

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

JACOB STEVENS
PRESIDENT

NANCY YAP
VICE PRESIDENT

CORISSA HERNANDEZ
JAVIER NUNEZ
MOISES ROSALES

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

October 20, 2025

Council District: # 15

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

JOB ADDRESS: 1416 EAST 109TH STREET, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 6070-005-040
Re: Invoice #812030-6

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: 1416 East 109th 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 on December 31, 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 Code Enforcement fee	660.00
Late Charge/Collection fee (250%)	1,650.00
Accumulated Interest (1%/month)	713.34
Title Report fee	30.00
Grand Total	\$ 3,053.34^A

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 \$3,053.34 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 LADBS to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of \$3,053.34 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: 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. T18454
Dated as of: 07/17/2025

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)

APN #: 6070-005-040

Property Address: 1416 E 109TH ST City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED
Grantee : MARIA PEDROZA AND MARISOL PEDROZA
Grantor : PORFIRIO CHAIDEZ AND RENE SAUCEDO
Deed Date : 01/08/2002 Recorded : 10/23/2002
Instr No. : 02-2494735

MAILING ADDRESS: MARIA PEDROZA AND MARISOL PEDROZA
1416 E 109TH ST, LOS ANGELES, CA 90059-1114

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 399,400 Brief Description: AMENDED PLAT OF A POR OF ALTON TRACT LOTS 399 AND 400

MORTGAGES/LIENS

Type of Document: ASSIGNMENT OF DEED OF TRUST
Recording Date: 02/01/2019 Document #: 19-0100547
Loan Amount: \$146,470
Lender Name: WELLS FARGO BANK N.A.
Borrowers Name: MARIA PEDROZA

MAILING ADDRESS: WELLS FARGO BANK N.A.
1000 BLUE GENTIAN RD STE 200 EAGAN, MN 55121



02-2494735

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
OCT 23 2002
AT 8 A.M.

SPACE ABOVE THIS LINE FOR RECORDERS USE

TITLE(S)

DEED

FEE \$27	FF
A.F.N.F. 94	1

D.T.T.

1-
679

NOTIFICATION SENT-\$4
©

CODE
20

CODE
19

CODE
9

Assessor's Identification Number (AIN)
To Be Completed By Examiner OR Title Company In Black Ink

Number of Parcels Shown

6070

005

034

001

THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY:

332A270-61

Escrow No. 10349-MG
Title Order No. ~~W99241-1~~

02 2494735

When Recorded Mail Document
and Tax Statement To:

Maria Pedroza
1416 E. 109th Street
Los Angeles, CA 90059

R. B. P. A.

APN: 6070-005-034

GRANT DEED

SPACE ABOVE THIS LINE FOR RECORDER'S USE

The undersigned grantor(s) declare(s)

Documentary transfer tax is \$ 166.10 City tax \$ 679.50

[X] computed on full value of property conveyed, or

[] computed on full value less value of liens or encumbrances remaining at time of sale,

[] Unincorporated Area City of Los Angeles

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Porfirio Chaidez, A Married Man as his Sole and Separate Property and Rene Saucedo, A Single Man

hereby GRANT(S) to Maria Pedroza, An Unmarried Woman and Marisol Pedroza, A Single Woman as Joint Tenants

the following described real property in the City of Los Angeles

County of Los Angeles, State of California:

Lot 399 and 400 Amended Plat of a Portion of Alton tract, in the city of Los Angeles, County of Los Angeles, State of California, as per map recorded in book 11 page 181 of maps, in the office of the County Recorder of said County.

Property Address: 1416 East 109th Street, Los Angeles, CA 90059

DATED: January 8, 2002

STATE OF CALIFORNIA

COUNTY OF LOS Angeles

ON 10-11-02 before me,

TERESA A. RAMANI personally appeared
Porfirio Chaidez and Rene Saucedo

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.

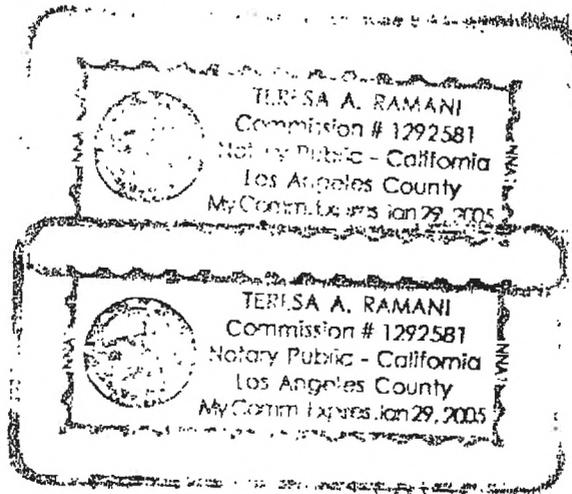
Witness my hand and official seal.

Signature

[Handwritten Signature]

[Handwritten Signature]
Porfirio Chaidez

[Handwritten Signature]
Rene Saucedo



MAIL TAX STATEMENTS AS DIRECTED ABOVE

10/10-16-04

This page is part of your document - DO NOT DISCARD



20190100547



Pages:
0002

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

02/01/19 AT 04:07PM

FEES:	20.00
TAXES:	0.00
OTHER:	0.00
SB2:	75.00
PAID:	95.00



LEADSHEET



201902010220168

00016230437



009609821

SEQ:
01

SECURE - Daily



THIS FORM IS NOT TO BE DUPLICATED

E13-201902010220168-0002

Send All Notices to Assignee

RECORDING REQUESTED BY:
WELLS FARGO BANK, N.A.
1000 BLUE GENTIAN RD
SUITE 200
EAGAN, MN 55121

AND WHEN RECORDED MAIL TO
WELLS FARGO BANK, N.A.
1000 BLUE GENTIAN RD #200
MAC: N9289-018
EAGAN, MN 55121-4400
ATTN: ASSIGNMENT TEAM

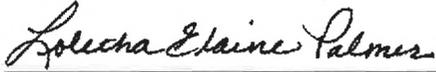
ASSIGNMENT OF DEED OF TRUST

For good and valuable consideration, the sufficiency of which is hereby acknowledged, **WELLS FARGO BANK, N.A. S/B/M WELLS FARGO HOME MORTGAGE, INC. , 1 HOME CAMPUS , DES MOINES, IA 50328** . For VALUE RECEIVED, the undersigned hereby does convey, assign, transfer and set over to: **SPECIALIZED LOAN SERVICING LLC , 8742 LUCENT BLVD SUITE 300 , HIGHLANDS RANCH, CO 80129** , assignee, the described deed of trust, with all interest, all liens, and any rights due or to become due thereon. Said Deed of Trust for \$146470.00 is recorded in the State of CA , County of Los Angeles Official Records, dated **10/09/2002** and recorded **10/23/2002** , as Instrument No. **02-2494736**

Executed by **MARIA PEDROZA, A SINGLE PERSON AND MARISOL PEDROZA, A SINGLE PERSON** , as Trustors and **WELLS FARGO HOME MORTGAGE, INC.** as the original beneficiary. Legal Description: **As more fully described in said Deed of Trust.**

Dated: **02/01/2019**

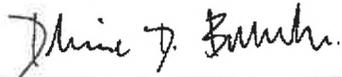
WELLS FARGO BANK, N.A. S/B/M WELLS FARGO HOME MORTGAGE, INC.



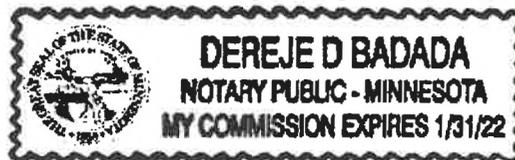
By: LOLETHA ELAINE PALMER Vice President Loan Documentation

STATE OF MN
COUNTY OF Dakota } s.s.

On **02/01/2019** before me, **DEREJE D. BADADA** , a Notary Public, personally appeared **LOLETHA ELAINE PALMER** , Vice President Loan Documentation of **WELLS FARGO BANK, N.A. S/B/M WELLS FARGO HOME MORTGAGE, INC.** 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, and that by his/her/their signature on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



DEREJE D. BADADA, Notary Public
Expires: 01/31/2022



2492cdd7

EXHIBIT B

ASSIGNED INSPECTOR: **BRIAN CHRISTIAN**
JOB ADDRESS: **1416 EAST 109TH STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **6070-005-040**

DATE: **October 20, 2025**

Last Full Title: **07/17/2025**

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1) MARIA PEDROZA AND MARISOL PEDROZA
1416 E. 109TH STREET
LOS ANGELES, CA 90059-1114
CAPACITY: OWNERS

- 2) WELLS FARGO BANK N.A.
1000 BLUE GENTIAN ROAD, SUITE 200
EAGAN, MN 55121
CAPACITY: INTERESTED PARTY

Property Detail Report

For Property Located At :
1416 E 109TH ST, LOS ANGELES, CA 90059-1114



Owner Information

Owner Name: **PEDROZA MARIA/PEDROZA MARISOL**
 Mailing Address: **1416 E 109TH ST, LOS ANGELES CA 90059-1114 C012**
 Vesting Codes: **UW // JT**

Location Information

Legal Description: **AMENDED PLAT OF A POR OF ALTON TRACT LOTS 399 AND 400**
 County: **LOS ANGELES, CA** APN: **6070-005-040**
 Census Tract / Block: **2420.00 / 2** Alternate APN:
 Township-Range-Sect: Subdivision:
 Legal Book/Page: Map Reference: **/**
 Legal Lot: **399** Tract #:
 Legal Block: School District: **LOS ANGELES**
 Market Area: **C37** School District Name: **LOS ANGELES**
 Neighbor Code: 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: **10/23/2002 / 01/08/2002** 1st Mtg Amount/Type: **\$146,470 / CONV**
 Sale Price: **\$151,000** 1st Mtg Int. Rate/Type: **/ FIXED**
 Sale Type: **FULL** 1st Mtg Document #: **2494736**
 Document #: **2494735** 2nd Mtg Amount/Type: **/**
 Deed Type: **GRANT DEED** 2nd Mtg Int. Rate/Type: **/**
 Transfer Document #: Price Per SqFt: **\$121.97**
 New Construction: Multi/Split Sale:
 Title Company: **AMERICAN TITLE CO**
 Lender: **WELLS FARGO HM MTG INC**
 Seller Name: **CHAIDEZ PORFIRIO**

Prior Sale Information

Prior Rec/Sale Date: **10/26/2001 / 10/09/2001** Prior Lender: **PRIVATE INDIVIDUAL**
 Prior Sale Price: **\$99,000** Prior 1st Mtg Amt/Type: **\$98,000 / PRIVATE PARTY**
 Prior Doc Number: **2052521** Prior 1st Mtg Rate/Type: **/**
 Prior Deed Type: **GRANT DEED**

Property Characteristics

Gross Area:		Parking Type:		Construction:	
Living Area:	1,238	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:		Exterior wall:	
Above Grade:		Parking Spaces:		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:	1921 / 1934	Roof Type:		Style:	
Fireplace:	/	Foundation:		Quality:	
# of Stories:		Roof Material:		Condition:	
Other Improvements:					

Site Information

Zoning:	LAR2	Acres:	0.18	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	7,731	Lot Width/Depth:	x	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	
Site Influence:				Sewer Type:	

Tax Information

Total Value:	\$214,387	Assessed Year:	2024	Property Tax:	\$3,104.60
Land Value:	\$141,981	Improved %:	34%	Tax Area:	460
Improvement Value:	\$72,406	Tax Year:	2024	Tax Exemption:	
Total Taxable Value:	\$214,387				

Comparable Sales Report

For Property Located At

**1416 E 109TH ST, LOS ANGELES, CA 90059-1114****8 Comparable(s) Selected.**

Report Date: 07/24/2025

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$151,000	\$475,000	\$725,000	\$616,250
Bldg/Living Area	1,238	1,092	1,417	1,249
Price/Sqft	\$121.97	\$345.96	\$601.05	\$495.41
Year Built	1921	1906	2007	1959
Lot Area	7,731	2,969	7,693	4,773
Bedrooms	2	2	3	3
Bathrooms/Restrooms	1	1	3	2
Stories	0.00	1.00	1.00	1.00
Total Value	\$214,387	\$28,775	\$610,192	\$351,386
Distance From Subject	0.00	0.21	0.50	0.37

* = user supplied for search only

Comp #:1				Distance From Subject:0.21 (miles)
Address:	11114 EVERS AVE, LOS ANGELES, CA 90059-1152			
Owner Name:	RADICAL ENTS INC			
Seller Name:	MEB REO TRUST VI			
APN:	6070-009-027	Map Reference:	58-D4 /	Living Area: 1,373
County:	LOS ANGELES, CA	Census Tract:	2426.00	Total Rooms:
Subdivision:	GOLDEN STATE COS	Zoning:	LAR2	Bedrooms: 3
	LINCOLN TR			
Rec Date:	02/14/2025	Prior Rec Date:	09/21/2004	Bath(F/H): 3 /
Sale Date:	01/13/2025	Prior Sale Date:	08/05/2004	Yr Built/Eff: 1992 / 1992
Sale Price:	\$475,000	Prior Sale Price:	\$265,000	Air Cond:
Sale Type:	FULL	Prior Sale Type:	FULL	Style:
Document #:	95579	Acres:	0.07	Fireplace: /
1st Mtg Amt:	\$375,000	Lot Area:	3,195	Pool:
Total Value:	\$362,123	# of Stories:		Roof Mat:
Land Use:	SFR	Park Area/Cap#:	/	Parking:

Comp #:2				Distance From Subject:0.22 (miles)
Address:	1268 E 107TH ST, LOS ANGELES, CA 90002-3535			
Owner Name:	CASTANEDA ARACELI J/NICOLAS CRISPIN B			
Seller Name:	COVENANT INVESTMENTS LLC			
APN:	6065-011-004	Map Reference:	58-D4 /	Living Area: 1,341
County:	LOS ANGELES, CA	Census Tract:	2420.00	Total Rooms:

Subdivision:	ALTON	Zoning:	LAR1	Bedrooms:	3
Rec Date:	04/01/2025	Prior Rec Date:	12/23/2024	Bath(F/H):	1 /
Sale Date:	02/03/2025	Prior Sale Date:	12/12/2024	Yr Built/Eff:	1906 / 1915
Sale Price:	\$725,000	Prior Sale Price:	\$400,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	204304	Acres:	0.18	Fireplace:	/
1st Mtg Amt:	\$580,000	Lot Area:	7,693	Pool:	
Total Value:	\$194,307	# of Stories:	1	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:3 Distance From Subject:0.28 (miles)

Address: **1633 E 111TH ST, LOS ANGELES, CA 90059-1907**

Owner Name: **LOPEZ JOSHUA/RANGEL DANIELA**

Seller Name: **COOPER ENNIS**

APN:	6069-010-016	Map Reference:	58-D4 /	Living Area:	1,104
County:	LOS ANGELES, CA	Census Tract:	2427.00	Total Rooms:	
Subdivision:	ALTON	Zoning:	LAR2	Bedrooms:	2
Rec Date:	02/12/2025	Prior Rec Date:		Bath(F/H):	2 /
Sale Date:	01/17/2025	Prior Sale Date:		Yr Built/Eff:	1925 / 1955
Sale Price:	\$535,000	Prior Sale Price:		Air Cond:	
Sale Type:	FULL	Prior Sale Type:		Style:	
Document #:	88418	Acres:	0.14	Fireplace:	/
1st Mtg Amt:	\$518,950	Lot Area:	5,912	Pool:	
Total Value:	\$433,081	# of Stories:	1	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:4 Distance From Subject:0.35 (miles)

Address: **1675 E 110TH ST, LOS ANGELES, CA 90059-1217**

Owner Name: **CABRERA VICTOR J/CASTRO SANTA L**

Seller Name: **CYPRUS KIP C & AMY L**

APN:	6069-008-025	Map Reference:	/	Living Area:	1,254
County:	LOS ANGELES, CA	Census Tract:	2427.00	Total Rooms:	
Subdivision:	ALTON	Zoning:	LAR2	Bedrooms:	3
Rec Date:	12/31/2024	Prior Rec Date:	05/26/2023	Bath(F/H):	2 /
Sale Date:	10/31/2024	Prior Sale Date:	05/10/2023	Yr Built/Eff:	2007 / 2007
Sale Price:	\$650,000	Prior Sale Price:	\$365,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	930634	Acres:	0.09	Fireplace:	/
1st Mtg Amt:	\$638,128	Lot Area:	3,848	Pool:	
Total Value:	\$577,320	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:5 Distance From Subject:0.44 (miles)

Address: **1123 E 106TH ST, LOS ANGELES, CA 90002-3408**

Owner Name: **DE RODRIGUEZ IRMA Y E D/RODRIGUEZ EDVIN**

Seller Name: **MAW GLOBAL CORP**

APN:	6051-012-018	Map Reference:	58-C4 /	Living Area:	1,148
County:	LOS ANGELES, CA	Census Tract:	2408.00	Total Rooms:	
Subdivision:	6478	Zoning:	LAR1	Bedrooms:	3
Rec Date:	05/12/2025	Prior Rec Date:	10/21/2024	Bath(F/H):	1 /
Sale Date:	04/09/2025	Prior Sale Date:	08/27/2024	Yr Built/Eff:	1942 / 1942
Sale Price:	\$690,000	Prior Sale Price:	\$490,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	310414	Acres:	0.12	Fireplace:	/
1st Mtg Amt:	\$677,502	Lot Area:	5,415	Pool:	
Total Value:	\$139,191	# of Stories:	1	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:6 Distance From Subject:0.46 (miles)
 Address: **954 E 111TH DR, LOS ANGELES, CA 90059-1535**
 Owner Name: **DOMINGUEZ MISTYMARIA/DOMINGUEZ LUIS**
 Seller Name: **DENT D R & JAMES-DENT T**
 APN: **6072-021-010** Map Reference: **58-C4 /** Living Area: **1,092**
 County: **LOS ANGELES, CA** Census Tract: **2409.01** Total Rooms:
 Subdivision: **7137** Zoning: **LAR2** Bedrooms: **3**
 Rec Date: **05/30/2025** Prior Rec Date: **05/28/1999** Bath(F/H): **1 /**
 Sale Date: **04/28/2025** Prior Sale Date: **04/24/1999** Yr Built/Eff: **1948 / 1948**
 Sale Price: **\$515,000** Prior Sale Price: Air Cond:
 Sale Type: **FULL** Prior Sale Type: Style:
 Document #: **360562** Acres: **0.10** Fireplace: **/**
 1st Mtg Amt: **\$489,250** Lot Area: **4,345** Pool:
 Total Value: **\$28,775** # of Stories: **1** Roof Mat:
 Land Use: **SFR** Park Area/Cap#: **/** Parking:

Comp #:7 Distance From Subject:0.48 (miles)
 Address: **10962 WILLOWBROOK AVE, LOS ANGELES, CA 90059-1254**
 Owner Name: **JAIMEZ CASSANDRA/SANTIAGO HELEN**
 Seller Name: **TORRES MIGUEL A**
 APN: **6069-007-026** Map Reference: **58-D4 /** Living Area: **1,260**
 County: **LOS ANGELES, CA** Census Tract: **2427.00** Total Rooms:
 Subdivision: **DOSTER TR** Zoning: **LAR2** Bedrooms: **3**
 Rec Date: **04/17/2025** Prior Rec Date: **08/12/2021** Bath(F/H): **2 /**
 Sale Date: **02/21/2025** Prior Sale Date: **03/16/2021** Yr Built/Eff: **2003 / 2003**
 Sale Price: **\$630,000** Prior Sale Price: **\$355,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style:
 Document #: **250033** Acres: **0.07** Fireplace: **/**
 1st Mtg Amt: **\$618,589** Lot Area: **2,969** Pool:
 Total Value: **\$466,099** # of Stories: Roof Mat:
 Land Use: **SFR** Park Area/Cap#: **/** Parking:

Comp #:8 Distance From Subject:0.50 (miles)
 Address: **1139 E 104TH ST, LOS ANGELES, CA 90002-3316**
 Owner Name: **HERNANDEZ ELMER A L/GARCIA RAMON**
 Seller Name: **CALDERON FERNANDO**
 APN: **6051-010-004** Map Reference: **58-C3 /** Living Area: **1,417**
 County: **LOS ANGELES, CA** Census Tract: **2407.00** Total Rooms:
 Subdivision: **6478** Zoning: **LAR1** Bedrooms: **2**
 Rec Date: **05/20/2025** Prior Rec Date: **03/31/2021** Bath(F/H): **1 /**
 Sale Date: **05/01/2025** Prior Sale Date: **03/29/2021** Yr Built/Eff: **1949 / 1951**
 Sale Price: **\$710,000** Prior Sale Price: **\$575,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style:
 Document #: **332287** Acres: **0.11** Fireplace: **/**
 1st Mtg Amt: **\$697,140** Lot Area: **4,804** Pool:
 Total Value: **\$610,192** # of Stories: **1** Roof Mat:
 Land Use: **SFR** Park Area/Cap#: **/** Parking:

EXHIBIT D

ASSIGNED INSPECTOR: **BRIAN CHRISTIAN**
JOB ADDRESS: **1416 EAST 109TH STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **6070-005-040**

Date: **October 20, 2025**

CASE NO.: **888094**
ORDER NO.: **A-5216698**

EFFECTIVE DATE OF ORDER TO COMPLY: **December 31, 2019**
COMPLIANCE EXPECTED DATE: **January 30, 2020**
DATE COMPLIANCE OBTAINED: **August 14, 2020**

LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-5216698

1060326202097443

**BOARD OF
BUILDING AND SAFETY
COMMISSIONERS**

**VAN AMBATELOS
PRESIDENT**

**VACANT
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

**PEDROZA, MARIA AND MARISOL
1416 E 109TH ST
LOS ANGELES, CA 90059**

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

**CASE #: 888094
ORDER #: A-5216698
EFFECTIVE DATE: December 31, 2019
COMPLIANCE DATE: January 30, 2020**

**OWNER OF
SITE ADDRESS: 1416 E 109TH ST
ASSESSORS PARCEL NO.: 6070-005-040
ZONE: R2; Two Family Zone**

DEC 19 2019

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

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. Failure to provide or maintain the required off street parking.

You are therefore ordered to: Provide and/or maintain the required off street parking.

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

Location: Driveway

Comments: The driveway access to parking is blocked with other vehicles or stuffs.

2. Open storage within the required yards.

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

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

3. Right of entry for inspection.

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

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: Rear yard.

Comments: The Garage and Travel trailer needs to be inspected.

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:

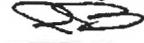
There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine err or abuse of discretion, or requests for slight modification of the requirements contained in this order when appropriate fees have been paid. Section 98.0403.1 and 98.0403.2 L.A.M.C.

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 (310)732-4533.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: 

Date: December 17, 2019

KEITH EDGHILL
638 S. BEACON ST #276
LOS ANGELES, CA 90731
(310)732-4533
Keith.Edghill@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.



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