

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

VAN AMBATIELOS  
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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

December 20, 2017

Council District: # 1

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

JOB ADDRESS: **5236 EAST BUCHANAN STREET, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **5478-011-006**  
Re: Invoice #655464-6, #717402-5

On February 5, 2017 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: **5236 East Buchanan 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.

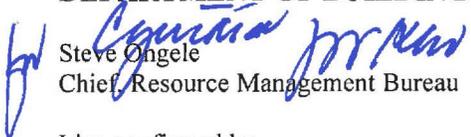
In addition, pursuant to Section 98.0421, the property owner was issued an order July 1, 2015 to pay a code violation inspection fee after violations were identified and verified upon inspection. The non-compliance and code violation inspection fees imposed by the Department are as follows:

<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)	147.42
Title Report Fee	42.00
<b>Grand Total</b>	<b>\$ 3,745.98</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 **\$3,745.98** 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 **\$3,745.98** 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

# EXHIBIT A



P.O. BOX 5152  
CULVER CITY, CA 90231  
Phone 310-943-9235 [latitle@in2-res.com](mailto:latitle@in2-res.com)

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## Property Title Report

Work Order No. T15001  
Dated as of: 12/07/2017

Prepared for: City of Los Angeles

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### SCHEDULE A (Reported Property Information)

APN #: 5478-011-006

Property Address: 5236 E BUCHANAN ST

City: Los Angeles

County: Los Angeles

### VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : GUADALUPE PEREZ AND RUBEN MONTOYA PEREZ

Grantor : GUADALUPE PEREZ AND RUBEN MONTOYA PEREZ

Deed Date : 04/04/2013

Recorded : 04/04/2013

Instr No. : 13-0507302

MAILING ADDRESS: GUADALUPE PEREZ AND RUBEN MONTOYA PEREZ  
5236 BUCHANAN ST LOS ANGELES CA 90042

### SCHEDULE B

### LEGAL DESCRIPTION

Lot: 6 Tract No: 2596 Abbreviated Description: LOT:6 TR#:2596 TRACT # 2596 1/2 VAC ALLEY ADJ  
ON SW ANDLOT 6

### MORTGAGES/LIENS

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

This page is part of your document - DO NOT DISCARD



20130507302



Pages:  
0002

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

04/04/13 AT 02:45PM

FEES:	19.00
TAXES:	0.00
OTHER:	0.00
PAID:	19.00



LEADSHEET



201304040030022

00007504475



004768743

SEQ:  
02

DAR - Counter (Upfront Scan)



THIS FORM IS NOT TO BE DUPLICATED

Recording Requested By:  
Guadalupe Perez and Ruben Montoya Perez

When recorded mail document  
and Tax Statements to:  
Guadalupe Perez and Ruben Montoya Perez  
5236 Buchanan Street  
Los Angeles, CA 90042

## GRANT DEED

Assessor's Parcel No. 5478-011-006

SPACE ABOVE THIS LINE FOR RECORDER'S USE

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX IS COUNTY \$ 0 CITY \$ 0

- computed on the full value of the property conveyed; OR IS
- computed on the full value less value of liens or encumbrances remaining at the time of sale
- Unincorporated Area City of Los Angeles

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Guadalupe Perez and Ruben Montoya Perez

hereby GRANT(S) to:

Guadalupe Perez, a single woman and Ruben Montoya Perez, a single man, as Joint Tenants.

the following described real property located in the City of Los Angeles

County of Los Angeles State of California, and more particularly described as follows:

Lot 6 of Tract No. 2596 as per map recorded in Book 42, page 19 of maps, in the office of the County Recorder of said County. TOGETHER with portion of the vacated alley adjacent to the land.

Property Commonly Known As: 5236 Buchanan Street, Los Angeles, CA 90042

"This conveyance changes the manner in which title is held, grantor(s) and grantee(s) remain the same and continue to hold the same proportionate interest, R & T 11911."

Dated: April 4, 2013

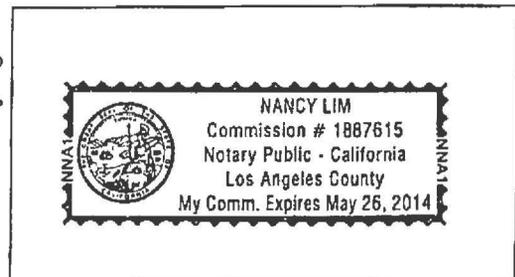
  
Guadalupe Perez

  
Ruben Montoya Perez

STATE OF CALIFORNIA )  
COUNTY OF LOS ANGELES )

On April 4, 2013 Before me, Nancy Lim, a Notary Public personally appeared \*\*\*Guadalupe Perez and Ruben Montoya Perez\*\*\* 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

NOTARY SEAL OR STAMP BELOW





MAIL TAX STATEMENT AS DIRECTED ABOVE



(800) 799-6626

# EXHIBIT B

ASSIGNED INSPECTOR: JAVIER RAMOS  
JOB ADDRESS: 5236 EAST BUCHANAN STREET, LOS ANGELES, CA  
ASSESSORS PARCEL NO. (APN): 5478-011-006

Date: December 20, 2017

Last Full Title: 12/7/2017

Last Update to Title:

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LIST OF OWNERS AND INTERESTED PARTIES

1). GUADALUPE PEREZ AND  
RUBEN MONTOYA PEREZ  
5236 BUCHANAN ST  
LOS ANGELES, CA 90042

CAPACITY: OWNERS

# EXHIBIT B

ASSIGNED INSPECTOR: JAVIER RAMOS

Date: December 20, 2017

JOB ADDRESS: 5236 EAST BUCHANAN STREET, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 5478-011-006

Last Full Title: 12/7/2017

Last Update to Title:

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## LIST OF OWNERS AND INTERESTED PARTIES

- 1). GUADALUPE PEREZ AND  
RUBEN MONTOYA PEREZ  
5236 BUCHANAN ST  
LOS ANGELES, CA 90042

CAPACITY: OWNERS

**Property Detail Report****EXHIBIT C**

For Property Located At :  
**5236 BUCHANAN ST, LOS ANGELES, CA 90042-2352**

**Owner Information**

Owner Name: **PEREZ GUADALUPE & RUBEN M**  
 Mailing Address: **5236 BUCHANAN ST, LOS ANGELES CA 90042-2352 C003**  
 Vesting Codes: **//**

**Location Information**

Legal Description: **TRACT # 2596 1/2 VAC ALLEY ADJ ON SW AND LOT 6**  
 County: **LOS ANGELES, CA** APN: **5478-011-006**  
 Census Tract / Block: **1833.00 / 3** Alternate APN:  
 Township-Range-Sect: Subdivision: **2596**  
 Legal Book/Page: **42-19** Map Reference: **36-B1 /**  
 Legal Lot: **6** Tract #: **2596**  
 Legal Block: School District: **LOS ANGELES**  
 Market Area: **632** School District Name:  
 Neighbor Code: Munic/Township:

**Owner Transfer Information**

Recording/Sale Date: **04/04/2013 / 04/04/2013** Deed Type: **GRANT DEED**  
 Sale Price: 1st Mtg Document #:  
 Document #: **507302**

**Last Market Sale Information**

Recording/Sale Date: **09/17/1979 /** 1st Mtg Amount/Type: **/**  
 Sale Price: **\$12,500** 1st Mtg Int. Rate/Type: **/**  
 Sale Type: **FULL** 1st Mtg Document #: **/**  
 Document #: **1033579** 2nd Mtg Amount/Type: **/**  
 Deed Type: **DEED (REG)** 2nd Mtg Int. Rate/Type: **/**  
 Transfer Document #: Price Per SqFt: **\$17.36**  
 New Construction: Multi/Split Sale:  
 Title Company:  
 Lender:  
 Seller Name:

**Prior Sale Information**

Prior Rec/Sale Date: **06/22/1978 /** Prior Lender:  
 Prior Sale Price: **\$52,000** Prior 1st Mtg Amt/Type: **/**  
 Prior Doc Number: Prior 1st Mtg Rate/Type: **/**  
 Prior Deed Type: **DEED (REG)**

**Property Characteristics**

Gross Area: Parking Type: **PARKING AVAIL** Construction:  
 Living Area: **720** Garage Area: **HEATED**  
 Tot Adj Area: Garage Capacity: **1** Exterior wall:  
 Above Grade: Parking Spaces: **1** Porch Type:  
 Total Rooms: **4** Basement Area: Patio Type:  
 Bedrooms: **2** Finish Bsmnt Area: Pool:  
 Bath(F/H): **1 /** Basement Type: Air Cond:  
 Year Built / Eff: **1921 / 1921** Roof Type: Style: **CONVENTIONAL**  
 Fireplace: **/** Foundation: **RAISED** Quality:  
 # of Stories: **1.00** Roof Material: **COMPOSITION** Condition:  
**SHINGLE**

Other Improvements: **FENCE**

**Site Information**

Zoning: **LAR1** Acres: **0.11** County Use: **SINGLE FAMILY RESID (0100)**  
 Lot Area: **4,814** Lot Width/Depth: **40 x 120** State Use:  
 Land Use: **SFR** Res/Comm Units: **/** Water Type:  
 Site Influence: Sewer Type: **TYPE UNKNOWN**

**Tax Information**

Total Value: **\$121,834** Assessed Year: **2017** Property Tax: **\$1,481.19**  
 Land Value: **\$80,338** Improved %: **34%** Tax Area: **4**  
 Improvement Value: **\$41,496** Tax Year: **2017** Tax Exemption: **HOMEOWNER**  
 Total Taxable Value: **\$114,834**

**Comparable Sales Report**

For Property Located At



CoreLogic

RealQuest Professional

**5236 BUCHANAN ST, LOS ANGELES, CA 90042-2352****9 Comparable(s) Selected.**

Report Date: 12/18/2017

**Summary Statistics:**

	Subject	Low	High	Average
Sale Price	\$12,500	\$465,000	\$753,500	\$595,611
Bldg/Living Area	720	664	822	737
Price/Sqft	\$17.36	\$628.38	\$920.02	\$807.36
Year Built	1921	1910	1927	1921
Lot Area	4,814	2,070	6,300	3,719
Bedrooms	2	1	3	2
Bathrooms/Restrooms	1	1	2	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$121,834	\$83,184	\$520,608	\$312,903
Distance From Subject	0.00	0.10	0.48	0.35

\* = user supplied for search only

Comp #:1				Distance From Subject:0.1 (miles)
Address:	<b>5156 BALTIMORE ST, LOS ANGELES, CA 90042-2338</b>			
Owner Name:	<b>KOERNER CLAUDIA/GAVIN SAMUEL P</b>			
Seller Name:	<b>ECHEVARRIA RICARDO</b>			
APN:	<b>5478-013-014</b>	Map Reference:	<b>36-B1 /</b>	Living Area: <b>822</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1835.10</b>	Total Rooms: <b>5</b>
Subdivision:	<b>4374</b>	Zoning:	<b>LAR1</b>	Bedrooms: <b>2</b>
Rec Date:	<b>08/24/2017</b>	Prior Rec Date:	<b>07/23/2007</b>	Bath(F/H): <b>1 /</b>
Sale Date:	<b>07/28/2017</b>	Prior Sale Date:	<b>07/05/2007</b>	Yr Built/Eff: <b>1927 / 1927</b>
Sale Price:	<b>\$675,000</b>	Prior Sale Price:	<b>\$460,000</b>	Air Cond:
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Style: <b>SPANISH</b>
Document #:	<b>961522</b>	Acres:	<b>0.06</b>	Fireplace: <b>Y / 1</b>
1st Mtg Amt:	<b>\$517,000</b>	Lot Area:	<b>2,573</b>	Pool:
Total Value:	<b>\$520,608</b>	# of Stories:	<b>1.00</b>	Roof Mat: <b>ROLL COMPOSITION</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>12</b>	Parking: <b>DETACHED GARAGE</b>

Comp #:2				Distance From Subject:0.11 (miles)
Address:	<b>5322 LINCOLN AVE, LOS ANGELES, CA 90042-2451</b>			
Owner Name:	<b>TAPIA VERONICA &amp; VALENTIN A JR</b>			
Seller Name:	<b>OROZCO BIBIANA</b>			
APN:	<b>5478-009-002</b>	Map Reference:	<b>36-B1 /</b>	Living Area: <b>664</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1833.00</b>	Total Rooms: <b>4</b>
Subdivision:	<b>RALPH ROGERS COS</b>	Zoning:	<b>LAR1</b>	Bedrooms: <b>2</b>
Rec Date:	<b>03/29/2017</b>	Prior Rec Date:	<b>12/24/1996</b>	Bath(F/H): <b>1 /</b>
Sale Date:	<b>03/22/2017</b>	Prior Sale Date:		Yr Built/Eff: <b>1920 / 1920</b>
Sale Price:	<b>\$545,000</b>	Prior Sale Price:	<b>\$120,000</b>	Air Cond:
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Style: <b>CONVENTIONAL</b>
Document #:	<b>346163</b>	Acres:	<b>0.12</b>	Fireplace: <b>/</b>
1st Mtg Amt:	<b>\$350,000</b>	Lot Area:	<b>5,386</b>	Pool:
Total Value:	<b>\$168,379</b>	# of Stories:	<b>1.00</b>	Roof Mat: <b>COMPOSITION SHINGLE</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>12</b>	Parking: <b>PARKING AVAIL</b>

Comp #:3				Distance From Subject:0.25 (miles)
Address:	<b>718 HOLLAND AVE, LOS ANGELES, CA 90042-2313</b>			
Owner Name:	<b>ANATIAN YECHIA Y I</b>			
Seller Name:	<b>SERRANO FAMILY LIVING TRUST</b>			
APN:	<b>5469-025-033</b>	Map Reference:	<b>36-B1 /</b>	Living Area: <b>822</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1835.10</b>	Total Rooms: <b>3</b>
Subdivision:	<b>HIGHLAND PARK HEIGHTS</b>	Zoning:	<b>LAR1</b>	Bedrooms: <b>3</b>
Rec Date:	<b>08/29/2017</b>	Prior Rec Date:	<b>06/03/1988</b>	Bath(F/H): <b>1 /</b>
Sale Date:	<b>08/09/2017</b>	Prior Sale Date:	<b>05/1988</b>	Yr Built/Eff: <b>1921 / 1939</b>
Sale Price:	<b>\$635,000</b>	Prior Sale Price:	<b>\$79,500</b>	Air Cond:
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Style: <b>CONVENTIONAL</b>

Document #:	981018	Acres:	0.11	Fireplace:	/
1st Mtg Amt:	\$585,000	Lot Area:	4,756	Pool:	
Total Value:	\$160,330	# of Stories:	1.00	Roof Mat:	ROLL COMPOSITION
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:	4				Distance From Subject:	0.36 (miles)
Address:	1520 N AVENUE 55, LOS ANGELES, CA 90042-1812					
Owner Name:	WHITE CAELIN/GEER SAMUEL					
Seller Name:	BELLIS ERIC					
APN:	5485-007-023	Map Reference:	26-B6 /	Living Area:	819	
County:	LOS ANGELES, CA	Census Tract:	1833.00	Total Rooms:	5	
Subdivision:	2	Zoning:	LAR1	Bedrooms:	2	
Rec Date:	05/31/2017	Prior Rec Date:	10/31/2003	Bath(F/H):	1 /	
Sale Date:	05/15/2017	Prior Sale Date:	10/02/2003	Yr Built/Eff:	1922 / 1922	
Sale Price:	\$753,500	Prior Sale Price:	\$306,000	Air Cond:		
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	UNKNOWN	
Document #:	601553	Acres:	0.14	Fireplace:	/	
1st Mtg Amt:	\$602,240	Lot Area:	6,300	Pool:		
Total Value:	\$374,860	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE	
Land Use:	SFR	Park Area/Cap#:	/ 1	Parking:	PARKING AVAIL	

Comp #:	5				Distance From Subject:	0.44 (miles)
Address:	858 BANKS COURT DR, LOS ANGELES, CA 90042-3106					
Owner Name:	KISNER OF GARCIA TRUST					
Seller Name:	KING GLEN R & PAMELA S					
APN:	5477-020-024	Map Reference:	36-B1 /	Living Area:	720	
County:	LOS ANGELES, CA	Census Tract:	1862.03	Total Rooms:	4	
Subdivision:	3442	Zoning:	LAR1	Bedrooms:	2	
Rec Date:	09/14/2017	Prior Rec Date:	08/31/1979	Bath(F/H):	2 /	
Sale Date:	08/17/2017	Prior Sale Date:		Yr Built/Eff:	1927 / 1927	
Sale Price:	\$635,000	Prior Sale Price:	\$43,500	Air Cond:		
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL	
Document #:	1047056	Acres:	0.07	Fireplace:	/	
1st Mtg Amt:	\$415,000	Lot Area:	3,001	Pool:		
Total Value:	\$83,184	# of Stories:	1.00	Roof Mat:	ROLL COMPOSITION	
Land Use:	SFR	Park Area/Cap#:	/ 1	Parking:	PARKING AVAIL	

Comp #:	6				Distance From Subject:	0.45 (miles)
Address:	5657 STOLL DR, LOS ANGELES, CA 90042-3419					
Owner Name:	LEVINE RICHARD M					
Seller Name:	GOLDSMITH GRIFFIN W					
APN:	5469-035-035	Map Reference:	36-C2 /	Living Area:	698	
County:	LOS ANGELES, CA	Census Tract:	1836.10	Total Rooms:	4	
Subdivision:	LOS ANGELES	Zoning:	LAR2	Bedrooms:	2	
Rec Date:	04/19/2017	Prior Rec Date:	09/10/2013	Bath(F/H):	1 /	
Sale Date:	03/30/2017	Prior Sale Date:	08/19/2013	Yr Built/Eff:	1923 / 1959	
Sale Price:	\$575,000	Prior Sale Price:	\$385,000	Air Cond:	YES	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL	
Document #:	429517	Acres:	0.05	Fireplace:	Y / 1	
1st Mtg Amt:	\$355,000	Lot Area:	2,070	Pool:		
Total Value:	\$406,650	# of Stories:	1.00	Roof Mat:	ROLL COMPOSITION	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	ATTACHED GARAGE	

Comp #:	7				Distance From Subject:	0.46 (miles)
Address:	5700 BALTIMORE ST, LOS ANGELES, CA 90042-2517					
Owner Name:	GILREATH GREGORY					
Seller Name:	HOFFER KRISTIN					
APN:	5484-013-010	Map Reference:	36-C1 /	Living Area:	672	
County:	LOS ANGELES, CA	Census Tract:	1836.20	Total Rooms:	4	
Subdivision:	NEW YORK TR	Zoning:	LAR2	Bedrooms:	1	
Rec Date:	08/25/2017	Prior Rec Date:	09/15/2008	Bath(F/H):	1 /	
Sale Date:	07/18/2017	Prior Sale Date:	08/28/2008	Yr Built/Eff:	1922 / 1941	
Sale Price:	\$512,000	Prior Sale Price:	\$248,000	Air Cond:		
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	UNKNOWN	
Document #:	965174	Acres:	0.05	Fireplace:	/	
1st Mtg Amt:	\$409,600	Lot Area:	2,228	Pool:		
Total Value:	\$275,170	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE	
Land Use:	SFR	Park Area/Cap#:	/ 1	Parking:	PARKING AVAIL	

Comp #:	8				Distance From Subject:	0.46 (miles)
Address:	1660 N AVENUE 54, LOS ANGELES, CA 90042-1104					
Owner Name:	HORVATH PAUL					
Seller Name:	ODONNELL STEPHEN J					
APN:	5479-009-013	Map Reference:	26-B6 /	Living Area:	676	
County:	LOS ANGELES, CA	Census Tract:	1832.22	Total Rooms:	4	
Subdivision:	ST FRANCIS HEIGHTS	Zoning:	LAR1	Bedrooms:	1	
Rec Date:	12/04/2017	Prior Rec Date:	02/24/2010	Bath(F/H):	1 /	

Sale Date:	11/03/2017	Prior Sale Date:	02/09/2010	Yr Built/Eff:	1924 / 1924
Sale Price:	\$565,000	Prior Sale Price:	\$340,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	1394631	Acres:	0.05	Fireplace:	/
1st Mtg Amt:	\$395,500	Lot Area:	2,362	Pool:	
Total Value:	\$378,146	# of Stories:	1.00	Roof Mat:	GRAVEL & ROCK
Land Use:	SFR	Park Area/Cap#:	/ 1	Parking:	PARKING AVAIL

Comp #:	9			Distance From Subject:	0.48 (miles)
Address:	4906 MENDOTA AVE, LOS ANGELES, CA 90042-2239				
Owner Name:	TRIMAR PROPERTIES LLC				
Seller Name:	OLIVAS ARMANDO L				
APN:	5477-023-002	Map Reference:	36-A1 /	Living Area:	740
County:	LOS ANGELES, CA	Census Tract:	1862.03	Total Rooms:	4
Subdivision:	6163	Zoning:	LAR1	Bedrooms:	2
Rec Date:	04/24/2017	Prior Rec Date:	05/17/1984	Bath(F/H):	1 /
Sale Date:	03/22/2017	Prior Sale Date:		Yr Built/Eff:	1910 / 1916
Sale Price:	\$465,000	Prior Sale Price:		Air Cond:	
Sale Type:	FULL	Prior Sale Type:		Style:	CONVENTIONAL
Document #:	448022	Acres:	0.11	Fireplace:	/
1st Mtg Amt:		Lot Area:	4,797	Pool:	
Total Value:	\$448,800	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/ 1	Parking:	PARKING AVAIL

# EXHIBIT D

ASSIGNED INSPECTOR: **JAVIER RAMOS**  
JOB ADDRESS: **5236 EAST BUCHANAN STREET, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **5478-011-006**

Date: **December 20, 2017**

CASE#: **685920**  
ORDER NO: **A-4275705**

EFFECTIVE DATE OF ORDER TO COMPLY: **January 25, 2017**  
COMPLIANCE EXPECTED DATE: **February 5, 2017**  
DATE COMPLIANCE OBTAINED: **No Compliance to Date**

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

**VIOLATIONS:**

SEE ATTACHED ORDER # A-4275705

100006152017300009

**BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS**

**VAN AMBATIOLOS  
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**

**ORDER TO COMPLY-SUPPLEMENTAL**

**PEREZ, GUADALUPE AND RUBEN M  
5236 BUCHANAN ST  
LOS ANGELES, CA 90042**

**CASE #: 685920  
ORDER #: A-4275705  
EFFECTIVE DATE: January 26, 2017  
COMPLIANCE DATE: February 05, 2017**

**OWNER OF  
SITE ADDRESS: 5236 E BUCHANAN ST**

**ASSESSORS PARCEL NO.: 5478-011-006  
ZONE: R1; One-Family Zone**

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

**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**

**Further investigation of the property (Site Address) listed above has revealed that there are additional violations of the Los Angeles Municipal Code (L.A.M.C.). Following is a current list of violations:**

**VIOLATION(S):**

**1. Open storage within the required yards.**

**You are therefore ordered to: Discontinue the open storage of 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.**

**As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.**



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



# EXHIBIT D

ASSIGNED INSPECTOR: JAVIER RAMOS

Date: December 20, 2017

JOB ADDRESS: 5236 EAST BUCHANAN STREET, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 5478-011-006

CASE#: 685920

ORDER NO: A-3802127

EFFECTIVE DATE OF ORDER TO COMPLY: July 1, 2015

COMPLIANCE EXPECTED DATE: July 30, 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-3802127

10000720201613472

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

PEREZ, GUADALUPE AND  
5236 BUCHANAN ST  
LOS ANGELES, CA 90042

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

CASE #: 685920  
ORDER #: A-3802127  
EFFECTIVE DATE: July 01, 2015  
COMPLIANCE DATE: July 31, 2015

JUN 24 2015

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

OWNER OF  
SITE ADDRESS: 5236 E BUCHANAN ST

ASSESSORS PARCEL NO.: 5478-011-006

ZONE: R1; One-Family Zone

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

FURTHER, 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 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.



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

**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.

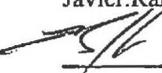
If you have any questions or require any additional information please feel free to contact me at (213)252-3058. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector :



Date: June 24, 2015

JAVIER RAMOS  
3550 WILSHIRE BLVD. SUITE 1800  
LOS ANGELES, CA 90010  
(213)252-3058  
Javier.Ramos@lacity.org

  
REVIEWED BY