

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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NANCY YAP
VICE PRESIDENT

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CITY OF LOS ANGELES
CALIFORNIA



KAREN BASS
MAYOR

DEPARTMENT OF
BUILDING AND SAFETY
201 NORTH FIGUEROA STREET
LOS ANGELES, CA 90012

OSAMA YOUNAN, P.E.
GENERAL MANAGER
SUPERINTENDENT OF BUILDING

JOHN WEIGHT
EXECUTIVE OFFICER

August 27, 2025

Council District: # 8

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

JOB ADDRESS: **717 WEST 98TH STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **6054-003-019**
Re: Invoice #804460-0, #820698-5

Pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code, the Los Angeles Department of Building and Safety (LADBS) investigated and identified code violations at: **717 West 98th Street, Los Angeles, CA** ("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 on December 24, 2019 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>
Code Violation Investigation fee	336.00
System Development Surcharge	20.16
Late Charge/Collection fee (250%)	840.00
System Development Surcharge Late Fee	50.40
Non-Compliance Code Enforcement fee	660.00
Late Charge/Collection fee (250%)	1,650.00
Accumulated Interest (1%/month)	672.54
Title Report fee	30.00
Grand Total	\$ 4,259.10

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed that a lien for a total sum of **\$4,259.10** be recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "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 Council instruct the LADBS to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$4,259.10** 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


Ana Mae Yutan
Chief, LADBS Resource Management Bureau

ATTEST: HOLLY WOLCOTT, CITY CLERK

Lien confirmed by
City Council on:

BY: _____
DEPUTY



1649 BUCKINGHAM RD.
LOS ANGELES, CA 90019
Phone 310-943-9235 latitle@in2-res.com

Property Title Report

Work Order No. T18437
Dated as of: 06/23/2025

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 6054-003-019

Property Address: 717 W 98TH ST City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: CORPORATION GRANT DEED

Grantee: RONALDO E. LINARES

Grantor: AVENIDA PROPERTIES, INC.

Deed Date : 12/07/2006 Recorded : 02/22/2007

Instr No. : 07-0382171

MAILING ADDRESS: RONALDO E. LINARES
717 W 98TH ST, LOS ANGELES, CA 90044-4627

SCHEDULE B

LEGAL DESCRIPTION

***Lot Number: 46 Subdivision Name: SUNNY SIDE #3 Brief Description: SUNNY SIDE # 3 E 47.5 FT OF
S 91 FT OF N 191 FT OF LOT 46***

MORTGAGES/LIENS

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

This page is part of your document - DO NOT DISCARD



20070382171

Pages:

001



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

Fees:

Taxes: **\$11.00**

Other: **\$2,514.40**

Paid: **\$0.00**

\$2,525.40

02/22/07 AT 08:00AM

TitleCompany

TITLE(S) : DEED



L E A D S H E E T

Assessor's Identification Number (AIN)

To be completed by Examiner OR Title Company in black ink.

Number of AIN's Shown

- -

Southland Title Corporation

RECORDING REQUESTED BY
Southland Title
AND WHEN RECORDED MAIL TO

RONALDO E. LINARES
717 West 98th Street
Los Angeles, California 90044

02/22/07



20070382171

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Assessor's Parcel No.

6054-003-019

CORPORATION GRANT DEED

The undersigned grantor(s) declare(s):

Documentary transfer tax is COUNTY TAX \$ 493.90 ⁽⁸⁰⁾

CITY TAX: 2020.50 ⁽⁴⁴⁾

- (X) computed on full value of the interest of property conveyed, or
() computed on the full value less the value of liens or encumbrances
remaining thereon at the time of sale.

(X) City of: Los Angeles, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
AVENIDA PROPERTIES, INC., a California Corporation

a corporation organized under the laws of the State of CALIFORNIA
hereby GRANTS to RONALDO E. LINARES, a married man, as his sole and separate property
the following described real property in the City of Los Angeles
County of Los Angeles, State of California:

The Southerly 1/2 of the Easterly 1/2 of Lot^S 46 of Sunny Side No. 3, in the City of Los
Angeles, County of Los Angeles, State of California, as per map recorded in Book 6, pages
142 of maps, in the office of the county recorder of said county.

STATE OF CALIFORNIA,

COUNTY OF Los Angeles

) SS

On Dec 7, 2006 before me Dunia Y. Medina,
a Notary Public in and for said state, personally
appeared Elsa Sancedo

Dated: December 6, 2006

AVENIDA PROPERTIES, INC.,
a CALIFORNIA corporation

By: [Signature]

ELSA SANCEDO
PRESIDENT

personally known to me (or proved to me on the
basis of satisfactory evidence) to be the
person~~(s)~~ whose name~~(s)~~ ~~is/are~~ subscribed to the
within instrument and acknowledged to me that
~~he/she/they~~ executed the same in ~~his/her/their~~
authorized capacity~~(ies)~~, and that by
~~his/her/their~~ signature~~(s)~~ on the instrument the
person~~(s)~~, or the entity upon behalf of which the
person~~(s)~~ acted, executed the instrument.

WITNESS my hand and official seal ,

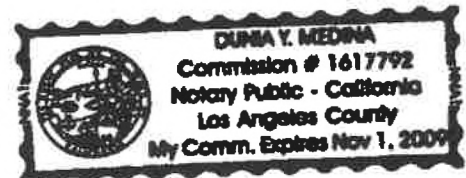
Signature [Signature]

Title Order No. 16095114

(This area for official notarial seal)

Escrow or Loan No. 9995-AG

MAIL TAX STATEMENTS TO PARTY SHOWN BELOW; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE.



16095114

EXHIBIT B

ASSIGNED INSPECTOR: JAVIER RAMOS
JOB ADDRESS: 717 WEST 98TH STREET, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 6054-003-019

Date: August 27, 2025

Last Full Title: 06/23/2025

Last Update to Title:

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LIST OF OWNERS AND INTERESTED PARTIES

- 1) RONALDO E. LINARES
717 W. 98TH STREET
LOS ANGELES, CA 90044-4627 CAPACITY: OWNER

Property Detail Report

For Property Located At :

717 W 98TH ST, LOS ANGELES, CA 90044-4627



RealQuest

Owner Information

Owner Name: **LINARES RONALDO E**
 Mailing Address: **717 W 98TH ST, LOS ANGELES CA 90044-4627 C005**
 Vesting Codes: **MM / / SE**

Location Information

Legal Description: **SUNNY SIDE # 3 E 47.5 FT OF S 91 FT OF N 191 FT OF LOT 46**
 County: **LOS ANGELES, CA** APN: **6054-003-019**
 Census Tract / Block: **2404.01 / 1** Alternate APN:
 Township-Range-Sect: **4-142** Subdivision: **SUNNY SIDE 03**
 Legal Book/Page: **46** Map Reference: **58-A3 /**
 Legal Lot: **46** Tract #: **LOS ANGELES**
 Legal Block: **C36** School District: **LOS ANGELES**
 Market Area: **LOS ANGELES**
 Neighbor Code: **LOS ANGELES**

Owner Transfer Information

Recording/Sale Date: **02/22/2007 / 01/31/2007** Deed Type: **QUIT CLAIM DEED**
 Sale Price:
 Document #: **382172** 1st Mtg Document #:

Last Market Sale Information

Recording/Sale Date: **02/22/2007 / 12/07/2006** 1st Mtg Amount/Type: **\$359,200 / CONV**
 Sale Price: **\$449,000** 1st Mtg Int. Rate/Type: **7.50 / ADJ**
 Sale Type: **FULL** 1st Mtg Document #: **382173**
 Document #: **382171** 2nd Mtg Amount/Type: **\$89,800 / CONV**
 Deed Type: **GRANT DEED** 2nd Mtg Int. Rate/Type: **/**
 Transfer Document #: **\$439.33**
 New Construction: **Price Per SqFt:**
 Title Company: **Multi/Split Sale:**
 Lender: **SOUTHLAND TITLE CO.**
 Seller Name: **COUNTRYWIDE HM LNS INC**
AVENIDA PROPERTIES INC

Prior Sale Information

Prior Rec/Sale Date: **09/13/2006 / 06/05/2006** Prior Lender: **PRIVATE INDIVIDUAL**
 Prior Sale Price: **\$340,000** Prior 1st Mtg Amt/Type: **\$345,000 / PRIVATE PARTY**
 Prior Doc Number: **2035484** Prior 1st Mtg Rate/Type: **/**
 Prior Deed Type: **GRANT DEED**

Property Characteristics

Gross Area:		Parking Type:	DETACHED GARAGE	Construction:	FRAME
Living Area:	1,022	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:		Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	1	Porch Type:	
Total Rooms:	6	Basement Area:		Patio Type:	
Bedrooms:	3	Finish Bsmnt Area:		Pool:	
Bath(F/H):	2 /	Basement Type:		Air Cond:	
Year Built / Eff:	1940 / 1940	Roof Type:		Style:	BUNGALOW
Fireplace:	/	Foundation:		Quality:	FAIR
# of Stories:	1	Roof Material:	COMPOSITION SHINGLE	Condition:	FAIR

Other Improvements: **ADDITION**

Site Information

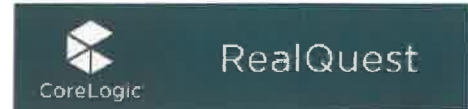
Zoning:	LAR1	Acres:	0.10	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	4,328	Lot Width/Depth:	48 x 91	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	PUBLIC
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$589,751	Assessed Year:	2024	Property Tax:	\$7,191.03
Land Value:	\$471,808	Improved %:	20%	Tax Area:	212
Improvement Value:	\$117,943	Tax Year:	2024	Tax Exemption:	HOMEOWNER
Total Taxable Value:	\$582,751				

Comparable Sales Report

For Property Located At

717 W 98TH ST, LOS ANGELES, CA 90044-4627**11 Comparable(s) Selected.**

Report Date: 06/30/2025

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$449,000	\$385,000	\$950,000	\$629,091
Bldg/Living Area	1,022	876	1,157	1,000
Price/Sqft	\$439.33	\$403.01	\$1,017.13	\$631.13
Year Built	1940	1922	1946	1929
Lot Area	4,328	2,827	5,426	4,621
Bedrooms	3	2	2	2
Bathrooms/Restrooms	2	1	2	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$589,751	\$32,385	\$551,412	\$231,384
Distance From Subject	0.00	0.07	0.49	0.27

*= user supplied for search only

Comp #: 1**Address:** 760 W 97TH ST, LOS ANGELES, CA 90044-4620**Owner Name:** LJ ENTERPRISE INVESTMENTS**Seller Name:** DOSS JIMMIE JR LIVING TRUST**APN:** 6054-003-004**County:** LOS ANGELES, CA**Subdivision:** SUNNY SIDE**Rec Date:** 05/30/2025**Sale Date:** 05/08/2025**Sale Price:** \$385,000**Sale Type:** FULL**Document #:** 360854**1st Mtg Amt:****Total Value:** \$32,385**Land Use:** SFR**Map Reference:** 57-F3 /**Census Tract:** 2404.01**Zoning:** LARD2**Prior Rec Date:** 06/18/1974**Prior Sale Date:****Prior Sale Price:** \$16,500**Prior Sale Type:** FULL**Acres:** 0.11**Lot Area:** 5,001**# of Stories:** 1**Park Area/Cap#:** /**Distance From Subject:** 0.07 (miles)**Living Area:** 907**Total Rooms:** 5**Bedrooms:** 2**Bath(F/H):** 1 /**Yr Built/Eff:** 1922 / 1922**Air Cond:** YES**Style:****Fireplace:** /**Pool:****Roof Mat:****Parking:** ATTACHED GARAGE

Comp #:2 Distance From Subject:0.11 (miles)

Address: 801 W 98TH ST, LOS ANGELES, CA 90044-4629

Owner Name: PALACIOS MARCOS A C/CONTRERAS MAURA A

Seller Name: I BUY UGLY HOMES INC

APN: 6054-004-026	Map Reference: 57-F3 /	Living Area: 900
County: LOS ANGELES, CA	Census Tract: 2404.01	Total Rooms:
Subdivision: SUNNY SIDE	Zoning: LAR1	Bedrooms: 2
Rec Date: 10/21/2024	Prior Rec Date: 05/15/2024	Bath(F/H): 1 /
Sale Date: 10/08/2024	Prior Sale Date: 04/22/2024	Yr Built/Eff: 1927 / 1927
Sale Price: \$625,000	Prior Sale Price: \$463,000	Air Cond: YES
Sale Type: FULL	Prior Sale Type: FULL	Style:
Document #: 714438	Acres: 0.10	Fireplace: /
1st Mtg Amt: \$613,679	Lot Area: 4,508	Pool:
Total Value: \$38,632	# of Stories: 1	Roof Mat:
Land Use: SFR	Park Area/Cap#: /	Parking:

Comp #:3 Distance From Subject:0.14 (miles)

Address: 820 W 98TH ST, LOS ANGELES, CA 90044-4630

Owner Name: DGONZALEZ HUBER D

Seller Name: AVILA M & G 2021 F/TR

APN: 6054-005-020	Map Reference: 57-F3 /	Living Area: 876
County: LOS ANGELES, CA	Census Tract: 2404.02	Total Rooms:
Subdivision: 4854	Zoning: LAR1	Bedrooms: 2
Rec Date: 04/16/2025	Prior Rec Date: 02/15/2024	Bath(F/H): 1 /
Sale Date: 03/17/2025	Prior Sale Date: 01/24/2024	Yr Built/Eff: 1939 / 1939
Sale Price: \$567,500	Prior Sale Price: \$400,000	Air Cond:
Sale Type: FULL	Prior Sale Type: FULL	Style: BUNGALOW
Document #: 246396	Acres: 0.06	Fireplace: /
1st Mtg Amt: \$539,125	Lot Area: 2,827	Pool:
Total Value: \$408,620	# of Stories: 1	Roof Mat:
Land Use: SFR	Park Area/Cap#: /	Parking: CARPORT

Comp #:4 Distance From Subject:0.21 (miles)

Address: 552 W 99TH ST, LOS ANGELES, CA 90044-4602

Owner Name: STAFFORD SYREETA/WOODARD DIONNA

Seller Name: 5 STAR DISCOUNT HOMES LLC

APN: 6054-021-006	Map Reference: 58-A3 /	Living Area: 934
County: LOS ANGELES, CA	Census Tract: 2404.02	Total Rooms: 4
Subdivision: 10241	Zoning: LAR1	Bedrooms: 2
Rec Date: 01/14/2025	Prior Rec Date: 07/03/2024	Bath(F/H): 2 /
Sale Date: 01/13/2025	Prior Sale Date: 06/07/2024	Yr Built/Eff: 1928 / 1928
Sale Price: \$950,000	Prior Sale Price: \$460,000	Air Cond: YES
Sale Type: FULL	Prior Sale Type: FULL	Style: BUNGALOW
Document #: 25974	Acres: 0.12	Fireplace: Y / 1
1st Mtg Amt: \$902,500	Lot Area: 5,402	Pool:
Total Value: \$140,868	# of Stories: 1	Roof Mat: COMPOSITION SHINGLE
Land Use: SFR	Park Area/Cap#: /	Parking: DETACHED GARAGE

Comp #:5 Distance From Subject:0.22 (miles)

Address: 832 W CENTURY BLVD, LOS ANGELES, CA 90044-4569

Owner Name: CARODINE VICKY L

Seller Name: ROWL MARDELL D

APN: 6054-009-024	Map Reference: 57-F3 /	Living Area: 908
County: LOS ANGELES, CA	Census Tract: 2404.02	Total Rooms:
Subdivision: 5054	Zoning: LAR3	Bedrooms: 2
Rec Date: 06/04/2025	Prior Rec Date: 01/07/1969	Bath(F/H): 1 /

Sale Date:	04/30/2025	Prior Sale Date:		Yr Built/Eff:	1923 / 1923
Sale Price:	\$480,000	Prior Sale Price:	\$14,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	372762	Acres:	0.10	Fireplace:	/
1st Mtg Amt:	\$471,306	Lot Area:	4,300	Pool:	
Total Value:	\$35,024	# of Stories:	1	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:6 Distance From Subject:0.25 (miles)

Address: **525 W 99TH ST, LOS ANGELES, CA 90044-4601**

Owner Name: **PINEDA-AMADOR JESSICA/AMADOR IVAN**

Seller Name: **MONTENEGRO ELISEO & ELSA**

APN:	6054-024-017	Map Reference:	58-A3 /	Living Area:	1,144
County:	LOS ANGELES, CA	Census Tract:	2404.02	Total Rooms:	
Subdivision:	10241	Zoning:	LAR1	Bedrooms:	2
Rec Date:	05/01/2025	Prior Rec Date:	05/04/2005	Bath(F/H):	1 /
Sale Date:	04/01/2025	Prior Sale Date:	03/31/2005	Yr Built/Eff:	1928 / 1928
Sale Price:	\$715,000	Prior Sale Price:	\$340,000	Air Cond:	YES
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	284653	Acres:	0.12	Fireplace:	Y / 1
1st Mtg Amt:	\$679,250	Lot Area:	5,413	Pool:	POOL
Total Value:	\$464,618	# of Stories:	1	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

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

Address: **624 W 102ND ST, LOS ANGELES, CA 90044-4530**

Owner Name: **AGRIPPE INC**

Seller Name: **BREAZEALE JANET**

APN:	6054-015-015	Map Reference:	58-A3 /	Living Area:	1,014
County:	LOS ANGELES, CA	Census Tract:	2404.02	Total Rooms:	
Subdivision:	6969	Zoning:	LAR1	Bedrooms:	2
Rec Date:	04/30/2025	Prior Rec Date:		Bath(F/H):	1 /
Sale Date:	04/14/2025	Prior Sale Date:		Yr Built/Eff:	1926 / 1926
Sale Price:	\$510,000	Prior Sale Price:		Air Cond:	YES
Sale Type:	FULL	Prior Sale Type:		Style:	
Document #:	282100	Acres:	0.10	Fireplace:	/
1st Mtg Amt:	\$444,500	Lot Area:	4,225	Pool:	
Total Value:	\$128,205	# of Stories:	1	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:8 Distance From Subject:0.34 (miles)

Address: **443 W 99TH ST, LOS ANGELES, CA 90003-3918**

Owner Name: **GRAMAJO WALESKA I R**

Seller Name: **99TH ST TRUST**

APN:	6054-031-034	Map Reference:	58-A3 /	Living Area:	1,157
County:	LOS ANGELES, CA	Census Tract:	2404.02	Total Rooms:	6
Subdivision:	SUNNY SIDE	Zoning:	LAR1	Bedrooms:	2
Rec Date:	05/01/2025	Prior Rec Date:	11/19/2020	Bath(F/H):	1 /
Sale Date:	04/24/2025	Prior Sale Date:	10/30/2020	Yr Built/Eff:	1925 / 1929
Sale Price:	\$790,000	Prior Sale Price:	\$465,000	Air Cond:	YES
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	284287	Acres:	0.12	Fireplace:	/
1st Mtg Amt:	\$775,691	Lot Area:	5,426	Pool:	
Total Value:	\$493,460	# of Stories:	1	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	DETACHED GARAGE

Comp #:9 Distance From Subject:0.40 (miles)

Address: 834 W 104TH ST, LOS ANGELES, CA 90044-4408

Owner Name: MITCHELL JEROME D/FATHERREE BARRY D SR

Seller Name: TIMMONS SHEILA B

APN: 6061-002-011	Map Reference: 57-F3 /	Living Area: 1,098
County: LOS ANGELES, CA	Census Tract: 2412.01	Total Rooms: 1
Subdivision: 6110	Zoning: LAR1	Bedrooms: 2
Rec Date: 03/12/2025	Prior Rec Date: 02/24/1970	Bath(F/H): 1 /
Sale Date: 01/15/2025	Prior Sale Date:	Yr Built/Eff: 1929 / 1929
Sale Price: \$442,500	Prior Sale Price: \$18,500	Air Cond: YES
Sale Type: FULL	Prior Sale Type: FULL	Style:
Document #: 157044	Acres: 0.11	Fireplace: Y / 1
1st Mtg Amt: \$434,190	Lot Area: 4,958	Pool:
Total Value: \$551,412	# of Stories: 1	Roof Mat:
Land Use: SFR	Park Area/Cap#: /	Parking:

Comp #:10 Distance From Subject:0.46 (miles)

Address: 842 W 104TH PL, LOS ANGELES, CA 90044-4418

Owner Name: DEL CARMEN TERESA/DE ROMERO RODRIGUEZ R

Seller Name: ANGELENO HOMES LLC

APN: 6061-003-009	Map Reference: 57-F4 /	Living Area: 1,099
County: LOS ANGELES, CA	Census Tract: 2412.01	Total Rooms: 5
Subdivision: 6110	Zoning: LAR1	Bedrooms: 2
Rec Date: 05/22/2025	Prior Rec Date: 12/12/2024	Bath(F/H): 1 /
Sale Date: 04/16/2025	Prior Sale Date: 11/15/2024	Yr Built/Eff: 1931 / 1931
Sale Price: \$755,000	Prior Sale Price: \$482,500	Air Cond:
Sale Type: FULL	Prior Sale Type: FULL	Style: BUNGALOW
Document #: 339514	Acres: 0.11	Fireplace: Y / 1
1st Mtg Amt: \$741,325	Lot Area: 4,829	Pool:
Total Value: \$210,725	# of Stories: 1	Roof Mat: TILE
Land Use: SFR	Park Area/Cap#: /	Parking: DETACHED GARAGE

Comp #:11 Distance From Subject:0.49 (miles)

Address: 1201 W 96TH ST, LOS ANGELES, CA 90044-1809

Owner Name: HAHN MARIA G

Seller Name: MSB3 INVESTMENTS LLC

APN: 6056-011-014	Map Reference: 57-F3 /	Living Area: 960
County: LOS ANGELES, CA	Census Tract: 6002.01	Total Rooms:
Subdivision: 3	Zoning: LCR320U*	Bedrooms: 2
Rec Date: 03/25/2025	Prior Rec Date: 10/01/2024	Bath(F/H): 1 /
Sale Date: 03/04/2025	Prior Sale Date: 09/13/2024	Yr Built/Eff: 1946 / 1946
Sale Price: \$700,000	Prior Sale Price: \$475,000	Air Cond:
Sale Type: FULL	Prior Sale Type: FULL	Style:
Document #: 187836	Acres: 0.09	Fireplace: /
1st Mtg Amt: \$700,000	Lot Area: 3,946	Pool:
Total Value: \$41,278	# of Stories: 1	Roof Mat:
Land Use: SFR	Park Area/Cap#: /	Parking:

EXHIBIT D

ASSIGNED INSPECTOR: JAVIER RAMOS
JOB ADDRESS: 717 WEST 98TH STREET, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 6054-003-019

Date: August 27, 2025

CASE NO.: 889238
ORDER NO.: A-5212912

EFFECTIVE DATE OF ORDER TO COMPLY: December 24, 2019
COMPLIANCE EXPECTED DATE: January 23, 2020
DATE COMPLIANCE OBTAINED: February 26, 2025

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LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-5212912