

CITY OF LOS ANGELES

CALIFORNIA



KAREN BASS
MAYOR

BOARD OF BUILDING AND SAFETY COMMISSIONERS

JACOB STEVENS
PRESIDENT

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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 30, 2025

Council District: # 8

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

JOB ADDRESS: **1503 WEST 45TH STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5016-002-029**
Re: Invoice #808756-0

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: **1503 West 45th 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 May 29, 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)	402.17
Title Report fee	30.00
Grand Total	\$ 2,742.17

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 **\$2,742.17** 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 **\$2,742.17** 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. T18463
Dated as of: 07/17/2025

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 5016-002-029

Property Address: 1503 W 45TH ST City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee: DIANE LEE, JAMES LEE, DONNA LEE, DAISY L. LEE AND LONNIE HINTON (RAMON LEE)

Grantor: DIANE LEE

Deed Date : 09/02/1994

Recorded : 10/27/1994

Instr No. : 94-1948081

**MAILING ADDRESS: DIANE LEE, JAMES LEE, DONNA LEE, DAISY L. LEE AND LONNIE HINTON
(RAMON LEE)**

1503 W 45TH ST, LOS ANGELES, CA 90062-2044

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 3 Block: 2 Tract No: 2379 Brief Description: TRACT # 2379 LOT 3 BLK 2

MORTGAGES/LIENS

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

RECORDING REQUESTED BY:)
 Sherrie Ford Couser)
)
 WHEN RECORDED MAIL TO:)
 Sherrie Ford Couser)
 1100 Glendon Avenue)
 Penthouse)
 Los Angeles, California 90024)
)
 MAIL TAX STATEMENTS TO:)
 Diane Lee)
 13502 Semora Place)
 Cerritos, California)
 90703)

RECORDED/FILED IN OFFICIAL RECORDS
 RECORDER'S OFFICE
 LOS ANGELES COUNTY
 CALIFORNIA
 4 MIN. 8 AM. OCT 27 1994
 PAST

FEE \$10 Z
 2

GRANT DEED

ASSESSOR'S ID NO. 5016-002-029

The undersigned grantor declares: The purpose of this Grant Deed is to terminate the joint tenancy formerly existing between Diane Lee and James Lee, Donna Lee, Daisy L. Lee, and Lonnie Hinton, aka Ramon Lee.

This conveyance changes the manner in which title is held, grantor and grantee remain the same and continue to hold the same proportionate interest. R & T 11911.

Documentary transfer tax is \$0.

- () Computed on full value of property conveyed, or
- () Computed on full value less value of liens and encumbrances remaining at time of sale.
- () Unincorporated area: (X) City of Los Angeles, and

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Diane Lee

hereby GRANTS to

Diane Lee an undivided 1/5 interest as tenant in common in

the following described real property in the City of Los Angeles, County of Los Angeles, State of California:

Lot 3 in Block 2 of Tract 2379, as per map recorded in Book 23, Page 30 of Maps, in the office of the

county recorder of said county.

Commonly known as: 1503 W. 45th Street, Los Angeles,
California 90062

Dated: 09/02/94


Diane Lee

ACKNOWLEDGMENT

STATE OF CALIFORNIA)
) ss
COUNTY OF LOS ANGELES)

On 9/2/94, 1994 before me the undersigned personally appeared Diane Lee personally known to me (or proved on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her authorized signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Michelle A Arden
Notary Public in and for said County



EXHIBIT B

ASSIGNED INSPECTOR: **JAVIER RAMOS**
JOB ADDRESS: **1503 WEST 45TH STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5016-002-029**

Date: **October 30, 2025**

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

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- 1) DIANE LEE, JAMES LEE, DONNA LEE, DAISY L. LEE AND
LONNIE HINTON (RAMON LEE)
1503 W. 45TH STREET
LOS ANGELES, CA 90062-2044

CAPACITY: OWNERS

Property Detail Report

For Property Located At :
1503 W 45TH ST, LOS ANGELES, CA 90062-2044



Owner Information

Owner Name: **LEE DAISY L/LEE DONNA M**
 Mailing Address: **1503 W 45TH ST, LOS ANGELES CA 90062-2044 C013**
 Vesting Codes: **/ A /**

Location Information

Legal Description:	TRACT # 2379 LOT 3	APN:	5016-002-029
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	2322.00 / 3	Subdivision:	2379
Township-Range-Sect:		Map Reference:	51-E2 /
Legal Book/Page:	23-30	Tract #:	2379
Legal Lot:	3	School District:	LOS ANGELES
Legal Block:	2	School District Name:	LOS ANGELES
Market Area:	C34	Munic/Township:	LOS ANGELES
Neighbor Code:			

Owner Transfer Information

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

Last Market Sale Information

Recording/Sale Date:	10/27/1994 /	1st Mtg Amount/Type:	/
Sale Price:		1st Mtg Int. Rate/Type:	/
Sale Type:		1st Mtg Document #:	
Document #:	1948081	2nd Mtg Amount/Type:	/
Deed Type:	DEED (REG)	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	
New Construction:		Multi/Split Sale:	
Title Company:			
Lender:			
Seller Name:	OWNER RECORD		

Prior Sale Information

Prior Rec/Sale Date:	/	Prior Lender:	
Prior Sale Price:		Prior 1st Mtg Amt/Type:	/
Prior Doc Number:		Prior 1st Mtg Rate/Type:	/
Prior Deed Type:			

Property Characteristics

Gross Area:		Parking Type:		Construction:	
Living Area:	1,637	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:	4	Finish Bsmnt Area:		Pool:	
Bath(F/H):	1 /	Basement Type:		Air Cond:	YES
Year Built / Eff:	1914 / 1915	Roof Type:		Style:	
Fireplace:	Y / 1	Foundation:		Quality:	
# of Stories:	1	Roof Material:		Condition:	
Other Improvements:	ADDITION				

Site Information

Zoning:	LAR1	Acres:	0.13	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	5,462	Lot Width/Depth:	43 x 127	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$271,921	Assessed Year:	2024	Property Tax:	\$3,456.37
Land Value:	\$169,954	Improved %:	37%	Tax Area:	212
Improvement Value:	\$101,967	Tax Year:	2024	Tax Exemption:	HOMEOWNER
Total Taxable Value:	\$264,921				

Comparable Sales Report

For Property Located At



1503 W 45TH ST, LOS ANGELES, CA 90062-2044

12 Comparable(s) Selected.

Report Date: 09/03/2025

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$0	\$100,000	\$975,000	\$694,583
Bldg/Living Area	1,637	1,409	1,757	1,598
Price/Sqft	\$0.00	\$70.97	\$620.62	\$434.39
Year Built	1914	1908	1924	1914
Lot Area	5,462	4,740	7,390	5,941
Bedrooms	4	2	4	3
Bathrooms/Restrooms	1	1	2	2
Stories	1.00	1.00	2.00	1.10
Total Value	\$271,921	\$41,994	\$910,000	\$392,352
Distance From Subject	0.00	0.01	0.48	0.35

*= user supplied for search only

Comp #:1				Distance From Subject:0.01 (miles)
Address:	1507 W 45TH ST, LOS ANGELES, CA 90062-2044			
Owner Name:	BHUIYAN MAINUL H/AKTER NAZMA			
Seller Name:	BROWN-HOLLINS D F/TR			
APN:	5016-002-016	Map Reference:	51-E2 /	Living Area: 1,757
County:	LOS ANGELES, CA	Census Tract:	2322.00	Total Rooms: 6
Subdivision:	VERMONT AVE SQUARE	Zoning:	LAR1	Bedrooms: 3
Rec Date:	01/27/2025	Prior Rec Date:	03/26/1993	Bath(F/H): 2 /
Sale Date:	12/18/2024	Prior Sale Date:		Yr Built/Eff: 1915 / 1925
Sale Price:	\$790,000	Prior Sale Price:		Air Cond: YES
Sale Type:	FULL	Prior Sale Type:		Style:
Document #:	50901	Acres:	0.14	Fireplace: Y / 1
1st Mtg Amt:	\$632,000	Lot Area:	6,101	Pool:
Total Value:	\$213,520	# of Stories:	1	Roof Mat: TILE
Land Use:	SFR	Park Area/Cap#:	/	Parking: GARAGE

Comp #:2				Distance From Subject:0.25 (miles)
Address:	4279 S HARVARD BLVD, LOS ANGELES, CA 90062-1739			
Owner Name:	MELLENDEZ FRANCISCO			
Seller Name:	DICKEY LILY TRUST			
APN:	5021-023-029	Map Reference:	51-E2 /	Living Area: 1,571
County:	LOS ANGELES, CA	Census Tract:	2315.00	Total Rooms:
Subdivision:	836	Zoning:	LAR1	Bedrooms: 3

Rec Date:	07/31/2025	Prior Rec Date:	08/15/2023	Bath(F/H):	2 /
Sale Date:	07/01/2025	Prior Sale Date:	07/19/2023	Yr Built/Eff:	1914 / 1914
Sale Price:	\$975,000	Prior Sale Price:	\$910,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	515143	Acres:	0.13	Fireplace:	Y / 1
1st Mtg Amt:	\$780,000	Lot Area:	5,852	Pool:	
Total Value:	\$910,000	# of Stories:	1	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:3 Distance From Subject:0.31 (miles)

Address: **4724 S NORMANDIE AVE, LOS ANGELES, CA 90037-2855**

Owner Name: **RIALS WILLIE H TRUST**

Seller Name: **RIALS JESSIE L**

APN:	5017-004-005	Map Reference:	51-E3 /	Living Area:	1,409
County:	LOS ANGELES, CA	Census Tract:	2322.00	Total Rooms:	
Subdivision:	VERMONT SQUARE	Zoning:	LAC2	Bedrooms:	2
Rec Date:	07/29/2025	Prior Rec Date:		Bath(F/H):	1 /
Sale Date:	07/11/2025	Prior Sale Date:		Yr Built/Eff:	1908 / 1960
Sale Price:	\$100,000	Prior Sale Price:		Air Cond:	
Sale Type:	FULL	Prior Sale Type:		Style:	
Document #:	510087	Acres:	0.11	Fireplace:	/
1st Mtg Amt:		Lot Area:	4,740	Pool:	
Total Value:	\$130,728	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:4 Distance From Subject:0.32 (miles)

Address: **1301 W 46TH ST, LOS ANGELES, CA 90037-2807**

Owner Name: **CARDINAL DEV LLC**

Seller Name: **HART DOROTHY L**

APN:	5017-002-014	Map Reference:	51-F3 /	Living Area:	1,722
County:	LOS ANGELES, CA	Census Tract:	2322.00	Total Rooms:	
Subdivision:	VERMONT AVE SQUARE	Zoning:	LAR1	Bedrooms:	3
Rec Date:	05/02/2025	Prior Rec Date:		Bath(F/H):	1 /
Sale Date:	04/09/2025	Prior Sale Date:		Yr Built/Eff:	1909 / 1909
Sale Price:	\$475,000	Prior Sale Price:		Air Cond:	
Sale Type:	FULL	Prior Sale Type:		Style:	
Document #:	287965	Acres:	0.17	Fireplace:	Y / 1
1st Mtg Amt:		Lot Area:	7,390	Pool:	
Total Value:	\$42,707	# of Stories:	2	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:5 Distance From Subject:0.33 (miles)

Address: **1453 W 50TH ST, LOS ANGELES, CA 90062-2415**

Owner Name: **MAZAS MARGARITA A/ASCENCIO EUFEMIA**

Seller Name: **JOURNEY INVESTMENTS INC**

APN:	5016-030-014	Map Reference:	51-E3 /	Living Area:	1,520
County:	LOS ANGELES, CA	Census Tract:	2323.00	Total Rooms:	
Subdivision:	VERMONT AVE SQUARE	Zoning:	LAR1	Bedrooms:	3
Rec Date:	12/31/2024	Prior Rec Date:	02/16/2024	Bath(F/H):	1 /
Sale Date:	12/30/2024	Prior Sale Date:	02/09/2024	Yr Built/Eff:	1912 / 1926
Sale Price:	\$875,000	Prior Sale Price:	\$680,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	931950	Acres:	0.13	Fireplace:	Y / 1
1st Mtg Amt:	\$700,000	Lot Area:	5,816	Pool:	
Total Value:	\$573,051	# of Stories:	1	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:6 Distance From Subject:0.35 (miles)
 Address: **4187 S HARVARD BLVD, LOS ANGELES, CA 90062-1735**
 Owner Name: **MATTEL GALADRIEL**
 Seller Name: **NEIGHBORHOOD PARTNERS 3 LP**
 APN: **5021-010-029** Map Reference: **51-E2 /** Living Area: **1,446**
 County: **LOS ANGELES, CA** Census Tract: **2315.00** Total Rooms:
 Subdivision: **DARTMOUTH SQUARE** Zoning: **LAR1** Bedrooms: **2**
 Rec Date: **03/17/2025** Prior Rec Date: **06/23/2017** Bath(F/H): **1 /**
 Sale Date: **03/12/2025** Prior Sale Date: **06/19/2017** Yr Built/Eff: **1912 / 1912**
 Sale Price: **\$725,000** Prior Sale Price: **\$475,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style:
 Document #: **168288** Acres: **0.12** Fireplace: **Y / 1**
 1st Mtg Amt: **\$580,000** Lot Area: **5,336** Pool:
 Total Value: **\$540,463** # of Stories: **1** Roof Mat:
 Land Use: **SFR** Park Area/Cap#: **/** Parking:

Comp #:7 Distance From Subject:0.38 (miles)
 Address: **1227 W 45TH ST, LOS ANGELES, CA 90037-2302**
 Owner Name: **COX HIGINIO A H/GONZALES DOLORES V**
 Seller Name: **SEO JUNG S**
 APN: **5017-016-019** Map Reference: **51-F2 /** Living Area: **1,432**
 County: **LOS ANGELES, CA** Census Tract: **2322.00** Total Rooms:
 Subdivision: **VERMONT AVE SQUARE** Zoning: **LAR1** Bedrooms: **2**
 Rec Date: **02/07/2025** Prior Rec Date: **08/07/2024** Bath(F/H): **1 /**
 Sale Date: **01/17/2025** Prior Sale Date: **06/17/2024** Yr Built/Eff: **1909 / 1909**
 Sale Price: **\$785,000** Prior Sale Price: **\$626,500** Air Cond: **YES**
 Sale Type: **FULL** Prior Sale Type: **FULL** Style:
 Document #: **79290** Acres: **0.17** Fireplace: **Y / 1**
 1st Mtg Amt: **\$753,600** Lot Area: **7,389** Pool:
 Total Value: **\$586,846** # of Stories: **1** Roof Mat:
 Land Use: **SFR** Park Area/Cap#: **/** Parking:

Comp #:8 Distance From Subject:0.39 (miles)
 Address: **4154 S HARVARD BLVD, LOS ANGELES, CA 90062-1734**
 Owner Name: **TEWARI SHARON S/MEHTA SUCHIT S**
 Seller Name: **CASTILLO RONALD M**
 APN: **5021-011-002** Map Reference: **51-E2 /** Living Area: **1,552**
 County: **LOS ANGELES, CA** Census Tract: **2315.00** Total Rooms: **6**
 Subdivision: **2319** Zoning: **LAR1** Bedrooms: **3**
 Rec Date: **08/21/2025** Prior Rec Date: **03/18/2010** Bath(F/H): **2 /**
 Sale Date: **07/11/2025** Prior Sale Date: **02/05/2010** Yr Built/Eff: **1920 / 1920**
 Sale Price: **\$690,000** Prior Sale Price: **\$275,000** Air Cond: **YES**
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **569762** Acres: **0.12** Fireplace: **Y / 1**
 1st Mtg Amt: **\$650,000** Lot Area: **5,200** Pool:
 Total Value: **\$348,004** # of Stories: **1** Roof Mat: **COMPOSITION**
 Land Use: **SFR** Park Area/Cap#: **/** Parking: **SHINGLE**
DETACHED
GARAGE

Comp #:9 Distance From Subject:0.40 (miles)
 Address: **4183 S HOBART BLVD, LOS ANGELES, CA 90062-1623**
 Owner Name: **IBHOLAT**
 Seller Name: **BROWN JENICE 2015 TRUST**
 APN: **5021-009-025** Map Reference: **51-E2 /** Living Area: **1,724**
 County: **LOS ANGELES, CA** Census Tract: **2315.00** Total Rooms:
 Subdivision: **DARTMOUTH SQUARE** Zoning: **LAR1** Bedrooms: **3**
 Rec Date: **03/04/2025** Prior Rec Date: Bath(F/H): **2 /**

Sale Date:	12/24/2024	Prior Sale Date:		Yr Built/Eff:	1913 / 1924
Sale Price:	\$600,000	Prior Sale Price:		Air Cond:	YES
Sale Type:	FULL	Prior Sale Type:		Style:	
Document #:	134924	Acres:	0.12	Fireplace:	Y / 1
1st Mtg Amt:		Lot Area:	5,122	Pool:	
Total Value:	\$41,994	# of Stories:	1	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

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

Address: **1323 W 41ST PL, LOS ANGELES, CA 90037-1711**

Owner Name: **MENENDEZ GUILLERMO E JR/MENENDEZ GUILLERMO E**

Seller Name: **NGAYAN LEONIDA T TRUST**

APN:	5020-003-019	Map Reference:	51-E2 /	Living Area:	1,626
County:	LOS ANGELES, CA	Census Tract:	2316.02	Total Rooms:	
Subdivision:	2	Zoning:	LAR2	Bedrooms:	3
Rec Date:	08/22/2025	Prior Rec Date:	03/09/1967	Bath(F/H):	1 /
Sale Date:	08/19/2025	Prior Sale Date:		Yr Built/Eff:	1911 / 1926
Sale Price:	\$650,000	Prior Sale Price:	\$18,500	Air Cond:	YES
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	571930	Acres:	0.15	Fireplace:	Y / 1
1st Mtg Amt:	\$617,500	Lot Area:	6,351	Pool:	
Total Value:	\$45,114	# of Stories:	1	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:11 Distance From Subject:0.46 (miles)

Address: **4230 VAN BUREN PL, LOS ANGELES, CA 90037-2333**

Owner Name: **LIMAREYES ROMY E**

Seller Name: **2018-3 IH BORROWER LP**

APN:	5020-011-010	Map Reference:	51-F2 /	Living Area:	1,696
County:	LOS ANGELES, CA	Census Tract:	2316.02	Total Rooms:	5
Subdivision:	465	Zoning:	LAR2	Bedrooms:	4
Rec Date:	04/01/2025	Prior Rec Date:	03/25/2003	Bath(F/H):	2 /
Sale Date:	03/13/2025	Prior Sale Date:	03/14/2003	Yr Built/Eff:	1921 / 1934
Sale Price:	\$710,000	Prior Sale Price:	\$204,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	UNKNOWN	Style:	
Document #:	202541	Acres:	0.14	Fireplace:	Y / 1
1st Mtg Amt:	\$674,500	Lot Area:	5,999	Pool:	
Total Value:	\$466,505	# of Stories:	1	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	ATTACHED GARAGE

Comp #:12 Distance From Subject:0.48 (miles)

Address: **4235 S BUDLONG AVE, LOS ANGELES, CA 90037-2316**

Owner Name: **BRADLEY CHARTIF/BRADLEY SANDRA**

Seller Name: **KOLACEK AHMED M**

APN:	5020-011-021	Map Reference:	51-F2 /	Living Area:	1,716
County:	LOS ANGELES, CA	Census Tract:	2316.02	Total Rooms:	
Subdivision:	465	Zoning:	LAR2	Bedrooms:	3
Rec Date:	08/13/2025	Prior Rec Date:	05/29/2019	Bath(F/H):	2 /
Sale Date:	06/19/2025	Prior Sale Date:	03/20/2019	Yr Built/Eff:	1924 / 1927
Sale Price:	\$960,000	Prior Sale Price:	\$740,000	Air Cond:	YES
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	549689	Acres:	0.14	Fireplace:	/
1st Mtg Amt:	\$959,900	Lot Area:	5,994	Pool:	
Total Value:	\$809,293	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

EXHIBIT D

ASSIGNED INSPECTOR: JAVIER RAMOS
JOB ADDRESS: 1503 WEST 45TH STREET, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 5016-002-029

Date: October 30, 2025

CASE NO.: 859679
ORDER NO.: A-5016856

EFFECTIVE DATE OF ORDER TO COMPLY: May 29, 2019
COMPLIANCE EXPECTED DATE: June 28, 2019
DATE COMPLIANCE OBTAINED: No Compliance to Date

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-5016856

1050821201982727

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATTILOS
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

LEE, DAISY L ET AL
1503 W 45TH ST
LOS ANGELES, CA 90062

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

MAY 16 2019

CASE #: 859679
ORDER #: A-5016856
EFFECTIVE DATE: May 29, 2019
COMPLIANCE DATE: June 28, 2019

OWNER OF
SITE ADDRESS: 1503 W 45TH ST

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

ASSESSORS PARCEL NO.: 5016-002-029
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 and premises.

You are therefore ordered to: Maintain the interior of every existing building, structure and portion thereof and the exterior wall surfaces and premises thereof clean and free from accumulation of debris, rubbish, garbage, trash, overgrown vegetation and other similar material.

Code Section(s) in Violation: 91.8104.2, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

Location: Entire property

Comments: property is/was not maintain from trash debris and high vegetation

2. (V #10.) Unapproved open storage in a R zone.

You are therefore ordered to: 1) Discontinue the unapproved open storage of inoperable, wrecked, damaged or unlicensed vehicles, vehicle parts, tires, petroleum products, or equipment and materials other than those permitted by code, or provide the required enclosure.

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

Code Section(s) in Violation: CR 12.12.2A.1., C1 12.13A.1., C1.5 12.13.5A.1., C2 12.14A.42., C4 12.16A.2., C5 12.17A.3., CM 12.17.1A.4., MR1 12.17.5A.2., M1 12.17.6A.6.(b), MR2 12.18A.5.(b), M2 12.19A.4., M3 12.20A.6.(b)(1), P 12.12.1.A.1, and 12.21A.1.(a) of the L.A.M.C.

Location: drive way

Comments: unapproved open storage of inoperable vehicles

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: through out the property

Comments: provide access to the inspector for further inspections

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.

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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)978-4513.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: 

Date: May 08, 2019

ENRIQUE PREZA
1968 W ADAMS BLVD, SUITE G-16
LOS ANGELES, CA 90018
(213)978-4513
Enrique.Preza@lacity.org

REVIEWED BY

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