

BOARD OF
BUILDING AND SAFETY
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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

June 10, 2026

Council District # 8

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

JOB ADDRESS: **6202 SOUTH 4TH AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **4007-015-001**
Re: Invoice #898168-6

Pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code, the Los Angeles Department of Building and Safety (LADBS) investigated and identified code violations at: **6202 South 4th Avenue, Los Angeles, CA** ("Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

Following the Department's investigation an order or orders to comply were issued on December 28, 2022 to the property owner and all interested parties. Pursuant to Section 98.0411(a) the order warned that "a proposed noncompliance fee may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or slight modification is filed within 15 days after the compliance date." The owners failed to comply within the time prescribed by ordinance. The Department imposed non-compliance fee as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance Code Enforcement fee	660.00
Late Charge/Collection fee (250%)	1,034.84
Accumulated Interest (1%/month)	38.20
Title Report fee	30.00
Grand Total	\$ 1,763.34

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 **\$1,763.34** be recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "Council") designate the time and place protest can be heard concerning this matter, as set forth in Sections 7.35.3 and 7.35.5 of the Los Angeles Administrative Code.

It is further requested that Council instruct LADBS to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$1,763.34** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY

fat
Chun
Ana Mae Yutan
Chief, LADBS Resource Management Bureau

inf
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. T18759
Dated as of: 12/19/2025

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)

APN #: 4007-015-001

Property Address: 6202 S 4TH AVE ***City: Los Angeles*** ***County: Los Angeles***

VESTING INFORMATION

Type of Document: QUITCLAIM DEED

Grantee : CLIFFORD C. PALACIO AND RITA J. PALACIO TRUSTEES OF THE PALACIO FAMILY LIVING TRUST

Grantor : CLIFFORD C. PALACIO AND RITA J. PALACIO

Deed Date : 11/08/2000 ***Recorded : 04/06/2001***

Instr No. : 01-0581537

MAILING ADDRESS: CLIFFORD C. PALACIO AND RITA J. PALACIO TRUSTEES OF THE PALACIO FAMILY LIVING TRUST
6202 4TH AVE, LOS ANGELES, CA 90043-4210

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 1 Block: H Tract No: 5072 Brief Description: TRACT # 5072 W 80.5 FT OF LOT 1 BLK H

MORTGAGES/LIENS

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



LEAD SHEET

01-0581537

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

3:21 PM APR 06 2001

SPACE ABOVE THIS LINE FOR RECORDERS USE

TITLE(S)

deed

FEE



D.T.T.

CODE

20

CODE

19

CODE

9

Assessor's Identification Number (AIN)

To Be Completed By Examiner OR Title Company In Black Ink

Number of Parcels Shown

4007

015 001

001

THIS FORM IS NOT TO BE DUPLICATED

01-0581537 2

RECORDING REQUESTED BY:

Affordable Living Trusts
P.O. Box 1507, Downey, CA 90240

**WHEN RECORDED PLEASE MAIL
TO AND SEND TAX STATEMENTS TO:**

Mr. and Mrs. Clifford Palacio
6202 4th Avenue
Los Angeles, California 90043-4210

Quitclaim Deed

The undersigned grantors declare under penalty of perjury that the following is true and correct:

DOCUMENTARY TRANSFER TAX IS \$ NONE EXEMPT: THIS CONVEYANCE TRANSFERS THE GRANTORS' INTEREST INTO THEIR REVOCABLE LIVING TRUST

() Unincorporated area: (X) City of Los Angeles, County of Los Angeles, State of California R. & T. 11911.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **CLIFFORD PALACIO** and **RITA J. PALACIO**,

Hereby **REMISE, RELEASE AND FOREVER QUITCLAIM** to: **CLIFFORD C. PALACIO** and **RITA J. PALACIO** Trustees or Successor Trustee(s) of **THE PALACIO FAMILY LIVING TRUST** dated November 8, 2000 the following described real property in the City of Los Angeles, County of Los Angeles, State of California:

Lot 1 in Block "H" of Tract No. 5072, as per map recorded in Book 54, pages 77 of maps, **EXCEPT** the East 39 ½ feet of said Lot, in the office of the County Recorder of said county.

(described further as the W 80.5 FT OF LOT 1)

(SUBJECT TO RIGHTS & RESERVATIONS OF RECORD IF ANY)

AIN #	4007	015	001	COMMON ADDRESS:	6202 4 th Avenue
	Map Book	Page	Parcel		Los Angeles, California 90043-4210

Dated: November 8, 2000

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) Ss.

Clifford Palacio
CLIFFORD PALACIO

Rita J. Palacio
RITA J. PALACIO

On November 8, 2000 before me Linda Ratcliffe, Notary Public, personally appeared **CLIFFORD PALACIO** and **RITA J. PALACIO** proved to me on the basis of satisfactory evidence to be the person whose names are subscribed to the within instrument and authorized capacities, and that and that by their signatures on the instrument the person, or the entity upon behalf of which the person(s) acted, executed the instrument.

My commission was filed in Los Angeles County, expires on April 27, 2001 and my seal was issued by NNA I.
WITNESS my hand and official seal.

Signature

(QUITCLM) © EPR 9/97

Linda Ratcliffe

(Seal)



EXHIBIT B

ASSIGNED INSPECTOR: **JOHN PARKER**
JOB ADDRESS: **6202 SOUTH 4TH AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **4007-015-001**

Date: June 10, 2026

Last Full Title: **12/19/2025**

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- 1) CLIFFORD C. PALACIO AND RITA J. PALACIO
TRUSTEES OF THE PALACIO FAMILY LIVING TRUST
6202 4TH AVENUE
LOS ANGELES, CA 90043-4210

CAPACITY: OWNERS

Property Detail Report

For Property Located At :
6202 4TH AVE, LOS ANGELES, CA 90043-4210



RealQuest

Owner Information

Owner Name: PALACIO CLIFFORD C (TE) & RITA/PALACIO
Mailing Address: 6202 4TH AVE, LOS ANGELES CA 90043-4210 C056
Vesting Codes: // TE

Location Information

Legal Description:	TRACT # 5072 W 80.5 FT OF LOT 1		
County:	LOS ANGELES, CA	APN:	4007-015-001
Census Tract / Block:	2348.00 / 1	Alternate APN:	
Township-Range-Sect:		Subdivision:	5072
Legal Book/Page:	54-77	Map Reference:	/
Legal Lot:	1	Tract #:	5072
Legal Block:	H	School District:	LOS ANGELES
Market Area:	PHHT	School District Name:	LOS ANGELES
Neighbor Code:		Munic/Township:	LOS ANGELES

Owner Transfer Information

Recording/Sale Date:	04/06/2001 / 11/08/2000	Deed Type:	QUIT CLAIM DEED
Sale Price:		1st Mtg Document #:	
Document #:	581537		

Last Market Sale Information

Recording/Sale Date:	07/28/1978 /	1st Mtg Amount/Type:	\$20,800 / CONV
Sale Price:	\$26,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	/
Document #:	826001	2nd Mtg Amount/Type:	/
Deed Type:	DEED (REG)	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$27.78
New Construction:		Multi/Split Sale:	
Title Company:			
Lender:			
Seller Name:			

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:	936	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:		Exterior wall:	
Above Grade:		Parking Spaces:		Porch Type:	
Total Rooms:		Basement Area:		Patio Type:	
Bedrooms:	2	Finish Bsmnt Area:		Pool:	
Bath(F/H):	1 /	Basement Type:		Air Cond:	
Year Built / Eff:	1925 / 1925	Roof Type:		Style:	
Fireplace:	/	Foundation:		Quality:	
# of Stories:		Roof Material:		Condition:	
Other Improvements:					

Site Information

Zoning:	LAR1	Acres:	0.07	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	3,220	Lot Width/Depth:	40 x 81	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	PUBLIC
Site Influence:	CORNER			Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value: \$55,874
 Land Value: \$30,992
 Improvement Value: \$24,882
 Total Taxable Value: \$48,874

Assessed Year: 2025
 Improved %: 45%
 Tax Year: 2024

Property Tax: \$762.32
 Tax Area: 212
 Tax Exemption: HOMEOWNER

Comparable Sales Report

For Property Located At

**6202 4TH AVE, LOS ANGELES, CA 90043-4210****17 Comparable(s) Selected.**

Report Date: 01/12/2026

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$26,000	\$163,000	\$1,050,000	\$646,088
Bldg/Living Area	936	815	1,066	976
Price/Sqft	\$27.78	\$166.16	\$1,141.91	\$663.70
Year Built	1925	1912	1939	1922
Lot Area	3,220	2,843	5,455	4,727
Bedrooms	2	2	3	2
Bathrooms/Restrooms	1	1	2	1
Stories	0.00	0.00	0.00	0.00
Total Value	\$55,874	\$38,421	\$865,945	\$375,117
Distance From Subject	0.00	0.10	0.49	0.29

* = user supplied for search only

Comp #1

Distance From Subject: 0.10 (miles)

Address: **2609 HYDE PARK BLVD, LOS ANGELES, CA 90043-4225**
 Owner Name: **FLORES FATIMA V/PEREZ DESTINY**
 Seller Name: **PADILLA DANIELA LIVING TRUST**
 APN: **4007-014-015** Map Reference: **/**
 County: **LOS ANGELES, CA** Census Tract: **2348.00**
 Subdivision: **5072** Zoning: **LAR1**
 Rec Date: **08/29/2025** Prior Rec Date: **12/05/2014**
 Sale Date: **08/19/2025** Prior Sale Date: **11/06/2014**
 Sale Price: **\$597,000** Prior Sale Price: **\$170,000**
 Sale Type: **FULL** Prior Sale Type: **FULL**
 Document #: **589971** Acres: **0.07**
 1st Mtg Amt: **\$586,186** Lot Area: **2,843**
 Total Value: **\$331,703** # of Stories:
 Land Use: **SFR** Park Area/Cap#: **/**

Living Area: **815**
 Total Rooms:
 Bedrooms: **2**
 Bath(F/H): **1 /**
 Yr Built/Eff: **1939 / 1939**
 Air Cond:
 Style:
 Fireplace: **/**
 Pool:
 Roof Mat:
 Parking:

Comp #2

Distance From Subject: 0.12 (miles)

Address: **6010 5TH AVE, LOS ANGELES, CA 90043-4212**
 Owner Name: **VIRAMONTES SANDRA**
 Seller Name: **OLATUNJI OLAMIDE**
 APN: **4007-005-003** Map Reference: **/**
 County: **LOS ANGELES, CA** Census Tract: **2348.00**
 Subdivision: **4515** Zoning: **LAR1**

Living Area: **1,066**
 Total Rooms:
 Bedrooms: **3**

Rec Date:	05/08/2025	Prior Rec Date:	03/06/2020	Bath(F/H):	2 /
Sale Date:	04/17/2025	Prior Sale Date:	03/02/2020	Yr Built/Eff:	1924 / 1956
Sale Price:	\$860,500	Prior Sale Price:	\$690,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	302150	Acres:	0.11	Fireplace:	/
1st Mtg Amt:	\$150,000	Lot Area:	4,796	Pool:	
Total Value:	\$754,612	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:3 Distance From Subject:0.17 (miles)

Address: **6006 2ND AVE, LOS ANGELES, CA 90043-4202**

Owner Name: **HOWARD DENNIS R**

Seller Name: **5 STAR DISCOUNT HOMES LLC**

APN:	4007-002-002	Map Reference:	/	Living Area:	902
County:	LOS ANGELES, CA	Census Tract:	2348.00	Total Rooms:	
Subdivision:	5556	Zoning:	LAR1	Bedrooms:	2
Rec Date:	09/17/2025	Prior Rec Date:	05/16/1984	Bath(F/H):	1 /
Sale Date:	09/15/2025	Prior Sale Date:		Yr Built/Eff:	1923 / 1923
Sale Price:	\$1,030,000	Prior Sale Price:		Air Cond:	
Sale Type:	FULL	Prior Sale Type:		Style:	
Document #:	640511	Acres:	0.11	Fireplace:	/
1st Mtg Amt:	\$978,500	Lot Area:	4,801	Pool:	
Total Value:	\$38,421	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:4 Distance From Subject:0.17 (miles)

Address: **5947 4TH AVE, LOS ANGELES, CA 90043-3226**

Owner Name: **RC & ASSOCIATES GROUP INC/AGURS RONALD & TAMARA**

Seller Name: **RASOOL DEBORAH S**

APN:	4005-019-027	Map Reference:	/	Living Area:	981
County:	LOS ANGELES, CA	Census Tract:	2347.00	Total Rooms:	
Subdivision:	5072	Zoning:	LAR1	Bedrooms:	2
Rec Date:	12/23/2025	Prior Rec Date:	01/28/1999	Bath(F/H):	1 /
Sale Date:	12/09/2025	Prior Sale Date:	01/20/1999	Yr Built/Eff:	1925 / 1925
Sale Price:	\$250,000	Prior Sale Price:		Air Cond:	
Sale Type:	FULL	Prior Sale Type:		Style:	
Document #:	932256	Acres:	0.11	Fireplace:	/
1st Mtg Amt:		Lot Area:	4,799	Pool:	
Total Value:	\$39,398	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:5 Distance From Subject:0.21 (miles)

Address: **5922 4TH AVE, LOS ANGELES, CA 90043-3227**

Owner Name: **RITZMANN C LIVING TRUST**

Seller Name: **BUI DUSTIN & ALISSA**

APN:	4005-020-006	Map Reference:	/	Living Area:	1,032
County:	LOS ANGELES, CA	Census Tract:	2347.00	Total Rooms:	
Subdivision:	5072	Zoning:	LAR1	Bedrooms:	2
Rec Date:	12/23/2025	Prior Rec Date:	10/12/2021	Bath(F/H):	1 /
Sale Date:	12/03/2025	Prior Sale Date:	10/06/2021	Yr Built/Eff:	1923 / 1936
Sale Price:	\$850,000	Prior Sale Price:	\$816,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	929179	Acres:	0.11	Fireplace:	/
1st Mtg Amt:		Lot Area:	4,802	Pool:	
Total Value:	\$865,945	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:6 Distance From Subject:0.22 (miles)

Address: 5938 2ND AVE, LOS ANGELES, CA 90043-3220

Owner Name: PEREZ MARVIN F/PEREZ JACQUELINE A

Seller Name: LEON DORIS D TRUST

APN: 4005-024-010	Map Reference: /	Living Area: 988
County: LOS ANGELES, CA	Census Tract: 2347.00	Total Rooms:
Subdivision: 5347	Zoning: LAR1	Bedrooms: 2
Rec Date: 05/28/2025	Prior Rec Date: 08/22/2012	Bath(F/H): 1 /
Sale Date: 05/09/2025	Prior Sale Date: 08/03/2012	Yr Built/Eff: 1923 / 1928
Sale Price: \$662,000	Prior Sale Price: \$230,000	Air Cond:
Sale Type: FULL	Prior Sale Type: FULL	Style:
Document #: 352620	Acres: 0.11	Fireplace: /
1st Mtg Amt: \$650,009	Lot Area: 4,799	Pool:
Total Value: \$247,498	# of Stories:	Roof Mat:
Land Use: SFR	Park Area/Cap#: /	Parking:

Comp #:7 Distance From Subject:0.22 (miles)

Address: 6050 MADDEN AVE, LOS ANGELES, CA 90043-4248

Owner Name: CARRILLO ISABEL

Seller Name: MILES DARRYL K

APN: 4007-008-013	Map Reference: /	Living Area: 1,027
County: LOS ANGELES, CA	Census Tract: 2348.00	Total Rooms:
Subdivision: 4515	Zoning: LAR1	Bedrooms: 2
Rec Date: 07/11/2025	Prior Rec Date: 08/21/1975	Bath(F/H): 1 /
Sale Date: 06/13/2025	Prior Sale Date:	Yr Built/Eff: 1923 / 1923
Sale Price: \$670,000	Prior Sale Price: \$19,500	Air Cond:
Sale Type: FULL	Prior Sale Type: FULL	Style:
Document #: 464677	Acres: 0.11	Fireplace: /
1st Mtg Amt: \$536,000	Lot Area: 4,800	Pool:
Total Value: \$44,399	# of Stories:	Roof Mat:
Land Use: SFR	Park Area/Cap#: /	Parking:

Comp #:8 Distance From Subject:0.23 (miles)

Address: 6030 MADDEN AVE, LOS ANGELES, CA 90043-4248

Owner Name: UPFRONT HOME BUYERS LLC

Seller Name: WHITE WILLA R LIVING TRUST

APN: 4007-008-008	Map Reference: /	Living Area: 832
County: LOS ANGELES, CA	Census Tract: 2348.00	Total Rooms:
Subdivision: 4515	Zoning: LAR1	Bedrooms: 2
Rec Date: 07/09/2025	Prior Rec Date:	Bath(F/H): 1 /
Sale Date: 06/27/2025	Prior Sale Date:	Yr Built/Eff: 1923 / 1923
Sale Price: \$485,000	Prior Sale Price:	Air Cond:
Sale Type: FULL	Prior Sale Type:	Style:
Document #: 459158	Acres: 0.11	Fireplace: /
1st Mtg Amt: \$517,000	Lot Area: 4,802	Pool:
Total Value: \$130,410	# of Stories:	Roof Mat:
Land Use: SFR	Park Area/Cap#: /	Parking:

Comp #:9 Distance From Subject:0.26 (miles)

Address: 6043 MADDEN AVE, LOS ANGELES, CA 90043-4247

Owner Name: IBANEZ JUAN R

Seller Name: JOSE ERIN J

APN: 4007-009-026	Map Reference: /	Living Area: 1,010
County: LOS ANGELES, CA	Census Tract: 2348.00	Total Rooms:
Subdivision: 4515	Zoning: LAR1	Bedrooms: 3
Rec Date: 10/28/2025	Prior Rec Date: 08/09/2018	Bath(F/H): 1 /
Sale Date: 10/22/2025	Prior Sale Date: 07/13/2018	Yr Built/Eff: 1922 / 1922
Sale Price: \$685,000	Prior Sale Price: \$455,000	Air Cond:

Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	744995	Acres:	0.11	Fireplace:	/
1st Mtg Amt:	\$616,500	Lot Area:	4,802	Pool:	
Total Value:	\$526,520	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:10				Distance From Subject:0.28 (miles)	
Address:	6430 MADDEN AVE, LOS ANGELES, CA 90043-4252				
Owner Name:	GARCIA SANDRA G A				
Seller Name:	MAZARIEGOS BIURTON				
APN:	4007-018-026	Map Reference:	/	Living Area:	1,055
County:	LOS ANGELES, CA	Census Tract:	2348.00	Total Rooms:	
Subdivision:	48	Zoning:	LAR1	Bedrooms:	2
Rec Date:	10/31/2025	Prior Rec Date:	12/18/2017	Bath(F/H):	1 /
Sale Date:	10/06/2025	Prior Sale Date:	11/14/2017	Yr Built/Eff:	1923 / 1935
Sale Price:	\$650,000	Prior Sale Price:	\$485,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	759466	Acres:	0.11	Fireplace:	/
1st Mtg Amt:	\$638,226	Lot Area:	4,801	Pool:	
Total Value:	\$551,843	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:11				Distance From Subject:0.35 (miles)	
Address:	3115 W 60TH ST, LOS ANGELES, CA 90043-3117				
Owner Name:	OCEAN DEVELOPMENT INC				
Seller Name:	LOBO SANTOS T				
APN:	4005-008-028	Map Reference:	/	Living Area:	884
County:	LOS ANGELES, CA	Census Tract:	2347.00	Total Rooms:	
Subdivision:	TALLEWANDA TR	Zoning:	LARD2	Bedrooms:	2
Rec Date:	10/31/2025	Prior Rec Date:	05/03/2002	Bath(F/H):	1 /
Sale Date:	10/28/2025	Prior Sale Date:	03/21/2002	Yr Built/Eff:	1912 / 1912
Sale Price:	\$593,000	Prior Sale Price:	\$120,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	760742	Acres:	0.13	Fireplace:	/
1st Mtg Amt:	\$600,000	Lot Area:	5,455	Pool:	
Total Value:	\$177,247	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:12				Distance From Subject:0.37 (miles)	
Address:	3127 W 60TH ST, LOS ANGELES, CA 90043-3117				
Owner Name:	MATHENGE NYAWIRA J				
Seller Name:	5 STAR DISCOUNT HOMES LLC				
APN:	4005-008-025	Map Reference:	/	Living Area:	1,015
County:	LOS ANGELES, CA	Census Tract:	2347.00	Total Rooms:	
Subdivision:	TALLEWANDA TR	Zoning:	LARD2	Bedrooms:	2
Rec Date:	07/29/2025	Prior Rec Date:	10/29/2024	Bath(F/H):	1 /
Sale Date:	07/15/2025	Prior Sale Date:	10/16/2024	Yr Built/Eff:	1913 / 1913
Sale Price:	\$1,050,000	Prior Sale Price:	\$410,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	509054	Acres:	0.12	Fireplace:	/
1st Mtg Amt:	\$892,500	Lot Area:	5,437	Pool:	
Total Value:	\$530,000	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:13				Distance From Subject:0.39 (miles)
Address:	3106 W 59TH ST, LOS ANGELES, CA 90043-3110			

Owner Name:	FA ANUGOM INCORPORATED		
Seller Name:	OPARA IGNATIUS		
APN:	4005-009-002	Map Reference:	/
County:	LOS ANGELES, CA	Census Tract:	2347.00
Subdivision:	4680	Zoning:	LAR2
Rec Date:	07/11/2025	Prior Rec Date:	03/23/1993
Sale Date:	07/09/2025	Prior Sale Date:	
Sale Price:	\$163,000	Prior Sale Price:	\$88,698
Sale Type:	FULL	Prior Sale Type:	
Document #:	466403	Acres:	0.08
1st Mtg Amt:		Lot Area:	3,559
Total Value:	\$148,097	# of Stories:	
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	981
		Total Rooms:	
		Bedrooms:	3
		Bath(F/H):	2 /
		Yr Built/Eff:	1923 / 1933
		Air Cond:	
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	
		Parking:	

Comp #:14				Distance From Subject:0.43 (miles)	
Address:	2037 W 65TH ST, LOS ANGELES, CA 90047-1710				
Owner Name:	FIDELITY MGMT & CONST INC				
Seller Name:	BYRD KATRINA				
APN:	6016-007-026	Map Reference:	/	Living Area:	1,052
County:	LOS ANGELES, CA	Census Tract:	2373.00	Total Rooms:	
Subdivision:	6596	Zoning:	LAR1	Bedrooms:	2
Rec Date:	10/31/2025	Prior Rec Date:	07/07/1986	Bath(F/H):	1 /
Sale Date:	10/15/2025	Prior Sale Date:	05/1986	Yr Built/Eff:	1926 / 1927
Sale Price:	\$533,000	Prior Sale Price:	\$100,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	757548	Acres:	0.11	Fireplace:	/
1st Mtg Amt:	\$532,500	Lot Area:	4,894	Pool:	
Total Value:	\$624,321	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:15				Distance From Subject:0.46 (miles)	
Address:	6735 ARLINGTON AVE, LOS ANGELES, CA 90043-4423				
Owner Name:	DE PABLO FLORES KENNETH/RAMOS-GARCIA ARACELI I				
Seller Name:	JOMCO LLC				
APN:	4008-017-024	Map Reference:	/	Living Area:	958
County:	LOS ANGELES, CA	Census Tract:	2352.01	Total Rooms:	
Subdivision:	5721	Zoning:	LAR1	Bedrooms:	3
Rec Date:	10/21/2025	Prior Rec Date:	05/27/2025	Bath(F/H):	2 /
Sale Date:	10/07/2025	Prior Sale Date:	05/13/2025	Yr Built/Eff:	1924 / 1932
Sale Price:	\$790,000	Prior Sale Price:	\$444,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	727783	Acres:	0.11	Fireplace:	/
1st Mtg Amt:	\$775,691	Lot Area:	4,802	Pool:	
Total Value:	\$590,000	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:16				Distance From Subject:0.47 (miles)	
Address:	2024 W 65TH ST, LOS ANGELES, CA 90047-1709				
Owner Name:	ESTRADA SALVADOR				
Seller Name:	LAROCHE TRUST				
APN:	6016-008-012	Map Reference:	/	Living Area:	984
County:	LOS ANGELES, CA	Census Tract:	2373.00	Total Rooms:	
Subdivision:	6596	Zoning:	LAR1	Bedrooms:	2
Rec Date:	07/22/2025	Prior Rec Date:	10/27/2003	Bath(F/H):	1 /
Sale Date:	06/20/2025	Prior Sale Date:	10/07/2003	Yr Built/Eff:	1925 / 1926
Sale Price:	\$625,000	Prior Sale Price:	\$195,500	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	491205	Acres:	0.11	Fireplace:	/

1st Mtg Amt: **\$613,679**
Total Value: **\$612,000**
Land Use: **SFR**

Lot Area: **4,765**
of Stories:
Park Area/Cap#: **/**

Pool:
Roof Mat:
Parking:

Comp #:17

Distance From Subject:0.49 (miles)

Address: **5721 6TH AVE, LOS ANGELES, CA 90043-2641**

Owner Name: **VALDEZ EQUITIES LLC**

Seller Name: **TAYLOR DEBORAH TRUST**

APN: **5006-022-009**

Map Reference: **/**

Living Area: **1,010**

County: **LOS ANGELES, CA**

Census Tract: **2346.00**

Total Rooms:

Subdivision: **1610**

Zoning: **LAR1**

Bedrooms: **3**

Rec Date: **10/23/2025**

Prior Rec Date: **05/24/2001**

Bath(F/H): **1 /**

Sale Date: **10/06/2025**

Prior Sale Date: **05/24/2001**

Yr Built/Eff: **1916 / 1916**

Sale Price: **\$490,000**

Prior Sale Price: **\$115,000**

Air Cond:

Sale Type: **FULL**

Prior Sale Type: **FULL**

Style:

Document #: **735032**

Acres: **0.12**

Fireplace: **/**

1st Mtg Amt: **\$592,231**

Lot Area: **5,402**

Pool:

Total Value: **\$164,583**

of Stories:

Roof Mat:

Land Use: **SFR**

Park Area/Cap#: **/**

Parking:

EXHIBIT D

ASSIGNED INSPECTOR: **JOHN PARKER**
JOB ADDRESS: **6202 SOUTH 4TH AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **4007-015-001**

Date: June 10, 2026

CASE NO.: 960973
ORDER NO.: A-5871821

EFFECTIVE DATE OF ORDER TO COMPLY: **December 28, 2022**
COMPLIANCE EXPECTED DATE: **January 27, 2023**
DATE COMPLIANCE OBTAINED: **No Compliance to Date**

.....

LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-5871821

**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**



**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**

SUBSTANDARD ORDER

**ST PALACIO, CLIFFORD C AND RITA TRS PALACIO FAMILY TRU
6202 4TH AVE
LOS ANGELES, CA 90043**

**CASE #: 960973
ORDER #: A-5871821
EFFECTIVE DATE: December 28, 2022
COMPLIANCE DATE: January 27, 2023**

**OWNER OF
SITE ADDRESS: 6202 S 4TH AVE
ASSESSORS PARCEL NO.: 4007-015-001
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.

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 building or premises is Substandard due to insufficient size of walls, partitions or other vertical supports.**

You are therefore ordered to: Replace members of walls, partitions or other vertical supports that are of insufficient size to safely carry imposed loads OR remove 2nd floor balcony, attic door to exterior, and return attic space back into its original permitted use.

Code Section(s) in Violation: 91.8902.2.5, 91.89C2, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Location: Attic of dwelling

Comments: Permit issued in 2007 for "Changing flat roof to gable roof" does not indicate conversion of attic space into habitable space.

- 2. Building plans are required.**

You are therefore ordered to: Submit all required plans and obtain all required approvals.

Code Section(s) in Violation: 91.106.3.2, 91.106.3.3.1, 91.103.1, 12.21.A.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

Comments: Obtain approved plans and permit by LADBS plan check for the conversion of attic space into habitable spaces with a roof deck OR remove 2nd floor balcony, attic door to exterior, and return attic space back into its original permitted use.

3. A permit is required for the work performed.

You are therefore ordered to: 1) Demolish and remove ALL construction work performed without the required permit(s), AND restore the existing approved/permitted structure to its original condition if it was altered in any way, OR 2) obtain the required permit(s) and expose the work for proper inspections.

Code Section(s) in Violation: 91.5R106.1.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

Location: Front of house at roof level.

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.

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.

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>

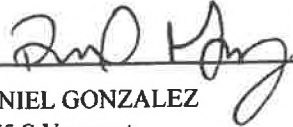
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CODE ENFORCEMENT BUREAU
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www.ladbs.org

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)978-4504.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector:



Date: December 13, 2022

DANIEL GONZALEZ
8475 S Vermont
LOS ANGELES, CA 90044
(213)978-4504

Daniel.A.Gonzalez@lacity.org



REVIEWED BY

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