

CITY OF LOS ANGELES
CALIFORNIA

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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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

October 27, 2025

Council District: # 10

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

JOB ADDRESS: 3684 SOUTH 4TH AVENUE, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 5042-006-025
Re: Invoice #806959-3

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: 3684 South 4th Avenue, 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 on January 18, 2019 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)	1,450.14
Title Report fee	30.00
Grand Total	\$ 3,790.14

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 \$3,790.14 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 \$3,790.14 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, Resource Management Bureau

ATTEST: PATRICE LATTIMORE, 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. T18524
Dated as of: 08/22/2025

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 5042-006-025

Property Address: 3684 S 4TH AVE City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: AFFIDAVIT – DEATH OF JOINT TENANT

Grantee : HARRISON K. MCKNIGHT

Grantor : SENORA MCKNIGHT

Deed Date : 06/22/1998 Recorded : 06/24/1998

Instr No. : 98-1066943

MAILING ADDRESS: HARRISON K. MCKNIGHT
608 ELLSWORTH ST, SAN FRANCISCO, CA 94110-6049

SCHEDULE B

LEGAL DESCRIPTION

***Lot Number: 36 Block: 10 Subdivision Name: JEFFERSON STREET PARK TRACT Brief Description:
JEFFERSON ST PARK TRACT LOT 36 BLK 10***

MORTGAGES/LIENS

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

RECORDING REQUEST BY

COMSTOCK & SHARPE, INC.

WHEN RECORDED MAIL TO

NAME Harrison McKnight

MAILING ADDRESS P. O. Box 882862

CITY, STATE ZIP CODE San Francisco, CA 94188

98-1066943

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

11:01 AM JUN 24 1998

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

TITLE(S)

AFFIDAVIT DEATH OF JOINT TENANT

FEE \$16	N
DAF \$2	
C-20	4

RECORDING REQUESTED BY
COMSTOCK & SHARPE, INC.

SPACE BELOW FOR USE OF RECORDER ONLY

2

AND WHEN RECORDED MAIL TO:

Name: Harrison McKnight
Address: P. O. Box 882862
City & State: San Francisco, CA 94188

MAIL TAX STATEMENT TO:

Name: Harrison McKnight
Address: P. O. Box 882862
City & State: San Francisco, CA 94188

AFFIDAVIT - DEATH OF JOINT TENANT

STATE OF CALIFORNIA,)
County of Los Angeles) SS.

HARRISON K. McKNIGHT being of legal age and duly sworn deposes and states that:
the decedent, SENORA McKNIGHT mentioned in the attached certified copy of the Certificate of
Death is the same SENORA McKNIGHT named as one of the parties in the GRANT DEED
dated 3-7-90 executed by Senora McKnight
to HARRISON K. McKNIGHT and SENORA McKNIGHT
as joint tenants, recorded as Instrument No. 90-393302 on 3-12-90 in book _____ page _____
of Official Records of County Recorder of Los Angeles County, California covering the following described real
property in the Los Angeles County of County Recorder of Los Angeles California:
Lot 36, Block 10 Jefferson Street Park Tract, as per map recorded in
Book 9, page 158 of Maps, in the office of the County Recorder of
said County.

Dated 6-22-98
Subscribed and sworn to before me
this 22nd day of June
Signature [Signature]
RICHARD W. SHARPE
Name (Typed or Printed)

[Signature]
HARRISON K. McKNIGHT

Title Order No.: _____ Escrow, Loan, or Attorney file No.: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

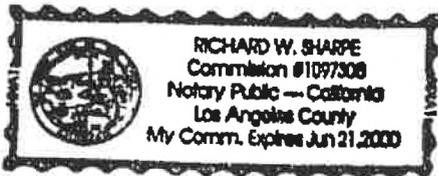
State of California

County of Los Angeles

On June 22, 1998 before me, Richard W. Sharpe
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared Harrison McKnight
Names(s) of Signer(s)

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 of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- Individual
- Corporate Officer
- Title(s): _____
- Partner — Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____

Signer's Name: _____

- Individual
- Corporate Officer
- Title(s): _____
- Partner — Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____

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STATE OF CALIFORNIA

CERTIFICATION OF VITAL RECORD

COUNTY OF LOS ANGELES

DEPARTMENT OF HEALTH SERVICES

CERTIFICATE OF DEATH

STATE OF CALIFORNIA
 USE BLACK INK ONLY. INK STAMPS, WRITINGS OR ALTERATIONS
 IN RED INK, TYPED

STATE FILE NUMBER LOCAL REGISTRATION NUMBER

1. NAME OF DECEASED—FIRST (LAST)
 Senora Lee McKnight

2. MIDDLE
 Lee

3. LAST (FIRST)
 McKnight

4. DATE OF BIRTH M/M/D/Y
 01/18/1912

5. AGE YRS.
 56

6. SEX
 FE

7. DATE OF DEATH M/M/D/Y
 02/06/1998

8. HOUR
 1005

9. STATE OF BIRTH
 TX

10. SOCIAL SECURITY NO.
 462-36-5951

11. MILITARY SERVICE
 YES NO

12. MARITAL STATUS
 Divorced

13. EDUCATION—YEARS COMPLETED
 15

14. RACE
 Black

15. HISPANIC—SPECIFY
 YES NO

16. USUAL EMPLOYER
 U.S.C. & U.C.L.A.

17. OCCUPATION
 Manager

18. KIND OF BUSINESS
 Sorority House

19. YEARS IN OCCUPATION
 5

20. RESIDENCE—(STREET AND NUMBER OR LOCATION)
 3684 4th Avenue

21. CITY
 Los Angeles

22. COUNTY
 Los Angeles

23. ZIP CODE
 90018

24. YRS IN COUNTY
 57

25. STATE OR FOREIGN COUNTRY
 California

26. NAME, RELATIONSHIP
 Harrison Mc Knight-Nephew

27. MAILING ADDRESS (STREET AND NUMBER OR RURAL ROUTE NUMBER, CITY OR PO BOX, STATE, ZIP)
 961 Brussels Street San Francisco, CA 94134

28. NAME OF SURVIVING SPOUSE—FIRST
 -

29. MIDDLE
 -

30. LAST (MAIDEN NAME)
 -

31. NAME OF FATHER—FIRST
 John

32. MIDDLE
 Wesley

33. LAST
 McKnight

34. BIRTH STATE
 TX

35. NAME OF MOTHER—FIRST
 Sarah

36. MIDDLE
 -

37. LAST (MAIDEN)
 Thomas

38. BIRTH STATE
 TX

39. DATE M/M/D/Y
 02/12/1998

40. PLACE OF FINAL DISPOSITION
 Greenhills Memorial Park 27501 S. Western Ave Rancho Palos Verde, CA

41. TYPE OF DISPOSITION
 Burial

42. SIGNATURE OF CEMETARIAN
 Gen. McWilliams

43. LICENSE NO.
 8163

44. NAME OF FUNERAL DIRECTOR
 HARRISON-ROSS MONUMENTARY

45. LICENSE NO.
 FD 551

46. SIGNATURE OF LOCAL REGISTRAR
 Mark Harrison

47. DATE M/M/D/Y
 02/12/1998

101. PLACE OF DEATH
 RESIDENCE

102. IF HOSPITAL, SPECIFY ONE:
 IP ER/OR OUA

103. FACILITY OTHER THAN HOSPITAL:
 CONV. HOBB. RES. CARE OTHER

104. COUNTY
 LOS ANGELES

105. STREET ADDRESS—(STREET AND NUMBER OR LOCATION)
 3684 4TH AVENUE

106. CITY
 LOS ANGELES

107. DEATH WAS CAUSED BY (ENTER ONLY ONE CAUSE PER LINE FOR A, B, C, AND D)
 (A) ARTERIO-SCLEROTIC CARDIOVASCULAR DISEASE

108. DEATH REPORTED TO CORONER
 YES NO
 GENERAL NUMBER
 98-01087

109. SPOUSE PERFORMED
 YES NO

110. AUTOPSY PERFORMED
 YES NO

111. USED IN PERFORMING CAUSE
 YES NO

112. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH BUT NOT RELATED TO CAUSE GIVEN IN 107
 None

113. WAS OPERATION PERFORMED FOR ANY CONDITION IN ITEM 107 OR 112? IF YES LIST TYPE OF OPERATION AND DATE.
 No

114. I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE DEATH OCCURRED AT THE HOUR, DATE AND PLACE STATED FROM THE CAUSE STATED. DECEASED ATTENDED SINCE (DECEASED LAST SEEN ALIVE) M/M/D/Y
 M/M/D/Y

115. SIGNATURE AND TITLE OF CERTIFIER
 L.E. Reich Jr. M.D.

116. LICENSE NO.
 117. DATE M/M/D/Y
 02/11/1998

118. TYPE ATTENDING PHYSICIAN'S NAME, MAILING ADDRESS, ZIP

119. I CERTIFY THAT IN MY OPINION DEATH OCCURRED AT THE HOUR, DATE AND PLACE STATED FROM THE CAUSE STATED.

120. INJURY AT WORK (YES/NO) 121. MUST DATE M/M/D/Y
 YES NO

122. HOUR 123. PLACE OF INJURY

124. DESCRIBE HOW INJURY OCCURRED (EVENTS WHICH RESULTED IN INJURY)

125. MANNER OF DEATH
 NATURAL SUICIDE HOMICIDE
 ACCIDENT PENNING COULD NOT BE DETERMINED

126. LOCATION (STREET AND NUMBER OR LOCATION AND CITY, ZIP)

127. SIGNATURE OF CORONER OR DEPUTY CORONER
 L.E. Reich Jr.

128. DATE M/M/D/Y
 02/11/1998

129. TYPED NAME, TITLE OF CORONER OR DEPUTY CORONER
 L.E. Reich Jr. Dep. Coroner

STATE REGISTRAR

120004368

This is a true certified copy of the record filed in the County of Los Angeles Department of Health Services if it bears the Registrar's signature in purple ink.



Director of Health Services and Registrar

DATE ISSUED FEB 12 1998 98 1066943

This copy not valid unless prepared on engraved border displaying seal and signature of Registrar.



EXHIBIT B

ASSIGNED INSPECTOR: LUIS TERRAZAS CORRAL
JOB ADDRESS: 3684 SOUTH 4TH AVENUE, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 5042-006-025

Date: October 27, 2025

Last Full Title: 08/22/2025

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- 1) HARRISON K. MCKNIGHT
608 ELLSWORTH STREET
SAN FRANCISCO, CA 94110-6049 CAPACITY: OWNER

- 2) SENORA MCKNIGHT, DECD. EST. OF
C/O HARRISON K. MCKNIGHT
608 ELLSWORTH STREET
SAN FRANCISCO, CA 94110-6049 CAPACITY: OWNER

Property Detail Report

For Property Located At :

3684 4TH AVE, LOS ANGELES, CA 90018-4205**Owner Information**

Owner Name: **MCKNIGHT SENORA**
 Mailing Address: **608 ELLSWORTH ST, SAN FRANCISCO CA 94110-6049 C032 C/O HARRISON MCKNIGHT**
 Vesting Codes: **DC // ES**

Location Information

Legal Description: **JEFFERSON ST PARK TRACT LOT 36**
 County: **LOS ANGELES, CA** APN: **5042-006-025**
 Census Tract / Block: **2190.20 / 2** Alternate APN:
 Township-Range-Sect: **9-158** Subdivision: **JEFFERSON ST TR**
 Legal Book/Page: **36** Map Reference: **43-D6 /**
 Legal Lot: **10** Tract #: **LOS ANGELES**
 Legal Block: **PHHT** School District: **LOS ANGELES**
 Market Area: **LOS ANGELES** School District Name: **LOS ANGELES**
 Neighbor Code: **LOS ANGELES** Munic/Township: **LOS ANGELES**

Owner Transfer Information

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

Last Market Sale Information

Recording/Sale Date: **06/23/1998 /** 1st Mtg Amount/Type: **/**
 Sale Price: **1st Mtg Int. Rate/Type: /**
 Sale Type: **1st Mtg Document #: /**
 Document #: **1066943** 2nd Mtg Amount/Type: **/**
 Deed Type: **AFFIDAVIT** 2nd Mtg Int. Rate/Type: **/**
 Transfer Document #: **Price Per SqFt:**
 New Construction: **Multi/Split Sale:**
 Title Company:
 Lender:
 Seller Name: **FELTON LOUISE L**

Prior Sale Information

Prior Rec/Sale Date: **12/14/1993 /** Prior Lender:
 Prior Sale Price: **Prior 1st Mtg Amt/Type: /**
 Prior Doc Number: **2439744** Prior 1st Mtg Rate/Type: **/**
 Prior Deed Type: **AFFIDAVIT**

Property Characteristics

Gross Area:		Parking Type:	PARKING AVAIL	Construction:	
Living Area:	1,656	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:		Exterior wall:	
Above Grade:		Parking Spaces:	3	Porch Type:	
Total Rooms:		Basement Area:		Patio Type:	
Bedrooms:	2	Finish Bsmnt Area:		Pool:	
Bath(F/H):	1 /	Basement Type:		Air Cond:	
Year Built / Eff:	1924 / 1924	Roof Type:		Style:	
Fireplace:	/	Foundation:		Quality:	
# of Stories:	1	Roof Material:		Condition:	
Other Improvements:					

Site Information

Zoning:	LAR1	Acres:	0.13	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	5,609	Lot Width/Depth:	40 x 140	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$211,306	Assessed Year:	2024	Property Tax:	\$2,875.15
Land Value:	\$169,054	Improved %:	20%	Tax Area:	67
Improvement Value:	\$42,252	Tax Year:	2024	Tax Exemption:	
Total Taxable Value:	\$211,306				

Comparable Sales Report

For Property Located At



3684 4TH AVE, LOS ANGELES, CA 90018-4205

15 Comparable(s) Selected.

Report Date: 08/28/2025

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$0	\$700,000	\$1,540,000	\$1,108,000
Bldg/Living Area	1,656	1,414	1,869	1,628
Price/Sqft	\$0.00	\$462.62	\$914.84	\$682.96
Year Built	1924	1911	2018	1933
Lot Area	5,609	4,479	6,739	5,707
Bedrooms	2	2	4	3
Bathrooms/Restrooms	1	1	2	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$211,306	\$38,393	\$1,201,914	\$396,955
Distance From Subject	0.00	0.07	0.48	0.29

*= user supplied for search only

Comp #:1		Distance From Subject:0.07 (miles)			
Address:	3680 3RD AVE, LOS ANGELES, CA 90018-4245				
Owner Name:	HERNANDEZ JUAN C/PORTILLO EMMANUEL A C				
Seller Name:	CALDERON BLANCA R & EMMANUEL				
APN:	5042-005-020	Map Reference:	43-D6 /	Living Area:	1,752
County:	LOS ANGELES, CA	Census Tract:	2190.20	Total Rooms:	
Subdivision:	JEFFERSON STREET PARK	Zoning:	LAR1	Bedrooms:	4
Rec Date:	04/17/2025	Prior Rec Date:	12/31/2008	Bath(F/H):	2 /
Sale Date:	02/25/2025	Prior Sale Date:	11/23/2008	Yr Built/Eff:	1911 / 1914
Sale Price:	\$975,000	Prior Sale Price:	\$285,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	251080	Acres:	0.13	Fireplace:	Y / 1
1st Mtg Amt:	\$731,250	Lot Area:	5,801	Pool:	
Total Value:	\$403,218	# of Stories:	1	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:2		Distance From Subject:0.09 (miles)			
Address:	3641 4TH AVE, LOS ANGELES, CA 90018-4206				
Owner Name:	SHAYNE MARCO/KAPLAN RACHEL				
Seller Name:	MUIR MARK A				
APN:	5044-030-011	Map Reference:	43-D6 /	Living Area:	1,548
County:	LOS ANGELES, CA	Census Tract:	2190.20	Total Rooms:	
Subdivision:	JEFFERSON ST TR	Zoning:	LAR1	Bedrooms:	2

Rec Date:	04/08/2025	Prior Rec Date:	05/08/2017	Bath(F/H):	2 /
Sale Date:	04/03/2025	Prior Sale Date:	04/12/2017	Yr Built/Eff:	1915 / 1930
Sale Price:	\$1,310,000	Prior Sale Price:	\$595,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	226421	Acres:	0.12	Fireplace:	Y / 1
1st Mtg Amt:		Lot Area:	5,382	Pool:	
Total Value:	\$690,835	# of Stories:	1	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:3					Distance From Subject:0.14 (miles)
Address:	2444 EXPOSITION PL, LOS ANGELES, CA 90018-4224				
Owner Name:	PROCOPIO HANS A J/JORDAN ERIK M				
Seller Name:	KOCH LEAH TRUST				
APN:	5044-021-011	Map Reference:	43-D6 /	Living Area:	1,867
County:	LOS ANGELES, CA	Census Tract:	2190.20	Total Rooms:	5
Subdivision:	4500	Zoning:	LARD2	Bedrooms:	3
Rec Date:	08/22/2025	Prior Rec Date:	10/09/2018	Bath(F/H):	2 /
Sale Date:	07/28/2025	Prior Sale Date:	09/18/2018	Yr Built/Eff:	2018 / 2018
Sale Price:	\$1,165,000	Prior Sale Price:	\$1,000,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	572644	Acres:	0.10	Fireplace:	/
1st Mtg Amt:	\$1,000,000	Lot Area:	4,479	Pool:	
Total Value:	\$1,201,914	# of Stories:	1	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:4					Distance From Subject:0.14 (miles)
Address:	3658 6TH AVE, LOS ANGELES, CA 90018-4241				
Owner Name:	YOUNG TONYA/YOUNG DENHEIM				
Seller Name:	BURGESS ETHEL M				
APN:	5044-028-017	Map Reference:	43-C6 /	Living Area:	1,484
County:	LOS ANGELES, CA	Census Tract:	2190.20	Total Rooms:	
Subdivision:	JEFFERSON ST TR	Zoning:	LAR1	Bedrooms:	3
Rec Date:	03/12/2025	Prior Rec Date:	04/12/1989	Bath(F/H):	2 /
Sale Date:	03/11/2025	Prior Sale Date:	03/1989	Yr Built/Eff:	1920 / 1948
Sale Price:	\$700,000	Prior Sale Price:	\$127,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	158353	Acres:	0.14	Fireplace:	Y / 1
1st Mtg Amt:	\$679,000	Lot Area:	5,952	Pool:	
Total Value:	\$233,612	# of Stories:	1	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:5					Distance From Subject:0.21 (miles)
Address:	3785 DUBLIN AVE, LOS ANGELES, CA 90018-4217				
Owner Name:	LEE BECKY/SHAH MUBARAK				
Seller Name:	WYNNE DANIEL				
APN:	5034-012-006	Map Reference:	51-D1 /	Living Area:	1,499
County:	LOS ANGELES, CA	Census Tract:	2340.01	Total Rooms:	5
Subdivision:	11309	Zoning:	LAR1	Bedrooms:	3
Rec Date:	12/10/2024	Prior Rec Date:	11/03/2020	Bath(F/H):	2 /
Sale Date:	12/03/2024	Prior Sale Date:	10/20/2020	Yr Built/Eff:	1938 / 1945
Sale Price:	\$1,166,000	Prior Sale Price:	\$965,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	868824	Acres:	0.12	Fireplace:	Y / 1
1st Mtg Amt:		Lot Area:	5,100	Pool:	
Total Value:	\$1,024,063	# of Stories:	1	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:6			Distance From Subject:0.26 (miles)
Address:	3817 ROXTON AVE, LOS ANGELES, CA 90008-1916		
Owner Name:	METIS ROXTON LLC		
Seller Name:	ANDERSON ERNEST		
APN:	5034-013-031	Map Reference:	51-D1 /
County:	LOS ANGELES, CA	Census Tract:	2340.01
Subdivision:	11075	Zoning:	LAR1
Rec Date:	04/21/2025	Prior Rec Date:	
Sale Date:	04/01/2025	Prior Sale Date:	
Sale Price:	\$1,170,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	257754	Acres:	0.15
1st Mtg Amt:		Lot Area:	6,739
Total Value:	\$77,087	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
			Parking: PARKING AVAIL
			COMPOSITION
			ROLL
			Roof Mat:
			Yr Built/Eff: 1938 / 1940
			Bath(F/H): 2 /
			Bedrooms: 2
			Total Rooms: 6
			Living Area: 1,865

Comp #:7			Distance From Subject:0.26 (miles)
Address:	3627 S VAN NESS AVE, LOS ANGELES, CA 90018-4353		
Owner Name:	FUNG DAN K LIVING TRUST		
Seller Name:	CAO TRUNG		
APN:	5042-023-012	Map Reference:	43-D6 /
County:	LOS ANGELES, CA	Census Tract:	2220.02
Subdivision:	557	Zoning:	LAR1
Rec Date:	04/03/2025	Prior Rec Date:	04/03/2024
Sale Date:	02/21/2025	Prior Sale Date:	03/19/2024
Sale Price:	\$1,150,000	Prior Sale Price:	\$750,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	213580	Acres:	0.15
1st Mtg Amt:	\$600,000	Lot Area:	6,487
Total Value:	\$657,948	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
			Parking: PARKING AVAIL
			COMPOSITION
			SHINGLE
			Roof Mat:
			Yr Built/Eff: 1913 / 1913
			Bath(F/H): 1 /
			Bedrooms: 3
			Total Rooms: 3
			Living Area: 1,592

Comp #:8			Distance From Subject:0.31 (miles)
Address:	3846 ROXTON AVE, LOS ANGELES, CA 90008-1917		
Owner Name:	MA YIXUAN		
Seller Name:	SO CAL RESIDENTIAL HOMES LLC		
APN:	5034-016-012	Map Reference:	51-D1 /
County:	LOS ANGELES, CA	Census Tract:	2340.02
Subdivision:	11075	Zoning:	LAR1
Rec Date:	07/18/2025	Prior Rec Date:	09/12/2024
Sale Date:	06/25/2025	Prior Sale Date:	09/06/2024
Sale Price:	\$1,355,000	Prior Sale Price:	\$850,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	485067	Acres:	0.12
1st Mtg Amt:	\$1,151,750	Lot Area:	5,378
Total Value:	\$70,843	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
			Parking: PARKING AVAIL
			COMPOSITION
			ROLL
			Roof Mat:
			Yr Built/Eff: 1937 / 1938
			Bath(F/H): 2 /
			Bedrooms: 3
			Total Rooms: 5
			Living Area: 1,571

Comp #:9			Distance From Subject:0.32 (miles)
Address:	3864 3RD AVE, LOS ANGELES, CA 90008-1904		
Owner Name:	BORDEAUX JACQUELINE L/PHELPS DAVID S V		
Seller Name:	ROZELUK JOHN G		
APN:	5034-017-048	Map Reference:	51-D1 /
			Living Area: 1,503

County:	LOS ANGELES, CA	Census Tract:	2340.02	Total Rooms:	8
Subdivision:	809	Zoning:	LAR1	Bedrooms:	3
Rec Date:	07/30/2025	Prior Rec Date:	10/04/2016	Bath(F/H):	2 /
Sale Date:	07/28/2025	Prior Sale Date:	09/12/2016	Yr Built/Eff:	1928 / 1939
Sale Price:	\$1,375,000	Prior Sale Price:	\$665,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	512818	Acres:	0.12	Fireplace:	Y / 1
1st Mtg Amt:	\$1,168,000	Lot Area:	5,288	Pool:	
Total Value:	\$756,650	# of Stories:	1	Roof Mat:	TILE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:10					Distance From Subject:0.36 (miles)
Address:	3872 DUBLIN AVE, LOS ANGELES, CA 90008-1921				
Owner Name:	AHUJA HERMAN/KWAN DENISE				
Seller Name:	VENTURE MOS LLC				
APN:	5034-013-005	Map Reference:	51-D1 /	Living Area:	1,869
County:	LOS ANGELES, CA	Census Tract:	2340.01	Total Rooms:	7
Subdivision:	11075	Zoning:	LAR1	Bedrooms:	4
Rec Date:	03/04/2025	Prior Rec Date:	07/05/2024	Bath(F/H):	2 /
Sale Date:	02/06/2025	Prior Sale Date:	06/01/2024	Yr Built/Eff:	1938 / 1943
Sale Price:	\$1,540,000	Prior Sale Price:	\$1,050,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	SPANISH
Document #:	135826	Acres:	0.14	Fireplace:	Y / 1
1st Mtg Amt:		Lot Area:	6,081	Pool:	
Total Value:	\$80,212	# of Stories:	1	Roof Mat:	ROLL
Land Use:	SFR	Park Area/Cap#:	/	Parking:	COMPOSITION PARKING AVAIL

Comp #:11					Distance From Subject:0.41 (miles)
Address:	3825 WELLAND AVE, LOS ANGELES, CA 90008-1926				
Owner Name:	DIVINE HARBOR REALTY LLC				
Seller Name:	WITBECK ROBERT C TRUST				
APN:	5034-002-014	Map Reference:	51-C1 /	Living Area:	1,517
County:	LOS ANGELES, CA	Census Tract:	2340.01	Total Rooms:	7
Subdivision:	12012	Zoning:	LAR1	Bedrooms:	2
Rec Date:	02/14/2025	Prior Rec Date:	04/30/1999	Bath(F/H):	2 /
Sale Date:	01/28/2025	Prior Sale Date:	03/15/1999	Yr Built/Eff:	1940 / 1946
Sale Price:	\$1,020,000	Prior Sale Price:	\$186,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	SPANISH
Document #:	96501	Acres:	0.14	Fireplace:	Y / 1
1st Mtg Amt:	\$975,000	Lot Area:	6,002	Pool:	
Total Value:	\$285,854	# of Stories:	1	Roof Mat:	TILE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:12					Distance From Subject:0.43 (miles)
Address:	3905 ROXTON AVE, LOS ANGELES, CA 90008-2717				
Owner Name:	SO CAL RESIDENTIAL HOMES LLC				
Seller Name:	BROWN HOWARD JR				
APN:	5034-014-002	Map Reference:	51-D1 /	Living Area:	1,762
County:	LOS ANGELES, CA	Census Tract:	2340.01	Total Rooms:	6
Subdivision:	11009	Zoning:	LAR1	Bedrooms:	3
Rec Date:	06/27/2025	Prior Rec Date:	03/11/1976	Bath(F/H):	2 /
Sale Date:	06/26/2025	Prior Sale Date:		Yr Built/Eff:	1937 / 1938
Sale Price:	\$1,010,000	Prior Sale Price:	\$40,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	SPANISH
Document #:	433225	Acres:	0.12	Fireplace:	Y / 1
1st Mtg Amt:		Lot Area:	5,402	Pool:	

Total Value:	\$92,112	# of Stories:	1	Roof Mat:	ROLL
Land Use:	SFR	Park Area/Cap#:	/	Parking:	COMPOSITION PARKING AVAIL

Comp #:13 Distance From Subject:0.44 (miles)

Address: **3731 OLMSTED AVE, LOS ANGELES, CA 90018-4130**

Owner Name: **FU LISA C**

Seller Name: **TANKERSLEY JANIS J L/TR**

APN:	5033-018-018	Map Reference:	43-C6 /	Living Area:	1,544
County:	LOS ANGELES, CA	Census Tract:	2342.00	Total Rooms:	6
Subdivision:	11754	Zoning:	LAR1	Bedrooms:	3
Rec Date:	08/20/2025	Prior Rec Date:	11/17/2000	Bath(F/H):	2 /
Sale Date:	07/30/2025	Prior Sale Date:	11/14/2000	Yr Built/Eff:	1940 / 1941
Sale Price:	\$930,000	Prior Sale Price:	\$160,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	566149	Acres:	0.15	Fireplace:	Y / 1
1st Mtg Amt:	\$430,000	Lot Area:	6,494	Pool:	
Total Value:	\$298,392	# of Stories:	1	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:14 Distance From Subject:0.46 (miles)

Address: **3566 S GRAMERCY PL, LOS ANGELES, CA 90018-3820**

Owner Name: **METCALF JUSTIN/MARTIN RYAN**

Seller Name: **KIM YOUNGMIN**

APN:	5042-028-021	Map Reference:	43-D6 /	Living Area:	1,414
County:	LOS ANGELES, CA	Census Tract:	2220.02	Total Rooms:	6
Subdivision:	1484	Zoning:	LAR1	Bedrooms:	3
Rec Date:	03/25/2025	Prior Rec Date:	05/24/2024	Bath(F/H):	2 /
Sale Date:	03/21/2025	Prior Sale Date:	05/20/2024	Yr Built/Eff:	1924 / 1936
Sale Price:	\$999,000	Prior Sale Price:	\$700,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	188637	Acres:	0.12	Fireplace:	Y / 1
1st Mtg Amt:	\$980,905	Lot Area:	5,209	Pool:	
Total Value:	\$38,393	# of Stories:	1	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:15 Distance From Subject:0.48 (miles)

Address: **3011 5TH AVE, LOS ANGELES, CA 90018-2910**

Owner Name: **3 BROS REAL ESTATE LLC**

Seller Name: **LEON DANIEL N**

APN:	5051-039-019	Map Reference:	43-D5 /	Living Area:	1,632
County:	LOS ANGELES, CA	Census Tract:	2190.10	Total Rooms:	
Subdivision:	2	Zoning:	LAR1	Bedrooms:	4
Rec Date:	01/30/2025	Prior Rec Date:	01/29/2025	Bath(F/H):	1 /
Sale Date:	01/22/2025	Prior Sale Date:	12/26/2024	Yr Built/Eff:	1912 / 1938
Sale Price:	\$755,000	Prior Sale Price:	\$695,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	60980	Acres:	0.13	Fireplace:	Y / 1
1st Mtg Amt:	\$878,000	Lot Area:	5,813	Pool:	
Total Value:	\$43,192	# of Stories:	1	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

EXHIBIT D

ASSIGNED INSPECTOR: **LUIS TERRAZAS CORRAL**
JOB ADDRESS: **3684 SOUTH 4TH AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5042-006-025**

Date: **October 27, 2025**

CASE NO.: **840530**
ORDER NO.: **A-4908295**

EFFECTIVE DATE OF ORDER TO COMPLY: **January 18, 2019**
COMPLIANCE EXPECTED DATE: **February 17, 2019**
DATE COMPLIANCE OBTAINED: **No Compliance to Date**

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LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-4908295

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**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**

ORDER TO COMPLY AND NOTICE OF FEE

**C/O HARRISON MCKNIGHT MCKNIGHT, SENORA DECD EST OF
608 ELLSWORTH ST
SAN FRANCISCO, CA 94110**

**CASE #: 840530
ORDER #: A-4908295
EFFECTIVE DATE: January 18, 2019
COMPLIANCE DATE: February 17, 2019**

OWNER OF

SITE ADDRESS: 3684 S 4TH AVE

ASSESSORS PARCEL NO.: 5042-006-025

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. Maintenance and repair of existing building. Detached garage is collapsing.

You are therefore ordered to: Maintain the existing building and/or premises in a safe and sanitary condition and good repair.

Code Section(s) in Violation: 91.8104, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

Location: Detached garage at rear of property.

2. The approximate 16' x 10' construction of a structure within the existing detached garage 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 permit(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,

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**

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12.21A.1.(a) of the L.A.M.C.

Location: Within the detached garage.

3. Right of entry for inspection.

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.

Location: 3684 S 4th Ave.

Comments: Access for inspection of the property was not provided during the initial inspection on 1/3/2019.

Please note subject property is within the Jefferson Park Historic Preservation Overlay Zone (HPOZ). Please contact Lydia Chapman of City Planning for review and approval before making any alterations to the exterior of the property. (213) 847-3646. lydia.chapman@lacity.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.

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.

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Any questions regarding invoices or how to pay fees should be directed to financial services at (213) 482-6890.
Any questions regarding the order to comply and compliance matters contact the inspector noted below at (213)252-3952.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector :  Date: January 08, 2019

JESSE CHEN
221 N. FIGUEROA ST. SUITE 1100
LOS ANGELES, CA 90012
(213)252-3952
Jesse.Chen@lacity.org


REVIEWED BY

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

JAN 10 2019

to the address as shown on the
last equalized assessment roll.
Initialed by PC

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