single woman,

the following described real property in the City of Los Angeles

County of Los Angeles State of California

Lot 168, of Tract 5069, in the City of Los Angeles, County of Los Angeles,
State of California, as per map recorded in Book 56, Pages 82 of Maps, in the
Office of the County Recorder of said County

Excepting therefrom all oil, gas, minerals and other hydrocarbon substances
in and under said land, but without the right of entry upon the surface
thereof for purposes of extracting same, as reserved by John P. Hughes,
in deed recorded October 17, 1978 as instrument no.: 78-1149057, of
Official records.

Dated August 27, 1991

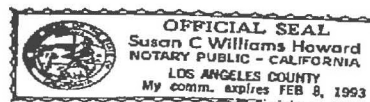
STATE OF CALIFORNIA
COUNTY OF Los Angeles
ON September 3, 1991 before me, the
undersigned, a Notary Public in and
for said State, personally appeared
Des Moines Green and Barbara J. Green

Des Moines Green
Des Moines Green

Barbara J. Green
Barbara J. Green

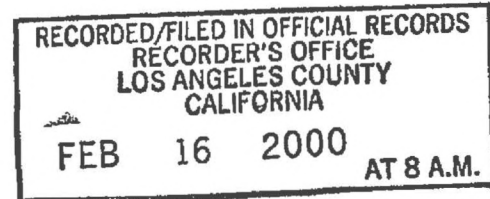
personally known to me (or proved to me on
the basis of satisfactory evidence to be the
person whose name subscribed to the within
instrument and acknowledged that they executed
the same WITNESS my hand and official seal.

Signature *Susan C. Williams Howard*
Susan C. Williams Howard





00 0236979



SPACE ABOVE THIS LINE FOR RECORDERS USE

TITLE(S)

FEE

FEE \$10	S
DAF \$2	
C-20	2

D.T.T.

CODE
20

CODE
19

CODE
9

NOTIFICATION SENT \$40

Assessor's Identification Number (AIN)

To Be Completed By Examiner OR Title Company In Black Ink

Number of Parcels Shown

THIS FORM IS NOT TO BE DUPLICATED

STEWART TITLE OF THE INLAND EMPIRE

Submitted for recordation by, and when recorded,
return to



Bank of America

Branch POST CLOSING REVIEW #1255
Address P O BOX 2314
City RANCHO CORDOVA
State CA
Zip 95741
Loan # 02500163821706998
Reference # 010102-000331933250

00 0236979

2

Space above this line for Recorder's Use

SHORT FORM DEED OF TRUST
(EQUITY MAXIMIZER® ACCOUNT)

This Deed of Trust is made on 10th February, 2000 by
OLIVIA A JOSEPH, AN UNMARRIED PERSON

(collectively and individually "Trustor"), Equitable Deed Company ("Trustee"), and the beneficiary, Bank of America, NA ("Bank") Trustee is a subsidiary of Bank Any non-titleholder signs below as Trustor solely for the purpose of subjecting any community property interest in the property described below to this Deed of Trust The words "I," "me," and "my" in this Deed of Trust refer to the Trustor, whether one or more

Bank and I agree.

1 Property Security. For the purpose of securing the obligations described below, I irrevocably grant, convey, transfer and assign to Trustee, in trust with power of sale, the property located in
LOS ANGELES County, California described as follows

LOT 188, OF TRACT 5069, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES,
STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 56, PAGES 82 OF MAPS, IN
THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

with the street address 1350 SOUTH MANSFIELD AVE, LOS ANGELES, CA 90019

and with Parcel No 5070-002-025 and including all improvements and fixtures now or later erected on the property, and all easements, rights, appurtenances and fixtures now or later a part of or related to the above described property (collectively the "Property")

2. This Deed of Trust secures :

- All obligations of the borrowers in the Equity Maximizer Agreement and Disclosure, dated 02/10/00 and naming OLIVIA A JOSEPH as borrowers, for a revolving line of credit account (the "Agreement"), as well as any modifications and renewals of the Agreement The Agreement provides for a Total Credit Commitment (as defined in the Agreement) of \$ 100,000.00, allows for repeated credit advances drawn against the Total Credit Commitment, and provides for a variable interest rate By mutual agreement, Bank may increase the Total Credit Commitment ("Increased Credit Commitment"), and
- Trustor's performance of each obligation in this Deed of Trust

3
This Deed of Trust will not secure borrowers' obligations under the Agreement in excess of the Total Credit Commitment or Increased Credit Commitment, except for any amounts due to (a) unpaid interest, or (b) expenses that Bank incurs because obligations of a borrower under the Agreement are not fulfilled (including without limitation, any advances that Bank makes to perform borrowers' duties to pay taxes, insurance, etc)

To Protect the Security of this Deed of Trust, I Agree: By the execution and delivery of this Deed of Trust and the Equity Maximizer Agreement and Disclosure secured hereby, that provisions (3) to (20), inclusive of the fictitious deed of trust recorded in LOS ANGELES County 07/19/99, as Instrument 991334924 in Book/Reel and _____ at Page/Image _____ of the Official Records of the County Recorder of that county, (which provisions, identical in all counties, are printed on the following pages) hereby are adopted and incorporated herein and made a part hereof as though set forth at length, and I will observe and perform such provisions, and that the reference to Property, obligations, and parties in such provisions shall be construed to refer to the Property, obligations, and parties set forth in this Deed of Trust

Trustor requests that a copy of ANY NOTICE OF DEFAULT AND ANY NOTICE OF SALE under this Deed of Trust be mailed to Trustor at the Trustor's address shown below, or if no address is shown, then at the address of the Property

Signature	Mailing Address for Notices
	Street City and State
<u>Olivia A. Joseph</u> OLIVIA A JOSEPH	<u>1350 MANSFIELD AVENUE S LOS ANGELES, CA 90019</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

GENERAL ACKNOWLEDGMENT
State of California
County of Los Angeles
On 2/11/00 before me, Yvonne Buchanan personally appeared Olivia A. Joseph

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

Signature Yvonne Buchanan (SEAL)

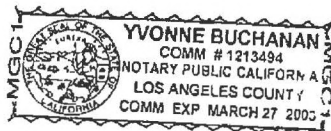


EXHIBIT B

ASSIGNED INSPECTOR: **GLEN RAND**

Date: December 19, 2017

JOB ADDRESS: **1350 SOUTH MANSFIELD AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5070-002-025**

Last Full Title: **12/7/2017**

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- | | | |
|------|---|----------------------------|
| 1). | OLIVIA A. JOSPEH
1350 S MANSFIELD AVE
LOS ANGELES, CA 90019 | CAPACITY: OWNER |
|
 | | |
| 2). | BANK OF AMERICA
PO BOX 2314
RANCHO CORDOVA, CA 95741 | CAPACITY: INTERESTED PARTY |

Property Detail Report

EXHIBIT C

For Property Located At :
1350 S MANSFIELD AVE, LOS ANGELES, CA 90019-2918

 **CoreLogic**
RealQuest Professional

Owner Information

Owner Name: **JOSEPH OLIVIA A**
 Mailing Address: **1350 S MANSFIELD AVE, LOS ANGELES CA 90019-2918 C017**
 Vesting Codes: **SW / /**

Location Information

Legal Description:	TRACT NO 5069 LOT 168	APN:	5070-002-025
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	2172.00 / 2	Subdivision:	5069
Township-Range-Sect:		Map Reference:	43-B3 /
Legal Book/Page:	58-45	Tract #:	5069
Legal Lot:	168	School District:	LOS ANGELES
Legal Block:		School District Name:	
Market Area:	C19	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	/	Deed Type:	
Sale Price:		1st Mtg Document #:	
Document #:			

Last Market Sale Information

Recording/Sale Date:	09/16/1991 / 08/1991	1st Mtg Amount/Type:	/
Sale Price:	\$129,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	
Document #:	1454147	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$80.07
New Construction:		Multi/Split Sale:	
Title Company:			
Lender:			
Seller Name:	GREEN DEL MOINES		

Prior Sale Information

Prior Rec/Sale Date:	10/17/1978 /	Prior Lender:	
Prior Sale Price:	\$53,000	Prior 1st Mtg Amt/Type:	\$42,400 / CONV
Prior Doc Number:	1149057	Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	DEED (REG)		

Property Characteristics

Gross Area:		Parking Type:	PARKING AVAIL	Construction:	
Living Area:	1,611	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:	3	Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	3	Porch Type:	
Total Rooms:	8	Basement Area:		Patio Type:	
Bedrooms:	4	Finish Bsmnt Area:		Pool:	
Bath(F/H):	1 /	Basement Type:		Air Cond:	
Year Built / Eff:	1924 / 1925	Roof Type:		Style:	CONVENTIONAL
Fireplace:	Y / 1	Foundation:	PIER	Quality:	
# of Stories:	1.00	Roof Material:	COMPOSITION	Condition:	
			SHINGLE		

Other Improvements: **FENCE; ADDITION**

Site Information

Zoning:	LARD2	Acres:	0.14	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	6,153	Lot Width/Depth:	50 x 125	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$196,527	Assessed Year:	2017	Property Tax:	\$2,490.96
Land Value:	\$158,451	Improved %:	19%	Tax Area:	67
Improvement Value:	\$38,076	Tax Year:	2017	Tax Exemption:	HOMEOWNER
Total Taxable Value:	\$189,527				

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

1350 S MANSFIELD AVE, LOS ANGELES, CA 90019-2918**8 Comparable(s) Selected.**

Report Date: 12/18/2017

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$129,000	\$695,500	\$2,068,000	\$1,148,562
Bldg/Living Area	1,611	1,398	1,829	1,652
Price/Sqft	\$80.07	\$493.26	\$1,479.26	\$707.88
Year Built	1924	1911	1947	1926
Lot Area	6,153	5,804	7,002	6,186
Bedrooms	4	2	4	3
Bathrooms/Restrooms	1	1	2	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$196,527	\$283,647	\$1,102,450	\$635,474
Distance From Subject	0.00	0.18	0.47	0.35

*= user supplied for search only

Comp #:	1			Distance From Subject:0.18 (miles)	
Address:	1507 S MANSFIELD AVE, LOS ANGELES, CA 90019-4120				
Owner Name:	SATORNINO GEORGE R/STEENSEN KATIE				
Seller Name:	SWORD STEVEN & JHENIPHER				
APN:	5070-018-024	Map Reference:	43-B3 /	Living Area:	1,620
County:	LOS ANGELES, CA	Census Tract:	2172.00	Total Rooms:	5
Subdivision:	1740	Zoning:	LARD1.5	Bedrooms:	3
Rec Date:	04/14/2017	Prior Rec Date:	10/30/2015	Bath(F/H):	2 /
Sale Date:	02/10/2017	Prior Sale Date:	09/09/2015	Yr Built/Eff:	1922 / 1952
Sale Price:	\$845,000	Prior Sale Price:	\$649,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	416573	Acres:	0.14	Fireplace:	Y / 1
1st Mtg Amt:	\$636,150	Lot Area:	6,165	Pool:	
Total Value:	\$661,980	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:				Distance From Subject:0.28 (miles)	
Address:		1237 S HIGHLAND AVE, LOS ANGELES, CA 90019-1734			
Owner Name:		HIGHLAND TRUST			
Seller Name:		STERN MICHAEL J			
APN:	5084-027-009	Map Reference:	43-B3 /	Living Area:	1,829
County:	LOS ANGELES, CA	Census Tract:	2172.00	Total Rooms:	
Subdivision:	5069	Zoning:	LAR2	Bedrooms:	3
Rec Date:	08/09/2017	Prior Rec Date:	07/20/2017	Bath(F/H):	2 /
Sale Date:	07/27/2017	Prior Sale Date:	06/02/2017	Yr Built/Eff:	1923 / 1939
Sale Price:	\$935,000	Prior Sale Price:	\$760,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	897069	Acres:	0.14	Fireplace:	Y / 1
1st Mtg Amt:	\$1,044,750	Lot Area:	6,000	Pool:	
Total Value:	\$283,647	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:				Distance From Subject:0.32 (miles)	
Address:		1330 S TREMAINE AVE, LOS ANGELES, CA 90019-1724			
Owner Name:		ANNOUS KHUDOR/RALDA ANA I Q			
Seller Name:		LANGE DAVID			
APN:	5083-022-020	Map Reference:	43-B3 /	Living Area:	1,823
County:	LOS ANGELES, CA	Census Tract:	2172.00	Total Rooms:	
Subdivision:	46	Zoning:	LAR2	Bedrooms:	4
Rec Date:	05/19/2017	Prior Rec Date:	08/21/2014	Bath(F/H):	2 /
Sale Date:	05/02/2017	Prior Sale Date:	07/07/2014	Yr Built/Eff:	1947 / 1963
Sale Price:	\$1,250,000	Prior Sale Price:	\$860,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	560504	Acres:	0.13	Fireplace:	/
1st Mtg Amt:	\$1,000,000	Lot Area:	5,804	Pool:	
Total Value:	\$890,576	# of Stories:		Roof Mat:	

Land Use: SFR Park Area/Cap#: / Parking:

Comp #4 Distance From Subject:0.35 (miles)
 Address: 1212 S HIGHLAND AVE, LOS ANGELES, CA 90019-1733
 Owner Name: DOOLEY LARISSA/HOMER MICHAEL
 Seller Name: HAMELINCK BERT
 APN: 5084-024-006 Map Reference: 43-B3 / Living Area: 1,827
 County: LOS ANGELES, CA Census Tract: 2172.00 Total Rooms: 7
 Subdivision: 5069 Zoning: LAR2 Bedrooms: 3
 Rec Date: 12/08/2017 Prior Rec Date: 07/25/2014 Bath(F/H): 2 /
 Sale Date: 10/31/2017 Prior Sale Date: 05/27/2014 Yr Built/Eff: 1924 / 1934
 Sale Price: \$1,420,000 Prior Sale Price: \$1,065,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style:
 Document #: 1427613 Acres: 0.14 Fireplace: Y / 1
 1st Mtg Amt: \$1,136,000 Lot Area: 5,999 Pool:
 Total Value: \$1,102,450 # of Stories: 1.00 Roof Mat: BUILT-UP
 Land Use: SFR Park Area/Cap#: / 3 Parking: DETACHED GARAGE

Comp #5 Distance From Subject:0.35 (miles)
 Address: 1119 S SYCAMORE AVE, LOS ANGELES, CA 90019-1532
 Owner Name: STEINFELD MARC K & DEBRA J
 Seller Name: STEINFELD MARC K & DEBRA J
 APN: 5084-019-004 Map Reference: 43-B2 / Living Area: 1,639
 County: LOS ANGELES, CA Census Tract: 2162.00 Total Rooms: 6
 Subdivision: 5070 Zoning: LAR2 Bedrooms: 3
 Rec Date: 11/30/2017 Prior Rec Date: 07/31/1998 Bath(F/H): 2 /
 Sale Date: 07/18/2017 Prior Sale Date: 07/14/1998 Yr Built/Eff: 1923 / 1925
 Sale Price: \$1,075,000 Prior Sale Price: \$235,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: CONTEMPORARY
 Document #: 1379060 Acres: 0.14 Fireplace: Y / 1
 1st Mtg Amt: \$752,500 Lot Area: 6,000 Pool:
 Total Value: \$317,422 # of Stories: 1.00 Roof Mat: COMPOSITION
 Land Use: SFR Park Area/Cap#: / 2 Parking: SHINGLE DETACHED GARAGE

Comp #6 Distance From Subject:0.37 (miles)
 Address: 4722 ST CHARLES PL, LOS ANGELES, CA 90019-5732
 Owner Name: DADGAR AMIR/FU LI R
 Seller Name: 4722 ST CHARLES LLC
 APN: 5071-019-026 Map Reference: 43-B3 / Living Area: 1,398
 County: LOS ANGELES, CA Census Tract: 2182.20 Total Rooms:
 Subdivision: ARLINGTON HEIGHTS TERRACE SUB 1 Zoning: LARD1.5 Bedrooms: 2
 Rec Date: 11/21/2017 Prior Rec Date: 06/17/2016 Bath(F/H): 1 /
 Sale Date: 11/07/2017 Prior Sale Date: 05/23/2016 Yr Built/Eff: 1921 / 1949
 Sale Price: \$2,068,000 Prior Sale Price: \$663,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style:
 Document #: 1341855 Acres: 0.16 Fireplace: /
 1st Mtg Amt: \$1,223,000 Lot Area: 7,002 Pool:
 Total Value: \$676,260 # of Stories: Park Area/Cap#: / Parking:
 Land Use: SFR

Comp #7 Distance From Subject:0.47 (miles)
 Address: 1417 S COCHRAN AVE, LOS ANGELES, CA 90019-4019
 Owner Name: MANDABACH CARYN LIVING TRUST
 Seller Name: MARIANAS MARIA A M
 APN: 5069-036-021 Map Reference: 43-A3 / Living Area: 1,670
 County: LOS ANGELES, CA Census Tract: 2171.00 Total Rooms: 6
 Subdivision: 4889 Zoning: LARD2 Bedrooms: 2
 Rec Date: 08/15/2017 Prior Rec Date: 01/31/2008 Bath(F/H): 2 /
 Sale Date: 07/03/2017 Prior Sale Date: 01/06/2008 Yr Built/Eff: 1937 / 1937
 Sale Price: \$900,000 Prior Sale Price: \$585,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 919886 Acres: 0.15 Fireplace: Y / 1
 1st Mtg Amt: Total Value: \$661,969 # of Stories: 1.00 Roof Mat: ROLL
 Land Use: SFR Park Area/Cap#: / 1 Parking: COMPOSITION PARKING AVAIL

Comp #8 Distance From Subject:0.47 (miles)
 Address: 1829 S LONGWOOD AVE, LOS ANGELES, CA 90019-5520
 Owner Name: ZOU LIYING LIVING TRUST
 Seller Name: DIAZ VILMA D
 APN: 5067-011-009 Map Reference: 43-B4 / Living Area: 1,410
 County: LOS ANGELES, CA Census Tract: 2182.10 Total Rooms:
 Subdivision: 633 Zoning: LARD1.5 Bedrooms: 4
 Rec Date: 03/22/2017 Prior Rec Date: 09/30/2015 Bath(F/H): 2 /
 Sale Date: 02/21/2017 Prior Sale Date: 09/28/2015 Yr Built/Eff: 1911 / 1965
 Sale Price: \$695,500 Prior Sale Price: \$360,000 Air Cond: CENTRAL
 Sale Type: FULL Prior Sale Type: FULL Style:

Document #: 323726
1st Mtg Amt: \$556,000
Total Value: \$489,490
Land Use: SFR

Acres: 0.14
Lot Area: 5,913
of Stories:
Park Area/Cap#: /

Fireplace: /
Pool:
Roof Mat:
Parking:

EXHIBIT D

ASSIGNED INSPECTOR: **GLEN RAND**

Date: December 19, 2017

JOB ADDRESS: **1350 SOUTH MANSFIELD AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5070-002-025**

CASE#: 679330

ORDER NO: A-3759219

EFFECTIVE DATE OF ORDER TO COMPLY: **May 8, 2015**

COMPLIANCE EXPECTED DATE: **June 7, 2015**

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

.....

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

VIOLATIONS:

SEE ATTACHED ORDER # A-3759219

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

ORDER TO COMPLY AND NOTICE OF FEE

JOSEPH, OLIVIA A
1350 S MANSFIELD AVE
LOS ANGELES, CA 90019

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

CASE #: 679330
ORDER #: A-3759219
EFFECTIVE DATE: May 08, 2015
COMPLIANCE DATE: June 07, 2015

APR 30 2015

OWNER OF
SITE ADDRESS: 1350 S MANSFIELD AVE

To the address as shown on the
last equalized assessment roll
dated 1/1/15

ASSESSORS PARCEL NO.: 5070-002-025
ZONE: RD2; Min. Per Unit 2,000

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 within the required yards.

You are therefore ordered to: Discontinue the open storage of various items in the required yard(s).

Code Section(s) in Violation: 12.03, 12.21A.1.(a) and 12.21C.1.(g) of the L.A.M.C.

2. Rubbish, garbage, trash and debris on the premises.

You are therefore ordered to: 1) Remove the rubbish, garbage, trash and debris from the premises.
2) Maintain the premises in a clean and sanitary condition

Code Section(s) in Violation: 91.8104, 91.8104.2, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

3. 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.

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.

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)252-3957.

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

Inspector :


SERGIO RODRIGUEZ

3550 WILSHIRE BLVD. SUITE 1800

LOS ANGELES, CA 90010

(213)252-3957

Sergio.Rodriguez@lacity.org



REVIEWED BY

 Date: April 29, 2015