

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

January 25, 2018

Council District: # 8

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

JOB ADDRESS: **1111 WEST 83RD STREET, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **6033-016-023**  
Re: Invoice #694881-2

On March 23, 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: **1111 West 83rd 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. The Department imposed non-compliance Fee as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance Fee	\$ 660.00
Late Charge/Collection Fee (250%)	1,650.00
Accumulated Interest (1%/month)	355.66
Title Report Fee	42.00
<b>Grand Total</b>	<b>\$ 2,707.66</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 **\$2,707.66** 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 **\$2,707.66** 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

*for* *Cynthia* *for* *1/25/18*  
Steve Ongele  
Chief, Resource Management Bureau

Lien confirmed by  
City Council on:

ATTEST: HOLLY WOLCOTT, CITY CLERK

BY: \_\_\_\_\_  
DEPUTY



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

---

***Property Title Report***

***Work Order No. T15119***  
***Dated as of: 01/03/2018***

***Prepared for: City of Los Angeles***

---

***SCHEDULE A***  
***(Reported Property Information)***

***APN #: 6033-016-023***

***Property Address: 1111 W 83RD ST***

***City: Los Angeles***

***County: Los Angeles***

**VESTING INFORMATION**

***Type of Document: GRANT DEED***

***Grantee : CARMEN CERVANTES***

***Grantor : BETTIE FAYE MAYO; THE BETTIE FAYE MAYO REVOCABLE LIVING TR***

***Deed Date : 06/22/2011***

***Recorded : 08/31/2011***

***Instr No. : 11-1176458***

***MAILING ADDRESS: CARMEN CERVANTES***

***1111 W 83RD ST LOS ANGELES CA 90044***

***SCHEDULE B***

**LEGAL DESCRIPTION**

***Lot: 172 Tract No: 8933 Abbreviated Description: LOT:172 TR#:8933 TRACT # 8933 W 35 FT OF LOT 172 AND E 10 FT OF LOT 174***

**MORTGAGES/LIENS**

***Type of Document: ASSIGNMENT OF DEED OF TRUST***

***Recording Date: 06/28/2016***

***Document #: 16-0744384***

***Loan Amount: \$194,930***

***Lender Name: CLEARVISION FUNDING***

***Borrowers Name: CARMEN CERVANTES***

***MAILING ADDRESS: PENNYMAC LOAN SERVICES***

***6401 CONDOR DR. STE 200 MOORPARK, CA 93021***

This page is part of your document - DO NOT DISCARD



20111176458



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

08/31/11 AT 08:00AM

Pages:  
0002

FEES:	19.00
TAXES:	1,120.00
OTHER:	0.00
PAID:	1,139.00



LEADSHEET



201108310230002

00004612104



003484478

SEQ:  
05

DAR - Title Company (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

t01

RECORDING REQUESTED BY:

Chicago Title Company

AND WHEN RECORDED MAIL TO:

AND MAIL TAX STATEMENT TO:

Mr. and Mrs. Santos M. Romero

1111 W. 83rd Street

Los Angeles CA 90044

Order No. 116017467

Escrow No. 70915PC

Parcel No. 6033-16-23



SPACE ABOVE THIS LINE FOR RECORDER'S USE

**GRANT DEED**

(8) (46)

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS \$220.00 and CITY \$900.00

- ☒ 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,  
Bettie Faye Mayo Trustee of The Bettie Faye Mayo Revocable Living Trust dated May 13, 2003

hereby GRANTS to CARMEN CERVANTES, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY  
the following described real property in the County of Los Angeles, State of California:

The West 35 feet of Lot 172 and the East 10 feet of Lot 174 of Tract No. 8933 in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 147 Page(s) 33 of maps, filed in the Office of the County Recorder of Los Angeles County.

Date June 20, 2011

*Bettie Faye Mayo*  
Bettie Faye Mayo Trustee of The Bettie Faye Mayo Revocable  
Living Trust dated May 13, 2003

STATE OF CALIFORNIA }  
COUNTY OF Los Angeles } S.S.

On June 22 2011, before me, Gerald Lusear a notary public  
notary public, personally appeared Bettie Faye Mayo Trustee of The Bettie Faye Mayo Revocable Living Trust dated  
May 13, 2003 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

*Gerald Lusear*

(Seal)





This page is part of your document - DO NOT DISCARD



**20160744384**



Pages:  
0004

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

06/28/16 AT 10:36AM

FEES:	24.00
TAXES:	0.00
OTHER:	0.00
PAID:	24.00



LEADSHEET



201606283270017

00012278527



007639682

SEQ:  
01

DAR - Counter (Upfront Scan)



THIS FORM IS NOT TO BE DUPLICATED

**When recorded mail to:**

**PennyMac Loan Services**  
**6401 Condor Drive, Suite 200**  
**Moorpark, CA 93021**

**APN: 6033-016-023**

**This space for Recorder's use only**

**This page attached to document entitled:      Assignment of Deed of Trust**

**THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION**

APN # 6033-016-023

RECORDING REQUESTED BY

**PennyMac Loan Services**

AND WHEN RECORDED MAIL TO

PennyMac Loan Services  
6401 Condor Drive, Suite 200  
Moorpark, CA 93021

---

### ASSIGNMENT OF DEED OF TRUST

---

The undersigned hereby grants, assigns, and transfers to **PennyMac Loan Services, LLC** all beneficial interest and all rights accrued under that certain Deed of Trust dated August 19, 2011 executed by Carmen Cervantes, a married woman as her sole and separate property, as Trustor, to Chicago Title Company, as trustee and recorded on August 31, 2011 as Instrument No. 20111176459 in the Official Records of Los Angeles County, California.

TOGETHER with the note and notes therein described and secured thereby, the money due and to become due thereon, with interest, and all rights accrued or to accrue under said Deed of Trust including the right to have reconveyed, in whole or in part, the real property described therein.

Date: 6/12/16

Wilmington Savings Fund Society, FSB, d/b/a  
Christiana Trust as Trustee for HLSS Mortgage  
Master Trust for the benefit of the Holders of the  
Series 2014-4 Certificates issued by the HLSS  
Mortgage Master Trust,

By: PennyMac Loan Services, LLC its attorney-in-  
fact

By: 

Christopher Santana

**Authorized Representative**

## ACKNOWLEDGMENT

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 Ventura

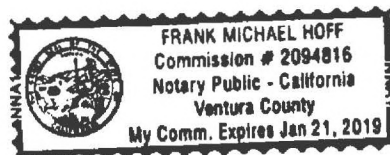
On 6/17/16 before me, Frank Michael Hoff, Notary Public  
(insert name and title of the officer)

personally appeared Christopher Santana, 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 [Signature] (Seal)





# EXHIBIT B

ASSIGNED INSPECTOR: **DALE SCHWARTZ**  
JOB ADDRESS: **1111 WEST 83RD STREET, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **6033-016-023**

**Date: January 25, 2018**

Last Full Title: **01/03/2018**

Last Update to Title:

.....

## LIST OF OWNERS AND INTERESTED PARTIES

- |     |   |                            |
|-----|---|----------------------------|
| 1). | CARMEN CERVANTES<br>1111 W 83 <sup>RD</sup> ST<br>LOS ANGELES, CA 90044 | CAPACITY: OWNER            |
|     |   |                            |
| 2). | PENNYMAC LOAN SERVICES<br>6401 CONDOR DR. STE 200<br>MOORPARK, CA 93021 | CAPACITY: INTERESTED PARTY |

# Property Detail Report

# EXHIBIT C

For Property Located At :

1111 W 83RD ST, LOS ANGELES, CA 90044-3403



CoreLogic

RealQuest Professional

## Owner Information

Owner Name: CERVANES CARMEN  
 Mailing Address: 1111 W 83RD ST, LOS ANGELES CA 90044-3403 C014  
 Vesting Codes: //

## Location Information

Legal Description:	TRACT # 8933 W 35 FT OF LOT 172 AND E 10 FT OF LOT 174		
County:	LOS ANGELES, CA	APN:	6033-016-023
Census Tract / Block:	2382.00 / 1	Alternate APN:	
Township-Range-Sect:		Subdivision:	8933
Legal Book/Page:	147-63	Map Reference:	57-F1 /
Legal Lot:	174	Tract #:	8933
Legal Block:		School District:	LOS ANGELES
Market Area:	C36	School District Name:	
Neighbor Code:		Munic/Township:	

## Owner Transfer Information

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

## Last Market Sale Information

Recording/Sale Date:	08/31/2011 / 06/20/2011	1st Mtg Amount/Type:	\$194,930 / FHA
Sale Price:	\$200,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	1176459
Document #:	1176458	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$177.62
New Construction:		Multi/Split Sale:	
Title Company:	CHICAGO TITLE CO.		
Lender:	CLEARVISION FNDG		
Seller Name:	MAYO BETTIE F LIVING TRUST		

## Prior Sale Information

Prior Rec/Sale Date:	11/18/1974 /	Prior Lender:	
Prior Sale Price:	\$24,500	Prior 1st Mtg Amt/Type:	\$22,100 / FMH
Prior Doc Number:		Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	DEED (REG)		

## Property Characteristics

Gross Area:		Parking Type:	ATTACHED GARAGE	Construction:	
Living Area:	1,126	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:	2	Exterior wall:	
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:	5	Basement Area:		Patio Type:	
Bedrooms:	2	Finish Bsmnt Area:		Pool:	
Bath(F/H):	1 /	Basement Type:		Air Cond:	
Year Built / Eff:	1936 / 1936	Roof Type:		Style:	
Fireplace:	Y / 1	Foundation:		Quality:	AVERAGE
# of Stories:	1.00	Roof Material:		Condition:	GOOD
Other Improvements:					

## Site Information

Zoning:	LAR1	Acres:	0.11	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	4,591	Lot Width/Depth:	45 x 110	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

## Tax Information

Total Value:	\$216,448	Assessed Year:	2017	Property Tax:	\$2,680.90
Land Value:	\$173,160	Improved %:	20%	Tax Area:	212
Improvement Value:	\$43,288	Tax Year:	2017	Tax Exemption:	HOMEOWNER
Total Taxable Value:	\$209,448				

**Comparable Sales Report**

For Property Located At



CoreLogic

RealQuest Professional

**1111 W 83RD ST, LOS ANGELES, CA 90044-3403****16 Comparable(s) Selected.**

Report Date: 01/24/2018

**Summary Statistics:**

	<b>Subject</b>	<b>Low</b>	<b>High</b>	<b>Average</b>
Sale Price	\$200,000	\$275,500	\$1,427,727	\$447,045
Bldg/Living Area	1,126	973	1,256	1,131
Price/Sqft	\$177.62	\$241.94	\$1,269.09	\$396.28
Year Built	1936	1911	1939	1925
Lot Area	4,591	4,080	6,675	5,471
Bedrooms	2	2	4	2
Bathrooms/Restrooms	1	1	2	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$216,448	\$32,267	\$411,060	\$205,659
Distance From Subject	0.00	0.07	0.48	0.32

\* = user supplied for search only

Comp #:1		Distance From Subject:0.07 (miles)	
Address:	1106 W 81ST PL, LOS ANGELES, CA 90044-3547		
Owner Name:	JLMR INVESTMENTS LP		
Seller Name:	JOURNEY INVESTMENTS INC		
APN:	6033-017-011	Map Reference:	57-F1 /
County:	LOS ANGELES, CA	Census Tract:	2382.00
Subdivision:	8933	Zoning:	LAR1
Rec Date:	09/14/2017	Prior Rec Date:	09/11/2017
Sale Date:	08/30/2017	Prior Sale Date:	08/23/2017
Sale Price:	\$1,427,727	Prior Sale Price:	\$295,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1045183	Acres:	0.09
1st Mtg Amt:		Lot Area:	4,080
Total Value:	\$226,622	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	1,125
		Total Rooms:	5
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Built/Eff:	1928 / 1928
		Air Cond:	
		Style:	
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	
		Parking:	ATTACHED GARAGE

Comp #:				Distance From Subject:0.16 (miles)			
Address:		1231 W 84TH ST, LOS ANGELES, CA 90044-2209					
Owner Name:		CINA ENTERTAINMENT INC					
Seller Name:		HAYES ALMA O					
APN:		6033-012-020		Map Reference:		57-F1 /	
County:		LOS ANGELES, CA		Census Tract:		2382.00	
Subdivision:		4512		Zoning:		LAR1	
Rec Date:		06/22/2017		Prior Rec Date:		09/16/1977	
Sale Date:		06/12/2017		Prior Sale Date:			
Sale Price:		\$327,000		Prior Sale Price:		\$20,000	
Sale Type:		FULL		Prior Sale Type:		FULL	
Document #:		694587		Acres:		0.13	
1st Mtg Amt:				Lot Area:		5,552	
Total Value:		\$32,267		# of Stories:		1.00	
Land Use:		SFR		Park Area/Cap#:		/	
				Living Area:		1,143	
				Total Rooms:		6	
				Bedrooms:		3	
				Bath(F/H):		1 /	
				Yr Built/Eff:		1923 / 1925	
				Air Cond:			
				Style:			
				Fireplace:		Y / 1	
				Pool:			
				Roof Mat:			
				Parking:		ATTACHED GARAGE	

Comp #:		Distance From Subject:	
Address:		0.17 (miles)	
Owner Name:			
Seller Name:			
APN:	6033-012-039	Map Reference:	57-F1 /
County:	LOS ANGELES, CA	Census Tract:	2382.00
Subdivision:	4512	Zoning:	LAR1
Rec Date:	10/25/2017	Prior Rec Date:	05/05/2017
Sale Date:	09/29/2017	Prior Sale Date:	04/17/2017
Sale Price:	\$432,000	Prior Sale Price:	\$311,500
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1222600	Acres:	0.13
1st Mtg Amt:	\$410,400	Lot Area:	5,571
		Living Area:	1,016
		Total Rooms:	
		Bedrooms:	3
		Bath(F/H):	2 /
		Yr Built/Eff:	1922 / 1939
		Air Cond:	YES
		Style:	
		Fireplace:	Y / 1
		Pool:	

Total Value: **\$238,053**  
Land Use: **SFR**

# of Stories: **1.00**  
Park Area/Cap#: **/**

Roof Mat:  
Parking:

**Comp #4**Distance From Subject: **0.17 (miles)**

Address: **1230 W 84TH ST, LOS ANGELES, CA 90044-2210**  
Owner Name: **BROADMOOR DEV LLC**  
Seller Name: **HAYES OLEVIA A**  
APN: **6033-012-028**  
County: **LOS ANGELES, CA**  
Subdivision: **4512**  
Rec Date: **09/28/2017**  
Sale Date: **09/14/2017**  
Sale Price: **\$332,500**  
Sale Type: **FULL**  
Document #: **1111980**  
1st Mtg Amt:  
Total Value: **\$128,847**  
Land Use: **SFR**

Map Reference: **57-F1 /**  
Census Tract: **2382.00**  
Zoning: **LAR1**  
Prior Rec Date: **07/21/1989**  
Prior Sale Date: **07/1989**  
Prior Sale Price: **\$50,000**  
Prior Sale Type: **FULL**  
Acres: **0.13**  
Lot Area: **5,582**  
# of Stories: **1.00**  
Park Area/Cap#: **/**

Living Area: **996**  
Total Rooms:  
Bedrooms: **2**  
Bath(F/H): **1 /**  
Yr Built/Eff: **1926 / 1926**  
Air Cond:  
Style:  
Fireplace: **/**  
Pool:  
Roof Mat:  
Parking:

**Comp #5**Distance From Subject: **0.24 (miles)**

Address: **1200 W 79TH ST, LOS ANGELES, CA 90044-2306**  
Owner Name: **RICHARDSON KRISTEN & JUSTIN**  
Seller Name: **VILLAS DEL SOL LLC**  
APN: **6033-007-021**  
County: **LOS ANGELES, CA**  
Subdivision: **8933**  
Rec Date: **06/23/2017**  
Sale Date: **06/15/2017**  
Sale Price: **\$450,000**  
Sale Type: **FULL**  
Document #: **702845**  
1st Mtg Amt: **\$411,995**  
Total Value: **\$325,000**  
Land Use: **SFR**

Map Reference: **57-F1 /**  
Census Tract: **2382.00**  
Zoning: **LAR1**  
Prior Rec Date: **12/20/2016**  
Prior Sale Date: **12/13/2016**  
Prior Sale Price: **\$325,000**  
Prior Sale Type: **FULL**  
Acres: **0.11**  
Lot Area: **4,791**  
# of Stories: **1.00**  
Park Area/Cap#: **/**

Living Area: **1,256**  
Total Rooms:  
Bedrooms: **2**  
Bath(F/H): **1 /**  
Yr Built/Eff: **1937 / 1937**  
Air Cond:  
Style:  
Fireplace: **Y / 1**  
Pool:  
Roof Mat:  
Parking:

**Comp #6**Distance From Subject: **0.27 (miles)**

Address: **917 W 83RD ST, LOS ANGELES, CA 90044-4905**  
Owner Name: **THOMAS CRAIG & KHRISTIAN**  
Seller Name: **GARCIA ELIAS V**  
APN: **6032-008-007**  
County: **LOS ANGELES, CA**  
Subdivision: **SUNNY SIDE PARK ADD**  
Rec Date: **12/29/2017**  
Sale Date: **12/06/2017**  
Sale Price: **\$415,000**  
Sale Type: **FULL**  
Document #: **1520459**  
1st Mtg Amt: **\$423,922**  
Total Value: **\$283,710**  
Land Use: **SFR**

Map Reference: **57-F1 /**  
Census Tract: **2383.20**  
Zoning: **LAR3**  
Prior Rec Date: **08/21/2015**  
Prior Sale Date: **07/10/2015**  
Prior Sale Price: **\$210,000**  
Prior Sale Type: **FULL**  
Acres: **0.11**  
Lot Area: **4,651**  
# of Stories: **1.00**  
Park Area/Cap#: **/**

Living Area: **1,092**  
Total Rooms:  
Bedrooms: **4**  
Bath(F/H): **2 /**  
Yr Built/Eff: **1922 / 1940**  
Air Cond: **YES**  
Style:  
Fireplace: **/**  
Pool:  
Roof Mat:  
Parking:

**Comp #7**Distance From Subject: **0.29 (miles)**

Address: **1315 W 81ST ST, LOS ANGELES, CA 90044-2339**  
Owner Name: **INA ISABELL M**  
Seller Name: **BENNETT SYBIL O**  
APN: **6033-008-003**  
County: **LOS ANGELES, CA**  
Subdivision: **8933**  
Rec Date: **08/15/2017**  
Sale Date: **07/10/2017**  
Sale Price: **\$475,000**  
Sale Type: **FULL**  
Document #: **918447**  
1st Mtg Amt: **\$451,250**  
Total Value: **\$34,375**  
Land Use: **SFR**

Map Reference: **57-E1 /**  
Census Tract: **2382.00**  
Zoning: **LAR1**  
Prior Rec Date: **03/20/1997**  
Prior Sale Date:  
Prior Sale Price:  
Prior Sale Type:  
Acres: **0.10**  
Lot Area: **4,471**  
# of Stories: **1.00**  
Park Area/Cap#: **/**

Living Area: **1,231**  
Total Rooms:  
Bedrooms: **2**  
Bath(F/H): **2 /**  
Yr Built/Eff: **1929 / 1929**  
Air Cond:  
Style:  
Fireplace: **Y / 1**  
Pool:  
Roof Mat:  
Parking:

**Comp #8**Distance From Subject: **0.32 (miles)**

Address: **1306 W 85TH ST, LOS ANGELES, CA 90044-2220**  
Owner Name: **THREE STAR LAND MANAGEMENT LLC**  
Seller Name: **OCEAN DEV INC**  
APN: **6033-001-011**  
County: **LOS ANGELES, CA**  
Subdivision: **HOLSON HEIGHTS**  
Rec Date: **05/03/2017**  
Sale Date: **04/28/2017**  
Sale Price: **\$300,000**  
Sale Type: **FULL**  
Document #: **491580**  
1st Mtg Amt:  
Total Value: **\$300,000**

Map Reference: **57-E1 /**  
Census Tract: **2382.00**  
Zoning: **LARD1.5**  
Prior Rec Date: **07/29/2016**  
Prior Sale Date: **05/17/2016**  
Prior Sale Price: **\$300,000**  
Prior Sale Type: **FULL**  
Acres: **0.13**  
Lot Area: **5,706**  
# of Stories: **1.00**

Living Area: **1,240**  
Total Rooms:  
Bedrooms: **2**  
Bath(F/H): **1 /**  
Yr Built/Eff: **1917 / 1917**  
Air Cond: **YES**  
Style:  
Fireplace: **Y / 1**  
Pool:  
Roof Mat:



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

Comp #9 Distance From Subject:0.34 (miles)  
 Address: 8020 S NORMANDIE AVE, LOS ANGELES, CA 90044-2332  
 Owner Name: SEGURA MAYLIE  
 Seller Name: WATSON STERLING H JR  
 APN: 6033-006-015 Map Reference: 57-E1 / Living Area: 1,157  
 County: LOS ANGELES, CA Census Tract: 2382.00 Total Rooms:  
 Subdivision: 8933 Zoning: LAR1 Bedrooms: 2  
 Rec Date: 08/30/2017 Prior Rec Date: 05/23/2014 Bath(F/H): 1 /  
 Sale Date: 08/02/2017 Prior Sale Date: 05/21/2014 Yr Built/Eff: 1938 / 1938  
 Sale Price: \$400,000 Prior Sale Price: \$255,000 Air Cond:  
 Sale Type: FULL Prior Sale Type: FULL Style:  
 Document #: 985959 Acres: 0.10 Fireplace: Y / 1  
 1st Mtg Amt: \$388,000 Lot Area: 4,195 Pool:  
 Total Value: \$269,339 # of Stories: 1.00 Roof Mat:  
 Land Use: SFR Park Area/Cap#: / Parking:

Comp #10 Distance From Subject:0.35 (miles)  
 Address: 1406 W 82ND ST, LOS ANGELES, CA 90047-2809  
 Owner Name: SCOTT PATRICK D & TOMIKA R  
 Seller Name: WALL FAMILY TRUST  
 APN: 6034-013-011 Map Reference: 57-E1 / Living Area: 1,052  
 County: LOS ANGELES, CA Census Tract: 2382.00 Total Rooms: 4  
 Subdivision: 4511 Zoning: LARD3 Bedrooms: 2  
 Rec Date: 08/18/2017 Prior Rec Date: 09/08/1964 Bath(F/H): 1 /  
 Sale Date: 08/09/2017 Prior Sale Date: Yr Built/Eff: 1923 / 1927  
 Sale Price: \$300,000 Prior Sale Price: \$18,000 Air Cond:  
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL  
 Document #: 939663 Acres: 0.15 Fireplace: /  
 1st Mtg Amt: \$291,000 Lot Area: 6,675 Pool:  
 Total Value: \$38,392 # of Stories: 1.00 Roof Mat: COMPOSITION  
 Land Use: SFR Park Area/Cap#: / 2 Parking: SHINGLE  
 PARKING AVAIL

Comp #11 Distance From Subject:0.4 (miles)  
 Address: 1045 W 78TH ST, LOS ANGELES, CA 90044-3501  
 Owner Name: LAINEZ LYNNE Y  
 Seller Name: HB INVESTMENT ENT INC  
 APN: 6019-017-022 Map Reference: 51-F6 / Living Area: 1,080  
 County: LOS ANGELES, CA Census Tract: 2378.00 Total Rooms:  
 Subdivision: 715 Zoning: LAR1 Bedrooms: 2  
 Rec Date: 08/04/2017 Prior Rec Date: 04/17/2017 Bath(F/H): 1 /  
 Sale Date: 08/02/2017 Prior Sale Date: 04/07/2017 Yr Built/Eff: 1911 / 1911  
 Sale Price: \$425,000 Prior Sale Price: \$304,000 Air Cond:  
 Sale Type: FULL Prior Sale Type: FULL Style: YES  
 Document #: 881120 Acres: 0.14 Fireplace: Y / 1  
 1st Mtg Amt: \$412,250 Lot Area: 5,927 Pool:  
 Total Value: \$177,525 # of Stories: 1.00 Roof Mat:  
 Land Use: SFR Park Area/Cap#: / Parking:

Comp #12 Distance From Subject:0.41 (miles)  
 Address: 1262 W 87TH ST, LOS ANGELES, CA 90044-2112  
 Owner Name: ARMAS PROPERTIES INC/ZAPIEN MAGALAY R  
 Seller Name: WATKINS CLARA M  
 APN: 6047-006-001 Map Reference: 57-F2 / Living Area: 1,125  
 County: LOS ANGELES, CA Census Tract: 6001.00 Total Rooms:  
 Subdivision: OSWALD COS Zoning: LCR320U\* Bedrooms: 2  
 Rec Date: 11/21/2017 Prior Rec Date: 04/16/1968 Bath(F/H): 1 /  
 Sale Date: 11/16/2017 Prior Sale Date: Yr Built/Eff: 1939 / 1939  
 Sale Price: \$275,500 Prior Sale Price: \$20,500 Air Cond:  
 Sale Type: FULL Prior Sale Type: FULL Style:  
 Document #: 1339241 Acres: 0.14 Fireplace: /  
 1st Mtg Amt: \$300,000 Lot Area: 6,087 Pool:  
 Total Value: \$99,174 # of Stories: 1.00 Roof Mat:  
 Land Use: SFR Park Area/Cap#: / Parking:

Comp #13 Distance From Subject:0.43 (miles)  
 Address: 1438 W 80TH ST, LOS ANGELES, CA 90047-2833  
 Owner Name: EMBRAY ERICA K  
 Seller Name: POPE JONATHAN  
 APN: 6034-005-005 Map Reference: 57-E1 / Living Area: 1,213  
 County: LOS ANGELES, CA Census Tract: 2382.00 Total Rooms: 5  
 Subdivision: 4511 Zoning: LARD3 Bedrooms: 2  
 Rec Date: 10/24/2017 Prior Rec Date: 03/22/2010 Bath(F/H): 1 /  
 Sale Date: 08/31/2017 Prior Sale Date: 03/15/2010 Yr Built/Eff: 1939 / 1939  
 Sale Price: \$420,000 Prior Sale Price: \$229,000 Air Cond:  
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL  
 Document #: 1217821 Acres: 0.15 Fireplace: Y / 1  
 1st Mtg Amt: \$412,392 Lot Area: 6,675 Pool:

Total Value: **\$254,688**  
Land Use: **SFR**

# of Stories: **1.00**  
Park Area/Cap#: **/ 2**

Roof Mat: **WOOD SHAKE**  
Parking: **PARKING AVAIL**

## Comp #:14

Distance From Subject:0.46 (miles)

Address: **848 W 78TH ST, LOS ANGELES, CA 90044-5001**  
Owner Name: **THOMAS MARK**  
Seller Name: **THOMAS MARK**  
APN: **6020-014-004**  
County: **LOS ANGELES, CA**  
Subdivision: **MC CARTHY CO FLORENCE AVE**  
Rec Date: **05/11/2017**  
Sale Date: **05/08/2017**  
Sale Price: **\$308,000**  
Sale Type: **FULL**  
Document #: **524951**  
1st Mtg Amt: **\$231,000**  
Total Value: **\$112,364**  
Land Use: **SFR**

Map Reference: **51-F6 /**  
Census Tract: **2377.20**  
Zoning: **LARD1.5**  
Prior Rec Date:  
Prior Sale Date:  
Prior Sale Price:  
Prior Sale Type:  
Acres: **0.13**  
Lot Area: **5,720**  
# of Stories: **1.00**  
Park Area/Cap#: **/**

Living Area: **1,177**  
Total Rooms: **7**  
Bedrooms: **2**  
Bath(F/H): **1 /**  
Yr Built/Eff: **1914 / 1914**  
Air Cond: **YES**  
Style:  
Fireplace: **Y / 1**  
Pool:  
Roof Mat:  
Parking: **ATTACHED GARAGE**

## Comp #:15

Distance From Subject:0.48 (miles)

Address: **1126 W 76TH ST, LOS ANGELES, CA 90044-2410**  
Owner Name: **PLETCHER PAULA**  
Seller Name: **BANUELOS RODOLFO**  
APN: **6019-014-031**  
County: **LOS ANGELES, CA**  
Subdivision: **715**  
Rec Date: **12/06/2017**  
Sale Date: **11/15/2017**  
Sale Price: **\$500,000**  
Sale Type: **FULL**  
Document #: **1412125**  
1st Mtg Amt: **\$400,000**  
Total Value: **\$411,060**  
Land Use: **SFR**

Map Reference: **51-F6 /**  
Census Tract: **2378.00**  
Zoning: **LAR1**  
Prior Rec Date: **05/26/2016**  
Prior Sale Date: **05/09/2016**  
Prior Sale Price: **\$403,000**  
Prior Sale Type: **FULL**  
Acres: **0.14**  
Lot Area: **5,928**  
# of Stories: **1.00**  
Park Area/Cap#: **/**

Living Area: **1,226**  
Total Rooms: **7**  
Bedrooms: **4**  
Bath(F/H): **2 /**  
Yr Built/Eff: **1918 / 1918**  
Air Cond:  
Style: **CONVENTIONAL**  
Fireplace: **Y / 1**  
Pool:  
Roof Mat: **COMPOSITION SHINGLE**  
Parking:

## Comp #:16

Distance From Subject:0.48 (miles)

Address: **1316 W 77TH ST, LOS ANGELES, CA 90044-2421**  
Owner Name: **JIMENEZ HECTOR**  
Seller Name: **CARTER MICHELLE D**  
APN: **6019-005-009**  
County: **LOS ANGELES, CA**  
Subdivision: **715**  
Rec Date: **09/08/2017**  
Sale Date: **07/12/2017**  
Sale Price: **\$365,000**  
Sale Type: **FULL**  
Document #: **1020581**  
1st Mtg Amt: **\$273,700**  
Total Value: **\$359,128**  
Land Use: **SFR**

Map Reference: **51-F6 /**  
Census Tract: **2378.00**  
Zoning: **LAR1**  
Prior Rec Date: **08/05/2005**  
Prior Sale Date: **07/25/2005**  
Prior Sale Price: **\$305,000**  
Prior Sale Type: **FULL**  
Acres: **0.14**  
Lot Area: **5,928**  
# of Stories: **1.00**  
Park Area/Cap#: **/ 2**

Living Area: **973**  
Total Rooms: **5**  
Bedrooms: **2**  
Bath(F/H): **1 /**  
Yr Built/Eff: **1920 / 1920**  
Air Cond: **YES**  
Style:  
Fireplace: **Y / 1**  
Pool:  
Roof Mat:  
Parking: **DETACHED GARAGE**

# EXHIBIT D

ASSIGNED INSPECTOR: **DALE SCHWARTZ**  
JOB ADDRESS: **1111 WEST 83RD STREET, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **6033-016-023**

**Date: January 25, 2018**

**CASE#: 715291**  
**ORDER NO: A-4026621**

EFFECTIVE DATE OF ORDER TO COMPLY: **April 4, 2016**  
COMPLIANCE EXPECTED DATE: **May 4, 2016**  
DATE COMPLIANCE OBTAINED: **No Compliance to Date**

.....

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

### **VIOLATIONS:**

SEE ATTACHED ORDER # A-4026621

1050502201608881

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

CERVANES, CARMEN  
1111 W 83RD ST  
LOS ANGELES, CA 90044

OWNER OF

SITE ADDRESS: 1111 W 83RD ST

ASSESSORS PARCEL NO.: 6033-016-023

ZONE: R1; One-Family Zone

On 3/25/16 the  
Date  
undersigned mailed this notice by  
regular mail, postage prepaid, to  
the addressee as shown on the last  
equalized assessment roll.  
Signature

CASE #: 715291  
ORDER #: A-4026621  
EFFECTIVE DATE: April 04, 2016  
COMPLIANCE DATE: May 04, 2016

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. The approximate 12'x 20' construction of an added room to the garabe was/is constructed without the required permits and approvals.

You are therefore ordered to: 1) Demolish and remove all construction work performed without the required permi(s). 2) Restore the existing structure(s) to its originally approved condition, OR 3) Submit plans, obtain the required permits and expose the work for proper inspections

Code Section(s) in Violation: 91.8105, 91.106.1.1, 91.106.1.2, 91.108.4, 91.106.3.2, 91.103.1, 93.0104, 94.103.1.1, 95.112.1, 91.5R106.1.1, 91.5R106.1.2, 91.5R108.4, 91.5R106.3.2, 91.5R103.1, 12.21A.1.(a) of the L.A.M.C.

2. The garage has been converted to habitable space without the required permits and approvals.

You are therefore ordered to: Discontinue the use as a dwelling and restore the garage to its originally permitted use as a garage.

Code Section(s) in Violation: 12.21A.1.(a), 12.21A4(a), 12.21A4(m), 91.8902.14, 91.8105, 91.103.1 of the L.A.M.C.

3. Right of entry for inspection.



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



You are therefore ordered to: Allow the representative from the Los Angeles Department of Building and Safety to enter the property and conduct an inspection.

Code Section(s) in Violation: 98.0105, 91.103.1, 93.0104, 94.103.1.1, 95.112.1, 12.21A.1.(a) of the L.A.M.C.

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

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

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

**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.

1050502201608881

If you have any questions or require any additional information please feel free to contact me at (323)789-1490.  
Office hours are 7:00 a.m. to 8:30 p.m. Monday through Thursday.

Inspector : 

Date: March 24, 2016

DALE SCHWARTZ  
8475 S. VERMONT AVE.  
LOS ANGELES, CA 90044  
(323)789-1490  
Dale.Schwartz@lacity.org

REVIEWED BY