

BOARD OF  
BUILDING AND SAFETY  
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CITY OF LOS ANGELES  
CALIFORNIA



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MAYOR

DEPARTMENT OF  
BUILDING AND SAFETY

201 NORTH FIGUEROA STREET  
LOS ANGELES, CA 90012

FRANK BUSH  
INTERIM GENERAL MANAGER

July 20, 2016

Council District: # 5

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

JOB ADDRESS: **617 NORTH MARTEL AVENUE, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **5526-019-010**

On December 06, 2014, 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: **617 North Martel Avenue, 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. The Department imposed non-compliance fee as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance Code Enforcement fee	\$ 550.00
Late Charge/Collection fee (250%)	1,375.00
Accumulated Interest (1%/month)	313.26
Title Report fee	42.00
<b>Grand Total</b>	<b>\$ 2280.26</b>

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 **\$2280.26** 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 **\$2280.26** 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

ATTEST: HOLLY WOLCOTT, CITY CLERK

Lien confirmed by  
City Council on:

BY: \_\_\_\_\_  
DEPUTY



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

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**Property Title Report**

**Work Order No. T13338**  
Dated as of: 06/29/2016

**Prepared for: City of Los Angeles**

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**SCHEDULE A**

(Reported Property Information)

APN #: 5526-019-010

Property Address: 617 N MARTEL AVE

City: Los Angeles

County: Los Angeles

**VESTING INFORMATION**

Type of Document: QUITCLAIM DEED

Grantee : RAYMOND GAON

Grantor : LEAH GAON,

Deed Date : 11/04/1996

Recorded : 11/04/1996

Instr No. : 96-1789295

MAILING ADDRESS: RAYMOND GAON

617 N MARTEL AVE LOS ANGELES CA 90036

**SCHEDULE B**

**LEGAL DESCRIPTION**

Lot: 407 Tract No: 6143 Abbreviated Description: LOT:407 CITY:REGION/CLUSTER:  
09/09163 TR#:6143 TRACT # 6143 LOT 407 City/Muni/Twp: REGION/CLUSTER: 09/09163

**MORTGAGES/LIENS**

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

RECORDING REQUESTED BY

96 1789295

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENT TO:

NAME Raymond Gaon  
STREET ADDRESS 617 North Martel  
CITY, STATE & ZIP CODE Los Angeles Calif, 90036  
TITLE ORDER NO \_\_\_\_\_ ESCROW NO \_\_\_\_\_

RECORDED/FILED IN OFFICIAL RECORDS  
RECORDER'S OFFICE  
LOS ANGELES COUNTY  
CALIFORNIA  
4:41 PM NOV 04 1996

FEE \$27	U
A.F.N.F. 94	1

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### QUITCLAIM DEED

DOCUMENTARY TRANSFER TAX \$ 0 Gift  
computed on full value of property conveyed, or  
computed on full value less liens and  
encumbrances remaining at time of sale.  
Raymond Gaon  
Signature of Declarant or Agent Determining Tax Firm Name

Leah Gaon  
(NAME OF GRANTOR(S))

the undersigned grantor(s), for a valuable consideration, receipt of which is hereby acknowledged, do hereby remise, release and forever quitclaim to Raymond Gaon

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

617 North Martel Avenue  
Los Angeles California 90036-1930  
Tract: 6143 Lot: 407 Zoning: LAR1-1  
Lot size = 7,000

Assessor's parcel No. 5526-019-010

Executed on November 4, 1996, at Los Angeles, California  
(CITY AND STATE)

STATE OF California  
COUNTY OF Los Angeles

Leah Gaon  
Leah Gaon

On NOV 04 1996 before me, TATIANA JANASHVILI  
(NAME/TITLE & JANE DOE NOTARY PUBLIC)

personally appeared LEAH GAON 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.  
Tatiana Janashvili  
(SIGNATURE OF NOTARY) (SEAL)



RIGHT THUMBPRINT (Optional)



CAPACITY CLAIMED BY SIGNER(S)  
 INDIVIDUAL(S)  
 CORPORATE OFFICER(S)  
 PARTNER(S)  LIMITED  GENERAL  
 ATTORNEY IN FACT  
 TRUSTEE(S)  
 GUARDIAN/CONSERVATOR  
 OTHER:

MAIL TAX STATEMENTS TO: Mr. Raymond Gaon 617 North Martel Ave L.A. Calif. 90036-1930

Before you use this form, fill in all blanks, and make whatever changes are appropriate and necessary to your particular transaction. Consult a lawyer if you doubt the form's fitness for your purpose and use. Wolcott's makes no representation or warranty, express or implied, with respect to the merchantability or fitness of this form for an intended use or purpose.

WOLCOTT'S FORM 790 1994 WOLCOTT'S FORMS INC.  
QUITCLAIM DEED Rev. 3 94b (price cls... 3A)



SIGNER IS REPRESENTING:  
(Name of Person(s) or Entity)

# EXHIBIT B

ASSIGNED INSPECTOR: **DAVID CAPTAIN**

**Date: July 20, 2016**

JOB ADDRESS: **617 NORTH MARTEL AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5526-019-010**

Last Full Title: **06/29/2016**

Last Update to Title:

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## LIST OF OWNERS AND INTERESTED PARTIES

- 1). RAYMOND GAON  
617 N MARTEL AVE  
LOS ANGELES, CA 90036  
CAPACITY: OWNER

## Property Detail Report

For Property Located At :  
**617 N MARTEL AVE, LOS ANGELES, CA 90036-1930**



CoreLogic  
 RealQuest Professional

### Owner Information

Owner Name: **GAON RAYMOND**  
 Mailing Address: **617 N MARTEL AVE, LOS ANGELES CA 90036-1930 C002**  
 Vesting Codes: **//**

### Location Information

Legal Description:	<b>TRACT # 6143 LOT 407</b>	APN:	<b>5526-019-010</b>
County:	<b>LOS ANGELES, CA</b>	Alternate APN:	
Census Tract / Block:	<b>1920.02 / 3</b>	Subdivision:	<b>6143</b>
Township-Range-Sect:		Map Reference:	<b>34-A5 /</b>
Legal Book/Page:	<b>68-90</b>	Tract #:	<b>6143</b>
Legal Lot:	<b>407</b>	School District:	<b>LOS ANGELES</b>
Legal Block:		School District Name:	
Market Area:	<b>C19</b>	Munic/Township:	
Neighbor Code:			

### Owner Transfer Information

Recording/Sale Date:	<b>11/04/1996 /</b>	Deed Type:	<b>QUIT CLAIM DEED</b>
Sale Price:		1st Mtg Document #:	
Document #:	<b>1789295</b>		

### Last Market Sale Information

Recording/Sale Date:	<b>12/16/1994 /</b>	1st Mtg Amount/Type:	<b>/</b>
Sale Price:	<b>\$144,000</b>	1st Mtg Int. Rate/Type:	<b>/</b>
Sale Type:	<b>FULL</b>	1st Mtg Document #:	
Document #:	<b>2229001</b>	2nd Mtg Amount/Type:	<b>/</b>
Deed Type:	<b>GRANT DEED</b>	2nd Mtg Int. Rate/Type:	<b>/</b>
Transfer Document #:		Price Per SqFt:	<b>\$139.53</b>
New Construction:		Multi/Split Sale:	
Title Company:			

Lender:  
 Seller Name: **ROGERS ESTHER R**

### Prior Sale Information

Prior Rec/Sale Date:	<b>06/04/1991 / 03/1991</b>	Prior Lender:	
Prior Sale Price:		Prior 1st Mtg Amt/Type:	<b>/</b>
Prior Doc Number:	<b>830163</b>	Prior 1st Mtg Rate/Type:	<b>/</b>
Prior Deed Type:	<b>QUIT CLAIM DEED</b>		

### Property Characteristics

Gross Area:		Parking Type:	<b>PARKING AVAIL</b>	Construction:	
Living Area:	<b>1,032</b>	Garage Area:		Heat Type:	<b>HEATED</b>
Tot Adj Area:		Garage Capacity:	<b>1</b>	Exterior wall:	<b>STUCCO</b>
Above Grade:		Parking Spaces:	<b>1</b>	Porch Type:	
Total Rooms:	<b>5</b>	Basement Area:		Patio Type:	
Bedrooms:	<b>2</b>	Finish Bsmnt Area:		Pool:	
Bath(F/H):	<b>1 /</b>	Basement Type:		Air Cond:	
Year Built / Eff:	<b>1924 / 1924</b>	Roof Type:		Style:	<b>SPANISH</b>
Fireplace:	<b>Y / 1</b>	Foundation:	<b>RAISED</b>	Quality:	
# of Stories:	<b>1.00</b>	Roof Material:	<b>ROLL COMPOSITION</b>	Condition:	
Other Improvements:	<b>FENCE</b>				

### Site Information

Zoning:	<b>LAR1</b>	Acres:	<b>0.16</b>	County Use:	<b>SINGLE FAMILY RESID (0100)</b>
Lot Area:	<b>6,999</b>	Lot Width/Depth:	<b>50 x 140</b>	State Use:	
Land Use:	<b>SFR</b>	Res/Comm Units:	<b>/</b>	Water Type:	
Site Influence:				Sewer Type:	<b>TYPE UNKNOWN</b>

### Tax Information

Total Value:	<b>\$238,821</b>	Assessed Year:	<b>2015</b>	Property Tax:	<b>\$2,950.99</b>
Land Value:	<b>\$181,847</b>	Improved %:	<b>24%</b>	Tax Area:	<b>67</b>
Improvement Value:	<b>\$56,974</b>	Tax Year:	<b>2015</b>	Tax Exemption:	<b>HOMEOWNER</b>
Total Taxable Value:	<b>\$231,821</b>				

**Comparable Sales Report**

For Property Located At

**617 N MARTEL AVE, LOS ANGELES, CA 90036-1930****10 Comparable(s) Selected.**

Report Date: 07/20/2016

**Summary Statistics:**

	<b>Subject</b>	<b>Low</b>	<b>High</b>	<b>Average</b>
Sale Price	\$144,000	\$648,500	\$3,016,000	\$1,681,450
Bldg/Living Area	1,032	920	1,183	1,072
Price/Sqft	\$139.53	\$694.33	\$2,591.07	\$1,526.51
Year Built	1924	1920	1928	1924
Lot Area	6,999	1,811	8,216	5,429
Bedrooms	2	2	3	2
Bathrooms/Restrooms	1	1	2	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$238,821	\$39,729	\$1,688,725	\$755,967
Distance From Subject	0.00	0.18	0.50	0.30

\* = user supplied for search only



Comp #:	1	Distance From Subject:0.18 (miles)	
Address:	458 N MARTEL AVE, LOS ANGELES, CA 90036-2514		
Owner Name:	PARVIZ-ACQUISITIONS LLC		
Seller Name:	WALTERS WENDY W		
APN:	5526-034-027	Map Reference:	34-A5 /
County:	LOS ANGELES, CA	Census Tract:	2140.00
Subdivision:	6568	Zoning:	LAR1
Rec Date:	06/29/2016	Prior Rec Date:	05/27/2008
Sale Date:	06/23/2016	Prior Sale Date:	02/14/2008
Sale Price:	\$1,675,000	Prior Sale Price:	\$1,145,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	748927	Acres:	0.19
1st Mtg Amt:		Lot Area:	8,216
Total Value:	\$1,061,317	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	1,065
		Total Rooms:	4
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Built/Eff:	1924 / 1928
		Air Cond:	
		Style:	SPANISH
		Fireplace:	Y / 1
		Pool:	POOL
		Roof Mat:	ROLL
		Parking:	COMPOSITION ATTACHED GARAGE

Comp #:	2	Distance From Subject:0.19 (miles)	
Address:	7412 WARING AVE, LOS ANGELES, CA 90046-7521		
Owner Name:	CRUNKHORN DANIEL A		
Seller Name:	MCNABB JENNIFER		
APN:	5526-010-012	Map Reference:	34-A5 /
County:	LOS ANGELES, CA	Census Tract:	1920.02
Subdivision:	5665	Zoning:	LAR1
Rec Date:	04/22/2016	Prior Rec Date:	08/11/1995
Sale Date:	04/11/2016	Prior Sale Date:	
Sale Price:	\$982,500	Prior Sale Price:	\$180,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	454705	Acres:	0.06
1st Mtg Amt:		Lot Area:	2,506
Total Value:	\$449,509	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 1
		Living Area:	920
		Total Rooms:	5
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Built/Eff:	1925 / 1925
		Air Cond:	
		Style:	SPANISH
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	ROLL
		Parking:	COMPOSITION PARKING AVAIL

Comp #:	3	Distance From Subject:0.22 (miles)	
Address:	513 N SIERRA BONITA AVE, LOS ANGELES, CA 90036-2406		
Owner Name:	FURST SEAN & PORTIA		
Seller Name:	SIERRA BONITA PARTNERS LLC		
APN:	5526-027-009	Map Reference:	34-A5 /
County:	LOS ANGELES, CA	Census Tract:	1920.02
Subdivision:	6143	Zoning:	LAR1
Rec Date:	01/15/2016	Prior Rec Date:	02/20/2014
Sale Date:	12/22/2015	Prior Sale Date:	01/17/2014
Sale Price:	\$3,000,000	Prior Sale Price:	\$900,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	51226	Acres:	0.15
1st Mtg Amt:		Lot Area:	6,500
Total Value:	\$1,083,582	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 1
		Living Area:	1,183
		Total Rooms:	7
		Bedrooms:	3
		Bath(F/H):	1 /
		Yr Built/Eff:	1924 / 1925
		Air Cond:	WINDOW
		Style:	TUDOR
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	COMPOSITION SHINGLE
		Parking:	PARKING AVAIL

Comp #:	4	Distance From Subject:0.23 (miles)	
Address:	721 N SIERRA BONITA AVE, LOS ANGELES, CA 90046-7407		
Owner Name:	WINISARSKI MICHAEL		
Seller Name:	MONTESINOS RENY		
APN:	5526-013-006	Map Reference:	34-A5 /
County:	LOS ANGELES, CA	Census Tract:	1920.02
Subdivision:	5377	Zoning:	LAR1
Rec Date:	06/28/2016	Prior Rec Date:	08/25/2011
Sale Date:	06/02/2016	Prior Sale Date:	08/01/2011
Sale Price:	\$1,295,000	Prior Sale Price:	\$700,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	742899	Acres:	0.12
1st Mtg Amt:	\$1,036,000	Lot Area:	5,201
Total Value:	\$731,571	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 1
		Living Area:	1,177
		Total Rooms:	5
		Bedrooms:	2
		Bath(F/H):	2 /
		Yr Built/Eff:	1925 / 1925
		Air Cond:	
		Style:	SPANISH
		Fireplace:	/
		Pool:	
		Roof Mat:	ROLL
		Parking:	COMPOSITION PARKING AVAIL

Comp #:	<b>5</b>			Distance From Subject:	<b>0.26 (miles)</b>
Address:	<b>630 N STANLEY AVE, LOS ANGELES, CA 90036-1802</b>				
Owner Name:	<b>630 N STANLEY LLC</b>				
Seller Name:	<b>FREIDENREICH STEPHANIE</b>				
APN:	<b>5526-015-021</b>	Map Reference:	<b>33-F5 /</b>	Living Area:	<b>1,032</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1920.02</b>	Total Rooms:	<b>5</b>
Subdivision:	<b>6143</b>	Zoning:	<b>LAR1</b>	Bedrooms:	<b>2</b>
Rec Date:	<b>06/24/2016</b>	Prior Rec Date:	<b>09/24/1973</b>	Bath(F/H):	<b>1 /</b>
Sale Date:	<b>06/15/2016</b>	Prior Sale Date:		Yr Built/Eff:	<b>1924 / 1927</b>
Sale Price:	<b>\$1,310,000</b>	Prior Sale Price:	<b>\$27,000</b>	Air Cond:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Style:	<b>SPANISH</b>
Document #:	<b>732822</b>	Acres:	<b>0.15</b>	Fireplace:	<b>Y / 1</b>
1st Mtg Amt:		Lot Area:	<b>6,508</b>	Pool:	
Total Value:	<b>\$73,391</b>	# of Stories:	<b>1.00</b>	Roof Mat:	<b>COMPOSITION SHINGLE ATTACHED GARAGE</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/ 3</b>	Parking:	

Comp #:	<b>6</b>			Distance From Subject:	<b>0.28 (miles)</b>
Address:	<b>7267 WARING AVE, LOS ANGELES, CA 90046-7628</b>				
Owner Name:	<b>PINTAR INVESTMENT CO RESIDENTI</b>				
Seller Name:	<b>ANTKOWSKI MARCELA</b>				
APN:	<b>5525-001-017</b>	Map Reference:	<b>34-A5 /</b>	Living Area:	<b>934</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1920.01</b>	Total Rooms:	<b>5</b>
Subdivision:	<b>6005</b>	Zoning:	<b>LAR3</b>	Bedrooms:	<b>2</b>
Rec Date:	<b>02/05/2016</b>	Prior Rec Date:		Bath(F/H):	<b>1 /</b>
Sale Date:	<b>01/12/2016</b>	Prior Sale Date:		Yr Built/Eff:	<b>1928 / 1930</b>
Sale Price:	<b>\$648,500</b>	Prior Sale Price:		Air Cond:	
Sale Type:	<b>FULL</b>	Prior Sale Type:		Style:	<b>SPANISH</b>
Document #:	<b>133387</b>	Acres:	<b>0.04</b>	Fireplace:	<b>Y / 1</b>
1st Mtg Amt:	<b>\$518,680</b>	Lot Area:	<b>1,811</b>	Pool:	
Total Value:	<b>\$39,729</b>	# of Stories:	<b>1.00</b>	Roof Mat:	<b>ROLL COMPOSITION</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>	Parking:	

Comp #:	<b>7</b>			Distance From Subject:	<b>0.3 (miles)</b>
Address:	<b>745 N CURSON AVE, LOS ANGELES, CA 90046-7415</b>				
Owner Name:	<b>745 NORTH CURSON LLC</b>				
Seller Name:	<b>ER2 DESIGN LLC</b>				
APN:	<b>5526-014-010</b>	Map Reference:	<b>34-A5 /</b>	Living Area:	<b>1,164</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1920.02</b>	Total Rooms:	<b>6</b>
Subdivision:	<b>5377</b>	Zoning:	<b>LAR1</b>	Bedrooms:	<b>2</b>
Rec Date:	<b>10/30/2015</b>	Prior Rec Date:	<b>04/30/2014</b>	Bath(F/H):	<b>1 /</b>
Sale Date:	<b>10/15/2015</b>	Prior Sale Date:	<b>04/23/2014</b>	Yr Built/Eff:	<b>1924 / 1926</b>
Sale Price:	<b>\$3,016,000</b>	Prior Sale Price:	<b>\$1,250,000</b>	Air Cond:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Style:	<b>SPANISH</b>
Document #:	<b>1335496</b>	Acres:	<b>0.16</b>	Fireplace:	<b>Y / 1</b>
1st Mtg Amt:		Lot Area:	<b>6,891</b>	Pool:	<b>POOL</b>
Total Value:	<b>\$1,274,975</b>	# of Stories:	<b>1.00</b>	Roof Mat:	<b>ROLL COMPOSITION</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/ 4</b>	Parking:	<b>PARKING AVAIL</b>

Comp #:	<b>8</b>			Distance From Subject:	<b>0.4 (miles)</b>
Address:	<b>7600 WILLOUGHBY AVE, WEST HOLLYWOOD, CA 90046-7432</b>				
Owner Name:	<b>CASA WILLY LLC</b>				
Seller Name:	<b>ENDLICH JEFFREY</b>				
APN:	<b>5526-001-013</b>	Map Reference:	<b>34-A4 /</b>	Living Area:	<b>1,064</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1920.02</b>	Total Rooms:	<b>4</b>
Subdivision:	<b>5377</b>	Zoning:	<b>LAR2</b>	Bedrooms:	<b>2</b>
Rec Date:	<b>12/22/2015</b>	Prior Rec Date:	<b>08/16/2005</b>	Bath(F/H):	<b>1 /</b>
Sale Date:	<b>12/02/2015</b>	Prior Sale Date:	<b>07/06/2005</b>	Yr Built/Eff:	<b>1923 / 1924</b>
Sale Price:	<b>\$920,000</b>	Prior Sale Price:	<b>\$770,000</b>	Air Cond:	<b>WALL</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Style:	<b>CONVENTIONAL</b>
Document #:	<b>1608793</b>	Acres:	<b>0.08</b>	Fireplace:	<b>Y / 1</b>
1st Mtg Amt:	<b>\$690,000</b>	Lot Area:	<b>3,402</b>	Pool:	
Total Value:	<b>\$875,535</b>	# of Stories:	<b>1.00</b>	Roof Mat:	<b>ROLL COMPOSITION</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/ 1</b>	Parking:	<b>ATTACHED GARAGE</b>



Comp #:9			Distance From Subject:0.41 (miles)
Address:	<b>748 N DETROIT ST, LOS ANGELES, CA 90046-7606</b>		
Owner Name:	<b>OLYMPIC HOLDINGS LLC</b>		
Seller Name:	<b>ROCKPORT DEV INC</b>		
APN:	<b>5525-009-014</b>	Map Reference:	<b>34-B5 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1920.01</b>
Subdivision:	<b>6005</b>	Zoning:	<b>LAR2</b>
Rec Date:	<b>03/25/2016</b>	Prior Rec Date:	<b>05/13/2014</b>
Sale Date:	<b>03/04/2016</b>	Prior Sale Date:	<b>04/28/2014</b>
Sale Price:	<b>\$2,650,000</b>	Prior Sale Price:	<b>\$825,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>332068</b>	Acres:	<b>0.15</b>
1st Mtg Amt:		Lot Area:	<b>6,666</b>
Total Value:	<b>\$1,688,725</b>	# of Stories:	<b>1.00</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/ 2</b>
		Living Area:	<b>1,169</b>
		Total Rooms:	<b>6</b>
		Bedrooms:	<b>3</b>
		Bath(F/H):	<b>2 /</b>
		Yr Built/Eff:	<b>1926 / 1930</b>
		Air Cond:	
		Style:	<b>SPANISH</b>
		Fireplace:	<b>Y / 1</b>
		Pool:	
		Roof Mat:	<b>ROLL</b>
		Parking:	<b>COMPOSITION</b>
			<b>PARKING AVAIL</b>

Comp #:10			Distance From Subject:0.5 (miles)
Address:	<b>1011 N SIERRA BONITA AVE, WEST HOLLYWOOD, CA 90046-6410</b>		
Owner Name:	<b>1011 SIERRA BONITA LLC</b>		
Seller Name:	<b>DONAHUE JAMES W G TRUST</b>		
APN:	<b>5530-018-019</b>	Map Reference:	<b>34-A4 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>7001.02</b>
Subdivision:	<b>MCNAIR PLACE</b>	Zoning:	<b>WDR3C*</b>
Rec Date:	<b>02/22/2016</b>	Prior Rec Date:	<b>12/03/1999</b>
Sale Date:	<b>06/02/2015</b>	Prior Sale Date:	<b>11/05/1999</b>
Sale Price:	<b>\$1,317,500</b>	Prior Sale Price:	<b>\$220,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>189108</b>	Acres:	<b>0.15</b>
1st Mtg Amt:	<b>\$922,250</b>	Lot Area:	<b>6,585</b>
Total Value:	<b>\$281,335</b>	# of Stories:	<b>1.00</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/ 1</b>
		Living Area:	<b>1,012</b>
		Total Rooms:	<b>6</b>
		Bedrooms:	<b>3</b>
		Bath(F/H):	<b>1 /</b>
		Yr Built/Eff:	<b>1920 / 1922</b>
		Air Cond:	
		Style:	<b>CONVENTIONAL</b>
		Fireplace:	<b>Y / 1</b>
		Pool:	
		Roof Mat:	<b>COMPOSITION</b>
		Parking:	<b>SHINGLE</b>
			<b>PARKING AVAIL</b>

# EXHIBIT D

ASSIGNED INSPECTOR: **DAVID CAPTAIN**

Date: **July 20, 2016**

JOB ADDRESS: **617 NORTH MARTEL AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5526-019-010**

CASE#: **663962**

ORDER NO: **A-3642199**

EFFECTIVE DATE OF ORDER TO COMPLY: **December 06, 2014**

COMPLIANCE EXPECTED DATE: **November 06, 2014**

DATE COMPLIANCE OBTAINED: **No Compliance to Date**

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

### **VIOLATIONS:**

SEE ATTACHED ORDER # A-3642199

1010428201500474

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

VAN AMBATIELOS  
PRESIDENT

E. FELICIA BRANNON  
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

ORDER TO COMPLY AND NOTICE OF FEE

GAON, RAYMOND  
617 N MARTEL AVE  
LOS ANGELES, CA 90036

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

CASE #: 663962  
ORDER #: A-3642199  
EFFECTIVE DATE: November 06, 2014  
COMPLIANCE DATE: December 06, 2014

OWNER OF  
SITE ADDRESS: 617 N MARTEL AVE

ASSESSORS PARCEL NO.: 5526-019-010

ZONE: R1; One-Family Zone

OCT 31 2014

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

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. Rubbish, garbage, trash and debris on the premises.

You are therefore ordered to: 1) Remove the rubbish, garbage, trash and debris from the premises.  
2) Maintain the premises in a clean and sanitary condition

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

2. Excessive or overgrown vegetation on the premises.

You are therefore ordered to: Cut and remove the excessive or overgrown vegetation and weeds from the premises

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

3. Open storage within the required yards.

You are therefore ordered to: Discontinue the open storage of items in the required yards

Code Section(s) in Violation: 12.03, 12.21A.1.(a) and 12.21C.1.(g) of the L.A.M.C.



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

**4. An access driveway is required.**

You are therefore ordered to: Provide/maintain the required access driveway the garage and street by removing storage in driveway.

Code Section(s) in Violation: 12.21A.4.(h), 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 \$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.

**APPEAL PROCEDURES:**

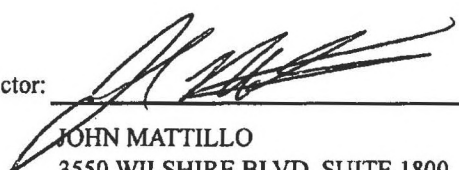
There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine error or abuse of discretion or requests for slight modification of the requirements contained in this order 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 at (213)252-3035.

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

Inspector: \_\_\_\_\_

Date: October 30, 2014

  
JOHN MATTILLO  
3550 WILSHIRE BLVD. SUITE 1800  
LOS ANGELES, CA 90010  
(213)252-3035

John.Mattillo@lacity.org

  
REVIEWED BY