

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
PRESIDENT

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VICE PRESIDENT

JOSELYN GEAGA-ROSENTHAL
GEORGE HOVAGUIMIAN
JAVIER NUNEZ

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

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

RAYMOND S. CHAN, C.E., S.E.
GENERAL MANAGER

FRANK BUSH
EXECUTIVE OFFICER

May 7, 2015

Council District: # 8

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

JOB ADDRESS: **850 EAST 109TH STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **6071-014-028**

On March 26, 2012 pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code, the Department of Building and Safety (the "Department") investigated and identified code violations at: **850 East 109th Street, Los Angeles California**, (the "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 March 5, 2012 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>
Late Charge/Collection fee (250%)	2,215.00
System Development Surcharge late fee	50.40
Accumulated Interest (1%/month)	755.32
Title Report fee	42.00
Grand Total	\$ 3,062.72

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed a lien for a total sum of **\$3,062.72** recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "City 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 the City Council instruct the Department to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$3,062.72** 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


Steve Ongele
Chief, Resource Management Bureau

Lien confirmed by
City Council on:

ATTEST: HOLLY WOLCOTT, CITY CLERK

BY: _____
DEPUTY



5711 W. SLAUSON AVE., SUITE 170
CULVER CITY, CA 90230
Phone 310-649-2020 310-649-0030 Fax

Property Title Report

Work Order No. T11164
Dated as of: 03/12/2015

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)

APN #: 6071-014-028

Property Address: 850 E 109TH ST ✓ City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: Grant Deed

Grantee : Mynor Ventura and Lily A. Ventura, husband and wife s joint tenants

Grantor : Mynor Ventura, married man as hsi sole and separate property and Prudencio Lopez, a single man, as joint tenants

Deed Date : 9/26/1997

Recorded : 9/30/1997

Instr No. : 97 1505186

MAILING ADDRESS: Mynor Ventura and Lily A. Ventura
850 E. 109st Street Los Angeles, CA 90059

SCHEDULE B

LEGAL DESCRIPTION

The following described property:

Lot 28 in Block 37 of Tract No. 6478, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 68 Page 93 of Maps, in the office of the County Recorder of said County.

Assessor's Parcel No: 6071-014-028

MORTGAGES/LIENS

Type of Document: A deed of trust to secure an indebtedness in the amount shown below, and any other obligations secured thereby

Amount : \$125,000.00

Dated : 10/28/2011

Trustor : Mynor Ventura and Lily A. Ventura

Trustee : Ticor Title Company

INTUITIVE REAL ESTATE SOLUTIONS
5711 W. SLAUSON AVE., SUITE 170
CULVER CITY, CA 90230
Phone 310-649-2020 310-649-0030 Fax

Work Order No. T11164

SCHEDULE B (Continued)

Beneficiary : MERS, Inc., as nominee for Lenox Financial Mortgage Corporation

Loan No. : MIN 100302311080246949

Recorded : 11/2/2011

Instr No. : 20111481930

Maturity Date is: 11/1/2026

MAILING ADDRESS: Lenox Financial Mortgage Corporation - 16802 Aston Street, Irvine, CA 92606

MAILING ADDRESS: Ticor Title Company - Not Shown

MAILING ADDRESS: Mortgage Electronic Registration Systems, Inc., - P.O. Box 2026, Flint, MI 48501-2026

Type of Document: A claim of lien for the amount shown and any other amounts due.

Claimant : Department of Building and Safety Financial Services Division

Recorded : 11/30/2012

Instr No. : 20121836192

MAILING ADDRESS: Ventura Mynor and Lily A. 16717 Bellflower Blvd, Bellflower CA, 90706 *owner*

MAILING ADDRESS: Department of Building and Safety Financial Services Division,
201 N Figueroa St., 9th Floor, Los Angeles, CA 90012

RECORDING REQUESTED BY
Lot
MAIL TAX STATEMENT TO
Grant deed

91 1427608

WHEN RECORDED MAIL TO

Prudencio Lopez
850 E. 109th St.
Los Angeles, Calif. 90059

RECORDED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
31 MIN. 3 P.M. SEP 11 1991

FEE
\$5

ORDER NO. 4114784-48
ESCHOW NO. 91132

SPACE ABOVE THIS LINE FOR RECORDER'S USE
 DOCUMENTARY TRANSFER TAX \$ *88.00*
COMPUTED ON FULL VALUE OF PROPERTY CONVEYED, OR
COMPUTED ON FULL VALUE LESS LIENS & ENCUMBRANCES
REVAILED THEREON AT TIME OF SALE

GRANT DEED

Notary for C. E. Tennessee
Signature of declarant or agent determining tax - Firm Name
Unincorporated Area _____ City of _____
TAX PARCEL NUMBER Parcel *6071* Book *14* Page *28*

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

CHARLES E. TENNESSEE

hereby GRANT(S) to

MYNOR VENTURA, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY AND PRUDENCIO LOPEZ, A SINGLE MAN, AS JOINT TENANTS.

the following described real property in the CITY OF LOS ANGELES

County of LOS ANGELES, State of California

LOT 29, IN BLOCK 37, OF TRACT NO. 6478, IN THE CITY OF LOS ANGELES COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 68, PAGE(S) 93 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Dated August 28, 1991

Charles E. Tennessee
Charles E. Tennessee

STATE OF CALIFORNIA }
COUNTY OF *Los Angeles* } SS.
On *August 28, 1991* before me,
the undersigned, a Notary Public in and for said County and State,
personally appeared *CHARLES E. TENNESSEE*

personally known to me
 proved to me on the basis of satisfactory evidence
to be the person(s) whose name(s) *he* subscribed to the within
instrument and acknowledged that *he* executed the same.
WITNESS my hand and official seal



Signature *Barbara Lawson*

Name (Typed or Printed)

(This area for official notarial seal)

1 008 REVISED 8-90

MAIL TAX STATEMENT AS DIRECTED ABOVE.

1007-14-28

14

50

RECORDING REQUESTED BY
CDT
MAIL TAX STATEMENT TO
Sine above

91 1427607

RECORDED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
31 MIN. 3 P.M. SEP. 11 1991

FEE
\$5

WHEN RECORDED MAIL TO

NAME *Conting 21 A:W*
STREET ADDRESS *1895 S. La Cienega 410*
CITY STATE ZIP *Los Angeles, Calif. 90075*

ORDER NO. 4114784-48
ESCROW NO. 911132

SPACE ABOVE THIS LINE FOR RECORDER'S USE

DOCUMENTARY TRANSFER TAX \$ *0*
COMPUTED ON FULL VALUE OF PROPERTY CONVEYED, OR
COMPUTED ON FULL VALUE LESS LIENS & ENCUMBRANCES
REMAINING THEREON AT TIME OF SALE

QUITCLAIM DEED

Signature of declarant or agent determined by Firm Name

Unincorporated Area _____ City of _____
TAX PARCEL NUMBER Parcel *6071* Book *14* Page *28*

"THIS IS A BONAFIDE GIFT AND THE GRANOR RECEIVED NOTHING IN RETURN R & T 11911."
FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged.

Lily Ventura, wife of the within named vestee

44

hereby renounce, release and forever quitclaim to

Mynor Ventura, a married man as his sole and separate property

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

Lot 28 in Block 37 of Tract no. 6478, in the city
of Los Angeles, County of Los Angeles, State of
California, as per map recorded in book 68, page
93 of maps, in the office of the county recorder
of said county.

Dated August 27, 1991

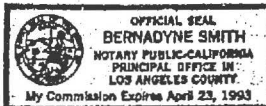
Lily Ventura
Lily Ventura

STATE OF CALIFORNIA
COUNTY OF *Los Angeles*

On August 27, 1991 before me,
the undersigned, a Notary Public in and for said County and State,
personally appeared *Lily Ventura*

personally known to me
 proved to me on the basis of satisfactory evidence
to be the person whose name(s) *Lily* subscribed to the within
instrument, and acknowledged that *Lily* executed the same.
WITNESS my hand and official seal

Signature *Bernadine Smith*
Bernadine Smith
Name (Typed or Printed)



(This area for official notarial seal)

WTC 028 Revised 8-88

MAIL TAX STATEMENT AS DIRECTED ABOVE.

0071-14-28

9247 871

8-28-97 210844 1

LANDSAFE TITLE-

01036701781# 27 3

RECORDING REQUESTED BY LANDSAFE TITLE

97 1505186

AND /OR RECORDED MAIL THIS DAY AND, UNLESS OTHERWISE SHOWN BELOW MAIL TAX STATEMENTS TO:

MYNOR VENTURA
LILY A. VENTURA
850 N. 105TH STREET
LOS ANGELES, CA 90039

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
SEP 30 1997 AT 8 A.M.

FEE \$30 8
A.F.N.F. 94 2

RECORD NO. 15008437
TITLE NO. 93038879 R. SAENZ

NCPF Code 19 \$ 6.25

SPACE ABOVE THIS LINE FOR RECORDER'S USE

APN: 6071-014-028

THE UNDERSIGNED GRANTEE(S) DECLARE(S)
DOCUMENTARY TRANSFER TAX IS \$ *
- Computed on full value of property conveyed, or
- Computed on full value less liens & encumbrances
existing thereon at time of sale.
- Incorporated area City of LOS ANGELES

GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
MYNOR VENTURA, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY
AND PROENCIO LOPEZ, A SINGLE MAN, AS JOINT TENANTS

heraby GRANT(S) to
MYNOR VENTURA AND LILY A. VENTURA, HUSBAND AND WIFE AS JOINT
TENANTS,

the following described real property in the
County of LOS ANGELES, state of California:

LOT 26 IN BLOCK 37 OF TRACT NO. 6478, IN THE CITY OF LOS ANGELES,
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED
IN BOOK 48 PAGE 93 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER
OF SAID COUNTY.

*This is a bona fide gift and the grantor received nothing in return, R & T 11911.

Date: September 26, 1997

State of California)
County of) SA

[Signature]
MYNOR VENTURA

In 9/26/97 19 97, before me.

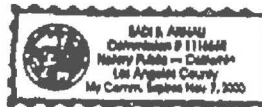
[Signature]
SADI S. ARRAU

[Signature]
PROENCIO LOPEZ

A Notary Public in and for said County and State, personally appeared
[Signature]
personally known to me (or proved to me on the basis of satisfactory
evidence) to be the person(s) named in/identified 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 this 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 *[Signature]*

FOR NOTARY SEAL OR STAMP



RECORDER'S MEMO:
LEGIBLE COPY ATTACHED HEREIN

State of California)
County of _____)

On _____ before me, _____
personally appeared _____

personally known to me (or proved to me 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 _____

I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND
CORRECT.

PLACE OF EXECUTION: NORWALK, CALIFORNIA

DATE: 9. 30 - '77

SIGNATURE

97-1505186

RECORDING REQUESTED BY
TICOR TITLE
ORANGE BRANCH

2

Recording Requested By /
Return To:
LENOX FINANCIAL MORTGAGE
CORPORATION
16802 ASTON STREET
IRVINE, CA 92606
(949) 428-5100
ATTN: LENOX FINANCIAL MORTGAGE
CORPORATION

6071-014-028

Prepared By:
LENOX FINANCIAL MORTGAGE
CORPORATION
LENOX FINANCIAL MORTGAGE
CORPORATION
16802 ASTON STREET
IRVINE, CA 92606
(949) 428-5100



[Space Above This Line For Recording Data]

29301-jc

DEED OF TRUST

VENTURA
Loan #: 9110811000
PIN: 6071-014-028
MIN: 100302311080246949

Trustor/Borrower:
MYNOR VENTURA
9213 ROSECRANS AVENUE, BELLFLOWER, CA 90706

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

- (A) "Security Instrument" means this document, which is dated OCTOBER 28, 2011, together with all Riders to this document.
- (B) "Borrower" is MYNOR VENTURA AND LILY A. VENTURA, HUSBAND AND WIFE AS JOINT TENANTS. Borrower is the trustor under this Security Instrument.
- (C) "Lender" is 'LENOX FINANCIAL MORTGAGE CORPORATION'. Lender is a CORPORATION organized and existing under the laws of CA. Lender's address is 16802 ASTON, IRVINE, CA 92606.
- (D) "Trustee" is TICOR TITLE COMPANY.
- (E) "MERS" is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as a nominee for Lender and Lender's successors and assigns. MERS is the beneficiary under this Security Instrument. MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS.
- (F) "Note" means the promissory note signed by Borrower and dated OCTOBER 28, 2011. The Note states that Borrower owes Lender ONE HUNDRED TWENTY-FIVE THOUSAND AND 00/100 Dollars (U.S. \$125,000.00) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than NOVEMBER 1, 2026.

CALIFORNIA--Single Family--Fannie Mac/Freddie Mac UNIFORM INSTRUMENT
Page 1 of 11

Form 3005 1/01



18

- (G) "Property" means the property that is described below under the heading "Transfer of Rights in the Property."
 (H) "Loan" means the debt evidenced by the Note, plus interest, any prepayment charges and late charges due under the Note, and all sums due under this Security Instrument, plus interest.
 (I) "Riders" means all Riders to this Security Instrument that are executed by Borrower. The following Riders are to be executed by Borrower [check box as applicable]:

- | | | |
|--|---|---|
| <input type="checkbox"/> Adjustable Rate Rider | <input type="checkbox"/> Condominium Rider | <input type="checkbox"/> Second Home Rider |
| <input type="checkbox"/> Balloon Rider | <input type="checkbox"/> Planned Unit Development Rider | <input type="checkbox"/> Biweekly Payment Rider |
| <input checked="" type="checkbox"/> 1-4 Family Rider | <input type="checkbox"/> Other(s) [specify] | |

(J) "Applicable Law" means all controlling applicable federal, state and local statutes, regulations, ordinances and administrative rules and orders (that have the effect of law) as well as all applicable final, non-appealable judicial opinions.

(K) "Community Association Dues, Fees, and Assessments" means all dues, fees, assessments and other charges that are imposed on Borrower or the Property by a condominium association, homeowners association or similar organization.

(L) "Electronic Funds Transfer" means any transfer of funds, other than a transaction originated by check, draft, or similar paper instrument, which is initiated through an electronic terminal, telephonic instrument, computer, or magnetic tape so as to order, instruct, or authorize a financial institution to debit or credit an account. Such term includes, but is not limited to, point-of-sale transfers, automated teller machine transactions, transfers initiated by telephone, wire transfers, and automated clearinghouse transfers.

(M) "Escrow Items" means those items that are described in Section 3.

(N) "Miscellaneous Proceeds" means any compensation, settlement, award of damages, or proceeds paid by any third party (other than insurance proceeds paid under the coverages described in Section 5) for: (i) damage to, or destruction of, the Property; (ii) condemnation or other taking of all or any part of the Property; (iii) conveyance in lieu of condemnation; or (iv) misrepresentations of, or omissions as to, the value and/or condition of the Property.

(O) "Mortgage Insurance" means insurance protecting Lender against the nonpayment of, or default on, the Loan.

(P) "Periodic Payment" means the regularly scheduled amount due for (i) principal and interest under the Note, plus (ii) any amounts under Section 3 of this Security Instrument.

(Q) "RESPA" means the Real Estate Settlement Procedures Act (12 U.S.C. § 2601 et seq.) and its implementing regulation, Regulation X (24 C.F.R. Part 3500), as they might be amended from time to time, or any additional or successor legislation or regulation that governs the same subject matter.

As used in this Security Instrument, "RESPA" refers to all requirements and restrictions that are imposed in regard to a "federally related mortgage loan" even if the Loan does not qualify as a "federally related mortgage loan" under RESPA.

(R) "Successor in Interest of Borrower" means any party that has taken title to the Property, whether or not that party has assumed Borrower's obligations under the Note and/or this Security Instrument.

TRANSFER OF RIGHTS IN THE PROPERTY

The beneficiary of this Security Instrument is MERS (solely as nominee for Lender and Lender's successors and assigns) and the successors and assigns of MERS. This Security Instrument secures to Lender: (i) the repayment of the Loan, and all renewals, extensions and modifications of the Note; and (ii) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower irrevocably grants and conveys to Trustee, in trust, with power of sale, the following described property located in the COUNTY of LOS ANGELES:

PLEASE SEE ATTACHED EXHIBIT "A"

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

which currently has the address of 850 EAST 109TH STREET, LOS ANGELES, CA 90059 ("Property Address"):

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property." Borrower understands and agrees that MERS holds only legal title to the interests granted by Borrower in this Security Instrument, but, if necessary to comply with law or custom, MERS (as nominee for Lender and Lender's successors and assigns) has the right to exercise any or all of those interests, including, but not limited to, the right to foreclose and sell the Property; and to take any action required of Lender including, but not limited to, releasing and canceling this Security Instrument.

CALIFORNIA--Single Family--Fannie Mae/Freddie Mac UNIFORM INSTRUMENT
 312.11

Page 2 of 11

Form 3005 1/01

12

25. Statement of Obligation Fee. Lender may collect a fee not to exceed the maximum amount permitted by Applicable Law for furnishing the statement of obligation as provided by Section 2943 of the Civil Code of California.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any Rider executed by Borrower and recorded with it.

The undersigned Borrower requests that a copy of any Notice of Default and any Notice of Sale under this Security Instrument be mailed to the Borrower at the address set forth above.

[Signature] 10/28/11
- BORROWER - MYNOR VENTURA - DATE -

[Signature] 10-28-11
- BORROWER - LILY A. VENTURA - DATE -

State of CALIFORNIA
County of ORANGE

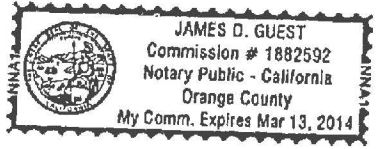
On 10-28-11 before me, JAMES D. GUEST, NOTARY PUBLIC
(here insert name and title of the officer)

personally appeared
MYNOR VENTURA AND LILY A VENTURA

_____, 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~~ they executed the same in ~~his~~ their authorized capacity(ies), and that by ~~his~~ 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] (Seal)

RECORDING REQUESTED BY:
CITY OF LOS ANGELES

WHEN RECORDED MAIL TO:

Department of Building and Safety
Financial Services Division
201 N. Figueroa St., 9th Floor
Los Angeles, CA 90012



SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF PENDING LIEN

Notice is hereby given that, pursuant to the provisions of Section 98.0402 of Division 4 of Article 8 of Chapter IX of the Los Angeles Municipal Code (LAMC), the City of Los Angeles has incurred the cost of inspections of the property described below. The City of Los Angeles intends to impose a lien against the property described below to recover the cost of such inspections, plus appropriate fees and fines, as authorized by LAMC Section 98.0402 and Section 7.35.5 of Article 4.6 of Chapter 1 of Division 7 of the Los Angeles Administrative Code, upon confirmation of the City Council.

For further information regarding this notice and the status of Department proceedings, please contact Nancy Truong of the Department of Building and Safety between 9:00 a.m. and 11:00 a.m., Monday through Friday. (Invoice No. 5513619)

Telephone Number: (213) 482-6890

Office Location: 201 N. Figueroa St., Suite 940

The property subject to this Notice of Pending Lien is that certain real property in the City of Los Angeles, County of Los Angeles, State of California, described as follows:

TR 6478 37 28 M B 68-93/99

THIS NOTICE WILL CONTINUE IN FULL FORCE AND EFFECT UNTIL THE CITY OF LOS ANGELES RECORDS A SUBSEQUENT NOTICE OF TERMINATION OF PENDING LIEN OR A NOTICE OF LIEN.

APN 6071-014-028
AKA 850 E 109TH ST
LOS ANGELES

Owner:

VENTURA MYNOR AND LILY A
16717 BELLFLOWER BLVD.
BELLFLOWER CA, 90706

DATED: This 06th Day of November, 2012

CITY OF LOS ANGELES

BY

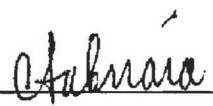

Steve Ongele, Bureau Chief
Resource Management Bureau

EXHIBIT B

ASSIGNED INSPECTOR: DALE SCHWARTZ
JOB ADDRESS: 850 EAST 109TH STREET, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 6071-014-028

Date: May 7, 2015

Last Full Title: 03/12/2015

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1). MYNOR AND LILY A. VENTURA
850 EAST 109TH ST.
LOS ANGELES, CA. 90059-1016
CAPACITY: OWNERS

- 2). MYNOR AND LILY A. VENTURA
16717 BELLFLOWER BLVD.
BELLFLOWER, CA. 90706
CAPACITY: OWNERS

- 3). LENOX FINANCIAL MORTGAGE CORP.
16802 ASTON ST.
IRVINE, CA. 92606
CAPACITY: INTERESTED PARTY

Property Detail Report

For Property Located At :
850 E 109TH ST, LOS ANGELES, CA 90059-1016



For Sale

Owner Information

Owner Name: VENTURA MYNOR & LILY A
 Mailing Address: 850 E 109TH ST, LOS ANGELES CA 90059-1016 C001
 Vesting Codes: HW //

Location Information

Legal Description:	TRACT # 6478 LOT 28	APN:	6071-014-028
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	2409.00 / 1	Subdivision:	6478
Township-Range-Sect:		Map Reference:	58-C4 /
Legal Book/Page:	68-93	Tract #:	6478
Legal Lot:	28	School District:	LOS ANGELES
Legal Block:	37	School District Name:	
Market Area:	C37	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	09/30/1997 /	Deed Type:	GRANT DEED
Sale Price:		1st Mtg Document #:	1505187
Document #:	1505186		

Last Market Sale Information

Recording/Sale Date:	09/11/1991 / 08/1991	1st Mtg Amount/Type:	\$76,396 / FHA
Sale Price:	\$80,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	
Document #:	1427608	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$73.73
New Construction:		Multi/Split Sale:	

Title Company:
 Lender: MISCELLANEOUS FIN
 Seller Name: TENNESSEE CHARLES E

Prior Sale Information

Prior Rec/Sale Date:	01/25/1989 / 10/1988	Prior Lender:	PERFORMANCE MTG/COACHELLA VLY
Prior Sale Price:	\$58,000	Prior 1st Mtg Amt/Type:	\$59,010 / FHA
Prior Doc Number:	129015	Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	CORPORATION GRANT DEED		

Property Characteristics

Gross Area:		Parking Type:		Construction:	
Living Area:	1,085	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:	4	Finish Bsmnt Area:		Pool:	
Bath(F/H):	1 /	Basement Type:		Air Cond:	
Year Built / Eff:	1924 / 1935	Roof Type:		Style:	
Fireplace:	/	Foundation:		Quality:	
# of Stories:	1.00	Roof Material:		Condition:	
Other Improvements:					

Site Information

Zoning:	LAR2	Acres:	0.11	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	4,856	Lot Width/Depth:	40 x 121	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	
Site Influence:	CORNER			Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$134,571	Assessed Year:	2014	Property Tax:	\$1,972.03
Land Value:	\$100,916	Improved %:	25%	Tax Area:	461
Improvement Value:	\$33,655	Tax Year:	2014	Tax Exemption:	
Total Taxable Value:	\$134,571				

Comparable Summary

For Property Located At

**850 E 109TH ST, LOS ANGELES, CA 90059-1016****19 Comparable(s) found.** (Click on the address to view more property information)

▶ View Report

▶ Configure Display Fields

▶ Modify Comparable Search Criteria

Summary Statistics For Selected Properties: 19

	Subject Property	Low	High	Average
Sale Price	\$80,000	\$86,000	\$570,000	\$242,048
Bldg/Living Area	1,085	924	1,200	1,057
Price/Sqft	\$73.73	\$71.67	\$593.75	\$233.84
Year Built	1924	1910	1988	1942
Lot Area	4,856	2,875	8,443	5,447
Bedrooms	4	2	3	3
Bathrooms/Restrooms	1	1	2	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$134,571	\$20,943	\$256,000	\$140,514
Distance From Subject	0.00	0.13	0.50	0.33

* = user supplied for search only

✓ # F	Address	Sale Price	Yr Blt	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
Subject Property									
	850 E 109TH ST	\$80,000	1924	4	1	09/11/1991	1,085	4,856	0.0
Comparables									
✓ 1	745 E 108TH ST	\$213,000	1949	3	2	03/23/2015	1,049	2,875	0.13
✓ 2	754 E 107TH ST	\$265,000	1948	2	1	01/12/2015	980	6,401	0.18
✓ 3	742 E 107TH ST	\$275,000	1947	3	2	02/03/2015	1,199	6,400	0.19
✓ 4	850 E 106TH ST	\$240,000	1948	3	2	10/01/2014	1,076	5,201	0.2
✓ 5	806 E 106TH ST	\$333,409	1928	2	1	09/24/2014	924	5,202	0.2
✓ 6	919 E 106TH ST	\$160,000	1910	3	2	09/11/2014	1,096	5,410	0.23
✓ 7	642 E 109TH PL	\$240,000	1930	2	1	10/24/2014	1,006	4,804	0.25
✓ 8	626 E 109TH PL	\$155,000	1988	3	2	09/03/2014	1,200	4,805	0.26
✓ 9	626 E 111TH ST	\$86,000	1925	3	2	12/29/2014	1,200	4,137	0.31
✓ 10	855 E 104TH ST	\$195,000	1944	3	2	12/17/2014	1,131	5,030	0.34
✓ 11	927 E 113TH ST	\$570,000	1924	3	1	02/12/2015	960	4,341	0.36
✓ 12	11188 BELHAVEN ST	\$240,000	1948	3	1	02/12/2015	999	4,600	0.38
✓ 13	1253 E 109TH ST	\$170,000	1955	3	1	03/27/2015	940	3,659	0.38
✓ 14	736 E 103RD ST	\$261,500	1944	3	1	03/20/2015	972	5,478	0.44
✓ 15	438 E 105TH ST	\$240,000	1941	2	1	08/08/2014	1,181	5,401	0.45
✓ 16	950 E 114TH ST	\$255,000	1945	3	1	02/23/2015	1,047	5,914	0.46
✓ 17	1315 E 109TH ST	\$270,000	1946	3	1	12/23/2014	1,112	7,692	0.47
✓ 18	1316 E 109TH ST	\$265,000	1945	3	1	12/12/2014	1,038	7,696	0.47
✓ 19	637 E 103RD ST	\$165,000	1944	3	1	01/26/2015	972	8,443	0.5

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

850 E 109TH ST, LOS ANGELES, CA 90059-1016

19 Comparable(s) Selected.

Report Date: 05/06/2015

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$80,000	\$86,000	\$570,000	\$242,048
Bldg/Living Area	1,085	924	1,200	1,057
Price/Sqft	\$73.73	\$71.67	\$593.75	\$233.84
Year Built	1924	1910	1988	1942
Lot Area	4,856	2,875	8,443	5,447
Bedrooms	4	2	3	3
Bathrooms/Restrooms	1	1	2	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$134,571	\$20,943	\$256,000	\$140,514
Distance From Subject	0.00	0.13	0.50	0.33

*= user supplied for search only

Comp #1 For Sale Distance From Subject:0.13 (miles)
 Address: **745 E 108TH ST, LOS ANGELES, CA 90059-1003**
 Owner Name: **GARCIA MICHELLE**
 Seller Name: **COWART LOUISE TRUST**
 APN: **6051-023-004** Map Reference: **58-C4 /** Living Area: **1,049**
 County: **LOS ANGELES, CA** Census Tract: **2408.00** Total Rooms:
 Subdivision: **6478** Zoning: **LARD2** Bedrooms: **3**
 Rec Date: **03/23/2015** Prior Rec Date: **01/24/2011** Bath(F/H): **2 /**
 Sale Date: **02/23/2015** Prior Sale Date: **12/27/2010** Yr Built/Eff: **1949 / 1967**
 Sale Price: **\$213,000** Prior Sale Price: **\$90,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style:
 Document #: **309559** Acres: **0.07** Fireplace: **/**
 1st Mtg Amt: **\$170,400** Lot Area: **2,875** Pool:
 Total Value: **\$172,445** # of Stories: **1.00** Roof Mat:
 Land Use: **SFR** Park Area/Cap#: **/** Parking:

Comp #2 Distance From Subject:0.18 (miles)
 Address: **754 E 107TH ST, LOS ANGELES, CA 90002-3445**
 Owner Name: **SOTO ALMA V O**
 Seller Name: **EMJ REAL ESTATE INVESTMENTS LL**
 APN: **6051-023-033** Map Reference: **58-C4 /** Living Area: **980**
 County: **LOS ANGELES, CA** Census Tract: **2408.00** Total Rooms:
 Subdivision: **6478** Zoning: **LAR1** Bedrooms: **2**
 Rec Date: **01/12/2015** Prior Rec Date: **03/13/2014** Bath(F/H): **1 /**
 Sale Date: **01/06/2015** Prior Sale Date: **03/07/2014** Yr Built/Eff: **1948 / 1948**
 Sale Price: **\$265,000** Prior Sale Price: **\$160,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style:
 Document #: **36639** Acres: **0.15** Fireplace: **/**
 1st Mtg Amt: **\$251,750** Lot Area: **6,401** Pool:
 Total Value: **\$155,000** # of Stories: **1.00** Roof Mat:
 Land Use: **SFR** Park Area/Cap#: **/** Parking:

Comp #3 Distance From Subject:0.19 (miles)
 Address: **742 E 107TH ST, LOS ANGELES, CA 90002-3445**
 Owner Name: **GRIER KEISHA**
 Seller Name: **MOUtra MILTON & JAMILLE**
 APN: **6051-023-030** Map Reference: **58-C4 /** Living Area: **1,199**
 County: **LOS ANGELES, CA** Census Tract: **2408.00** Total Rooms:
 Subdivision: **6478** Zoning: **LAR1** Bedrooms: **3**
 Rec Date: **02/03/2015** Prior Rec Date: **09/18/2007** Bath(F/H): **2 /**
 Sale Date: **10/30/2014** Prior Sale Date: **07/09/2007** Yr Built/Eff: **1947 / 1962**
 Sale Price: **\$275,000** Prior Sale Price: **\$285,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style:
 Document #: **119683** Acres: **0.15** Fireplace: **/**
 1st Mtg Amt: **\$228,123** Lot Area: **6,400** Pool:
 Total Value: **\$256,000** # of Stories: **1.00** Roof Mat:
 Land Use: **SFR** Park Area/Cap#: **/** Parking:

Comp #4 Distance From Subject:0.2 (miles)
 Address: **850 E 106TH ST, LOS ANGELES, CA 90002-3439**
 Owner Name: **CEJA-GARCIA JOSE L/GARCIA ELVIRA C**
 Seller Name: **ELLA INC**
 APN: **6051-021-029** Map Reference: **58-C4 /** Living Area: **1,076**
 County: **LOS ANGELES, CA** Census Tract: **2408.00** Total Rooms:
 Subdivision: **6478** Zoning: **LAR1** Bedrooms: **3**
 Rec Date: **10/01/2014** Prior Rec Date: **06/28/2013** Bath(F/H): **2 /**
 Sale Date: **06/26/2014** Prior Sale Date: **06/12/2013** Yr Built/Eff: **1948 / 1952**
 Sale Price: **\$240,000** Prior Sale Price: **\$185,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style:
 Document #: **1038673** Acres: **0.12** Fireplace: **/**
 1st Mtg Amt: **\$210,622** Lot Area: **5,201** Pool:
 Total Value: **\$185,839** # of Stories: **1.00** Roof Mat:
 Land Use: **SFR** Park Area/Cap#: **/** Parking:

Comp #:**5** Distance From Subject:**0.2 (miles)**
 Address: **806 E 106TH ST, LOS ANGELES, CA 90002-3439**
 Owner Name: **PRECIADO AIMEE**
 Seller Name: **VALVERDE ADELMA**
 APN: **6051-021-018** Map Reference: **58-C4 /** Living Area: **924**
 County: **LOS ANGELES, CA** Census Tract: **2408.00** Total Rooms:
 Subdivision: **6478** Zoning: **LAR1** Bedrooms: **2**
 Rec Date: **09/24/2014** Prior Rec Date: **07/30/2009** Bath(F/H): **1 /**
 Sale Date: **03/04/2013** Prior Sale Date: **07/08/2009** Yr Built/Eff: **1928 / 1928**
 Sale Price: **\$333,409** Prior Sale Price: **\$82,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style:
 Document #: **1010550** Acres: **0.12** Fireplace: **/**
 1st Mtg Amt: Lot Area: **5,202** Pool:
 Total Value: **\$86,342** # of Stories: Roof Mat:
 Land Use: **SFR** Park Area/Cap#: **/** Parking: **NONE**

Comp #:**6** Distance From Subject:**0.23 (miles)**
 Address: **919 E 106TH ST, LOS ANGELES, CA 90002-3442**
 Owner Name: **PLAY TO WIN INVESTMENTS LLC**
 Seller Name: **ROSS E JR FAMILY TRUST**
 APN: **6051-017-015** Map Reference: **58-C4 /** Living Area: **1,096**
 County: **LOS ANGELES, CA** Census Tract: **2408.00** Total Rooms:
 Subdivision: **6478** Zoning: **LAR1** Bedrooms: **3**
 Rec Date: **09/11/2014** Prior Rec Date: Bath(F/H): **2 /**
 Sale Date: **09/02/2014** Prior Sale Date: Yr Built/Eff: **1910 / 1929**
 Sale Price: **\$160,000** Prior Sale Price: Air Cond:
 Sale Type: **FULL** Prior Sale Type: Style:
 Document #: **963663** Acres: **0.12** Fireplace: **/**
 1st Mtg Amt: **\$100,000** Lot Area: **5,410** Pool:
 Total Value: **\$20,943** # of Stories: **1.00** Roof Mat:
 Land Use: **SFR** Park Area/Cap#: **/** Parking:

Comp #:**7** Distance From Subject:**0.25 (miles)**
 Address: **642 E 109TH PL, LOS ANGELES, CA 90059-1502**
 Owner Name: **BAUTISTA JUAN M P**
 Seller Name: **HERNANDEZ CRISTIAN**
 APN: **6071-004-016** Map Reference: **58-C4 /** Living Area: **1,006**
 County: **LOS ANGELES, CA** Census Tract: **2409.00** Total Rooms:
 Subdivision: **6478** Zoning: **LAR2** Bedrooms: **2**
 Rec Date: **10/24/2014** Prior Rec Date: **07/05/2012** Bath(F/H): **1 /**
 Sale Date: **10/15/2014** Prior Sale Date: **05/11/2012** Yr Built/Eff: **1930 / 1930**
 Sale Price: **\$240,000** Prior Sale Price: **\$186,000** Air Cond:
 Sale Type: **UNKNOWN** Prior Sale Type: **FULL** Style:
 Document #: **1125203** Acres: **0.11** Fireplace: **/**
 1st Mtg Amt: **\$235,653** Lot Area: **4,804** Pool:
 Total Value: **\$186,843** # of Stories: Roof Mat:
 Land Use: **SFR** Park Area/Cap#: **/ 1** Parking: **PARKING AVAIL**

Comp #:**8** Distance From Subject:**0.26 (miles)**
 Address: **626 E 109TH PL, LOS ANGELES, CA 90059-1502**
 Owner Name: **JAAA INVESTMENTS LLC**
 Seller Name: **PRIETO BRAULIO**
 APN: **6071-004-012** Map Reference: **58-C4 /** Living Area: **1,200**
 County: **LOS ANGELES, CA** Census Tract: **2409.00** Total Rooms:
 Subdivision: **6478** Zoning: **LAR2** Bedrooms: **3**
 Rec Date: **09/03/2014** Prior Rec Date: **03/21/2003** Bath(F/H): **2 /**
 Sale Date: **07/11/2014** Prior Sale Date: **12/24/2002** Yr Built/Eff: **1988 / 1988**
 Sale Price: **\$155,000** Prior Sale Price: **\$142,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style:
 Document #: **924568** Acres: **0.11** Fireplace: **/**
 1st Mtg Amt: Lot Area: **4,805** Pool:
 Total Value: **\$167,762** # of Stories: **1.00** Roof Mat:
 Land Use: **SFR** Park Area/Cap#: **/** Parking:

Comp #:**9** Distance From Subject:**0.31 (miles)**
 Address: **626 E 111TH ST, LOS ANGELES, CA 90059-1514**
 Owner Name: **HERNANDEZ MODESTO**
 Seller Name: **BRAVO HERMAN**
 APN: **6071-006-012** Map Reference: **58-C4 /** Living Area: **1,200**
 County: **LOS ANGELES, CA** Census Tract: **2409.00** Total Rooms:
 Subdivision: **6478** Zoning: **LAR2** Bedrooms: **3**
 Rec Date: **12/29/2014** Prior Rec Date: **04/22/2013** Bath(F/H): **2 /**
 Sale Date: **11/20/2014** Prior Sale Date: **04/10/2013** Yr Built/Eff: **1925 / 1971**
 Sale Price: **\$86,000** Prior Sale Price: **\$105,500** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style:
 Document #: **1411324** Acres: **0.10** Fireplace: **/**
 1st Mtg Amt: **\$86,000** Lot Area: **4,137** Pool:
 Total Value: **\$210,726** # of Stories: **1.00** Roof Mat:
 Land Use: **SFR** Park Area/Cap#: **/** Parking:

Comp #:**10** Distance From Subject:**0.34 (miles)**
 Address: **855 E 104TH ST, LOS ANGELES, CA 90002-3254**
 Owner Name: **RADICAL ENTS INC**
 Seller Name: **GREEN ANDREW**
 APN: **6051-007-014** Map Reference: **58-C3 /** Living Area: **1,131**
 County: **LOS ANGELES, CA** Census Tract: **2407.00** Total Rooms:
 Subdivision: **11872** Zoning: **LAR1** Bedrooms: **3**
 Rec Date: **12/17/2014** Prior Rec Date: Bath(F/H): **2 /**
 Sale Date: **11/14/2014** Prior Sale Date: Yr Built/Eff: **1944 / 1947**
 Sale Price: **\$195,000** Prior Sale Price: Air Cond:
 Sale Type: **FULL** Prior Sale Type: Style:
 Document #: **1371277** Acres: **0.12** Fireplace: **/**
 1st Mtg Amt: **\$214,500** Lot Area: **5,030** Pool:
 Total Value: **\$28,956** # of Stories: **1.00** Roof Mat:
 Land Use: **SFR** Park Area/Cap#: **/** Parking:

Comp #:**11** Distance From Subject:**0.36 (miles)**
 Address: **927 E 113TH ST, LOS ANGELES, CA 90059-1611**
 Owner Name: **EAST END PROPERTIES INC**
 Seller Name: **WHITE HERBERT**
 APN: **6072-022-019** Map Reference: **58-C5 /** Living Area: **960**
 County: **LOS ANGELES, CA** Census Tract: **2409.00** Total Rooms:
 Subdivision: **7137** Zoning: **LAR2** Bedrooms: **3**
 Rec Date: **02/12/2015** Prior Rec Date: Bath(F/H): **1 /**
 Sale Date: **02/04/2015** Prior Sale Date: Yr Built/Eff: **1924 / 1934**
 Sale Price: **\$570,000** Prior Sale Price: Air Cond:
 Sale Type: **FULL** Prior Sale Type: Style:
 Document #: **157941** Acres: **0.10** Fireplace: **/**
 1st Mtg Amt: Lot Area: **4,341** Pool:
 Total Value: **\$22,454** # of Stories: **1.00** Roof Mat:
 Land Use: **SFR** Park Area/Cap#: **/** Parking:

Comp #:**12** Distance From Subject:**0.38 (miles)**
 Address: **11188 BELHAVEN ST, LOS ANGELES, CA 90059-1616**
 Owner Name: **AVILA RUBEN A**
 Seller Name: **WELLS FARGO BK NA**
 APN: **6072-031-021** Map Reference: **58-C4 /** Living Area: **999**
 County: **LOS ANGELES, CA** Census Tract: **2409.00** Total Rooms:
 Subdivision: **7137** Zoning: **LAR2** Bedrooms: **3**
 Rec Date: **02/12/2015** Prior Rec Date: **01/07/2003** Bath(F/H): **1 /**
 Sale Date: **02/06/2015** Prior Sale Date: **07/25/2002** Yr Built/Eff: **1948 / 1950**
 Sale Price: **\$240,000** Prior Sale Price: **\$150,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style:
 Document #: **157204** Acres: **0.11** Fireplace: **/**
 1st Mtg Amt: **\$192,000** Lot Area: **4,600** Pool:
 Total Value: **\$125,414** # of Stories: **1.00** Roof Mat:
 Land Use: **SFR** Park Area/Cap#: **/** Parking:

Comp #:13 Distance From Subject:0.38 (miles)
 Address: 1253 E 109TH ST, LOS ANGELES, CA 90059-1109
 Owner Name: HERCULES MARIA D
 Seller Name: HERCULES MARIA D
 APN: 6070-001-028 Map Reference: 58-D4 / Living Area: 940
 County: LOS ANGELES, CA Census Tract: 2420.00 Total Rooms:
 Subdivision: 8685 Zoning: LAR2 Bedrooms: 3
 Rec Date: 03/27/2015 Prior Rec Date: 12/05/2003 Bath(F/H): 1 /
 Sale Date: 10/17/2014 Prior Sale Date: 09/23/2003 Yr Built/Eff: 1955 / 1955
 Sale Price: \$170,000 Prior Sale Price: \$185,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style:
 Document #: 336137 Acres: 0.08 Fireplace: /
 1st Mtg Amt: \$151,450 Lot Area: 3,659 Pool:
 Total Value: \$195,000 # of Stories: 1.00 Roof Mat:
 Land Use: SFR Park Area/Cap#: / Parking:

Comp #:14 Distance From Subject:0.44 (miles)
 Address: 736 E 103RD ST, LOS ANGELES, CA 90002-3242
 Owner Name: LOPEZ ALVARO & CLAUDIA B/RIOS MARIA
 Seller Name: LUNA MIGUEL A & RAQUEL
 APN: 6051-003-006 Map Reference: 58-C3 / Living Area: 972
 County: LOS ANGELES, CA Census Tract: 2407.00 Total Rooms: 6
 Subdivision: 11872 Zoning: LAR1 Bedrooms: 3
 Rec Date: 03/20/2015 Prior Rec Date: 07/07/2008 Bath(F/H): 1 /
 Sale Date: 03/05/2015 Prior Sale Date: 06/30/2008 Yr Built/Eff: 1944 / 1944
 Sale Price: \$261,500 Prior Sale Price: \$227,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: BUNGALOW
 Document #: 303035 Acres: 0.13 Fireplace: /
 1st Mtg Amt: \$252,300 Lot Area: 5,478 Pool:
 Total Value: \$231,000 # of Stories: 1.00 Roof Mat: TAR & GRAVEL
 Land Use: SFR Park Area/Cap#: / Parking: NONE

Comp #:15 Distance From Subject:0.45 (miles)
 Address: 438 E 105TH ST, LOS ANGELES, CA 90003-4913
 Owner Name: SOTO ANA M
 Seller Name: WHITE D J LIVING TRUST
 APN: 6063-021-010 Map Reference: 58-B4 / Living Area: 1,181
 County: LOS ANGELES, CA Census Tract: 2408.00 Total Rooms:
 Subdivision: 5745 Zoning: LAR2 Bedrooms: 2
 Rec Date: 08/08/2014 Prior Rec Date: 06/28/1989 Bath(F/H): 1 /
 Sale Date: 04/09/2014 Prior Sale Date: Yr Built/Eff: 1941 / 1942
 Sale Price: \$240,000 Prior Sale Price: Air Cond:
 Sale Type: FULL Prior Sale Type: Style:
 Document #: 831400 Acres: 0.12 Fireplace: /
 1st Mtg Amt: \$183,557 Lot Area: 5,401 Pool:
 Total Value: \$27,944 # of Stories: 1.00 Roof Mat:
 Land Use: SFR Park Area/Cap#: / Parking:

Comp #:16 Distance From Subject:0.46 (miles)
 Address: 950 E 114TH ST, LOS ANGELES, CA 90059-1628
 Owner Name: HARRY WILLIE
 Seller Name: BRICE ADOLPHUS V JR
 APN: 6072-026-014 Map Reference: 58-C5 / Living Area: 1,047
 County: LOS ANGELES, CA Census Tract: 2410.01 Total Rooms:
 Subdivision: 9083 Zoning: LAR2 Bedrooms: 3
 Rec Date: 02/23/2015 Prior Rec Date: Bath(F/H): 1 /
 Sale Date: 01/02/2015 Prior Sale Date: Yr Built/Eff: 1945 / 1945
 Sale Price: \$255,000 Prior Sale Price: Air Cond:
 Sale Type: FULL Prior Sale Type: Style:
 Document #: 193016 Acres: 0.14 Fireplace: /
 1st Mtg Amt: \$250,381 Lot Area: 5,914 Pool:
 Total Value: \$26,149 # of Stories: 1.00 Roof Mat:
 Land Use: SFR Park Area/Cap#: / Parking:

Comp #:17 Distance From Subject:0.47 (miles)
 Address: **1315 E 109TH ST, LOS ANGELES, CA 90059-1111**
 Owner Name: **ROJAS FERNANDO**
 Seller Name: **INDEPENDENT FINL**
 APN: **6070-002-030** Map Reference: **58-D4 /** Living Area: **1,112**
 County: **LOS ANGELES, CA** Census Tract: **2420.00** Total Rooms: **3**
 Subdivision: **ALTON AMD** Zoning: **LAR2** Bedrooms: **3**
 Rec Date: **12/23/2014** Prior Rec Date: **12/22/2005** Bath(F/H): **1 /**
 Sale Date: **11/20/2014** Prior Sale Date: **11/08/2005** Yr Built/Eff: **1946 / 1946**
 Sale Price: **\$270,000** Prior Sale Price: **\$390,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style:
 Document #: **1398809** Acres: **0.18** Fireplace: **/**
 1st Mtg Amt: **\$265,109** Lot Area: **7,692** Pool:
 Total Value: **\$137,955** # of Stories: **1.00** Roof Mat:
 Land Use: **SFR** Park Area/Cap#: **/** Parking:

Comp #:18 Distance From Subject:0.47 (miles)
 Address: **1316 E 109TH ST, LOS ANGELES, CA 90059-1112**
 Owner Name: **MACIAS RICARDO M**
 Seller Name: **DOUGLAS ROGER L**
 APN: **6070-005-003** Map Reference: **58-D4 /** Living Area: **1,038**
 County: **LOS ANGELES, CA** Census Tract: **2420.00** Total Rooms: **3**
 Subdivision: **ALTON** Zoning: **LAR2** Bedrooms: **3**
 Rec Date: **12/12/2014** Prior Rec Date: **09/19/2008** Bath(F/H): **1 /**
 Sale Date: **12/05/2014** Prior Sale Date: **09/17/2008** Yr Built/Eff: **1945 / 1945**
 Sale Price: **\$265,000** Prior Sale Price: **\$275,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style:
 Document #: **1354872** Acres: **0.18** Fireplace: **/**
 1st Mtg Amt: **\$251,750** Lot Area: **7,696** Pool:
 Total Value: **\$194,000** # of Stories: **1.00** Roof Mat:
 Land Use: **SFR** Park Area/Cap#: **/** Parking:

Comp #:19 Distance From Subject:0.5 (miles)
 Address: **637 E 103RD ST, LOS ANGELES, CA 90002-3216**
 Owner Name: **YO PROPERTIES LLC**
 Seller Name: **FREEMAN KIMIKO**
 APN: **6050-035-011** Map Reference: **58-C3 /** Living Area: **972**
 County: **LOS ANGELES, CA** Census Tract: **2407.00** Total Rooms: **3**
 Subdivision: **11872** Zoning: **LAR1** Bedrooms: **3**
 Rec Date: **01/26/2015** Prior Rec Date: Bath(F/H): **1 /**
 Sale Date: **01/21/2015** Prior Sale Date: Yr Built/Eff: **1944 / 1944**
 Sale Price: **\$165,000** Prior Sale Price: Air Cond:
 Sale Type: **FULL** Prior Sale Type: Style:
 Document #: **90029** Acres: **0.19** Fireplace: **/**
 1st Mtg Amt: Lot Area: **8,443** Pool:
 Total Value: **\$239,000** # of Stories: **1.00** Roof Mat:
 Land Use: **SFR** Park Area/Cap#: **/** Parking:

EXHIBIT D

ASSIGNED INSPECTOR: **DALE SCHWARTZ**
JOB ADDRESS: **850 EAST 109TH STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **6071-014-028**

Date: **May 7, 2015**

CASE#: **243316**
ORDER NO: **A-2957337**

EFFECTIVE DATE OF ORDER TO COMPLY: **March 5, 2012**
COMPLIANCE EXPECTED DATE: **March 26, 2012**
DATE COMPLIANCE OBTAINED: **No Compliance to Date**

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-2957337

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

MARSHA L. BROWN
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VAN AMBATIELOS
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CITY OF LOS ANGELES
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ANTONIO R. VILLARAIGOSA
MAYOR

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

ROBERT R. "Bud" OVROM
GENERAL MANAGER

RAYMOND S. CHAN, C.E., S.E.
EXECUTIVE OFFICER

ORDER TO COMPLY AND NOTICE OF FEE

VENTURA,MYNOR AND LILY A
16717 BELLFLOWER BLVD.
BELLFLOWER, CA 90706

OWNER OF
SITE ADDRESS: 850 E 109TH ST
ASSESSORS PARCEL NO.: 6071-014-028
ZONE: R2; Two Family Zone

CASE #
IMSP <i>✓</i>
CARTS <i>✓</i>
PCIS
CNAT <i>✓</i>

CASE #: 243316
ORDER #: A-2957337
EFFECTIVE DATE: March 05, 2012
COMPLIANCE DATE: March 26, 2012



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, YOU ARE ORDERED TO PAY THE CODE VIOLATION INSPECTION FEE (C.V.I.F) OF \$ 356.16 (\$336 fee plus a six percent Systems Development Surcharge of \$20.16) WHICH WILL BE BILLED TO YOU SEPARATELY. 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:

This order is a supplement to any and all preceding orders issued by the Department of Building and Safety relative to the case number noted above. You are hereby required to comply with the terms of this and all preceding orders.

Further investigation of the property (Site Address) listed above has revealed that there are additional violations of the Los Angeles Municipal Code (L.A.M.C.). Following is a current list of violations:

VIOLATION(S):

1. Not providing or maintaining the required covered off street parking.

You are therefore ordered to: 1) Provide/maintain required off-street parking.

Code Section(s) in Violation: 12.21A.4.(m), 12.21A.1.(a) of the L.A.M.C.

Location: Garage.

2. Failure to comply with a valid department order.

You are therefore ordered to: Comply with Department Order #A-2006328 and Oder #A-2538093 with an effective date of January 14, 2009 and June 08, 2010.



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

Code Section(s) in Violation: 91.103.3, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

3. The garage has been converted to storage without the required permits and approvals.

You are therefore ordered to: Discontinue the use as storage and restore the garage to its originally permitted use as a garage.

Code Section(s) in Violation: 12.21A.1.(a), 12.21A4(a), 12.09A, 12.21A4(m), 91.8902.14, 91.8105, 91.103.1 of the L.A.M.C.

4. The building or premises is Substandard due to hazardous electrical wiring.

You are therefore ordered to: Remove or obtain required permits and make the electrical wiring comply with all provisions of the L.A.M.C.

Code Section(s) in Violation: 91.8902.4, 91.8902, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Comments: Unapproved: garage, garage addition and unapproved washer/dryer hook up on rear of Single Family Dwelling.

5. The building or premises is Substandard due to hazardous plumbing.

You are therefore ordered to: Remove or obtain required permits and make plumbing comply with all provisions of the L.A.M.C.

Code Section(s) in Violation: 91.8902.5, 91.8902, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Comments: Unapproved: kitchen and bath in garage/garage addition and unapproved washer/dryer hook up on rear of Single Family Dwelling.

NON-COMPLIANCE FEE WARNING:

In addition to the C.V.I.F. noted above, a proposed noncompliance fee in the amount of \$550.00 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 \$1,925.00.

Any person who fails to pay the non-compliance fee, late charge and collection fee shall also pay interest. Interest shall be calculated at the rate of one percent per month.

PENALTY WARNING:

Any person who violates or causes or permits another person to violate any provision of the Los Angeles Municipal Code (L.A.M.C.) is guilty of a misdemeanor which is punishable by a fine of not more than \$1000.00 and/or six (6) months imprisonment for each violation. Section 11.00 (m) L.A.M.C.

INVESTIGATION FEE REQUIRED:

Whenever any work has been commenced without authorization by a permit or application for inspection, and which violates provisions of Articles 1 through 8 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.), and if no order has been issued by the department or a court of law requiring said work to proceed, a special investigation fee which shall be double the amount charged for an application for inspection, license or permit fee, but not less than \$400.00, shall be collected on each permit, license or application for inspection. Section 98.0402 (a) L.A.M.C.

APPEAL PROCEDURES:

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

If you have any questions or require any additional information please feel free to contact me (310)732-4531.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector:

M. P.

Date: February 23, 2012

MARIAN PODPORA
638 S. BEACON ST., ROOM 276
SAN PEDRO, CA 90731
(310)732-4531

M
REVIEWED BY