

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

April 30, 2025

Council District: # 8

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

JOB ADDRESS: 4915 SOUTH 11TH AVENUE, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 5013-020-021
Re: Invoice #880636-1

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: 4915 South 11th Avenue, Los Angeles, CA ("Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

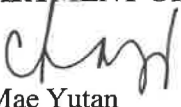
Pursuant to Section 98.0421, the property owner was issued an order on December 14, 2022, to pay a code violation inspection fee after violations were identified and verified upon inspection. The code violation inspection fees imposed by the LADBS are as follows:

<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


Ana Mae Yutan
Chief, LADBS Resource Management Bureau

Lien confirmed by
City Council on:



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. T18194
Dated as of: 09/24/2024

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 5013-020-021

Property Address: 4915 S 11TH AVE City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : HENRY UKACHUKWU

Grantor : MARGRETTE WILLIAMS

Deed Date : 02/14/2002 Recorded : 05/08/2002

Instr No. : 02-1058035

MAILING ADDRESS: HENRY UKACHUKWU
5427 BUSHNELL WAY, LOS ANGELES, CA 90042-4820

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 37 Tract No: 3365 Brief Description: TRACT # 3365 LOT 37

MORTGAGES/LIENS

Type of Document: CORPORATE ASSIGNMENT OF DEED OF TRUST

Recording Date: 06/27/2013 Document #: 13-0958442

Loan Amount: \$464,000

Lender Name: JP MORGAN CHASE BANK NA

Borrowers Name: HENRY UKACHUKWU

MAILING ADDRESS: JP MORGAN CHASE BANK NA
2100 ALT. 19 NORTH PALM HARBOR, FL 34683

Type of Document: NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST

Recording Date: 01/24/2014 Document #: 14-0082399

MAILING ADDRESS: TRUSTEE CORPS
17100 GILLETTE AVE IRVINE, CA 92614

RECORDING REQUESTED BY:

United Title Company

AND WHEN RECORDED MAIL TO:

Henry Ukachukwu

4915 11th Avenue
Los Angeles, CA 90043

Order No.: 80200661-77

Escrow No: 10002121-ED

A.P.N.: 5013-020-021

02 1058035

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX IS \$253 & 9035 -

- ☐ 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 AND

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

hereby GRANT(S) to Henry Ukachukwu, An Unmarried Man

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

Lot 37 of Tract 3365, in the City of Los Angeles, as per Map recorded in Book 38, Page 57 of Maps, in the Office of the County Recorder of said county.

Dated: February 14, 2002

STATE OF CALIFORNIA

COUNTY OF Los Angeles) SS.

On MARCH 14 2002 before FRANCISCO NODARSE
a notary public, personally appeared MARGARETTE WILLIAMS

Margrette Williams
Margrette Williams

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 signatures 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.

(This area for official notarial seal)

Signature



MAIL TAX STATEMENTS TO:

SAME AS ABOVE

This page is part of your document - DO NOT DISCARD



20130958442



Pages:
0002

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

06/27/13 AT 02:21PM

FEES :	18.00
TAXES :	0.00
OTHER :	0.00
PAID :	18.00



LEADSHEET



201306271030037

00007847531



004927222

SEQ:
01

ERDS - Daily



THIS FORM IS NOT TO BE DUPLICATED

E13

[RECORDING REQUESTED BY]
NATIONWIDE TITLE CLEARING
[AND WHEN RECORDED MAIL TO]
JPMorgan Chase Bank, NA
C/O NTC 2100 Alt. 19 North
Palm Harbor, FL 34683

Loan #: 3014737963



CORPORATE ASSIGNMENT OF DEED OF TRUST

Contact JPMORGAN CHASE BANK, N.A. for this instrument 780 Kansas Lane, Suite A, Monroe, LA 71203, telephone # (866) 756-8747, which is responsible for receiving payments.

FOR GOOD AND VALUABLE CONSIDERATION, the sufficiency of which is hereby acknowledged, the undersigned, FEDERAL DEPOSIT INSURANCE CORPORATION, AS RECEIVER OF WASHINGTON MUTUAL BANK F/K/A WASHINGTON MUTUAL BANK, FA, WHOSE ADDRESS IS 700 Kansas Lane, MC 8000, MONROE, LA, 71203, (ASSIGNOR), by these presents does convey, grant, assign, transfer and set over the described Deed of Trust without recourse, representation or warranty, together with all right, title and interest secured thereby, all liens, and any rights due or to become due thereon to JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, WHOSE ADDRESS IS 700 Kansas Lane, MC 8000, MONROE, LA 71203 (866)756-8747, ITS SUCCESSORS OR ASSIGNS, (ASSIGNEE).

Said Deed of Trust made by HENRY UKACHUKWU and recorded on 10/25/2007 as Instrument # 20072416457, in Book n/a, Page n/a in the office of the LOS ANGELES County Recorder, CA.

Property more commonly known as: 4915 11TH AVENUE, LOS ANGELES, CA 90043

This Assignment is made without recourse, representation or warranty, express or implied, by the FDIC in its corporate capacity or as Receiver.

This Assignment is intended to further memorialize the transfer that occurred by operation of law on September 25, 2008 as authorized by Section 11(d)(2)(G)(i)(II) of the Federal Deposit Insurance Act, 12 U.S.C. §1821 (d)(2)(G)(i)(II)

IN WITNESS WHEREOF, this Assignment is executed on 06/06/2013 (MM/DD/YYYY)
FEDERAL DEPOSIT INSURANCE CORPORATION, AS RECEIVER OF WASHINGTON MUTUAL BANK F/K/A WASHINGTON MUTUAL BANK, FA, by JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, its Attorney-in-Fact POA RECORDED: 11/07/2012 DOC#: 20121694975

By: Kaila A. Murphy
VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF LOUISIANA
PARISH OF OUACHITA

On 06/06/2013 (MM/DD/YYYY), before me appeared Kaila A. Murphy, to me personally known, who did say that he/she/they is/are the VICE PRESIDENT of JPMORGAN CHASE BANK, NATIONAL ASSOCIATION as Attorney-in-Fact for FEDERAL DEPOSIT INSURANCE CORPORATION, AS RECEIVER OF WASHINGTON MUTUAL BANK F/K/A WASHINGTON MUTUAL BANK, FA and that the instrument was signed on behalf of the corporation (or association), by authority from its board of directors, and that he/she/they acknowledged the instrument to be the free act and deed of the corporation (or association).

Eva Reese
Notary Public - State of LOUISIANA
Commission expires: Upon My Death

EVA REESE
OUACHITA PARISH, LOUISIANA
LIFETIME COMMISSION
NOTARY ID# 17070

Document Prepared By: E.Lance/NTC, 2100 Alt. 19 North, Palm Harbor, FL 34683 (800)346-9152
JPCAS 20233055 - WAMU CJ4951075 T0613054616 [C] FRMCA1_JPCAS3



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20140082399



Pages:
0004

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

01/24/14 AT 08:00AM

FEES :	31.00
TAXES :	0.00
OTHER :	0.00
PAID :	31.00



LEADSHEET



201401243340026

00008791130



006001443

SEQ:
02

ERDS - 8:00AM



THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY:

PACIFIC COAST TITLE

WHEN RECORDED MAIL TO:

Trustee Corps
17100 Gillette Ave
Irvine, CA 92614

APN: 5013-020-021

TS No: CA08000151-14-1

TO No: 95304275

NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST

NOTE: THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT ATTACHED

注：本文件包含一个信息摘要

참고사항: 본 첨부 문서에 정보 요약서가 있습니다

**NOTA: SE ADJUNTA UN RESUMEN DE LA INFORMACIÓN DE ESTE DOCUMENTO
TALA: MAYROONG BUOD NG IMPORMASYON SA DOKUMENTONG ITO NA NAKALAKIP
LƯU Ý: KÈM THEO ĐÂY LÀ BẢN TRÌNH BÀY TÓM LƯỢC VỀ THÔNG TIN TRONG TÀI LIỆU NÀY**

(The above statement is made pursuant to CA Civil Code Section 2923.3(c)(1). The Summary will be provided to Trustor(s) and/or vested owner(s) only, pursuant to CA Civil Code Section 2923.3(c)(2).)

IMPORTANT NOTICE

IF YOUR PROPERTY IS IN FORECLOSURE BECAUSE YOU ARE BEHIND IN YOUR PAYMENTS, IT MAY BE SOLD WITHOUT ANY COURT ACTION, and you may have the legal right to bring your account in good standing by

paying all of your past due payments plus permitted costs and expenses within the time permitted by law for reinstatement of your account, which is normally five business days prior to the date set for the sale of your property. No sale date may be set until approximately 90 days from the date this Notice of Default may be recorded (which date of recording appears on this notice).

This amount is **\$10,936.64** as of **January 22, 2014**, and will increase until your account becomes current.

While your property is in foreclosure, you still must pay other obligations (such as insurance and taxes) required by your Note and Deed of Trust or Mortgage. If you fail to make future payments on the loan, pay taxes on the property, provide insurance on the property, or pay other obligations as required in the Note and Deed of Trust or Mortgage, the Beneficiary or Mortgagee may insist that you do so in order to reinstate your account in good standing. In addition, the Beneficiary or Mortgagee may require as a condition to reinstatement that you provide reliable written evidence that you paid all senior liens, property taxes, and hazard insurance premiums.

Upon your written request, the Beneficiary or Mortgagee will give you a written itemization of the entire amount you must pay. You may not have to pay the entire unpaid portion of your account, even though full payment was demanded, but you must pay all amounts in default at the time payment is made. However, you and your Beneficiary or Mortgagee may mutually agree in writing prior to the time the Notice of Sale is posted (which may not be earlier than the end of the three-month period stated above) to, among other things, (1) provide additional time in which to cure the default by transfer of the property or otherwise; or (2) establish a schedule of payments in order to cure your default; or both (1) and (2).

Following the expiration of the time period referred to in the first paragraph of this notice, unless the obligation being foreclosed upon or a separate written agreement between you and your creditor permits

APN: 5013-020-021

TS No: CA08000151-14-1

TO No: 95304275

a longer period, you have only the legal right to stop the sale of your property by paying the entire amount demanded by your creditor.

To find out the amount you must pay, or to arrange for payment to stop the foreclosure, or if your property is in foreclosure for any other reason, contact: **JPMorgan Chase Bank, National Association c/o MTC Financial Inc. dba Trustee Corps** located at 17100 Gillette Ave Irvine, CA 92614 Phone: 949-252-8300 Ref No: CA08000151-14-1

If you have any questions, you should contact a lawyer or the governmental agency which may have insured your loan. Notwithstanding the fact that your property is in foreclosure, you may offer your property for sale, provided the sale is concluded prior to the conclusion of the foreclosure.

REMEMBER, YOU MAY LOSE LEGAL RIGHTS IF YOU DO NOT TAKE PROMPT ACTION.

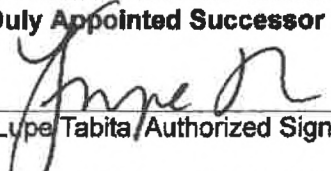
NOTICE IS HEREBY GIVEN THAT: MTC Financial Inc. dba Trustee Corps is the original Trustee, duly appointed Substituted Trustee, or acting as Agent for the Trustee or Beneficiary under a Deed of Trust dated as of October 15, 2007, executed by HENRY UKACHUKWU ,AN UNMARRIED MAN, as Trustor(s), to secure obligations in favor of WASHINGTON MUTUAL BANK, FA, the original Beneficiary, recorded October 25, 2007, as Instrument No. 20072416457, of the official records in the Office of the Recorder of Los Angeles County, California, as more fully described on said Deed of Trust. Including a Note(s) for the sum of \$464,000.00 that the beneficial interest under said Deed of Trust and the obligations secured thereby are presently held by the Beneficiary; that a breach of, and default in, the obligations for which said Deed of Trust is security has occurred in that the payment has not been made of: **THE INSTALLMENT OF PRINCIPAL AND INTEREST WHICH BECAME DUE ON August 1, 2013 AND ALL SUBSEQUENT INSTALLMENTS OF PRINCIPAL AND INTEREST, ALONG WITH LATE CHARGES, PLUS FORECLOSURE COSTS AND LEGAL FEES. PLUS ALL OF THE TERMS AND CONDITIONS AS PER THE DEED OF TRUST, PROMISSORY NOTE AND RELATED LOAN DOCUMENTS.**

That by reason thereof, the present Beneficiary under such Deed of Trust, has executed and delivered to MTC Financial Inc. dba Trustee Corps, said Trustee, a written Declaration and Demand for Sale, and has deposited with said duly appointed Trustee, such Deed of Trust and all documents evidencing the obligations secured thereby, and has declared and does hereby declare all sums secured thereby immediately due and payable and has elected and does hereby elect to cause the trust property to be sold to satisfy the obligations secured thereby.

Where required by law, a declaration pursuant to California Civil Code Section 2923.55 is attached.

Dated: January 22, 2014

**MTC Financial Inc. dba Trustee Corps
as Duly Appointed Successor Trustee**


By: Lupe Tabita, Authorized Signatory

MTC Financial Inc. dba Trustee Corps may be acting as a debt collector attempting to collect a debt.
Any information obtained may be used for that purpose.

To the extent your original obligation was discharged, or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However, a secured party retains rights under its security instrument, including the right to foreclose its lien.

Borrower(s): HENRY UKACHUKWU

Property Address: 4915 11TH AVE.
LOS ANGELES CA 90043

Loan Number: XXXXXX 7963

DECLARATION OF COMPLIANCE

(California Civil Code Section 2923.55)

The undersigned mortgagee, beneficiary or authorized agent hereby declares, under the laws of the State of California, as follows:

- ☐ The mortgagee, beneficiary or authorized agent has contacted the borrower to discuss the borrower's financial situation and to explore options for the borrower to avoid foreclosure in compliance with Cal. Civ. Code Section 2923.55. Thirty days or more have elapsed since the borrower was contacted.
- ☒ The mortgagee, beneficiary or authorized agent tried with due diligence but was unable to contact the borrower to discuss the borrower's financial situation and to explore options for the borrower to avoid foreclosure as required by Cal. Civ. Code Section 2923.55. Thirty days or more have elapsed since these due diligence efforts were completed.
- ☐ The mortgagee, beneficiary or authorized agent was not required to comply with Cal. Civ. Code Section 2923.55 because:
- ☐ The real property is not owner-occupied residential real property as defined by the statute.
 - ☐ The borrower has surrendered the property as evidenced by either a letter confirming the surrender or delivery of the keys to the property to the mortgagee, trustee, beneficiary or authorized agent.
 - ☐ The borrower has contracted with someone whose primary business is advising people who have decided to leave their homes on how to extend the foreclosure process and avoid their loan obligations.
 - ☐ The borrower has filed for bankruptcy under Chapter 7, 11, 12, or 13 of Title 11 of the United States Code, and the bankruptcy court has not entered an order closing or dismissing the bankruptcy case or granting relief from stay.
 - ☐ The individual does not meet the definition of "borrower" pursuant to subdivision (c) of Section 2920.5.

I certify under the laws of the state of California that the above is true and correct.

JP Morgan Chase Bank, National Association

Date: 01/17/2014

By:



City/State: Jacksonville, FL

Clement J. Durkin
Operations Senior Specialist

ATTACHMENT TO NOTICE OF DEFAULT

EXHIBIT B

ASSIGNED INSPECTOR: JAVIER RAMOS
JOB ADDRESS: 4915 SOUTH 11TH AVENUE, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 5013-020-021

Date: April 30, 2025

Last Full Title: 09/24/2024

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- | | |
|--|----------------------------|
| 1) HENRY UKACHUKWU
5427 BUSHNELL WAY
LOS ANGELES, CA 90042-4820 | CAPACITY: OWNER |
| 2) JP MORGAN CHASE BANK, NA
2100 ALT. 19 NORTH
PALM HARBOR, FL 34683 | CAPACITY: INTERESTED PARTY |
| 3) TRUSTEE CORPS
17100 GILLETTE AVENUE
IRVINE, CA 92614 | CAPACITY: INTERESTED PARTY |

Property Detail Report**For Property Located At :****4915 11TH AVE, LOS ANGELES, CA 90043-4847**

RealQuest

Owner Information

Owner Name: **UKACHUKWU HENRY**
 Mailing Address: **5427 BUSHNELL WAY, LOS ANGELES CA 90042-4820 C032**
 Vesting Codes: **UM / /**

Location Information

Legal Description:	TRACT # 3365 LOT 37	APN:	5013-020-021
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	2345.01 / 2	Subdivision:	3365
Township-Range-Sect:		Map Reference:	51-C3 /
Legal Book/Page:	38-57	Tract #:	3365
Legal Lot:	37	School District:	LOS ANGELES
Legal Block:		School District Name:	LOS ANGELES
Market Area:	PHHT	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:	05/08/2002 / 02/14/2002	1st Mtg Amount/Type:	\$184,000 / CONV
Sale Price:	\$230,000	1st Mtg Int. Rate/Type:	8.62 / ADJ
Sale Type:	UNKNOWN	1st Mtg Document #:	1058036
Document #:	1058035	2nd Mtg Amount/Type:	\$46,000 / CONV
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/ FIXED
Transfer Document #:		Price Per SqFt:	\$135.14
New Construction:		Multi/Split Sale:	
Title Company:	UNITED TITLE		
Lender:	OAKMONT MTG CO INC		
Seller Name:	WILLIAMS MARGRETTE		

Prior Sale Information

Prior Rec/Sale Date:	06/14/1989 / 05/1989	Prior Lender:	
Prior Sale Price:		Prior 1st Mtg Amt/Type:	/
Prior Doc Number:	957630	Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	GRANT DEED		

Property Characteristics

Gross Area:		Parking Type:	ATTACHED GARAGE	Construction:	
Living Area:	1,702	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:		Exterior wall:	SHINGLE SIDING
Above Grade:		Parking Spaces:	1	Porch Type:	
Total Rooms:	5	Basement Area:		Patio Type:	
Bedrooms:	4	Finish Bsmnt Area:		Pool:	
Bath(F/H):	2 /	Basement Type:		Air Cond:	
Year Built / Eff:	1922 / 1928	Roof Type:		Style:	CONVENTIONAL
Fireplace:	Y / 1	Foundation:	RAISED	Quality:	AVERAGE
# of Stories:	1	Roof Material:	COMPOSITION SHINGLE	Condition:	GOOD

Other Improvements: **FENCE**

Site Information

Zoning:	LAR1	Acres:	0.17	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	7,502	Lot Width/Depth:	50 x 150	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	PUBLIC
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$326,564	Assessed Year:	2023	Property Tax:	\$4,226.00
Land Value:	\$209,855	Improved %:	36%	Tax Area:	212
Improvement Value:	\$116,709	Tax Year:	2023	Tax Exemption:	
Total Taxable Value:	\$326,564				

Comparable Sales Report

For Property Located At

4915 11TH AVE, LOS ANGELES, CA 90043-4847**7 Comparable(s) Selected.**

Report Date: 10/03/2024

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$230,000	\$755,000	\$1,730,000	\$1,219,714
Bldg/Living Area	1,702	1,486	1,929	1,704
Price/Sqft	\$135.14	\$488.43	\$1,028.94	\$710.97
Year Built	1922	1917	1932	1925
Lot Area	7,502	4,587	8,771	7,069
Bedrooms	4	2	3	3
Bathrooms/Restrooms	2	1	2	1
Stories	1.00	1.00	2.00	1.14
Total Value	\$326,564	\$47,295	\$1,100,000	\$669,107
Distance From Subject	0.00	0.08	0.49	0.30

* = user supplied for search only

Comp #:1

Distance From Subject: 0.08 (miles)

Address: **4813 11TH AVE, LOS ANGELES, CA 90043-4833**Owner Name: **HARBOR HOMES LLC**Seller Name: **LIVINGSTON FAMILY TRUST**APN: **5013-020-029**Map Reference: **51-C3 /**Living Area: **1,486**County: **LOS ANGELES, CA**Census Tract: **2345.01**Total Rooms: **6**Subdivision: **3365**Zoning: **LAR1**Bedrooms: **3**Rec Date: **08/23/2024**Prior Rec Date: **03/12/1965**Bath(F/H): **1 /**Sale Date: **08/03/2024**

Prior Sale Date:

Yr Built/Eff: **1929 / 1929**Sale Price: **\$755,000**Prior Sale Price: **\$25,000**

Air Cond:

Sale Type: **FULL**Prior Sale Type: **FULL**Style: **SPANISH**Document #: **568120**Acres: **0.17**Fireplace: **Y / 1**1st Mtg Amt: **\$697,000**Lot Area: **7,502**

Pool:

Total Value: **\$47,295**# of Stories: **1**Roof Mat: **ROLL**Land Use: **SFR**Park Area/Cap#: **/**Parking: **COMPOSITION PARKING AVAIL**

Comp #:2 Distance From Subject:0.20 (miles)

Address: 3475 CRESTWOLD AVE, VIEW PARK, CA 90043-1822

Owner Name: SO CAL RESIDENTIAL HOMES LLC

Seller Name: TUTT KAREN J

APN: 5013-009-005 Map Reference: 51-C3 / Living Area: 1,556

County: LOS ANGELES, CA Census Tract: 7032.00 Total Rooms: 6

Subdivision: 5535 Zoning: LCR1YY Bedrooms: 3

Rec Date: 02/23/2024 Prior Rec Date: 12/01/1964 Bath(F/H): 1 /

Sale Date: 02/15/2024 Prior Sale Date: Yr Built/Eff: 1927 / 1927

Sale Price: \$760,000 Prior Sale Price: \$23,000 Air Cond:

Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL

Document #: 119474 Acres: 0.17 Fireplace: Y / 1

1st Mtg Amt: Lot Area: 7,200 Pool:

Total Value: \$352,941 # of Stories: 1 Roof Mat: COMPOSITION SHINGLE

Land Use: SFR Park Area/Cap#: / Parking: PARKING AVAIL

Comp #:3 Distance From Subject:0.23 (miles)

Address: 5136 S VICTORIA AVE, LOS ANGELES, CA 90043-1848

Owner Name: SARKIN CLIFFORD/SARKIN LIBBY M

Seller Name: AUDERE FACERE LLC

APN: 5013-018-011 Map Reference: 51-C3 / Living Area: 1,555

County: LOS ANGELES, CA Census Tract: 2345.01 Total Rooms: 7

Subdivision: 911 Zoning: LAR1 Bedrooms: 2

Rec Date: 04/03/2024 Prior Rec Date: 08/02/2022 Bath(F/H): 2 /

Sale Date: 03/19/2024 Prior Sale Date: 05/10/2022 Yr Built/Eff: 1922 / 1927

Sale Price: \$1,600,000 Prior Sale Price: \$870,000 Air Cond:

Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL

Document #: 216053 Acres: 0.16 Fireplace: Y / 1

1st Mtg Amt: \$1,150,000 Lot Area: 6,999 Pool:

Total Value: \$870,000 # of Stories: 1 Roof Mat: COMPOSITION SHINGLE

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

Comp #:4 Distance From Subject:0.33 (miles)

Address: 5006 WEST BLVD, VIEW PARK, CA 90043-2351

Owner Name: DECKER JOSEPHINE/BOOTH MALIK

Seller Name: VINSON TERAESA S F/TR

APN: 5013-004-008 Map Reference: 51-B3 / Living Area: 1,929

County: LOS ANGELES, CA Census Tract: 7032.00 Total Rooms: 7

Subdivision: 5535 Zoning: LCR1YY Bedrooms: 3

Rec Date: 05/01/2024 Prior Rec Date: 07/23/2018 Bath(F/H): 1 /

Sale Date: 04/05/2024 Prior Sale Date: 07/18/2018 Yr Built/Eff: 1926 / 1926

Sale Price: \$1,558,000 Prior Sale Price: \$993,000 Air Cond:

Sale Type: FULL Prior Sale Type: FULL Style: SPANISH

Document #: 285495 Acres: 0.20 Fireplace: Y / 1

1st Mtg Amt: \$1,090,432 Lot Area: 8,771 Pool:

Total Value: \$1,064,693 # of Stories: 1 Roof Mat: COMPOSITION SHINGLE

Land Use: SFR Park Area/Cap#: / Parking: BUILT-IN

Comp #:5 Distance From Subject:0.34 (miles)

Address: 5320 9TH AVE, LOS ANGELES, CA 90043-4859

Owner Name: PRICE TANYA Y

Seller Name: MCGOUGH JOSEPH

APN: 5006-018-021 Map Reference: 51-C3 / Living Area: 1,758

County: LOS ANGELES, CA Census Tract: 2346.00 Total Rooms: 8

Subdivision: 668 Zoning: LAR1 Bedrooms: 3

Rec Date:	09/09/2024	Prior Rec Date:	06/20/2016	Bath(F/H):	1 /
Sale Date:	06/14/2024	Prior Sale Date:	06/16/2016	Yr Built/Eff:	1917 / 1917
Sale Price:	\$985,000	Prior Sale Price:	\$615,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	606555	Acres:	0.17	Fireplace:	Y / 1
1st Mtg Amt:	\$886,500	Lot Area:	7,517	Pool:	
Total Value:	\$699,760	# of Stories:	1	Roof Mat:	ROLL COMPOSITION
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:6 Distance From Subject:0.46 (miles)

Address: **4329 9TH AVE, LOS ANGELES, CA 90008-5209**

Owner Name: **BEDNARSKI BRYAN/LINGEL-GARY EMMA**

Seller Name: **SUNDAR RAVINDRA FAM L/TR**

APN:	5023-013-011	Map Reference:	51-C2 /	Living Area:	1,834
County:	LOS ANGELES, CA	Census Tract:	2343.02	Total Rooms:	6
Subdivision:	9741	Zoning:	LAR1	Bedrooms:	3
Rec Date:	09/20/2024	Prior Rec Date:	10/17/2023	Bath(F/H):	2 /
Sale Date:	08/27/2024	Prior Sale Date:	09/29/2023	Yr Built/Eff:	1928 / 1934
Sale Price:	\$1,150,000	Prior Sale Price:	\$957,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	SPANISH
Document #:	642850	Acres:	0.11	Fireplace:	Y / 1
1st Mtg Amt:	\$920,000	Lot Area:	4,587	Pool:	
Total Value:	\$549,058	# of Stories:	2	Roof Mat:	TILE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:7 Distance From Subject:0.49 (miles)

Address: **3719 OLYMPIAD DR, VIEW PARK, CA 90043-1126**

Owner Name: **WESTSIDE FAMILY TRUST**

Seller Name: **HABITAT FOR HUMANITY OF GRTR LOS**

APN:	5012-017-010	Map Reference:	51-B3 /	Living Area:	1,809
County:	LOS ANGELES, CA	Census Tract:	7032.00	Total Rooms:	6
Subdivision:	4961	Zoning:	LCR1*	Bedrooms:	2
Rec Date:	05/10/2024	Prior Rec Date:	08/18/2022	Bath(F/H):	2 /
Sale Date:	05/01/2024	Prior Sale Date:	08/05/2022	Yr Built/Eff:	1932 / 1933
Sale Price:	\$1,730,000	Prior Sale Price:	\$1,100,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	SPANISH
Document #:	309368	Acres:	0.16	Fireplace:	Y / 1
1st Mtg Amt:	\$1,384,000	Lot Area:	6,904	Pool:	
Total Value:	\$1,100,000	# of Stories:	1	Roof Mat:	TILE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

EXHIBIT D

ASSIGNED INSPECTOR: JAVIER RAMOS
JOB ADDRESS: 4915 SOUTH 11TH AVENUE, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 5013-020-021

Date: April 30, 2025

CASE NO.: 968873
ORDER NO.: A-5864408

EFFECTIVE DATE OF ORDER TO COMPLY: December 14, 2022
COMPLIANCE EXPECTED DATE: January 13, 2023
DATE COMPLIANCE OBTAINED: January 27, 2023

.....

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-5864408

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

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

JAVIER NUNEZ
PRESIDENT
ELVIN W. MOON
VICE-PRESIDENT
JOSELYN GEAGA-ROSENTHAL
LAUREL GILLETTE
GEORGE HOVAGUIMIAN

ORDER TO COMPLY AND NOTICE OF FEE

UKACHUKWU, HENRY
5427 BUSHNELL WAY
LOS ANGELES, CA 90042

The undersigned mailed this notice
by first class postage prepaid
to the addressee on this day,

DEC 02 2022

To the extent as shown on the
last equalized assessment roll
dated by WV

CASE #: 968873
ORDER #: A-5864408
EFFECTIVE DATE: December 14, 2022
COMPLIANCE DATE: January 13, 2023

OWNER OF
SITE ADDRESS: 4915 S 11TH AVE
ASSESSORS PARCEL NO.: 5013-020-021
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. The approximate 4'x 6' construction of a laundry room to the main home was/is constructed without the required permits and approvals.

You are therefore ordered to: 1) Demolish and remove all construction work performed without the required permit(s). 2) Restore the existing structure(s) to its originally approved condition, OR 3) Submit plans, obtain the required permits and expose the work for proper inspections.

Code Section(s) in Violation: 91.8105, 93.0104, 94.103.1.1, 95.112.1, 91.5R106.1.1, 91.5R106.1.2, 91.5R108.4, 91.5R106.3.2, 91.5R103.1, 12.21A.1.(a) of the L.A.M.C.

Location: Northside of the home

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

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:

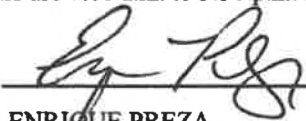
There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine error or abuse of discretion, or requests for slight modification of the requirements contained in this order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

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: _____



ENRIQUE PREZA
8475 S Vermont
LOS ANGELES, CA 90044
(213)978-4513

Enrique.Preza@lacity.org



REVIEWED BY

Date: November 30, 2022