

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

July 1, 2026

Council District: # 14

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

JOB ADDRESS: 1858 NORTH AVENUE 53, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 5479-008-025
Re: Invoice #919180-2

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: **1858 North Avenue 53, 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 June 13, 2024 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	35.00
Grand Total	\$ 1,281.56

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 **\$1,281.56** 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 **\$1,281.56** 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: PATRICE LATTIMORE, 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. T18939
Dated as of: 04/22/2026

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 5479-008-025

Property Address: 1858 N AVENUE 53 City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : CHRISTOPHER S. WATTS AND JOYCE WATTS

Grantor : DANIEL P. HONTZ AND ERICA S. MOLINA

Deed Date : 08/15/2006 Recorded : 09/14/2006

Instr No. : 06-2045808

MAILING ADDRESS: CHRISTOPHER S. WATTS AND JOYCE WATTS
1858 N AVENUE 53, LOS ANGELES, CA 90042-1164

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 4 Tract No: 3428 Brief Description: TRACT # 3428 LOT COM AT NW COR OF LOT 4 TH S 15 39'30 W 43.19 FT TH S 76 43' E 181.09 FT TH N 0 01'30 E 44.33 FT TH N 76 43'

MORTGAGES/LIENS

Type of Document: ASSIGNMENT OF DEED OF TRUST

Recording Date: 10/26/2023 Document #: 23-0732472

Loan Amount: \$511,200

Lender Name: MERIDIAN ASSET SERVICES, LLC

Borrowers Name: CHRISTOPHER S. WATTS AND JOYCE WATTS

MAILING ADDRESS: MERIDIAN ASSET SERVICES, LLC
3201 34TH STREET SOUTH SUITE 310 ST. PETERSBURG, FL 33711

This page is part of your document - DO NOT DISCARD

06 2045808

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
09/14/06 AT 08:00am

TITLE(S) : DEED



L E A D S H E E T

FEE

FEE \$10	F
2	

D.T.T.

702.92
3,475.10

NOTIFICATION SENT-\$4

CODE
20

CODE
19

CODE
9

Assessor's Identification Number (AIN)

To be completed by Examiner OR Title Company in black ink.

Number of AIN's Shown

5479 - 008 - 025

001

THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY:
Southland Title Company

AND WHEN RECORDED MAIL TO:

Mr. Christopher S. Watts
1858 North Avenue 53
Los Angeles, CA 90042

06 2045808

THIS SPACE FOR RECORDER'S USE ONLY:

Escrow No.: 015074-22

Title Order No.: 16023360

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$702.90 CITY TRANSFER TAX \$2,875.50

☒ 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,

Daniel P. Hontz and Erica S. Molina, Husband and Wife as Joint Tenants

hereby GRANT(s) to: Christopher S. Watts and Joyce Watts, Husband and
Wife as Community Property

the real property in the City of Los Angeles, County of Los Angeles, State of California, described as:
LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF
Also Known as: 1858 North Avenue 53, Los Angeles, CA 90042
AP#: 5479-008-025

DATED August 15, 2006

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

On AUGUST 25 - 2006

Before me, MAHFOUZ A. SAFAWI

A Notary Public in and for said State, personally appeared

DANIEL PAUL HONTZ

AND ERICA S. MOLINA

Daniel P. Hontz

Erica S. Molina

personally known to me (or proved to me on the basis of
satisfactory evidence) to be the person(s) whose name(s)
is/are subscribed to the within instrument and acknowledged
to me that he/she/they executed the same in his/her/their
authorized capacity(ies), and that by his/her/their signature(s)
on the instrument the person(s), or the entity upon behalf of
which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.



Signature

(This area for official notarial seal)

MAIL TAX STATEMENTS TO PARTY SHOWN BELOW; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE:

1602 3360

5417-008-025

3

EXHIBIT "A"

That portion of Lot(s) 4 of Tract No. 3428, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 40 Page(s) 98, et seq. of Maps, in the office of the County Recorder of said County, described as follows:

Beginning at a point on the Westerly line of said Lot 4, distant North 15° 39' 30" East thereon, 161 feet from the Southwesterly corner of said lot; thence South 76° 43' 00" East, parallel with the Northerly line of said lot, 181.09 feet to the Easterly line of said lot; thence North 00° 01' 30" East along said Easterly line 44.33 feet to the Northeasterly corner of said lot; thence North 76° 43' 00" West along the Northerly line thereof, 169.13 feet to the Northwesterly corner of said Lot; thence South 15° 39' 30" West, along the Westerly line thereof, 43.19 feet to the point of beginning.

06 2045808

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20230732472



Pages:
0003

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

10/26/23 AT 10:57AM

FEES:	25.00
TAXES:	0.00
OTHER:	0.00
SB2:	75.00
PAID:	100.00



LEADSHEET



202310260250019

00023900102



014357451

SEQ:
01

SECURE - Daily



THIS FORM IS NOT TO BE DUPLICATED

4464551

Recording Requested By Simplifile

Prepared By and Return To:
Murat Deniz
Collateral Department
Meridian Asset Services, LLC
3201 34th Street South, Suite 310
St. Petersburg, FL 33711
(239) 351-2442

Space above for Recorder's use



20820253

ASSIGNMENT OF DEED OF TRUST

FOR GOOD AND VALUABLE CONSIDERATION, the sufficiency of which is hereby acknowledged, the undersigned, **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY**, whose address is **P.O. BOX 2026, FLINT, MI 48501-2026**, (ASSIGNOR), does hereby grant, assign and transfer to **U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST**, whose address is **C/O SELENE FINANCE LP, 3501 OLYMPUS BLVD., SUITE 500, DALLAS, TX 75019**, (ASSIGNEE), its successors, transferees and assigns forever, all interest, all liens, and any rights due or to become due thereon under that certain deed of trust described below.

Date of Deed of Trust: **9/8/2006**

Original Loan Amount: **\$511,200.00**

Executed by (Borrower(s)): **CHRISTOPHER S WATTS & JOYCE WATTS**

Original Trustee: **LANDAMERICA/SOUTHLAND TITLE CORPORATION**

Original Beneficiary: **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR E-LOAN, INC., ITS SUCCESSORS AND ASSIGNS**

Filed of Record: In Book N/A, Page N/A

Document/Instrument No: **06 2045809** in the Recording District of **Los Angeles, CA**, Recorded on **9/14/2006**.

Property more commonly described as: **1858 NORTH AVENUE 53, LOS ANGELES, CALIFORNIA 90042**

IN WITNESS WHEREOF, the undersigned by its duly elected officers and pursuant to proper authority of its board of directors has duly executed, sealed, acknowledged and delivered this assignment.

Date: **OCT 18 2023**

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY

By: *Chantrela Bossin*
Title: **ASSISTANT SECRETARY**

Fredricka Green
Witness Name: **Fredricka Green**

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 **TEXAS**
County of **DALLAS**

On OCT 18 2023, before me, D'Shane Troy Smith, a Notary Public, personally appeared Manuela Rossin, **ASSISTANT SECRETARY of/for MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY**, personally known to me 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 TEXAS that the foregoing paragraph is true and correct. I further certify Manuela Rossin, signed, sealed, attested and delivered this document as a voluntary act in my presence.

Witness my hand and official seal.

D'Shane Troy Smith

(Notary Name): D'Shane Troy Smith
My commission expires: 9/8/2025



EXHIBIT B

ASSIGNED INSPECTOR: **DANIEL DE LA CRUZ**
JOB ADDRESS: **1858 NORTH AVENUE 53, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5479-008-025**

Date: July 1, 2026

Last Full Title: **04/22/2026**

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- 1) CHRISTOPHER S. WATTS AND JOYCE WATTS
1858 NORTH AVENUE 53
LOS ANGELES, CA 90042-1164 CAPACITY: OWNERS

- 2) MERIDIAN ASSET SERVICES, LLC
3201 34TH STREET SOUTH, SUITE 310
ST PETERSBURG, FL 33711 CAPACITY: INTERESTED PARTY

Property Detail Report

For Property Located At :

1858 N AVENUE 53, LOS ANGELES, CA 90042-1164



Owner Information

Owner Name: WATTS CHRISTOPHER S/WATTS JOYCE
Mailing Address: 1858 N AVENUE 53, LOS ANGELES CA 90042-1164 C026
Vesting Codes: HW // CP

Location Information

Legal Description: TRACT # 3428 LOT COM AT NW COR OF LOT 4 TH S 15 39'30" W 43.19 FT TH S 76 43' E 181.09 FT TH N 0 01'30" E 44.33 FT TH N 76 43' W 169.13 FT TO BEG PART OF LOT 4

County:	LOS ANGELES, CA	APN:	5479-008-025
Census Tract / Block:	1832.22 / 3	Alternate APN:	
Township-Range-Sect:		Subdivision:	3428
Legal Book/Page:	40-98	Map Reference:	/
Legal Lot:	4	Tract #:	3428
Legal Block:		School District:	LOS ANGELES
Market Area:	632	School District Name:	LOS ANGELES
Neighbor Code:		Munic/Township:	LOS ANGELES

Owner Transfer Information

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

Last Market Sale Information

Recording/Sale Date:	09/14/2006 / 08/15/2006	1st Mtg Amount/Type:	\$511,200 / CONV
Sale Price:	\$639,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	2045809
Document #:	2045808	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$422.90
New Construction:		Multi/Split Sale:	
Title Company:	SOUTHLAND TITLE CO.		
Lender:	E-LOAN INC		
Seller Name:	HONTZ DANIEL P		

Prior Sale Information

Prior Rec/Sale Date:	04/04/2003 / 04/03/2003	Prior Lender:	METROCITI MTG LLC
Prior Sale Price:	\$386,000	Prior 1st Mtg Amt/Type:	\$308,800 / CONV
Prior Doc Number:	957080	Prior 1st Mtg Rate/Type:	/ FIXED RATE LOAN
Prior Deed Type:	GRANT DEED		

Property Characteristics

Gross Area:		Parking Type:		Construction:	
Living Area:	1,511	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:	3	Finish Bsmnt Area:		Pool:	
Bath(F/H):	2 /	Basement Type:		Air Cond:	EVAP COOLER
Year Built / Eff:	1947 / 1947	Roof Type:		Style:	
Fireplace:	/	Foundation:		Quality:	
# of Stories:		Roof Material:		Condition:	
Other Improvements:					

Site Information

Zoning:	LAR1	Acres:	0.17	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	7,564	Lot Width/Depth:	43 x 175	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$856,105	Assessed Year:	2025	Property Tax:	\$10,355.36
Land Value:	\$684,891	Improved %:	20%	Tax Area:	4
Improvement Value:	\$171,214	Tax Year:	2025	Tax Exemption:	HOMEOWNER
Total Taxable Value:	\$849,105				

Comparable Sales Report

For Property Located At

**1858 N AVENUE 53, LOS ANGELES, CA 90042-1164****11 Comparable(s) Selected.**

Report Date: 04/30/2026

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$639,000	\$857,000	\$1,900,000	\$1,334,591
Bldg/Living Area	1,511	1,286	1,615	1,409
Price/Sqft	\$422.90	\$625.00	\$1,461.54	\$953.27
Year Built	1947	1905	2018	1948
Lot Area	7,564	4,116	10,675	6,449
Bedrooms	3	2	3	3
Bathrooms/Restrooms	2	1	4	2
Stories	0.00	0.00	0.00	0.00
Total Value	\$856,105	\$45,036	\$1,900,260	\$701,091
Distance From Subject	0.00	0.03	0.49	0.31

*= user supplied for search only

Comp #:1

Distance From Subject:0.03 (miles)

Address: **5318 RABER ST, LOS ANGELES, CA 90042-1142**Owner Name: **OZTURK SUKRU F**Seller Name: **CPG TRUST**APN: **5479-007-003**County: **LOS ANGELES, CA**Subdivision: **6844**Rec Date: **11/07/2025**Sale Date: **10/06/2025**Sale Price: **\$1,288,000**Sale Type: **FULL**Document #: **780977**1st Mtg Amt: **\$1,094,700**Total Value: **\$1,782,828**Land Use: **SFR**Map Reference: **/**Census Tract: **1832.22**Zoning: **LAR1**Prior Rec Date: **04/15/2022**Prior Sale Date: **04/11/2022**Prior Sale Price: **\$1,680,000**Prior Sale Type: **FULL**Acres: **0.15**Lot Area: **6,341**

of Stories:

Park Area/Cap#: **/**Living Area: **1,442**

Total Rooms:

Bedrooms: **2**Bath(F/H): **2 /**Yr Built/Eff: **1926 / 1980**Air Cond: **CENTRAL**

Style:

Fireplace: **/**

Pool:

Roof Mat:

Parking:

Comp #:2 Distance From Subject:0.10 (miles)
 Address: **1813 N AVENUE 53, LOS ANGELES, CA 90042-1163**
 Owner Name: **ALMAN ASHLEY**
 Seller Name: **MEDALLION GOLDEN TRUST**
 APN: **5479-016-020** Map Reference: **/** Living Area: **1,327**
 County: **LOS ANGELES, CA** Census Tract: **1832.22** Total Rooms:
 Subdivision: **3428** Zoning: **LAR1** Bedrooms: **3**
 Rec Date: **12/05/2025** Prior Rec Date: **06/02/2017** Bath(F/H): **2 /**
 Sale Date: **12/01/2025** Prior Sale Date: **05/23/2017** Yr Built/Eff: **1954 / 1954**
 Sale Price: **\$1,400,000** Prior Sale Price: **\$737,000** Air Cond: **CENTRAL**
 Sale Type: **FULL** Prior Sale Type: **FULL** Style:
 Document #: **879938** Acres: **0.14** Fireplace: **/**
 1st Mtg Amt: **\$1,000,000** Lot Area: **5,952** Pool:
 Total Value: **\$909,242** # of Stories: Roof Mat:
 Land Use: **SFR** Park Area/Cap#: **/** Parking:

Comp #:3 Distance From Subject:0.23 (miles)
 Address: **1370 N AVENUE 57, LOS ANGELES, CA 90042-1974**
 Owner Name: **GRAYSON GLEN M/PRENTISS PAUL R**
 Seller Name: **HARTMAN THOMAS E**
 APN: **5485-016-010** Map Reference: **/** Living Area: **1,300**
 County: **LOS ANGELES, CA** Census Tract: **1832.21** Total Rooms:
 Subdivision: **12159** Zoning: **LAR1** Bedrooms: **2**
 Rec Date: **11/17/2025** Prior Rec Date: **10/26/2000** Bath(F/H): **1 /**
 Sale Date: **11/10/2025** Prior Sale Date: **09/21/2000** Yr Built/Eff: **1959 / 1959**
 Sale Price: **\$1,900,000** Prior Sale Price: **\$250,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style:
 Document #: **810221** Acres: **0.17** Fireplace: **/**
 1st Mtg Amt: **\$900,000** Lot Area: **7,586** Pool: **POOL**
 Total Value: **\$376,689** # of Stories: Roof Mat:
 Land Use: **SFR** Park Area/Cap#: **/** Parking:

Comp #:4 Distance From Subject:0.28 (miles)
 Address: **1459 N AVENUE 57, LOS ANGELES, CA 90042-1927**
 Owner Name: **OPENDOOR PROPERTY TRUST I**
 Seller Name: **FREEMON A W & B L/TR**
 APN: **5485-014-015** Map Reference: **/** Living Area: **1,304**
 County: **LOS ANGELES, CA** Census Tract: **1832.21** Total Rooms:
 Subdivision: **14476** Zoning: **LAR1** Bedrooms: **3**
 Rec Date: **10/22/2025** Prior Rec Date: **01/29/1970** Bath(F/H): **2 /**
 Sale Date: **09/23/2025** Prior Sale Date: Yr Built/Eff: **1958 / 1958**
 Sale Price: **\$857,000** Prior Sale Price: **\$32,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style:
 Document #: **731078** Acres: **0.25** Fireplace: **/**
 1st Mtg Amt: Lot Area: **10,675** Pool:
 Total Value: **\$64,646** # of Stories: Roof Mat:
 Land Use: **SFR** Park Area/Cap#: **/** Parking:

Comp #:5 Distance From Subject:0.33 (miles)
 Address: **5132 RANGE VIEW AVE, LOS ANGELES, CA 90042-1738**
 Owner Name: **STEPHANIE TALLERING DESC TRUST**
 Seller Name: **PENN ADAM & RACHAEL**
 APN: **5479-027-023** Map Reference: **/** Living Area: **1,437**
 County: **LOS ANGELES, CA** Census Tract: **1833.00** Total Rooms:
 Subdivision: **HIGHLAND PARK HEIGHTS** Zoning: **LAR1** Bedrooms: **3**
 ADD
 Rec Date: **03/26/2026** Prior Rec Date: **07/28/2017** Bath(F/H): **4 /**
 Sale Date: **03/20/2026** Prior Sale Date: **06/29/2017** Yr Built/Eff: **1905 / 1950**
 Sale Price: **\$1,635,000** Prior Sale Price: **\$1,000,000** Air Cond: **CENTRAL**

Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	210927	Acres:	0.12	Fireplace:	/
1st Mtg Amt:	\$711,800	Lot Area:	5,202	Pool:	
Total Value:	\$1,137,825	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:6 Distance From Subject:0.36 (miles)

Address: **5427 MERIDIAN ST, LOS ANGELES, CA 90042-1843**

Owner Name: **RECR8**

Seller Name: **HERNANDEZ ERNESTO TRUST**

APN:	5479-012-029	Map Reference:	/	Living Area:	1,400
County:	LOS ANGELES, CA	Census Tract:	1833.00	Total Rooms:	
Subdivision:	5843	Zoning:	LAR1	Bedrooms:	2
Rec Date:	10/30/2025	Prior Rec Date:		Bath(F/H):	1 /
Sale Date:	10/22/2025	Prior Sale Date:		Yr Built/Eff:	1924 / 1924
Sale Price:	\$875,000	Prior Sale Price:		Air Cond:	
Sale Type:	FULL	Prior Sale Type:		Style:	
Document #:	755133	Acres:	0.09	Fireplace:	/
1st Mtg Amt:	\$1,087,500	Lot Area:	4,116	Pool:	
Total Value:	\$45,036	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:7 Distance From Subject:0.36 (miles)

Address: **1321 WILDWOOD DR, LOS ANGELES, CA 90041-3128**

Owner Name: **DONNELLAN J LIVING TRUST**

Seller Name: **ARCHWOOD INVESTMENTS LLC**

APN:	5480-026-017	Map Reference:	/	Living Area:	1,615
County:	LOS ANGELES, CA	Census Tract:	1832.22	Total Rooms:	
Subdivision:	MYERS & KULLIS OAK GROVE	Zoning:	LAR1	Bedrooms:	3
Rec Date:	04/08/2026	Prior Rec Date:	07/11/2025	Bath(F/H):	1 /
Sale Date:	03/24/2026	Prior Sale Date:	07/02/2025	Yr Built/Eff:	1978 / 1978
Sale Price:	\$1,650,000	Prior Sale Price:	\$985,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	246176	Acres:	0.18	Fireplace:	/
1st Mtg Amt:	\$825,000	Lot Area:	7,944	Pool:	
Total Value:	\$271,919	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:8 Distance From Subject:0.37 (miles)

Address: **5117 STRATFORD RD, LOS ANGELES, CA 90042-1741**

Owner Name: **BIANCO GABRIELLA/BIANCO NIKOLAS**

Seller Name: **SANTIAGO PRISCILLA TRUST**

APN:	5479-027-011	Map Reference:	/	Living Area:	1,286
County:	LOS ANGELES, CA	Census Tract:	1833.00	Total Rooms:	
Subdivision:	HIGHLAND PARK HEIGHTS ADD	Zoning:	LAR1	Bedrooms:	2
Rec Date:	03/12/2026	Prior Rec Date:	07/21/1999	Bath(F/H):	1 /
Sale Date:	02/18/2026	Prior Sale Date:	03/30/1999	Yr Built/Eff:	1909 / 1930
Sale Price:	\$1,125,000	Prior Sale Price:	\$120,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	173963	Acres:	0.12	Fireplace:	/
1st Mtg Amt:	\$821,250	Lot Area:	5,206	Pool:	
Total Value:	\$184,413	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:9 Distance From Subject:0.37 (miles)

Address: **1625 SILVER OAK TER, LOS ANGELES, CA 90041-3121**

Owner Name:	DRELO LLC		
Seller Name:	WILLIAMS MARTHA E L/TR		
APN:	5689-031-022	Map Reference:	/
County:	LOS ANGELES, CA	Census Tract:	1832.22
Subdivision:	LOS ANGELES	Zoning:	LAR1
Rec Date:	10/24/2025	Prior Rec Date:	09/15/1978
Sale Date:	10/13/2025	Prior Sale Date:	
Sale Price:	\$1,100,500	Prior Sale Price:	\$80,500
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	739773	Acres:	0.13
1st Mtg Amt:		Lot Area:	5,579
Total Value:	\$202,740	# of Stories:	
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,608
		Total Rooms:	
		Bedrooms:	3
		Bath(F/H):	2 /
		Yr Built/Eff:	1975 / 1979
		Air Cond:	
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	
		Parking:	

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

Address: **1057 MILWAUKEE AVE, LOS ANGELES, CA 90042-1907**

Owner Name: **LI YI H**

Seller Name: **MILWAUKEE SANCTUARY LLC**

APN:	5485-024-021	Map Reference:	/	Living Area:	1,328
County:	LOS ANGELES, CA	Census Tract:	1832.21	Total Rooms:	
Subdivision:	1402	Zoning:	LAR1	Bedrooms:	3
Rec Date:	11/25/2025	Prior Rec Date:	12/28/2023	Bath(F/H):	2 /
Sale Date:	10/30/2025	Prior Sale Date:	12/21/2023	Yr Built/Eff:	2018 / 2018
Sale Price:	\$1,750,000	Prior Sale Price:	\$1,863,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	845120	Acres:	0.15	Fireplace:	/
1st Mtg Amt:		Lot Area:	6,745	Pool:	
Total Value:	\$1,900,260	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:11 Distance From Subject:0.49 (miles)

Address: **5829 TIPTON WAY 31, LOS ANGELES, CA 90042-1255**

Owner Name: **CHON ADAM/CHOI JIHEE**

Seller Name: **LOZOYA FERNANDO**

APN:	5480-014-010	Map Reference:	/	Living Area:	1,452
County:	LOS ANGELES, CA	Census Tract:	1832.22	Total Rooms:	
Subdivision:	ANNANDALE VIEW TERRACE	Zoning:	LAR1	Bedrooms:	3
Rec Date:	04/08/2026	Prior Rec Date:	01/30/2025	Bath(F/H):	2 /
Sale Date:	03/31/2026	Prior Sale Date:	12/14/2024	Yr Built/Eff:	1923 / 1928
Sale Price:	\$1,100,000	Prior Sale Price:	\$820,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	245803	Acres:	0.13	Fireplace:	/
1st Mtg Amt:	\$880,000	Lot Area:	5,596	Pool:	
Total Value:	\$836,400	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

EXHIBIT D

ASSIGNED INSPECTOR: **DANIEL DE LA CRUZ**
JOB ADDRESS: **1858 NORTH AVENUE 53, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5479-008-025**

Date: **July 1, 2026**

CASE NO.: **1008765**
ORDER NO.: **A-6267006**

EFFECTIVE DATE OF ORDER TO COMPLY: **June 13, 2024**
COMPLIANCE EXPECTED DATE: **July 13, 2024**
DATE COMPLIANCE OBTAINED: **No Compliance to Date**

.....

LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-6267006

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

JAVIER NUNEZ
PRESIDENT
JACOB STEVENS
VICE-PRESIDENT
CORISSA HERNANDEZ
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

WATTS, CHRISTOPHER S AND JOYCE
1858 N AVENUE 53
LOS ANGELES, CA 90042

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

JUN 6 2024

CASE #: 1008765
ORDER #: A-6267006
EFFECTIVE DATE: June 13, 2024
COMPLIANCE DATE: July 13, 2024

OWNER OF

SITE ADDRESS: 1858 N AVENUE 53
ASSESSORS PARCEL NO.: 5479-008-025
ZONE: R1; One-Family Zone

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

An inspection has revealed that the property (Site Address) listed above is in violation of the Los Angeles Municipal Code (L.A.M.C.) sections listed below. You are hereby ordered to correct the violation(s) and contact the inspector listed in the signature block at the end of this document for a compliance inspection by the compliance date listed above.

FURTHER, THE CODE VIOLATION INSPECTION FEE (C.V.I.F) OF \$ 356.16 (\$336 fee plus a six percent Systems Development Surcharge of \$20.16) **WILL BE BILLED TO THE PROPERTY OWNER.** The invoice/notice will be sent to the owner as it appears on the last equalized assessment roll. Section 98.0421 L.A.M.C.

NOTE: FAILURE TO PAY THE C.V.I.F. WITHIN 30 DAYS OF THE INVOICE DATE OF THE BILL NOTED ABOVE WILL RESULT IN A LATE CHARGE OF TWO (2) TIMES THE C.V.I.F. PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$1,176.00. Any person who fails to pay the fee, late charge and collection fee, shall also pay interest. Interest shall be calculated at the rate of one percent per month.

The inspection has revealed that the property is in violation of the Los Angeles Municipal Code as follows:

VIOLATION(S):

1. Maintenance and repair fire damage of existing building. Obtain permits if required.

You are therefore ordered to: Maintain the existing building and/or premises in a safe and sanitary condition and good repair.

Code Section(s) in Violation: 91.8104, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

Comments: Obtain the required permits to repair fire damage.

2. Building premises are not maintained. remove all trash, debris and excessive vegetation.

You are therefore ordered to: Maintain building premises clean and free of debris, rubbish, garbage, trash, overgrown vegetation and other similar materials.

Code Section(s) in Violation: 91.8104, 91.8104.2, 91.103.1, 12.21A.1(a) of the L.A.M.C.

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, 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.

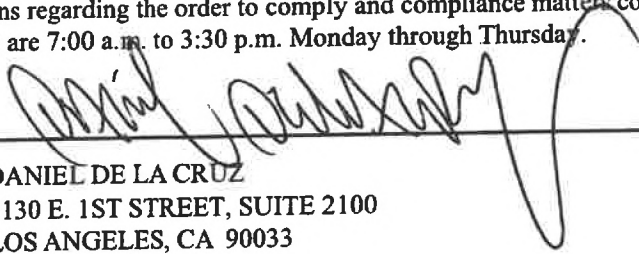
APPEAL PROCEDURES:

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 (323)526-9388.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: _____

Date: June 06, 2024


DANIEL DE LA CRUZ
2130 E. 1ST STREET, SUITE 2100
LOS ANGELES, CA 90033
(323)526-9388
Daniel.S.Delacruz@lacity.org


REVIEWED BY

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