

BOARD OF
BUILDING AND SAFETY
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CALIFORNIA



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DEPARTMENT OF
BUILDING AND SAFETY
201 NORTH FIGUEROA STREET
LOS ANGELES, CA 90012

OSAMA YOUNAN, P.E.
GENERAL MANAGER
SUPERINTENDENT OF BUILDING

JOHN WEIGHT
EXECUTIVE OFFICER

June 8, 2026

Council District: # 8

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

JOB ADDRESS: 1551 WEST GAGE AVENUE, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 6002-027-003
Re: Invoice #896557-2, #913698-6

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: 1551 West Gage 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 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.

In addition, pursuant to Section 98.0421, the property owner was issued an order on August 23, 2023 to pay a code violation inspection fee after violations were identified and verified upon inspection. The non-compliance and code violation inspection fees imposed by the Department 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
Non-Compliance Code Enforcement fee	660.00
Late Charge/Collection fee (250%)	1,650.00
Accumulated Interest (1%/month)	395.95
Title Report fee	30.00
Grand Total	\$ 3,982.51

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed that a lien for a total sum of **\$3,982.51** be recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "Council") designate the time and place protest can be heard concerning this matter, as set forth in Sections 7.35.3 and 7.35.5 of the Los Angeles Administrative Code.

It is further requested that Council instruct LADBS to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$3,982.51** 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

unf.

ATTEST: PATRICE LATTIMORE, CITY CLERK

BY: _____
DEPUTY

Lien confirmed by
City Council on:



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

Property Title Report

Work Order No. T18708
Dated as of: 12/08/2025

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 6002-027-003

Property Address: 1551 W GAGE AVE City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: TRUST TRANSFER DEED

Grantee: THE AGS FAMILY TRUST, GERALD H. SALTSMAN AND ANN SALTSMAN TRUSTEES

Grantor: GERALD H. SALTSMAN AND ANN SALTSMAN

Deed Date : 03/23/2017 Recorded : 03/29/2017

Instr No. : 17-0347152

MAILING ADDRESS: THE AGS FAMILY TRUST, GERALD H. SALTSMAN AND ANN SALTSMAN TRUSTEES
1334 STRADELLA RD, LOS ANGELES, CA 90077-2614

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 65 Tract No: 5687 Brief Description: TRACT NO 5687 (EX OF ST) LOT 65

MORTGAGES/LIENS

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

This page is part of your document - DO NOT DISCARD



20170347152



Pages:
0003

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

03/29/17 AT 12:58PM

FEES:	25.00
TAXES:	0.00
OTHER:	0.00
PAID:	25.00



LEADSHEET



201703293280070

00013530135



008233812

SEQ:
10

DAR - Counter (Upfront Scan)



THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY:

Gerald H. Saltzman and Ann Saltzman

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW,

Gerald H. and Ann Saltzman
1334 Stradella Rd.
Los Angeles, CA 90077

Order No.:

Escrow No.:

A.P.N.: 6002-027-003

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

TRUST TRANSFER DEED

GRANT DEED (Excluded from Reappraisal Under Proposition 13, i.e., Calif. Const. Art 13A§1 et seq.)

THE UNDERSIGNED GRANTOR(S) DECLARE(S) UNDER PENALTY OF PERJURY THAT THE FOLLOWING IS TRUE AND CORRECT:

DOCUMENTARY TRANSFER TAX IS \$ None

☐ Computed on full value of property conveyed, or ☐ computed on full value less value of liens and encumbrances remaining at time of sale or transfer.

☒ There is no Documentary transfer tax due. (State reason and give Code § or Ordinance number).

Transfer In Interest Into A Living Trust R+T 11930

☐ Unincorporated area: ☐ city of

AND

This is a Trust Transfer under §62 of the Revenue and Taxation Code and Grantor(s) has (have) checked the applicable exclusion:

☒ Transfer to a revocable trust; ☐ Transfer to a short-term trust not exceeding 12 years with trustor holding the reversion;

☐ Transfer to a trust where the trustor or the trustor's spouse is the sole beneficiary; ☐ Change of trustee holding title;

☐ Transfer from trust to trustor or trustor's spouse where prior transfer to trust was excluded from reappraisal and for a valuable consideration, receipt of which is acknowledged.

☐ Other:

GRANTOR(S): Gerald H. Saltzman and Ann Saltzman

hereby **GRANT(S) TO:** The AGS Family Trust, Gerald H. Saltzman and Ann Saltzman, Trustees

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

AS SHOWN IN EXHIBIT "A" ATTACHED HERETO

Dated: 3-23-17

Gerald H. Saltzman
Gerald H. Saltzman

Ann Saltzman
Ann Saltzman

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 Los Angeles) SS.

On 3/23/17, before me,

Jae C. Won, A Notary Public

(here insert name and title of the officer)

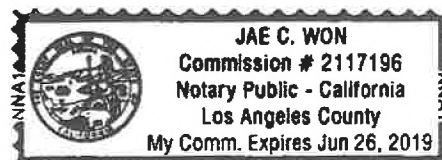
personally appeared Gerald H. Saltzman / Ann Saltzman

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 [Signature]



(This area for official notarial seal)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

EXHIBIT "A"

1551 W. Gage Ave, Los Angeles, CA 90047

Lot 65, Tract No.5687, as per map recorded in book 61, page 24 of Maps, in the office of the county recorder of said county.

EXHIBIT B

ASSIGNED INSPECTOR: **JAVIER RAMOS**
JOB ADDRESS: **1551 WEST GAGE AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **6002-027-003**

Date: June 8, 2026

Last Full Title: **12/08/2025**

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1) THE AGS FAMILY TRUST, GERALD H. SALTSMAN
AND ANN SALTSMAN AS TRUSTEES
1334 STRADELLA ROAD
LOS ANGELES, CA 90077-2614

CAPACITY: OWNER

Property Detail Report

For Property Located At :
1551 W GAGE AVE, LOS ANGELES, CA 90047-1522



RealQuest

Owner Information

Owner Name: **SALTSMAN GERALD H (TE) & ANN (/AGS)**
 Mailing Address: **1334 STRADELLA RD, LOS ANGELES CA 90077-2614 C006**
 Vesting Codes: **HW // TE**

Location Information

Legal Description:	TRACT NO 5687 (EX OF ST) LOT 65		
County:	LOS ANGELES, CA	APN:	6002-027-003
Census Tract / Block:	2372.02 / 3	Alternate APN:	
Township-Range-Sect:		Subdivision:	5687
Legal Book/Page:	61-24	Map Reference:	/
Legal Lot:	65	Tract #:	5687
Legal Block:		School District:	LOS ANGELES
Market Area:	C34	School District Name:	LOS ANGELES
Neighbor Code:		Munic/Township:	LOS ANGELES

Owner Transfer Information

Recording/Sale Date:	03/29/2017 / 03/23/2017	Deed Type:	TRUSTEE'S DEED(TRANSFER)
Sale Price:		1st Mtg Document #:	
Document #:	347152		

Last Market Sale Information

Recording/Sale Date:	/	1st Mtg Amount/Type:	/
Sale Price:		1st Mtg Int. Rate/Type:	/
Sale Type:		1st Mtg Document #:	
Document #:		2nd Mtg Amount/Type:	/
Deed Type:		2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	
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:	897	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:	1924 / 1926	Roof Type:		Style:	
Fireplace:	/	Foundation:		Quality:	
# of Stories:		Roof Material:		Condition:	
Other Improvements:					

Site Information

Zoning:	LAR1	Acres:	0.11	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	4,602	Lot Width/Depth:	40 x 115	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

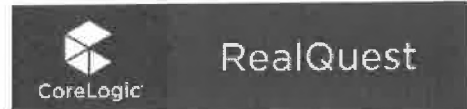
Total Value: \$37,443
 Land Value: \$24,728
 Improvement Value: \$12,715
 Total Taxable Value: \$37,443

Assessed Year: 2025
 Improved %: 34%
 Tax Year: 2024

Property Tax: \$714.19
 Tax Area: 212
 Tax Exemption:

Comparable Sales Report

For Property Located At



1551 W GAGE AVE, LOS ANGELES, CA 90047-1522

13 Comparable(s) Selected.

Report Date: 12/15/2025

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$0	\$275,000	\$750,000	\$585,615
Bldg/Living Area	897	782	1,008	895
Price/Sqft	\$0.00	\$342.89	\$862.07	\$654.15
Year Built	1924	1922	1937	1924
Lot Area	4,602	3,056	6,432	4,422
Bedrooms	2	1	3	2
Bathrooms/Restrooms	1	1	2	1
Stories	0.00	0.00	0.00	0.00
Total Value	\$37,443	\$38,667	\$599,582	\$237,282
Distance From Subject	0.00	0.14	0.49	0.35

*= user supplied for search only

Comp #:1

Distance From Subject:0.14 (miles)

Address: **1440 W 62ND ST, LOS ANGELES, CA 90047-1529**
 Owner Name: **BATU DEVELOPMENT LLC**
 Seller Name: **TAYLOR FAMILY LIVING TRUST**
 APN: **6002-026-017**
 County: **LOS ANGELES, CA**
 Subdivision: **5687**
 Rec Date: **09/30/2025**
 Sale Date: **08/04/2025**
 Sale Price: **\$552,000**
 Sale Type: **FULL**
 Document #: **673297**
 1st Mtg Amt: **\$637,000**
 Total Value: **\$599,582**
 Land Use: **SFR**

Map Reference: **/**
 Census Tract: **2372.01**
 Zoning: **LAR1**
 Prior Rec Date: **05/23/2023**
 Prior Sale Date: **05/05/2023**
 Prior Sale Price:
 Prior Sale Type: **N**
 Acres: **0.12**
 Lot Area: **5,106**
 # of Stories:
 Park Area/Cap#: **/**

Living Area: **792**
 Total Rooms:
 Bedrooms: **2**
 Bath(F/H): **2 /**
 Yr Built/Eff: **1925 / 1925**
 Air Cond:
 Style:
 Fireplace: **/**
 Pool:
 Roof Mat:
 Parking:

Comp #:2

Distance From Subject:0.17 (miles)

Address: **1626 W 60TH PL, LOS ANGELES, CA 90047-1509**
 Owner Name: **FIDELITY MGMT & CONST INC**
 Seller Name: **2018-1 IH BORROWER LP**
 APN: **6002-021-008**
 County: **LOS ANGELES, CA**
 Subdivision: **4385**

Map Reference: **/**
 Census Tract: **2372.02**
 Zoning: **LAR1**

Living Area: **900**
 Total Rooms:
 Bedrooms: **2**

Rec Date:	08/29/2025	Prior Rec Date:	03/19/1968	Bath(F/H):	1 /
Sale Date:	08/26/2025	Prior Sale Date:		Yr Built/Eff:	1937 / 1937
Sale Price:	\$511,000	Prior Sale Price:	\$16,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	589794	Acres:	0.11	Fireplace:	/
1st Mtg Amt:		Lot Area:	4,688	Pool:	
Total Value:	\$428,956	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:3  For Sale Distance From Subject:0.27 (miles)

Address: 1430 W 65TH PL, LOS ANGELES, CA 90047-2002

Owner Name: HERNANDEZ HILDA/GASPAR ABRAHAM

Seller Name: MILES EDDIE L LIVING TRUST

APN:	6015-009-008	Map Reference:	/	Living Area:	1,002
County:	LOS ANGELES, CA	Census Tract:	2374.02	Total Rooms:	
Subdivision:	5834	Zoning:	LAR1	Bedrooms:	2
Rec Date:	06/11/2025	Prior Rec Date:	12/14/1967	Bath(F/H):	1 /
Sale Date:	05/14/2025	Prior Sale Date:		Yr Built/Eff:	1925 / 1925
Sale Price:	\$600,000	Prior Sale Price:	\$14,500	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	391682	Acres:	0.09	Fireplace:	/
1st Mtg Amt:	\$480,000	Lot Area:	3,968	Pool:	
Total Value:	\$38,667	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:4 Distance From Subject:0.27 (miles)

Address: 1601 W 67TH ST, LOS ANGELES, CA 90047-1918

Owner Name: FERNANDEZ ADRIANA S/CORTEZ JOSE L III

Seller Name: SOLIS JOSE A & NANCY M

APN:	6015-014-006	Map Reference:	/	Living Area:	876
County:	LOS ANGELES, CA	Census Tract:	2373.00	Total Rooms:	
Subdivision:	5521	Zoning:	LAR1	Bedrooms:	2
Rec Date:	12/02/2025	Prior Rec Date:	06/25/2014	Bath(F/H):	1 /
Sale Date:	11/13/2025	Prior Sale Date:	06/04/2014	Yr Built/Eff:	1932 / 1932
Sale Price:	\$705,000	Prior Sale Price:	\$282,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	862234	Acres:	0.11	Fireplace:	/
1st Mtg Amt:	\$670,786	Lot Area:	4,873	Pool:	
Total Value:	\$345,682	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:5 Distance From Subject:0.27 (miles)

Address: 1620 W 59TH PL, LOS ANGELES, CA 90047-1101

Owner Name: SANDOVAL LEONEL R/SANDOVAL LISSETH

Seller Name: JIMENEZ JORGE

APN:	6002-014-012	Map Reference:	/	Living Area:	878
County:	LOS ANGELES, CA	Census Tract:	2372.02	Total Rooms:	
Subdivision:	4382	Zoning:	LAR1	Bedrooms:	2
Rec Date:	09/03/2025	Prior Rec Date:		Bath(F/H):	1 /
Sale Date:	08/17/2025	Prior Sale Date:		Yr Built/Eff:	1922 / 1930
Sale Price:	\$645,000	Prior Sale Price:		Air Cond:	
Sale Type:	FULL	Prior Sale Type:		Style:	
Document #:	599399	Acres:	0.08	Fireplace:	/
1st Mtg Amt:	\$633,317	Lot Area:	3,353	Pool:	
Total Value:	\$113,104	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:6 Distance From Subject:0.37 (miles)

Address: 1547 W 69TH ST, LOS ANGELES, CA 90047-2029

Owner Name: GOMEZ EDGAR F/GOMEZ LESLIE C

Seller Name: WALDEN CAPITAL GROUP LLC

APN: 6015-023-028	Map Reference: /	Living Area: 870
County: LOS ANGELES, CA	Census Tract: 2374.02	Total Rooms:
Subdivision: 4580	Zoning: LAR1	Bedrooms: 3
Rec Date: 10/29/2025	Prior Rec Date: 03/12/2025	Bath(F/H): 2 /
Sale Date: 10/24/2025	Prior Sale Date: 03/06/2025	Yr Built/Eff: 1924 / 1939
Sale Price: \$750,000	Prior Sale Price: \$510,000	Air Cond:
Sale Type: FULL	Prior Sale Type: FULL	Style:
Document #: 751997	Acres: 0.11	Fireplace: /
1st Mtg Amt: \$724,968	Lot Area: 4,683	Pool:
Total Value: \$206,058	# of Stories:	Roof Mat:
Land Use: SFR	Park Area/Cap#: /	Parking:

Comp #:7 Distance From Subject:0.39 (miles)

Address: 1253 W 61ST ST, LOS ANGELES, CA 90044-2711

Owner Name: ANDRADE JONATHAN

Seller Name: ZENSTONE PROPERTIES LLC

APN: 6003-019-024	Map Reference: /	Living Area: 994
County: LOS ANGELES, CA	Census Tract: 2372.01	Total Rooms:
Subdivision: 3987	Zoning: LAR2	Bedrooms: 3
Rec Date: 09/30/2025	Prior Rec Date: 05/22/2025	Bath(F/H): 2 /
Sale Date: 09/17/2025	Prior Sale Date: 05/13/2025	Yr Built/Eff: 1922 / 1945
Sale Price: \$721,000	Prior Sale Price: \$495,000	Air Cond:
Sale Type: FULL	Prior Sale Type: FULL	Style:
Document #: 671346	Acres: 0.15	Fireplace: /
1st Mtg Amt: \$707,939	Lot Area: 6,432	Pool:
Total Value: \$56,741	# of Stories:	Roof Mat:
Land Use: SFR	Park Area/Cap#: /	Parking:

Comp #:8 Distance From Subject:0.41 (miles)

Address: 1328 W 67TH ST, LOS ANGELES, CA 90044-2642

Owner Name: ZETINO DEBORA A H

Seller Name: CORNEJO MEDARDO A

APN: 6014-017-008	Map Reference: /	Living Area: 841
County: LOS ANGELES, CA	Census Tract: 2374.02	Total Rooms:
Subdivision: 4967	Zoning: LAR1	Bedrooms: 3
Rec Date: 06/12/2025	Prior Rec Date: 04/02/2013	Bath(F/H): 2 /
Sale Date: 05/02/2025	Prior Sale Date: 03/14/2013	Yr Built/Eff: 1922 / 1974
Sale Price: \$645,000	Prior Sale Price: \$175,000	Air Cond: YES
Sale Type: FULL	Prior Sale Type: FULL	Style:
Document #: 395388	Acres: 0.07	Fireplace: /
1st Mtg Amt: \$633,317	Lot Area: 3,056	Pool:
Total Value: \$276,473	# of Stories:	Roof Mat:
Land Use: SFR	Park Area/Cap#: /	Parking:

Comp #:9 Distance From Subject:0.42 (miles)

Address: 1335 W 68TH ST, LOS ANGELES, CA 90044-2528

Owner Name: CARDINAL DEVELOPMENT LLC

Seller Name: PHILLIPS ELOIS TRUST

APN: 6014-017-022	Map Reference: /	Living Area: 782
County: LOS ANGELES, CA	Census Tract: 2374.02	Total Rooms:
Subdivision: 1356	Zoning: LAR1	Bedrooms: 1
Rec Date: 09/03/2025	Prior Rec Date: 09/25/1986	Bath(F/H): 1 /
Sale Date: 08/22/2025	Prior Sale Date: 08/1986	Yr Built/Eff: 1922 / 1922
Sale Price: \$450,000	Prior Sale Price: \$10,500	Air Cond: YES

Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	599170	Acres:	0.11	Fireplace:	/
1st Mtg Amt:		Lot Area:	4,820	Pool:	
Total Value:	\$97,569	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:10				Distance From Subject:0.43 (miles)	
Address:	1453 W 58TH PL, LOS ANGELES, CA 90047-1202				
Owner Name:	BERESHIT INVESTMENT LLC				
Seller Name:	ROCKET PROBATE INC				
APN:	6002-004-003	Map Reference:	/	Living Area:	802
County:	LOS ANGELES, CA	Census Tract:	2372.01	Total Rooms:	
Subdivision:	4269	Zoning:	LAR1	Bedrooms:	2
Rec Date:	06/23/2025	Prior Rec Date:	11/22/2010	Bath(F/H):	1 /
Sale Date:	06/18/2025	Prior Sale Date:	11/11/2010	Yr Built/Eff:	1922 / 1930
Sale Price:	\$275,000	Prior Sale Price:	\$127,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	414818	Acres:	0.07	Fireplace:	/
1st Mtg Amt:		Lot Area:	3,209	Pool:	
Total Value:	\$162,696	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:11				Distance From Subject:0.46 (miles)	
Address:	1550 W 70TH ST, LOS ANGELES, CA 90047-2032				
Owner Name:	DS & CO INC				
Seller Name:	REVIVE SOCAL LLC				
APN:	6015-031-003	Map Reference:	/	Living Area:	996
County:	LOS ANGELES, CA	Census Tract:	2374.02	Total Rooms:	
Subdivision:	4580	Zoning:	LAR1	Bedrooms:	2
Rec Date:	06/18/2025	Prior Rec Date:	06/16/2025	Bath(F/H):	1 /
Sale Date:	06/03/2025	Prior Sale Date:	05/29/2025	Yr Built/Eff:	1923 / 1923
Sale Price:	\$489,000	Prior Sale Price:	\$465,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	407601	Acres:	0.11	Fireplace:	/
1st Mtg Amt:	\$524,600	Lot Area:	4,681	Pool:	
Total Value:	\$38,917	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:12				Distance From Subject:0.47 (miles)	
Address:	1831 W 68TH ST, LOS ANGELES, CA 90047-1822				
Owner Name:	INTERIANO VALLE FAMILY TRUST				
Seller Name:	COOPER GREGORY				
APN:	6016-019-009	Map Reference:	/	Living Area:	1,008
County:	LOS ANGELES, CA	Census Tract:	2373.00	Total Rooms:	
Subdivision:	6279	Zoning:	LAR1	Bedrooms:	2
Rec Date:	11/10/2025	Prior Rec Date:		Bath(F/H):	1 /
Sale Date:	11/03/2025	Prior Sale Date:		Yr Built/Eff:	1926 / 1927
Sale Price:	\$620,000	Prior Sale Price:		Air Cond:	
Sale Type:	FULL	Prior Sale Type:		Style:	
Document #:	782547	Acres:	0.09	Fireplace:	/
1st Mtg Amt:	\$608,770	Lot Area:	3,935	Pool:	
Total Value:	\$588,969	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:13				Distance From Subject:0.49 (miles)
Address:	1430 W 70TH ST, LOS ANGELES, CA 90047-2030			

Owner Name:	BOJORQUEZ MARVIN A SR				
Seller Name:	WALDEN CAPITAL GROUP LLC				
APN:	6015-032-008	Map Reference:	/	Living Area:	900
County:	LOS ANGELES, CA	Census Tract:	2374.02	Total Rooms:	
Subdivision:	4580	Zoning:	LAR1	Bedrooms:	2
Rec Date:	10/31/2025	Prior Rec Date:	06/05/2025	Bath(F/H):	1 /
Sale Date:	10/30/2025	Prior Sale Date:	04/24/2025	Yr Built/Eff:	1922 / 1927
Sale Price:	\$650,000	Prior Sale Price:	\$440,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	761182	Acres:	0.11	Fireplace:	/
1st Mtg Amt:	\$455,000	Lot Area:	4,680	Pool:	
Total Value:	\$131,257	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

EXHIBIT D

ASSIGNED INSPECTOR **JAVIER RAMOS**
JOB ADDRESS: **1551 WEST GAGE AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **6002-027-003**

Date: June 8, 2026

CASE NO.: 985073
ORDER NO.: A-6038416

EFFECTIVE DATE OF ORDER TO COMPLY: **August 23, 2023**
COMPLIANCE EXPECTED DATE: **September 22, 2023**
DATE COMPLIANCE OBTAINED: **No Compliance to Date**

.....

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

VIOLATIONS:

SEE ATTACHED ORDER # A-6038416

20250622 11:01 AM

**BOARD OF
BUILDING AND SAFETY
COMMISSIONERS**

JAVIER NUNEZ
PRESIDENT

JOSELYN GEAGA-ROSENTHAL
VICE-PRESIDENT

JACOB STEVENS
MOISES ROSALES
NANCY YAP

**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

ORDER TO COMPLY AND NOTICE OF FEE

SALTSMAN, GERALD H AND ANN TRS AGS FAMILY TRUST
1334 STRADELLA RD
LOS ANGELES, CA 90077

CASE #: 985073
ORDER #: A-6038416
EFFECTIVE DATE: August 23, 2023
COMPLIANCE DATE: September 22, 2023

OWNER OF
SITE ADDRESS: 1551 W GAGE AVE
ASSESSORS PARCEL NO.: 6002-027-003
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. Insufficient ventilation

You are therefore ordered to: Provide bathroom with mechanical ventilation to the outdoors.

Code Section(s) in Violation: 91.1203.4.1, 91.1204.1, 91.1203.1, 95.402.1, 91.103.1, 12.21.A.1(a) of the L.A.M.C.

2. Insufficient heat.

You are therefore ordered to: Provide an active or passive space-heating system capable of maintaining a minimum indoor temperature of 68 degrees F.

Code Section(s) in Violation: 91.1204.1, 91.103.1, 12.21.A.1(a) of the L.A.M.C.

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

AUG 14 2023

3. Maintenance and repair of existing building and premises.

You are therefore ordered to: Repair and maintain the water proofing of the roofing system.

Code Section(s) in Violation: 91.8104.3, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

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

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

4. Integrity of electrical equipment not being maintained.

You are therefore ordered to: 1) Maintain the integrity of electrical equipment to handle modern appliances

Code Section(s) in Violation: 93.110.12(B), 93.0104, 12.21A.1.(a) of the L.A.M.C.

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 (323)218-7167.

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

Inspector: _____

Date: August 14, 2023

JOHN PARKER
8475 S VERMONT
LOS ANGELES, CA 90044
(323)218-7167
John.Parker@lacity.org

REVIEWED BY _____

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