

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 M. BUSH  
GENERAL MANAGER

OSAMA YOUNAN, P.E.  
EXECUTIVE OFFICER

February 7, 2018

Council District: # 01

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

JOB ADDRESS: **4513 NORTH GRIFFIN AVE, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **5303-004-018**  
Re: Invoice #714913-1, #697920-9

On July 19, 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: **4513 North Griffin 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.

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 August 29, 2016 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)	211.26
Title Report Fee	42.00
<b>Grand Total</b>	<b>\$ <u>3,809.82</u></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 **\$3,809.82** 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 **\$3,809.82** 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



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. T15116***  
***Dated as of: 01/03/2017***

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

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

***APN #: 5303-004-018***

***Property Address: 4513 N GRIFFIN AVE***      ***City: Los Angeles***      ***County: Los Angeles***

**VESTING INFORMATION**

***Type of Document: JOINT TENANCY GRANT DEED***

***Grantee : JESUS JAUREGUI AND TERESA JAUREGUI & ANGELINA JAUREGUI***

***Grantor : CATALINA C. REYNAGA***

***Deed Date : 10/11/1977***

***Recorded : 01/31/1978***

***Instr No. : 78-0114687***

***MAILING ADDRESS: JESUS JAUREGUI AND TERESA JAUREGUI & ANGELINA JAUREGUI***  
***4513 GRIFFIN AVE LOS ANGELES CA 90031***

***SCHEDULE B***

**LEGAL DESCRIPTION**

***Lot: 16 Block: 7 Abbreviated Description: LOT:16 BLK:7 MONTECITO PARK LOT 16 BLK 7***

**MORTGAGES/LIENS**

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

78- 114687

RECORDING REQUESTED BY  
**AMERICAN TITLE CO.**  
 AND WHEN REQUIRED BY THE STATE OF CALIFORNIA, UNLESS  
 OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO

NAME **JESUS and TERESA JAUREGUI**  
 STREET ADDRESS **ANGELINA JAUREGUI**  
**4513 Griffin Avenue**  
 CITY **Los Angeles, Calif. 90031**

TRACER NO. **10-03312-Q3** FORM NO. **7188**

RECORDED IN OFFICIAL RECORDS  
 OF LOS ANGELES COUNTY, CA  
**JAN 31 1978 AT 8 A.M.**  
 Recorder's Office

FOR  
**\$3**  
 T

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### JOINT TENANCY GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)  
 DOCUMENTARY TRANSFER TAX is \$ 41.25  
☒ computed on full value of property conveyed, or  
☐ computed on full value less value of liens or encumbrances remaining at time of sale, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged. *4/*

**CATALINA C. REYNAGA**

hereby GRANT(S) to

**JESUS JAUREGUI and TERESA JAUREGUI**, husband and wife, and  
**ANGELINA JAUREGUI**, DAUGHTER, all **AS JOINT TENANTS.**  
 the following described real property in the **City of Los Angeles**

County of **Los Angeles**, State of **California**.

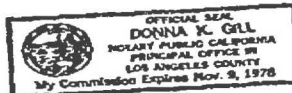
Lot 16 Block 7 of Montecito Park Tract, in the city of Los Angeles,  
 as per map recorded in Book 11 Page 77 of Maps, in the office of  
 the County Recorder of said county.

Dated October 11, 1977

STATE OF CALIFORNIA  
 COUNTY OF Los Angeles  
 On Nov 13, 1977, before me, the  
 undersigned, a Notary Public in and for said State, personally appeared  
**Catalina C. Reynaga**

who is known to me to be the person whose name is subscribed to the within  
 instrument and acknowledged that she executed the same  
 with full knowledge and free will.  
 Signature *Donna K. Gill*

*Catalina C. Reynaga*  
 Catalina C. Reynaga



(This area for official notary seal)

MAIL TAX STATEMENTS AS DIRECTED ABOVE.

END OF RECORDED DOCUMENT

# EXHIBIT B

ASSIGNED INSPECTOR: **JAVIER RAMOS**

**Date: February 7, 2018**

JOB ADDRESS: **4513 NORTH GRIFFIN AVE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5303-004-018**

Last Full Title: **01/03/2017**

Last Update to Title:

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## LIST OF OWNERS AND INTERESTED PARTIES

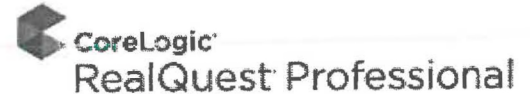
1). JESUS, TERESA & ANGELINA JAUREGUI  
4513 GRIFFIN AVE  
LOS ANGELES, CA 90031

CAPACITY: OWNERS



**Property Detail Report**

For Property Located At :  
**4513 GRIFFIN AVE, LOS ANGELES, CA 90031-1421**

**Owner Information**

Owner Name: **JAUREGUI JESUS & ANGELINA**  
 Mailing Address: **4513 GRIFFIN AVE, LOS ANGELES CA 90031-1421 C025**  
 Vesting Codes: **//**

**Location Information**

Legal Description:	<b>MONTECITO PARK LOT 16</b>	APN:	<b>5303-004-018</b>
County:	<b>LOS ANGELES, CA</b>	Alternate APN:	
Census Tract / Block:	<b>1993.00 / 1</b>	Subdivision:	
Township-Range-Sect:		Map Reference:	<b>36-B4 /</b>
Legal Book/Page:		Tract #:	
Legal Lot:	<b>16</b>	School District:	<b>LOS ANGELES</b>
Legal Block:	<b>7</b>	School District Name:	
Market Area:	<b>679</b>	Munic/Township:	
Neighbor Code:			

**Owner Transfer Information**

Recording/Sale Date: **/**  
 Sale Price:  
 Document #:

Deed Type:  
 1st Mtg Document #:

**Last Market Sale Information**

Recording/Sale Date:	<b>01/31/1978 /</b>	1st Mtg Amount/Type:	<b>\$29,600 / CONV</b>
Sale Price:	<b>\$37,500</b>	1st Mtg Int. Rate/Type:	<b>/</b>
Sale Type:	<b>FULL</b>	1st Mtg Document #:	
Document #:	<b>114687</b>	2nd Mtg Amount/Type:	<b>/</b>
Deed Type:	<b>DEED (REG)</b>	2nd Mtg Int. Rate/Type:	<b>/</b>
Transfer Document #:		Price Per SqFt:	<b>\$31.28</b>
New Construction:		Multi/Split Sale:	
Title Company:			
Lender:			
Seller Name:			

**Prior Sale Information**

Prior Rec/Sale Date: **/**  
 Prior Sale Price:  
 Prior Doc Number:  
 Prior Deed Type:

Prior Lender:  
 Prior 1st Mtg Amt/Type: **/**  
 Prior 1st Mtg Rate/Type: **/**

**Property Characteristics**

Gross Area:		Parking Type:	<b>ATTACHED GARAGE</b>	Construction:	<b>FRAME</b>
Living Area:	<b>1,199</b>	Garage Area:		Heat Type:	<b>HEATED</b>
Tot Adj Area:		Garage Capacity:	<b>2</b>	Exterior wall:	<b>SHINGLE SIDING</b>
Above Grade:		Parking Spaces:	<b>1</b>	Porch Type:	
Total Rooms:	<b>5</b>	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>1921 / 1921</b>	Roof Type:		Style:	<b>CONVENTIONAL</b>
Fireplace:	<b>Y / 1</b>	Foundation:	<b>RAISED</b>	Quality:	<b>AVERAGE</b>
# of Stories:	<b>1.00</b>	Roof Material:	<b>COMPOSITION SHINGLE</b>	Condition:	<b>AVERAGE</b>
Other Improvements:	<b>FENCE</b>				

**Site Information**

Zoning:	<b>LARD3</b>	Acres:	<b>0.13</b>	County Use:	<b>SINGLE FAMILY RESID (0100)</b>
Lot Area:	<b>5,715</b>	Lot Width/Depth:	<b>50 x 114</b>	State Use:	
Land Use:	<b>SFR</b>	Res/Comm Units:	<b>/</b>	Water Type:	<b>PUBLIC</b>
Site Influence:				Sewer Type:	<b>TYPE UNKNOWN</b>

**Tax Information**

Total Value:	<b>\$74,600</b>	Assessed Year:	<b>2017</b>	Property Tax:	<b>\$1,075.57</b>
Land Value:	<b>\$41,182</b>	Improved %:	<b>45%</b>	Tax Area:	<b>4</b>
Improvement Value:	<b>\$33,418</b>	Tax Year:	<b>2017</b>	Tax Exemption:	<b>HOMEOWNER</b>
Total Taxable Value:	<b>\$67,600</b>				

**Comparable Sales Report**

For Property Located At



CoreLogic

RealQuest Professional

**4513 GRIFFIN AVE, LOS ANGELES, CA 90031-1421****13 Comparable(s) Selected.**

Report Date: 02/07/2018

**Summary Statistics:**

	Subject	Low	High	Average
Sale Price	\$37,500	\$525,000	\$835,000	\$697,692
Bldg/Living Area	1,199	1,032	1,360	1,162
Price/Sqft	\$31.28	\$490.20	\$768.52	\$603.73
Year Built	1921	1907	1965	1939
Lot Area	5,715	4,089	10,396	6,419
Bedrooms	2	1	3	2
Bathrooms/Restrooms	1	1	3	1
Stories	1.00	1.00	2.00	1.17
Total Value	\$74,600	\$34,166	\$688,643	\$353,879
Distance From Subject	0.00	0.06	0.50	0.38

\*= user supplied for search only

Comp #:1		Distance From Subject:0.06 (miles)	
Address:	4507 BERENICE AVE, LOS ANGELES, CA 90031-1411		
Owner Name:	POIRIER RYAN		
Seller Name:	CREATING INVESTMENTS LLC		
APN:	5303-005-019	Map Reference:	36-B4 /
County:	LOS ANGELES, CA	Census Tract:	1993.00
Subdivision:	1	Zoning:	LAR1
Rec Date:	01/19/2018	Prior Rec Date:	06/14/2017
Sale Date:	12/08/2017	Prior Sale Date:	05/11/2017
Sale Price:	\$725,000	Prior Sale Price:	\$545,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	59827	Acres:	0.13
1st Mtg Amt:	\$580,000	Lot Area:	5,504
Total Value:	\$34,166	# of Stories:	2.00
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,310
		Total Rooms:	5
		Bedrooms:	3
		Bath(F/H):	1 /
		Yr Built/Eff:	1925 / 1930
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	/
		Pool:	
		Roof Mat:	ROLL
		Parking:	COMPOSITION

Comp #: <b>2</b>				Distance From Subject: <b>0.23 (miles)</b>	
Address:		<b>701 E AVENUE 43, LOS ANGELES, CA 90031-1405</b>			
Owner Name:		<b>AMMERMAN GARET &amp; NORIKO</b>			
Seller Name:		<b>LAU CHUNG Y J</b>			
APN:	<b>5304-003-011</b>	Map Reference:	<b>36-B4 /</b>	Living Area:	<b>1,156</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1993.00</b>	Total Rooms:	<b>6</b>
Subdivision:	<b>104</b>	Zoning:	<b>LAR1</b>	Bedrooms:	<b>3</b>
Rec Date:	<b>10/23/2017</b>	Prior Rec Date:	<b>08/06/1986</b>	Bath(F/H):	<b>1 /</b>
Sale Date:	<b>10/19/2017</b>	Prior Sale Date:	<b>05/1986</b>	Yr Built/Eff:	<b>1926 / 1926</b>
Sale Price:	<b>\$605,000</b>	Prior Sale Price:	<b>\$80,000</b>	Air Cond:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Style:	<b>CONVENTIONAL</b>
Document #:	<b>1209906</b>	Acres:	<b>0.13</b>	Fireplace:	<b>/</b>
1st Mtg Amt:	<b>\$363,000</b>	Lot Area:	<b>5,871</b>	Pool:	
Total Value:	<b>\$535,500</b>	# of Stories:	<b>1.00</b>	Roof Mat:	<b>COMPOSITION</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/ 1</b>	Parking:	<b>SHINGLE</b>
					<b>PARKING AVAIL</b>

Comp #:				Distance From Subject:0.26 (miles)			
Address:		788 MONTECITO DR, LOS ANGELES, CA 90031-1432					
Owner Name:		EM BUNRORT/SRISOOK TIFFANY					
Seller Name:		HINOJOSA DAISY					
APN:		5304-002-018		Map Reference:		36-B4 /	
County:		LOS ANGELES, CA		Census Tract:		1993.00	
Subdivision:		23		Zoning:		LAR1	
Rec Date:		12/11/2017		Prior Rec Date:		05/21/1987	
Sale Date:		11/06/2017		Prior Sale Date:			
Sale Price:		\$675,000		Prior Sale Price:			
Sale Type:		FULL		Prior Sale Type:			
Document #:		1433356		Acres:		0.11	
1st Mtg Amt:		\$586,500		Lot Area:		4,903	
				Living Area:		1,335	
				Total Rooms:		5	
				Bedrooms:		2	
				Bath(F/H):		1 /	
				Yr Built/Eff:		1928 / 1932	
				Air Cond:		CENTRAL	
				Style:		CONVENTIONAL	
				Fireplace:		Y / 1	
				Pool:		POOL	

Total Value: \$233,774  
Land Use: SFR

# of Stories: 1.00  
Park Area/Cap#: / 1

Roof Mat: TILE  
Parking: PARKING AVAIL

## Comp #:4

Distance From Subject:0.34 (miles)

Address: 4030 ELDERBANK DR, LOS ANGELES, CA 90031-1414  
Owner Name: OH DOUGLAS S  
Seller Name: MILLER WILLIAM P  
APN: 5303-013-024  
County: LOS ANGELES, CA  
Subdivision: 1  
Rec Date: 06/07/2017  
Sale Date: 05/11/2017  
Sale Price: \$835,000  
Sale Type: FULL  
Document #: 628290  
1st Mtg Amt: \$420,000  
Total Value: \$688,643  
Land Use: SFR

Map Reference: 36-C4 /  
Census Tract: 1993.00  
Zoning: LAR1  
Prior Rec Date: 10/16/2014  
Prior Sale Date: 09/12/2014  
Prior Sale Price: \$665,000  
Prior Sale Type: FULL  
Acres: 0.09  
Lot Area: 4,089  
# of Stories: 2.00  
Park Area/Cap#: / 1

Living Area: 1,360  
Total Rooms: 5  
Bedrooms: 3  
Bath(F/H): 3 /  
Yr Built/Eff: 1965 / 1990  
Air Cond:  
Style: CONVENTIONAL  
Fireplace: Y / 1  
Pool:  
Roof Mat: WOOD SHAKE  
Parking: PARKING AVAIL

## Comp #:5

Distance From Subject:0.37 (miles)

Address: 3928 BERENICE AVE, LOS ANGELES, CA 90031-1608  
Owner Name: KESTEL ADAM L & KAYLA A  
Seller Name: ENCERRADO NOHEMI  
APN: 5207-015-009  
County: LOS ANGELES, CA  
Subdivision: MONTECITO PARK  
Rec Date: 11/01/2017  
Sale Date: 09/28/2017  
Sale Price: \$650,000  
Sale Type: FULL  
Document #: 1254204  
1st Mtg Amt: \$617,500  
Total Value: \$168,382  
Land Use: SFR

Map Reference: 36-B4 /  
Census Tract: 1993.00  
Zoning: LAR1  
Prior Rec Date: 05/07/1997  
Prior Sale Date:  
Prior Sale Price: \$120,000  
Prior Sale Type: FULL  
Acres: 0.24  
Lot Area: 10,396  
# of Stories: 1.00  
Park Area/Cap#: /

Living Area: 1,283  
Total Rooms: 5  
Bedrooms: 2  
Bath(F/H): 1 /  
Yr Built/Eff: 1922 / 1940  
Air Cond:  
Style: CONVENTIONAL  
Fireplace: /  
Pool:  
Roof Mat: ROLL COMPOSITION  
Parking:

## Comp #:6

Distance From Subject:0.41 (miles)

Address: 4120 SHELburn CT, LOS ANGELES, CA 90065-3018  
Owner Name: KISLING WHITNEY A/BAILEY DANIEL R  
Seller Name: MDM HOLDING CO LLC  
APN: 5467-001-026  
County: LOS ANGELES, CA  
Subdivision: 2216  
Rec Date: 08/04/2017  
Sale Date: 07/06/2017  
Sale Price: \$760,000  
Sale Type: FULL  
Document #: 883631  
1st Mtg Amt: \$608,000  
Total Value: \$550,000  
Land Use: SFR

Map Reference: 36-A4 /  
Census Tract: 1994.00  
Zoning: LARD2  
Prior Rec Date: 10/06/2016  
Prior Sale Date: 08/03/2016  
Prior Sale Price: \$550,000  
Prior Sale Type: FULL  
Acres: 0.11  
Lot Area: 4,799  
# of Stories: 1.00  
Park Area/Cap#: / 2

Living Area: 1,131  
Total Rooms: 5  
Bedrooms: 2  
Bath(F/H): 1 /  
Yr Built/Eff: 1923 / 1925  
Air Cond:  
Style: CONVENTIONAL  
Fireplace: Y / 1  
Pool:  
Roof Mat: COMPOSITION SHINGLE  
Parking: PARKING AVAIL

## Comp #:7

Distance From Subject:0.42 (miles)

Address: 998 MONTECITO DR, LOS ANGELES, CA 90031-1634  
Owner Name: POLAZZO AMEDEO F/BECHTLE SARAH M E  
Seller Name: ARROYO ALFREDO G  
APN: 5304-006-002  
County: LOS ANGELES, CA  
Subdivision: 1  
Rec Date: 05/16/2017  
Sale Date: 04/26/2017  
Sale Price: \$550,000  
Sale Type: FULL  
Document #: 542310  
1st Mtg Amt:  
Total Value: \$442,091  
Land Use: SFR

Map Reference: 36-B4 /  
Census Tract: 1993.00  
Zoning: LAR1  
Prior Rec Date: 09/13/2002  
Prior Sale Date: 08/12/2002  
Prior Sale Price: \$259,000  
Prior Sale Type: FULL  
Acres: 0.22  
Lot Area: 9,478  
# of Stories: 1.00  
Park Area/Cap#: / 1

Living Area: 1,032  
Total Rooms: 5  
Bedrooms: 2  
Bath(F/H): 2 /  
Yr Built/Eff: 1931 / 1931  
Air Cond:  
Style: CONVENTIONAL  
Fireplace: Y / 1  
Pool:  
Roof Mat: COMPOSITION SHINGLE  
Parking: PARKING AVAIL

## Comp #:8

Distance From Subject:0.46 (miles)

Address: 4310 GLENMUIR AVE, LOS ANGELES, CA 90065-3943  
Owner Name: KIM COSMI D/AN JAE M  
Seller Name: KALPAKYAN KARO & SILVA  
APN: 5465-012-006  
County: LOS ANGELES, CA  
Subdivision: 8543  
Rec Date: 09/29/2017  
Sale Date: 09/01/2017  
Sale Price: \$800,000  
Sale Type: FULL  
Document #: 1119105

Map Reference: 36-A3 /  
Census Tract: 1851.00  
Zoning: LAR1  
Prior Rec Date: 06/15/2017  
Prior Sale Date: 06/02/2017  
Prior Sale Price: \$565,000  
Prior Sale Type: FULL  
Acres: 0.17

Living Area: 1,078  
Total Rooms: 3  
Bedrooms: 1  
Bath(F/H): 1 /  
Yr Built/Eff: 1946 / 1960  
Air Cond:  
Style: CONVENTIONAL  
Fireplace: Y / 1



1st Mtg Amt:	\$636,000	Lot Area:	7,250	Pool:	
Total Value:	\$240,752	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/ 1	Parking:	PARKING AVAIL

Comp #:9 Distance From Subject:0.46 (miles)

Address: 3816 HOMER ST, LOS ANGELES, CA 90031-1530

Owner Name: COOPER CHARLES L JR/CAIRNS MARIAN C

Seller Name: TAN WILLIAM & R 2005 TRUST

APN: 5207-007-034	Map Reference: /	Living Area: 1,134
County: LOS ANGELES, CA	Census Tract: 1994.00	Total Rooms: 2
Subdivision: MONTECITO PARK	Zoning: LARD3	Bedrooms: 2
Rec Date: 08/02/2017	Prior Rec Date: 07/01/1988	Bath(F/H): 1 /
Sale Date: 07/10/2017	Prior Sale Date: 06/1988	Yr Built/Eff: 1907 / 1920
Sale Price: \$675,000	Prior Sale Price: \$113,000	Air Cond:
Sale Type: FULL	Prior Sale Type: FULL	Style:
Document #: 870821	Acres: 0.13	Fireplace: /
1st Mtg Amt: \$625,000	Lot Area: 5,747	Pool:
Total Value: \$459,000	# of Stories:	Roof Mat:
Land Use: SFR	Park Area/Cap#:	Parking:

Comp #:10 Distance From Subject:0.47 (miles)

Address: 1100 MONTECITO DR, LOS ANGELES, CA 90031-1637

Owner Name: BANDLER ADAM M/RIVERA JESSICA A

Seller Name: REILLY RICHARD P & CYNTHIA

APN: 5304-009-021	Map Reference: 36-B4 /	Living Area: 1,071
County: LOS ANGELES, CA	Census Tract: 1992.02	Total Rooms: 4
Subdivision: 1	Zoning: LAR1	Bedrooms: 2
Rec Date: 09/13/2017	Prior Rec Date: 07/11/2005	Bath(F/H): 1 /
Sale Date: 09/01/2017	Prior Sale Date: 06/09/2005	Yr Built/Eff: 1964 / 1964
Sale Price: \$705,000	Prior Sale Price: \$555,000	Air Cond:
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL
Document #: 1041360	Acres: 0.16	Fireplace: /
1st Mtg Amt: \$375,000	Lot Area: 7,004	Pool:
Total Value: \$591,000	# of Stories: 1.00	Roof Mat: GRAVEL & ROCK
Land Use: SFR	Park Area/Cap#:	Parking: PARKING AVAIL

Comp #:11 Distance From Subject:0.47 (miles)

Address: 4560 STARLING WAY, LOS ANGELES, CA 90065-5004

Owner Name: KELLOUGH ROBERT & BETHAN

Seller Name: LI LELAND

APN: 5466-024-005	Map Reference: 36-B3 /	Living Area: 1,080
County: LOS ANGELES, CA	Census Tract: 1851.00	Total Rooms: 5
Subdivision: 691	Zoning: LAR1	Bedrooms: 3
Rec Date: 10/06/2017	Prior Rec Date: 05/03/2017	Bath(F/H): 1 /
Sale Date: 08/23/2017	Prior Sale Date: 05/01/2017	Yr Built/Eff: 1952 / 1952
Sale Price: \$830,000	Prior Sale Price: \$400,000	Air Cond: CENTRAL
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL
Document #: 1147528	Acres: 0.11	Fireplace: /
1st Mtg Amt: \$200,000	Lot Area: 4,928	Pool:
Total Value: \$67,517	# of Stories: 1.00	Roof Mat: GRAVEL & ROCK
Land Use: SFR	Park Area/Cap#:	Parking: PARKING AVAIL

Comp #:12 Distance From Subject:0.47 (miles)

Address: 1098 MONTECITO DR, LOS ANGELES, CA 90031-1650

Owner Name: VIKING LUX PROPERTIES INC

Seller Name: YOUNG MARK

APN: 5304-009-022	Map Reference: 36-B4 /	Living Area: 1,071
County: LOS ANGELES, CA	Census Tract: 1992.02	Total Rooms: 4
Subdivision: 1	Zoning: LAR1	Bedrooms: 2
Rec Date: 05/19/2017	Prior Rec Date: 01/09/2004	Bath(F/H): 1 /
Sale Date: 05/03/2017	Prior Sale Date: 11/24/2003	Yr Built/Eff: 1964 / 1964
Sale Price: \$735,000	Prior Sale Price: \$344,000	Air Cond:
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL
Document #: 560127	Acres: 0.19	Fireplace: /
1st Mtg Amt:	Lot Area: 8,277	Pool:
Total Value: \$421,411	# of Stories: 1.00	Roof Mat: GRAVEL & ROCK
Land Use: SFR	Park Area/Cap#:	Parking: PARKING AVAIL

Comp #:13 Distance From Subject:0.5 (miles)

Address: 1084 MONTECITO DR, LOS ANGELES, CA 90031-1650

Owner Name: TELFORD EWAN B/NA SEHTI

Seller Name: LIMON ALBERT H & JESSICA A

APN: 5304-009-026	Map Reference: 36-B4 /	Living Area: 1,071
County: LOS ANGELES, CA	Census Tract: 1992.02	Total Rooms: 4
Subdivision: 1	Zoning: LAR1	Bedrooms: 2
Rec Date: 12/29/2017	Prior Rec Date: 09/04/1986	Bath(F/H): 1 /
Sale Date: 11/15/2017	Prior Sale Date: 05/1986	Yr Built/Eff: 1964 / 1964
Sale Price: \$525,000	Prior Sale Price: \$100,000	Air Cond: CENTRAL
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL
Document #: 1516989	Acres: 0.12	Fireplace: Y / 1
1st Mtg Amt: \$393,750	Lot Area: 5,200	Pool:



2/7/2018

RealQuest.com ® - Report

Total Value:	\$168,195	# of Stories:	1.00	Roof Mat:	GRAVEL & ROCK
Land Use:	SFR	Park Area/Cap#:	/ 1	Parking:	ATTACHED GARAGE

# EXHIBIT D

ASSIGNED INSPECTOR: JAVIER RAMOS  
JOB ADDRESS: **4513 NORTH GRIFFIN AVE, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **5303-004-018**

Date: February 7, 2018

CASE#: 728548  
ORDER NO: A-4144835

EFFECTIVE DATE OF ORDER TO COMPLY: **August 29, 2016**  
COMPLIANCE EXPECTED DATE: **September 28, 2016**  
DATE COMPLIANCE OBTAINED: **No Compliance to Date**

.....

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

### VIOLATIONS:

SEE ATTACHED ORDER # A-4144835

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

ORDER TO COMPLY AND NOTICE OF FEE

JAUREGUI, JESUS AND JAUREGUI ANGELINA  
4513 GRIFFIN AVE  
LOS ANGELES, CA 90031

CASE #: 728548

ORDER #: A-4144835


EFFECTIVE DATE: August 29, 2016

COMPLIANCE DATE: September 28, 2016

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

AUG 23 2016

To the address as shown on the  
last equalized assessment roll.

Initialed by 

OWNER OF

SITE ADDRESS: 4513 N GRIFFIN AVE

ASSESSORS PARCEL NO.: 5303-004-018

ZONE: RD3; Min. Per Unit 3,000

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. Parking in the required front yard.**

You are therefore ordered to: Discontinue parking in the required front yard.

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

**2. Open storage within the required yards and front porch.**

You are therefore ordered to: Discontinue the open storage of items in the required yard(s) and front porch

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

**3. Storage of abandoned vehicles.**

You are therefore ordered to: 1) Remove the abandoned vehicles stored in front yard and driveway

Code Section(s) in Violation: 19.93 Los Angeles Administrative Code, 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



**4. Not providing or maintaining the required covered off street parking.**

You are therefore ordered to: Provide/maintain required off-street parking.

Code Section(s) in Violation: 12.21A4, 12.21A.4.(m), 12.21A.1.(a) of the L.A.M.C.

Comments: Clear abandoned vehicles in driveway and provide access to garage and maintain accessible.

**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: August 20, 2016

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

  
REVIEWED BY

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.



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[www.ladbs.org](http://www.ladbs.org)