

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

May 14, 2025

Council District: # 9

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

JOB ADDRESS: **350 EAST 62ND STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **6006-021-004**
Re: Invoice #869550-5

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: **350 East 62nd 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.

Pursuant to Section 98.0421, the property owner was issued an order on August 5, 2022, to pay a code violation inspection fee after violations were identified and verified upon inspection. The code violation inspection fees imposed by the LADBS 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
Title Report fee	30.00
Grand Total	\$ 1,276.56

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 **\$1,276.56** 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 **\$1,276.56** 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

for
Ana Mae Yutan
Chief, LADBS Resource Management Bureau

Lien confirmed by
City Council on:

hlf ATTEST: HOLLY L. WOLCOTT, CITY CLERK

BY: _____
DEPUTY



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

Property Title Report

Work Order No. T18049
Dated as of: 05/22/2024

Prepared for: City of Los Angeles

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

APN #: 6006-021-004

Property Address: 350 E 62ND ST City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : FIDEL NUNEZ

Grantor : BLANCA ESTELA JIMINEZ

Deed Date : 04/26/2004 Recorded : 04/29/2004

Instr No. : 04-1056430

MAILING ADDRESS: FIDEL NUNEZ
350 E 62ND ST, LOS ANGELES, CA 90003-1625

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 26 Block: B Subdivision Name: STRONG DICKSONS ASCOT SOUTH PARK TRACT Brief Description: STRONG AND DICKINSON'S ASCOT SOUTH PARK TRACT LOT 26 BLK B

MORTGAGES/LIENS

Type of Document: DEED OF TRUST

Recording Date: 03/04/2022 Document #: 22-0253444

Loan Amount: \$80,000

Lender Name: ALLEGHENY CASUALTY COMPANY

Borrowers Name: FIDEL NUNEZ

MAILING ADDRESS: ALLEGHENY CASUALTY COMPANY
PO BOX 9810 CALABASAS, CA 91372

This page is part of your document - DO NOT DISCARD

04 1056430

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
04/29/04 AT 08:00am

TITLE(S) : DEED



L E A D S H E E T

FEE



D.T.T

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 AIN's Shown

6006 - 021 - 004

001

THIS FORM NOT TO BE DUPLICATED

4/29/04

2

RECORDING REQUESTED BY:

Escrow No 2959-RF
Title Order No 244019852-12

04 1056430

When Recorded Mail Document
and Tax Statement To:

Mr Fidel Nunez
350 East 62nd Street
Los Angeles, CA 90003

APN 6006-021-004

GRANT DEED

SPACE ABOVE THIS LINE FOR RECORDER'S USE

The undersigned grantor(s) declare(s)

Documentary transfer tax is \$ 0.00

- ☒ 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, Blanca Estela Jimenez Spouse of Grantee

hereby GRANT(S) to Fidel Nunez, 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

Lot 26 in Block "B" of Tract of Strong Dickson's Ascot South Park Tract in the City of Los Angeles, County of Los Angeles State of California, as shown on map filed in Book 9, Page 1 of Maps in the office of the County Recorder of said County.

"This is a bonafide gift and the grantor receives nothing in return R&T 11911"

DATED. April 26, 2004

STATE OF CALIFORNIA

COUNTY OF Los Angeles

ON April 26, 2004 before me,

Hugo Marquez personally appeared

Blanca Estela Jimenez

Blanca E Jimenez
Blanca Estela Jimenez

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

Hugo Marquez

MAIL TAX STATEMENTS AS DIRECTED ABOVE

This page is part of your document - DO NOT DISCARD



20220253444



Pages:
0005

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

03/04/22 AT 10:37AM

FEES:	56.00
TAXES:	0.00
OTHER:	0.00
SB2:	150.00
PAID:	206.00



LEADSHEET



202203042900024

00022018988



013202210

SEQ:
01

DAR - Mail (Intake)



THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY

KINGS COUNTY BAIL BONDS

718 N. 11th AVE.

HANFORD, CA. 93230

AND AFTER RECORDING RETURN TO:
ALLEGHENY CASUALTY COMPANY
P.O. Box 9810
Calabasas, CA 91372-9810

22018988



Batch Number: 13202210



SPACE ABOVE THIS LINE FOR RECORDING

DEED OF TRUST

THIS DEED OF TRUST ("Deed of Trust"), which is executed as part of a security transaction, is made as of

1/15/2022, among FIDEL NUNEZ with an address of

350 E. 62nd ST. LOS ANGELES, CA 90003-1625 ("Trustor"), James D. Portman and Robert Kersnick

("Trustee"), and Allegheny Casualty Company ("Beneficiary"). To secure the timely payment of monies due to and all losses, damages, expenditures and liability suffered, sustained, made or incurred by Beneficiary or any of its agents or producers on account of, growing out of, or resulting from the bail bond(s) or undertaking(s) ("Bond") issued or caused to be issued by Beneficiary

for JUAN MANUEL NUNEZ ("Defendant") using power(s)

of attorney number(s) (if known) AS100K-52692,

in the total amount of \$ 80,000.00 (the "Indebtedness") pursuant to and including

(A) a certain BAIL BOND AGREEMENT executed by Defendant (the "Bail Bond Agreement") (B) any Promissory Note and Installment Payment Plan for Unpaid Premium and Expenses executed in connection with the Bond (the "Note") (collectively the Bail Bond Agreement, and the Note shall be referred to as the "Indebtedness Documents") and to secure the due and prompt and complete observance and performance of each and every obligation, covenant and agreement of (a) Trustor contained in this Deed of Trust, and (b) of Trustor and Defendant pursuant to the Indebtedness Documents and any other instrument evidencing, securing, guaranteeing or governing the Indebtedness (collectively the "Obligations"), Trustor GRANTS, BARGAINS, SELLS, AND CONVEYS to Trustee in Trust the property described as:

Lot _____ Block _____ Tract _____ APN 6006-021-004

as per map recorded in Book, _____, Page _____ of Maps, Records in

the office of the County Recorder of LOS ANGELES County.

Commonly known as 350 E. 62nd ST LOS ANGELES, CA 90003-1625,

City of LOS ANGELES County of LOS ANGELES, State of California

together with the rents, issues and profits thereof; subject, however, to the right, power and authority hereinafter given to and conferred upon Beneficiary to collect and apply such rents, issues and profits and together with the improvements now or hereafter erected on the Property, and all easements, appurtenances, and fixtures now or hereafter a part of the Property (collectively, the "Mortgaged Property"), with power of sale and right of entry, to have and to hold the Mortgaged Property to Trustee, its successors in trust, and the Trustee's assigns forever, and Trustor does hereby bind itself, its successors, and its assigns to warrant and forever defend the title to the Mortgaged Property to Trustee against anyone lawfully claiming it or any part of it; provided, however, that if the Indebtedness is paid in full as and when it becomes due and payable and the Obligations are performed on or before the date they are to be performed and discharged, then the liens, security interests, estates, and rights granted by this Deed of Trust shall terminate; otherwise, they shall remain in full force and effect. To protect the security of this Deed of Trust, Trustor agrees: (1) to keep the Mortgaged Property in good condition and repair; (2) to pay all taxes and assessments affecting Mortgaged Property, and (3) To provide, maintain and deliver to Beneficiary fire and extended coverage hazard insurance satisfactory to and with loss payable to Beneficiary. It is mutually agreed: (1) That any award of damages in connection with any condemnation for public use of or injury to Mortgaged Property or any part thereof is hereby assigned and shall be paid to Beneficiary, (2) That as additional security, Trustor hereby gives to and confers upon Beneficiary the right, power and authority, during the continuance of these Trusts, to collect the rents, issues and profits of Mortgaged Property, reserving unto Trustor the right, prior to any default by Trustor in payment of any Indebtedness secured hereby or in performance of any agreement hereunder, to collect and retain such rents, issues and profits as they become due and payable. This assignment of rents is to be effective to create a present security interest in existing and future rents of the Mortgaged Property under California Civil Code §2938. Upon any such default, Beneficiary may at any time without notice, either in person, by agent, or by a receiver to be appointed by a court, and without regard to the adequacy of any security for the indebtedness hereby secured, enter upon



and take possession of Mortgaged Property or any part thereof, in its own name sue for or otherwise collect such rents, issues, and profits, including those past due and unpaid, and apply the same, less costs and expenses of operation and collection, including reasonable attorneys' fees, upon any indebtedness secured hereby, and in such order as Beneficiary may determine. The entering upon and taking possession of Mortgaged Property, the collection of such rents, issues and profits and the application thereof as aforesaid, shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice. (3) That upon default by Trustor in payment of any Indebtedness or Obligations secured hereby or in performance of any agreement hereunder, Beneficiary may declare all sums secured hereby immediately due and payable by delivery to Trustee of written declaration of default and demand for sale and of written notice of default and of election to cause to be sold Mortgaged Property, which notice Trustee shall cause to be filed for record. Beneficiary also shall deposit with Trustee this Deed of Trust, Indebtedness Documents and all documents evidencing expenditures secured hereby. After the lapse of such time as may then be required by law following the recordation of said notice of default, and notice of sale having been given as then required by law, Trustee, without demand on Trustor, shall sell Mortgaged Property at the time and place fixed by it in said notice of sale, either as a whole or in separate parcels, and in such order as it may determine, at public auction to the highest bidder for cash in lawful money of the United States, payable at time of sale. Any amounts disbursed by Beneficiary or agents shall become additional debt of Trustor secured by this Deed of Trust. These amounts shall bear interest at the Indebtedness Documents rate allowed by law from the date of disbursement and shall be payable, with such interest, upon notice from Beneficiary to Trustor requesting payment. (4) This Deed of Trust applies to, inures to the benefit of and binds all parties, hereto, their heirs, legatees, devisees, administrators, executors, successors and assignees. (5) In recognition of the fact that Defendant, not Trustor, may be the maker of the Indebtedness, Trustor agrees to the following provisions: (A) Trustor authorizes Beneficiary at any time, in its discretion without notice or demand and without affecting the indebtedness or Obligations and liabilities of Trustor, to: (i) enter into agreements with Defendant and, in accordance with such agreements, renew, extend, amend, waive, restructure, release, accelerate, or otherwise change the time for payment of, or otherwise change the terms of the Indebtedness; (ii) accept new or additional documents, instruments, or agreements relative to the Indebtedness Documents or the Indebtedness; (iii) accept partial payments on the Indebtedness Documents or the Indebtedness; (iv) Take and hold collateral or additional guaranties for the Indebtedness Documents or the Indebtedness and amend, alter, exchange, substitute, transfer, enforce, waive, subordinate, terminate, or release any such collateral or guaranties; (v) apply any collateral, and direct the order and manner of sale as Beneficiary in its sole and absolute discretion may determine; (vi) settle, release on terms satisfactory to Beneficiary or by operation of law or otherwise, compound, compromise, collect, or otherwise liquidate the Indebtedness Documents or the Indebtedness and/or the collateral or any guaranty therefor in any manner, whether in liquidation, reorganization, receivership, bankruptcy, or otherwise; (vii) release Defendant or any other party for all or any part of the Indebtedness Documents or the Indebtedness; or (viii) assign the Indebtedness Documents, and with it the Deed of Trust, in whole or in part. (B) Trustor's obligations under the Deed of Trust are independent of those of any other person. Beneficiary may bring a separate action against Trustor, and Trustor waives any right to require Beneficiary to proceed against Defendant or any other person, firm, or corporation or to proceed against or exhaust any other security held by it at any time or to pursue any other remedy in its powers, and Trustor agrees that Beneficiary shall not be obligated to resort to any other security, including security given by Defendant, with any priority, in any particular order, or at all, even if such action destroys, alters, or otherwise impairs Trustor's subrogation rights or the Trustor's right to proceed against Defendant for reimbursement, or both. (C) Trustor waives and agrees not to assert or take advantage of: (i) any right to require Beneficiary to proceed against Defendant or any other person or any security now or later held by Beneficiary or to pursue any other remedy whatsoever, including any such right or any other right set forth in California Civil Code §2845 or §2850; (ii) any defense based on any legal disability of Defendant or any other person, or any discharge or limitation of the liability of Defendant or any other person to Beneficiary, or any restraint or stay applicable to actions against Defendant or any other person, whether such disability, discharge, limitation, restraint, or stay is consensual, or by order of a court or other governmental authority, or arising by operation of law or any liquidation, reorganization, receivership, bankruptcy, insolvency, debtor-relief proceeding, or from any other use; (iii) presentment, demand, protest, setoffs, counterclaims, and notice of any kind; (iv) any defense based on the modification, renewal, extension, or other alteration of the Indebtedness; (v) any defense based on Beneficiary's negligence, including the failure to record an interest under the Deed of Trust, the failure to protect any security interest, or the failure to file a claim in any bankruptcy of Defendant, Trustor, or of any other person; (vi) any defense based on a statute of limitations to the fullest extent permitted by law and any defense based on Beneficiary's delay in enforcing the Deed of Trust; (vii) all rights of subrogation, reimbursement, indemnity, contribution, any other rights that may become available to Trustor under California Civil Code §§2787-2856, inclusive, all rights to enforce any remedy that Beneficiary may have against Defendant or any other person, and all rights to participate in any security held by Beneficiary for the Indebtedness, including any such right or any other right set forth in California Civil Code §1845, §2848 or §2849, until the Indebtedness has been performed in full, and any defense based on the impairment of any subrogation rights that Trustor may have; (viii) any defense based on or arising from any defense that Defendant may have to the performance of any part of the Indebtedness; (ix) any defense to recovery by Beneficiary of a deficiency after a nonjudicial sale of real or personal property, any defense based on the unavailability to Beneficiary of recovery of a deficiency judgment after nonjudicial sale of real or personal property, and any defense based on or arising from California Code of Civil Procedure §580a, §580b, §580d or §726 (including any fair value limitations under §726 of that Code) or based on or arising from Division 9 or any other applicable division of the California Commercial Code; (x) any defense based on the death, incapacity, lack of authority, or termination of existence or revocation by any person(s) or entity(ies), or the substitution of any party to this Deed of Trust; (xi) any defense based on or related to Trustor's lack of knowledge of Defendant's financial condition; (xii) any defense based on California Civil Code §2809; and (xiii) any defense or right based on the acceptance by Beneficiary or an affiliate of Beneficiary of a deed in lieu of foreclosure, without extinguishing the debt, even if such acceptance destroys, alters, or otherwise impairs subrogation rights of Trustor, or the right of Trustor to proceed against Defendant for reimbursement, or both. (D) Trustor, by

execution of this Deed of Trust, represents to Beneficiary that the relationship between Trustor and Defendant is such that Trustor has access to all relevant facts and information on the Indebtedness and on Defendant, and that Beneficiary can rely on Trustor having such access. Trustor waives and agrees not to assert any duty of Beneficiary to disclose to Trustor any facts that it may now know or later learn about Defendant, regardless of whether Beneficiary has reason to believe that any such facts materially increase the risk beyond that which Trustor intends to assume, has reason to believe that such facts are unknown to Trustor, or has a reasonable opportunity to communicate such facts to Trustor. Trustor is fully responsible for being and keeping informed of Defendant's financial condition and all circumstances bearing on the risk of nonpayment of any Indebtedness secured by this Deed of Trust. (E) Trustor waives all rights and defenses that Trustor may have because Defendant's debt is secured by real property. This means, among other things, that Beneficiary may collect from Trustor without first foreclosing on any real or personal property collateral pledged by Defendant; and if Beneficiary forecloses on any real property collateral pledged by Defendant, then (i) the amount of the debt may be reduced only by the price for which that collateral is sold at the foreclosure sale, even if the collateral is worth more than the sale price, and (ii) Beneficiary may collect from Trustor even if Beneficiary, by foreclosing on the real property collateral, has destroyed any right Trustor may have to collect from Defendant. This is an unconditional and irrevocable waiver of any rights and defenses Trustor may have because Defendant's debt is secured by real property. These rights and defenses include any rights or defenses based on California Code of Civil Procedure §580a, §580b, §580d or §726. (F) On a default under the Indebtedness, or any part of it, Beneficiary may elect to foreclose nonjudicially or judicially against any real or personal property security it holds for the Indebtedness or any part of it, or exercise any other remedy. No such action by Beneficiary shall release or limit the liability of Trustor, even if the effect of that action is to deprive Trustor of the right to collect reimbursement from Defendant or any other person for any sums paid to Beneficiary, or to obtain reimbursement by means of any security held by Beneficiary for the Indebtedness, or to impair any subrogation right Trustor may have. (G) Trustor waives demand, protest, and notice of any kind, including, without limiting the generality of the foregoing, notice of the existence, creation, or incurring of new or additional indebtedness, or of any action or nonaction by Defendant, Beneficiary, any endorser, any creditor of Defendant or Trustor under this or any other instrument, or any other person whatsoever, in connection with any Indebtedness or evidence of Indebtedness held by Beneficiary as collateral or in connection with any Indebtedness secured by this Deed of Trust. (H) With or without notice to Trustor, Beneficiary may, in its sole and absolute discretion, at any time and from time to time, in such manner and on such terms as it considers best: (a) apply any and all payments or recoveries from Defendant, from Trustor, from any trustor or endorser, or realized from any security, in such manner, order, and priority as Beneficiary elects, to any Indebtedness of Defendant to Beneficiary whether or not such Indebtedness is secured by this Deed of Trust or is otherwise secured or is due at the time of such application; and (b) refund to Defendant any payment received by Beneficiary on any Indebtedness secured by this Deed of Trust, and payment of the amount refunded shall be fully secured by this Deed of Trust. (I) No exercise or nonexercise by Beneficiary of any right hereby or otherwise given it, no dealing by Beneficiary with Defendant or any other person, and no change, impairment, or suspension of any right or remedy of Beneficiary, shall in any way affect any obligation of Trustor under this Deed of Trust or give Trustor any recourse against Beneficiary.

IN WITNESS WHEREOF, Trustor has executed this Deed of Trust as of the date first above written.

FIDEL NUÑEZ

Trustor Name (print)

Signature

Trustor Name (print)

Signature

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
COUNTY OF FRESNO) ss.

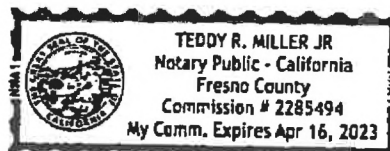
On 1/16/2022, before me, TEDDY R MILLER JR, NOTARY PUBLIC, personally appeared FIDEL NUÑEZ, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

(Seal)



LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE STATE OF CALIFORNIA, COUNTY OF LOS ANGELES, WITH A SITUS ADDRESS OF 350 E 62ND ST, LOS ANGELES, CA 90003-1625 CURRENTLY OWNED BY NUNEZ FIDEL HAVING A TAX ASSESSOR NUMBER OF 6006-021-004 AND BEING THE SAME PROPERTY MORE FULLY DESCRIBED AS STRONG AND DICKINSON'S ASCOT SOUTH PARK TRACT LOT 26 BLOCK: B LOT: 26 AND DESCRIBED IN DOCUMENT NUMBER 1056430 DATED 04/26/2004 AND RECORDED 04/29/2004.

EXHIBIT B

ASSIGNED INSPECTOR: DANIEL GUEVARA
JOB ADDRESS: 350 EAST 62ND STREET, LOS ANGELES, CA
ASSESSOR PARCEL NO. (APN): 6006-021-004

Date: May 14, 2025

Last Full Title: 05/22/2024

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- | | |
|--|----------------------------|
| 1) FIDEL NUNEZ
350 E. 62 ND STREET
LOS ANGELES, CA 90003-1625 | CAPACITY: OWNER |
| 2) ALLEGHENY CASUALTY COMPANY
P.O. BOX 9810
CALABASAS, CA 91372 | CAPACITY: INTERESTED PARTY |

Property Detail Report

For Property Located At :

350 E 62ND ST, LOS ANGELES, CA 90003-1625



RealQuest

Owner Information

Owner Name: NUNEZ FIDEL
Mailing Address: 350 E 62ND ST, LOS ANGELES CA 90003-1625 C011
Vesting Codes: MM // SE

Location Information

Legal Description: STRONG AND DICKINSON'S ASCOT SOUTH PARK TRACT LOT 26
County: LOS ANGELES, CA APN: 6006-021-004
Census Tract / Block: 2392.02 / 1 Alternate APN:
Township-Range-Sect: Subdivision: STRONG & DICKINSONS ASCOT SOUTH PARK
Legal Book/Page: Map Reference: 52-B4 /
Legal Lot: 26 Tract #:
Legal Block: B School District: LOS ANGELES
Market Area: C42 School District Name: LOS ANGELES
Neighbor Code: Munic/Township: LOS ANGELES

Owner Transfer Information

Recording/Sale Date: 04/29/2004 / 04/26/2004 Deed Type: GRANT DEED
Sale Price: 1st Mtg Document #:
Document #: 1056430

Last Market Sale Information

Recording/Sale Date: 10/17/2000 / 10/05/2000 1st Mtg Amount/Type: \$125,961 / FHA
Sale Price: \$127,000 1st Mtg Int. Rate/Type: 9.00 /
Sale Type: FULL 1st Mtg Document #: 1613354
Document #: 1613353 2nd Mtg Amount/Type: /
Deed Type: GRANT DEED 2nd Mtg Int. Rate/Type: /
Transfer Document #: Price Per SqFt: \$123.06
New Construction: Multi/Split Sale:
Title Company: PROVIDENT TITLE
Lender: RBMG
Seller Name: STAR COMMUNITY SERVICE INC

Prior Sale Information

Prior Rec/Sale Date: 06/08/2000 / 05/05/2000 Prior Lender: * OTHER INSTITUTIONAL LENDERS
Prior Sale Price: \$102,000 Prior 1st Mtg Amt/Type: \$101,195 / CONV
Prior Doc Number: 883612 Prior 1st Mtg Rate/Type: /
Prior Deed Type: GRANT DEED

Property Characteristics

Gross Area:	Parking Type:	PARKING AVAIL	Construction:	FRAME
Living Area: 1,032	Garage Area:		Heat Type:	HEATED
Tot Adj Area:	Garage Capacity:		Exterior wall:	SHINGLE SIDING
Above Grade:	Parking Spaces:		Porch Type:	
Total Rooms: 6	Basement Area:		Patio Type:	
Bedrooms: 3	Finish Bsmnt Area:		Pool:	
Bath(F/H): 1 /	Basement Type:		Air Cond:	
Year Built / Eff: 1912 / 1920	Roof Type:		Style:	CONVENTIONAL
Fireplace: Y / 1	Foundation:		Quality:	
# of Stories: 1	Roof Material:		Condition:	GOOD
Other Improvements: ADDITION				

Site Information

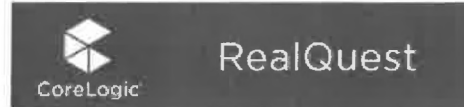
Zoning:	LAR2	Acres:	0.12	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	5,402	Lot Width/Depth:	40 x 135	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	PUBLIC
Site Influence:	CORNER			Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$183,913	Assessed Year:	2023	Property Tax:	\$2,493.05
Land Value:	\$116,144	Improved %:	37%	Tax Area:	7
Improvement Value:	\$67,769	Tax Year:	2023	Tax Exemption:	
Total Taxable Value:	\$183,913				

Comparable Sales Report

For Property Located At

**350 E 62ND ST, LOS ANGELES, CA 90003-1625****3 Comparable(s) Selected.**

Report Date: 05/31/2024

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$127,000	\$550,000	\$730,000	\$643,333
Bldg/Living Area	1,032	936	1,176	1,072
Price/Sqft	\$123.06	\$587.61	\$620.75	\$599.04
Year Built	1912	1922	1980	1947
Lot Area	5,402	4,141	5,402	4,932
Bedrooms	3	2	3	2
Bathrooms/Restrooms	1	1	2	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$183,913	\$192,026	\$260,388	\$223,030
Distance From Subject	0.00	0.14	0.47	0.34

* = user supplied for search only

Comp #: 1

Distance From Subject: 0.14 (miles)

Address: **245 E 62ND ST, LOS ANGELES, CA 90003-1235**Owner Name: **ACEVEDO PEDRO N/COLON ERIKA S**Seller Name: **DURAN CARLOS A & OLGA Y**APN: **6006-009-030**Map Reference: **52-B4 /**Living Area: **1,104**County: **LOS ANGELES, CA**Census Tract: **2392.02**

Total Rooms:

Subdivision: **METTLERS MAIN ST
SOUTH PARK TR**Zoning: **LAR2**Bedrooms: **3**Rec Date: **02/16/2024**Prior Rec Date: **06/27/2023**Bath(F/H): **1 /**Sale Date: **02/06/2024**Prior Sale Date: **06/22/2023**Yr Built/Eff: **1980 / 1980**Sale Price: **\$650,000**Prior Sale Price: **\$500,000**

Air Cond:

Sale Type: **FULL**Prior Sale Type: **FULL**

Style:

Document #: **105239**Acres: **0.10**Fireplace: **/**1st Mtg Amt: **\$638,226**Lot Area: **4,141**

Pool:

Total Value: **\$192,026**# of Stories: **1**

Roof Mat:

Land Use: **SFR**Park Area/Cap#: **/**

Parking:

Comp #:	2	Distance From Subject:0.42 (miles)	
Address:	124 W 64TH ST, LOS ANGELES, CA 90003-1416		
Owner Name:	CHOJOLAN MATTHEW A/CHOJOLAN ZULLY Y		
Seller Name:	ESCOBAR INV PROPS LLC		
APN:	6005-024-009	Map Reference:	52-B5 /
County:	LOS ANGELES, CA	Census Tract:	2393.10
Subdivision:	11174	Zoning:	LAR2
Rec Date:	04/23/2024	Prior Rec Date:	12/01/2023
Sale Date:	04/08/2024	Prior Sale Date:	11/15/2023
Sale Price:	\$730,000	Prior Sale Price:	\$430,500
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	264377	Acres:	0.12
1st Mtg Amt:	\$716,777	Lot Area:	5,252
Total Value:	\$260,388	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,176
		Total Rooms:	5
		Bedrooms:	2
		Bath(F/H):	2 /
		Yr Built/Eff:	1939 / 1939
		Air Cond:	
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	TILE
		Parking:	ATTACHED GARAGE

Comp #:	3	Distance From Subject:0.47 (miles)	
Address:	127 W 59TH PL, LOS ANGELES, CA 90003-1107		
Owner Name:	OCEAN DEV INC		
Seller Name:	HILL WILMA D LIVING TRUST		
APN:	6005-012-021	Map Reference:	52-B4 /
County:	LOS ANGELES, CA	Census Tract:	2392.01
Subdivision:	LAWRENCE TR	Zoning:	LAR2
Rec Date:	03/22/2024	Prior Rec Date:	03/07/1990
Sale Date:	03/20/2024	Prior Sale Date:	02/1990
Sale Price:	\$550,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	189787	Acres:	0.12
1st Mtg Amt:		Lot Area:	5,402
Total Value:	\$216,677	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	936
		Total Rooms:	5
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Built/Eff:	1922 / 1922
		Air Cond:	
		Style:	
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	
		Parking:	ATTACHED GARAGE

EXHIBIT D

ASSIGNED INSPECTOR: DANIEL GUEVARA
JOB ADDRESS: 350 EAST 62ND STREET, LOS ANGELES, CA
ASSESSOR PARCEL NO. (APN): 6006-021-004

Date: May 14, 2025

CASE NO.: 962746
ORDER NO.: A-5770694

EFFECTIVE DATE OF ORDER TO COMPLY: August 5, 2022
COMPLIANCE EXPECTED DATE: September 4, 2022
DATE COMPLIANCE OBTAINED: No Compliance to date

.....

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

VIOLATIONS:

SEE ATTACHED ORDER # A-5770694

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

JAVIER NUNEZ
PRESIDENT

ELVIN W. MOON
VICE-PRESIDENT

JOSELYN GEAGA-ROSENTHAL
LAUREL GILLETTE
GEORGE HOVAGUIMIAN

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
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

SUBSTANDARD ORDER AND NOTICE OF FEE

NUNEZ, FIDEL
350 E 62ND ST
LOS ANGELES, CA 90003

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

JUL 25 2022

CASE #: 962746
ORDER #: A-5770694
EFFECTIVE DATE: August 05, 2022
COMPLIANCE DATE: September 04, 2022

OWNER OF
SITE ADDRESS: 350 E 62ND ST
ASSESSORS PARCEL NO.: 6006-021-004
ZONE: R2; Two Family Zone

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

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:

As a result of an inspection of the property (Site Address) listed above, this office has determined the building(s) to be SUBSTANDARD as pursuant to the provisions of Division 89 of Article 1 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.). You are therefore ordered to secure all required permits and begin the necessary work to eliminate the following code violations within 30 days from the effective date of this order. All necessary work shall be completed within 90 days from the effective date of this order. If the necessary permits are not obtained or the required work is not physically commenced within 45 days from the effective date of this order, the Department of Building and Safety may order the owner to cause the building(s) to be vacated.

VIOLATION(S):

1. The approximate 21' x 23' construction of a DETACHED STRUCTURE to the PROPERTY IN THE REAR 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 property 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, 91.8902.14, 91.802.4, 91.5R106.1.2, 91.5R108.4, 91.5R106.3.2, 91.5R103.1, 12.21A.1.(a) of the L.A.M.C.

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.



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

Location: REQUIRED REAR YARD.

NOTE: A certificate has been filed with the County Recorder noting the above substandard condition.

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.

NOTICE:

Relocation assistance may be required if a tenant is evicted in order to comply with an order from a governmental agency. (LAMC 151.09.A.11 & 163.00 to 163.07) For information, call the Los Angeles Housing Department (LAHD) at (213) 808-8888 or go to: <http://lahd.lacity.org>

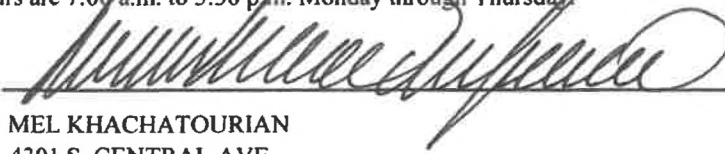
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CODE ENFORCEMENT BUREAU
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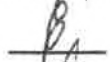
Any questions regarding invoices or how to pay fees should be directed to financial services at (213) 482-6890.
Any questions regarding the order to comply and compliance matters contact the inspector noted below at (213)978-4494.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector:



Date: July 20, 2022

MEL KHACHATOURIAN
4301 S. CENTRAL AVE
LOS ANGELES, CA 90011
(213)978-4494
Mel.Khachatourian@lacity.org


REVIEWED BY

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