

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

VAN AMBATIELOS  
PRESIDENT

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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

June 16, 2015

Council District: # 14

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

JOB ADDRESS: 4777 NORTH EAGLE ROCK BLVD., LOS ANGELES, CA  
ASSESSORS PARCEL NO. (APN): 5685-016-001

On May 14, 2011, 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: **4777 North Eagle Rock Blvd., 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.

Pursuant to Section 98.0421, the property owner was issued an order on May 04, 2011 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>
Non-Compliance Code Enforcement fee	\$ 550.00
Late Charge/Collection fee (250%)	2,215.00
Code Violation Investigation fee	336.00
System Development Surcharge	20.16
System Development Surcharge late fee	50.40
Accumulated Interest (1%/month)	681.38
Title Report fee	42.00
<b>Grand Total</b>	<b>\$ 3,894.94</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 **\$3,894.94** 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 **\$3,894.94** 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

*fw* *Ernestina* *DS Klw*  
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

**Property Title Report**

*Work Order No. T11442*  
*Dated as of: 05/08/2015*

*Prepared for: City of Los Angeles*

**SCHEDULE A**  
*(Reported Property Information)*

APN #: 5685-016-001

*Property Address: 4777 N EAGLE ROCK BLVD* ✓ *City: Los Angeles*      *County: Los Angeles*

**VESTING INFORMATION**

*Type of Document: Quitclaim Deed*  
*Grantee : Eagle Rock Terrace, LLC*  
*Grantor : Susie Denton, a married woman*  
*Deed Date : 4/29/2004*      *Recorded : 4/29/2004*  
*Instr No. : 04 1066921*

*Mailing Address: Eagle Rock Terrace, LLC*  
*744 FOOTHILL BLVD LA CANADA FLINTRIDGE CA 91011*

**SCHEDULE B**

**LEGAL DESCRIPTION**

*The following described property:*

*Lot 1 and 2 in Block B of Tract No. 341, City of Los Angeles, County of Los Angeles, State of California, as per Map recorded in Book 14, Page 100 of Maps, in the Office of the County Recorder of said County. Except therefrom the Southerly 7 feet of said Lot 2.*

*Assessor's Parcel No: 5685-016-001*

**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 : \$300,000.00*      *Dated : 3/16/2004*  
*Trustor : Susie Denton*  
*Trustee : Commerce Enterprises, Inc., a California Corporation*

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. T11442

**SCHEDULE B (Continued)**

**Beneficiary :** Henry Suarez and Vivian Suarez, husband and wife as community property  
**Recorded :** 4/29/2004 **Instr No. :** 04 1051616

**Mailing Address:** Susie Denton, 744 Foothill Blvd, La Canada Flintridge, CA 91011

**Mailing Address:** Commerce Enterprises, Inc., a California Corporation – None Shown

**Mailing Address:** Henry Suarez, 1035 Foothill Blvd., Suite 201, LA Canada, CA, 91011

**Mailing Address:** Vivian Suarez, 1035 Foothill Blvd., Suite 201, LA Canada, CA, 91011

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

**Amount :** \$331,500.00

**Dated :** 6/25/2004

**Trustor :** Eagle Rock Terrace, LLC

**Trustee :** California Reconveyance Company

**Beneficiary :** Washington Mutual Bank, FA

**Recorded :** 7/9/2004

**Instr No. :** 04 1752464

**Maturity Date is:** 8/1/2034

**Mailing Address:** Washington Mutual Bank, FA, 2210 Enterprise Drive, Florence, SC 29501

**Mailing Address:** California Reconveyance Company – None Shown

Assignment of the above referenced security instrument is as follows:

**Assignee :** Wells Fargo Bank, N.A. as Trustee for WaMu Mortgage pass-through Certificates Series 2004-PR2 Trust

**Recorded :** 7/29/2011

**Instr No. :** 20111020700

**Mailing Address:** Wells Fargo Bank, N.A. as Trustee for WaMu Mortgage pass-through Certificates Series 2004-PR2 Trust – None Shown

**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 :** 4/18/2014

**Instr No. :** 20140400511

**MAILING ADDRESS:** Eagle Rock Terrace LLC, 744 Foothill Blvd LA Canada FLT CA, 91011

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

04 1066921

RECORDING REQUESTED BY:

AND WHEN RECORDED MAIL TO:

SUSIE DENTON  
744 FOOTHILL BLVD.  
LA CANADA FLINTRIDGE, CA. 91011

THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.: \_\_\_\_\_ Escrow No.: 002414-RG

**QUITCLAIM DEED**

THE UNDERSIGNED GRANTOR(S) DECLARE(S)  
**DOCUMENTARY TRANSFER TAX is \$NONE CITY TRANSFER TAX \$NONE**

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,

SUSIE DENTON, A MARRIED WOMAN

**THE GRANTORS AND THE GRANTEEES IN THIS CONVEYANCE ARE COMPRISED OF THE SAME PARTIES WHO CONTINUE TO HOLD THE SAME PROPORTIONATE INTEREST IN THE PROPERTY, R & T 11923(d).**

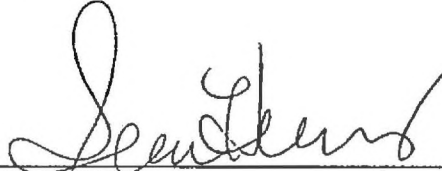
do(es) hereby remise, release and forever quitclaim to:

**EAGLE ROCK TERRACE, LLC**

the real property in the City of LOS ANGELES, County of Los Angeles, State of California, described as:  
Lot 1 and 2 in Block B of Tract No. 341, City of LOS ANGELES, County of Los Angeles, State of California, as per Map recorded in Book 14, Page 100 of Maps, in the Office of the County Recorder of said County. Except therefrom the Southerly 7 feet of said Lot 2.

Also Known as: 4777 EAGLE ROCK BLVD. LOS ANGELES, CA 90041  
A.P. # 5685-016-001

DATED April 29, 2004  
STATE OF CALIFORNIA  
COUNTY OF Los Angeles  
On 4-29-04  
Before me, Debra Monarrez  
A Notary Public in and for said State, personally appeared  
Susie Denton

  
\_\_\_\_\_  
SUSIE DENTON

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.

.....  
DEBRA MONARREZ  
COMM. #1300634  
NOTARY PUBLIC - CALIFORNIA  
LOS ANGELES COUNTY  
My Comm. Expires April 13, 2005  
.....

Signature 

(This area for official notarial seal)

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

4/29/04

RECORDING REQUESTED BY:

AND WHEN RECORDED MAIL TO:

HENRY SUAREZ & VIVIAN SUREZ  
1035 FOOTHILL BLVD., SUITE 201  
LA CANADA, CA 91011

04 1051616

3

\*\*\*\*\*SPACE ABOVE FOR RECORDER'S USE\*\*\*\*\*

28436-01

A.P.N. 5685-016-001

**DEED OF TRUST WITH ASSIGNMENT OF RENTS**  
(SHORT FORM)

This Deed of Trust, made MARCH 16, 2004, between

SUSIE DENTON, a married woman as her sole and separate property herein called TRUSTOR,  
whose address is

COMMERCE ENTERPRISES, INC., a California Corporation, herein called TRUSTEE, and

HENRY SUAREZ AND VIVIAN SUAREZ, husband and wife as community property, herein called  
BENEFICIARY,

Witnesseth: That Trustor grants to Trustee in Trust with Power of Sale, that property in the  
County of Los Angeles, State of California, described as

Lots 1 and 2 in Block "B" of Tract 341, in the City of Los Angeles, County of Los Angeles, State of  
California, as per map recorded in book 14 page 100 of Maps, in the Office of the County Recorder of  
said County

Except therefrom the Southerly 7 feet of said Lot 2

In the event that Trustors or their successors in interest seller, transfer, convey or permit to be sold,  
transferred or conveyed their interest in the property without the consent in writing of the Beneficiary,  
Beneficiary may, at his option, declare all sums secured hereby to become immediately due and payable

Together with the rents, issues and profits thereof, subject, however, to the right, power and authority  
given to and conferred upon Beneficiary to collect and apply such rents, issues and profits.

For the purpose of Securing (1) payment of the sum of \$300,000.00 with interest thereon according to the  
terms of a promissory note or notes of even date herewith made by Trustor, payable to order of  
Beneficiary, and extensions or renewals thereof, and (2) the performance of each agreement of Trustor  
incorporated by reference or contained herein (3) Payment of additional sums and interest thereon which  
may hereafter be loaned to Trustor, or his successors or assigns, when evidenced by a promissory note or  
notes reciting that they are secured by this Deed of Trust

To Protect the Security of This Deed of Trust, Trustor Agrees

By the execution and delivery of this Deed of Trust and the note secured hereby, that all of provisions  
"A" and "B", of the fictitious deed of trust recorded in Santa Barbara County and Sonoma County  
October 18, 1961, and in all other counties October 23, 1961, in the book and at the page of Official  
Records in the office of the county recorder of the county where said property is located, noted below  
opposite the name of such county, viz

5685-16-1

4/29/04

A

County	Book	Page	County	Book	Page	County	Book	Page
Alameda	435	684	Madera	810	170	San Luis Obispo	1151	12
Alpine	1	250	Marin	1508	339	San Mateo	4078	420
Amador	104	348	Mariposa	77	292	Santa Barbara	1878	860
Butte	1145	1	Mendocino	579	530	Santa Clara	5336	341
Calveras	145	152	Merced	1547	538	Santa Cruz	1431	494
Colusa	296	617	Modoc	184	851	Shasta	684	528
Contra Costa	3978	47	Mono	52	429	San Diego <small>Series 2 Book</small>	1961 <small>page</small>	183887
Del Norte	78	414	Monterey	2194	538	Sierra	29	335
El Dorado	568	456	Napa	639	86	Siskiyou	468	181
Fresno	4626	572	Nevada	305	320	Solano	1105	182
Glenn	422	184	Orange	5889	611	Sonoma	1851	689
Humboldt	657	527	Placer	895	301	Stanislaus	1715	456
Imperial	1091	501	Plumas	151	5	Sutter	572	297
Inyo	147	598	Riverside	3005	523	Tehama	401	289
Kern	3427	60	Sacramento	4331	62	Trinity	93	366
Kings	792	833	San Benito	271	383	Tulare	2294	275
Lake	362	39	San Bernardino	5567	61	Tuolumne	135	47
Lassen	171	471	San Francisco	A332	905	Ventura	2062	386
Los Angeles	t2055	899	San Joaquin	2470	311	Yolo	653	245
						Yuba	334	486

shall insure to and bind the parties hereto, with respect to the property above described Said agreements, terms and provisions contained in said subdivision A and B (identical in all counties, and printed on the reversed side hereto) are by the within reference thereto, incorporated herein and made a part of this Deed of Trust for all purposes as fully as if set forth at length herein, and Beneficiary may charge for a statement regarding the obligation secured hereby, provided the charge therefore does not exceed the maximum allowed by law

The undersigned trustor requests that a copy of any Notice of Default and of any Notice of Sale hereunder be mailed to him at his address hereinbefore set forth

Signature of Trustor

*Susie Denton*  
 \_\_\_\_\_  
 SUSIE DENTON

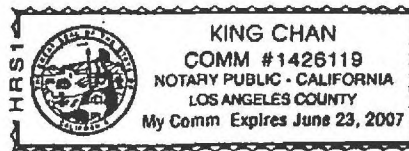
State of California )

County of Los Angeles ) SS

On April 19, 2004 before me, KING CHAN, a notary public in and for said state, personally appeared SUSIE DENTON 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 acknowledges 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 \_\_\_\_\_  
 Title Order No \_\_\_\_\_  
 Escrow No \_\_\_\_\_



(This area for official notarial seal)

7/9/04

COMMONWEALTH LAND TITLE CO.  
5028345-06  
AFTER RECORDING RETURN TO

04 1752464

2

Washington Mutual Bank, F A  
2210 Enterprise Drive  
Florence, SC 29501  
ATTN Doc Ops Mailstop FSCE 440

SECURITY INSTRUMENT COVER SHEET

03-2257-067617769-4

Please print or type information Document Title(s) (or transactions contained therein):	
1. Deed of Trust	
Grantor/Trustor/Mortgagor(s) (Last name first, then first name and initials)	
1. SUSIE DENTON	
2.	
3.	
4	
5. <input type="checkbox"/> Additional names on page _____ of document	
Grantee/Beneficiary/Mortgagee(s)	
1. Washington Mutual Bank, FA	
Legal Description (abbreviated: i.e. lot, block, plat or section, township, range)	
LOTS 1 AND 2 IN BLOCK "B" OF TRACT NO. 341, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 14, PAGE 100 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPT THEREFROM THE SOUTHERLY 7 FEET OF SAID LOT 2.	
<input type="checkbox"/> Additional legal is on page _____ of document	
Assessor's Property Tax Parcel/Account Number(s)	
1 5685-016-001	2
3.	4
This document prepared by:	
ERIKA SITZER 20001 PRAIRIE ST CHATSWORTH, CA 91311	

7/9/04

COMMONWEALTH LAND TITLE CO.

3

AFTER RECORDING RETURN TO

Washington Mutual Bank, F A  
2210 Enterprise Drive  
Florence, SC 29501  
ATTN Doc Ops Mailstop FSCE 440

[Space Above This Line For Recording Data]

LANDAMERICA COMMONWEALTH 05028345-06

DEED OF TRUST

03-2257-067617769-4

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 June 25, 2004, together with all Riders to this document.
- (B) "Borrower" is EAGLE ROCK TERRACE, LLC.

Borrower is the trustor under this Security Instrument.

- (C) "Lender" is Washington Mutual Bank, FA, a federal association  
Lender is a Bank organized and existing under the laws of United States of America. Lender's address is 400 East Main Street Stockton, CA 95290.

Lender is the beneficiary under this Security Instrument.

- (D) "Trustee" is CALIFORNIA RECONVEYANCE COMPANY.
- (E) "Note" means the promissory note signed by Borrower and dated June 25, 2004. The Note states that Borrower owes Lender Three Hundred Thirty-One Thousand Five Hundred & 00/100

Dollars (U.S \$ 331,500.00 ) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than August 1, 2034.

- (F) "Property" means the property that is described below under the heading "Transfer of Rights in the Property."

- (G) "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.

04 1752464



2

RECORDING REQUESTED BY  
CALIFORNIA RECONVEYANCE COMPANY

AND WHEN RECORDED MAIL TO  
CALIFORNIA RECONVEYANCE COMPANY  
9200 Oakdale Avenue  
Mail Stop: CA2-4379  
Chatsworth, CA 91311



Space above this line for recorder's use only

Trustee Sale No. 253031CA    Loan No. 0676177694    Title Order No 917728

### IMPORTANT NOTICE

NOTE: After having been recorded, this Assignment should be kept with the Note and the Deed of Trust hereby assigned.

### ASSIGNMENT OF DEED OF TRUST

FOR VALUE RECEIVED, the undersigned hereby grants, assigns and transfers to Wells Fargo Bank, N.A. as trustee for WaMu Mortgage pass-through Certificates Series 2004-PR2 Trust all beneficial interest under that certain Deed of Trust dated 06-25-2004, executed by EAGLE ROCK TERRACE, LLC, as Trustor; to CALIFORNIA RECONVEYANCE COMPANY as Trustee; and Recorded 07-09-2004, Book N/A, Page N/A, Instrument 04-1752464 of official records in the Office of the County Recorder of LOS ANGELES County, California. **APN:** 5685-016-001 **Situs:** 4777 EAGLE ROCK BOULEVARD, , LOS ANGELES, CA 90041

TOGETHER with the note or notes therein described and secured thereby, the money due and to become due thereon, with interest, and all rights accrued or to accrue under said Deed of Trust including the right to have reconveyed, in whole or in part, the real property described therein.

DATE: July 28, 2011

JPMorgan Chase Bank, National Association, successor in interest to WASHINGTON MUTUAL BANK, FA

Colleen Lby, Officer

RECORDER MEMO: This COPY is NOT an OFFICIAL RECORD.

VA

# **EXHIBIT B**

**ASSIGNED INSPECTOR: RUBEN REYES**

**Date: June 16, 2015**

**JOB ADDRESS: 4777 NORTH EAGLE ROCK BLVD., LOS ANGELES, CA**

**ASSESSORS PARCEL NO. (APN): 5685-016-001**

**Last Full Title: 05/08/2015**

**Last Update to Title:**

.....

## **LIST OF OWNERS AND INTERESTED PARTIES**

- |     |   |                              |
|-----|---|------------------------------|
| 1). | EAGLE ROCK TERRACE, LLC<br>744 FOOTHILL BLVD.<br>LA CANADA FLINTRIDGE, CA 91011 | CAPACITY: OWNER              |
| 2). | HENRY SUAREZ<br>1035 FOOTHILL BLVD., SUITE 201<br>LA CANADA, CA 91011           | CAPACITY: INTERESTED PARTIES |
| 3). | WASHINGTON MUTUAL BANK, F.A.<br>2210 ENTERPRISE DR.<br>FLORENCE, SC 29501       | CAPACITY: INTERESTED PARTIES |

# Property Detail Report

For Property Located At :  
**4777 EAGLE ROCK BLVD, LOS ANGELES, CA 90041-2735**



## Owner Information

Owner Name: **EAGLE ROCK TERRACE LLC**  
 Mailing Address: **744 FOOTHILL BLVD, LA CANADA FLINTRIDGE CA 91011-3406 C015**  
 Vesting Codes: **// CO**

## Location Information

Legal Description:	<b>TRACT # 341 LOT 1 AND NE 31 FT MEASURED ON NW AND SE LINES OF LOT 2</b>		
County:	<b>LOS ANGELES, CA</b>	APN:	<b>5685-016-001</b>
Census Tract / Block:	<b>1816.00 / 2</b>	Alternate APN:	
Township-Range-Sect:		Subdivision:	<b>341</b>
Legal Book/Page:	<b>14-100</b>	Map Reference:	<b>26-A5 /</b>
Legal Lot:	<b>2</b>	Tract #:	<b>341</b>
Legal Block:	<b>B</b>	School District:	<b>LOS ANGELES</b>
Market Area:	<b>618</b>	School District Name:	
Neighbor Code:		Munic/Township:	

## Owner Transfer Information

Recording/Sale Date:	<b>04/29/2004 / 04/29/2004</b>	Deed Type:	<b>QUIT CLAIM DEED</b>
Sale Price:		1st Mtg Document #:	
Document #:	<b>1066921</b>		

## Last Market Sale Information

Recording/Sale Date:	<b>04/29/2004 / 03/12/2004</b>	1st Mtg Amount/Type:	<b>\$300,000 / PRIVATE PARTY</b>
Sale Price:		1st Mtg Int. Rate/Type:	<b>/ FIXED</b>
Sale Type:	<b>N</b>	1st Mtg Document #:	<b>1051616</b>
Document #:	<b>1051615</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:	
New Construction:		Multi/Split Sale:	

Title Company: **CALIFORNIA TITLE CO**  
 Lender:  
 Seller Name: **TAN LINA B**

## Prior Sale Information

Prior Rec/Sale Date:	<b>09/28/2001 / 08/07/2001</b>	Prior Lender:	<b>RAINBOW CAP MTG</b>
Prior Sale Price:	<b>\$294,000</b>	Prior 1st Mtg Amt/Type:	<b>\$279,300 / CONV</b>
Prior Doc Number:	<b>1843308</b>	Prior 1st Mtg Rate/Type:	<b>/</b>
Prior Deed Type:	<b>GRANT DEED</b>		

## Property Characteristics

Gross Area:		Parking Type:		Construction:	
Living Area:	<b>1,398</b>	Garage Area:		Heat Type:	<b>HEATED</b>
Tot Adj Area:		Garage Capacity:		Exterior wall:	
Above Grade:		Parking Spaces:		Porch Type:	
Total Rooms:		Basement Area:		Patio Type:	
Bedrooms:	<b>4</b>	Finish Bsmnt Area:		Pool:	
Bath(F/H):	<b>1 /</b>	Basement Type:		Air Cond:	<b>YES</b>
Year Built / Eff:	<b>1923 / 1923</b>	Roof Type:		Style:	
Fireplace:	<b>/</b>	Foundation:		Quality:	
# of Stories:		Roof Material:		Condition:	

## Site Information

Zoning:	<b>LAC4</b>	Acres:	<b>0.21</b>	County Use:	<b>SINGLE FAMILY RESID (0100)</b>
Lot Area:	<b>9,042</b>	Lot Width/Depth:	<b>x</b>	State Use:	
Land Use:	<b>SFR</b>	Res/Comm Units:	<b>/</b>	Water Type:	
Site Influence:				Sewer Type:	

## Tax Information

Total Value:	<b>\$591,509</b>	Assessed Year:	<b>2014</b>	Property Tax:	<b>\$7,386.25</b>
Land Value:	<b>\$434,935</b>	Improved %:	<b>26%</b>	Tax Area:	<b>4</b>
Improvement Value:	<b>\$156,574</b>	Tax Year:	<b>2014</b>	Tax Exemption:	
Total Taxable Value:	<b>\$591,509</b>				

## Comparable Sales Report

For Property Located At

**4777 EAGLE ROCK BLVD, LOS ANGELES, CA 90041-2735**



**6 Comparable(s) Selected.**

Report Date: 06/16/2015

**Summary Statistics:**

	<b>Subject</b>	<b>Low</b>	<b>High</b>	<b>Average</b>
Sale Price	\$0	\$600,000	\$890,000	\$771,583
Bldg/Living Area	1,398	1,254	1,492	1,385
Price/Sqft	\$0.00	\$468.75	\$657.89	\$557.78
Year Built	1923	1923	1959	1936
Lot Area	9,042	5,400	14,202	8,748
Bedrooms	4	2	3	3
Bathrooms/Restrooms	1	1	2	2
Stories	0.00	1.00	2.00	1.17
Total Value	\$591,509	\$35,350	\$614,458	\$407,665
Distance From Subject	0.00	0.22	0.45	0.34

\*=- user supplied for search only

Comp #:	1	Distance From Subject:	0.22 (miles)
Address:	2116 RIDGEVIEW AVE, LOS ANGELES, CA 90041-3021		
Owner Name:	VINCENT SETH Q S		
Seller Name:	RENSCH E G & RISK M TRUST		
APN:	5685-024-026	Map Reference:	26-A5 /
County:	LOS ANGELES, CA	Census Tract:	1816.00
Subdivision:	635	Zoning:	LAR1
Rec Date:	12/15/2014	Prior Rec Date:	01/19/1968
Sale Date:	10/23/2014	Prior Sale Date:	
Sale Price:	\$600,000	Prior Sale Price:	\$9,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1359105	Acres:	0.24
1st Mtg Amt:	\$480,000	Lot Area:	10,498
Total Value:	\$614,458	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 1
		Living Area:	1,280
		Total Rooms:	6
		Bedrooms:	3
		Bath(F/H):	2 /
		Yr Built/Eff:	1926 / 1930
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	POOL
		Roof Mat:	ROLL COMPOSITION
		Parking:	PARKING AVAIL

Comp #:	2	Distance From Subject:	0.26 (miles)
Address:	4845 N MAYWOOD AVE, LOS ANGELES, CA 90041-2719		
Owner Name:	MARTINI M S & GALLUZZI A TRUST		
Seller Name:	S & L ACQUISITIONS LLC		
APN:	5685-008-004	Map Reference:	26-A5 /
County:	LOS ANGELES, CA	Census Tract:	1816.00
Subdivision:	6588	Zoning:	LAR1
Rec Date:	04/17/2015	Prior Rec Date:	10/31/2014
Sale Date:	04/07/2015	Prior Sale Date:	10/14/2014
Sale Price:	\$825,000	Prior Sale Price:	\$550,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	428920	Acres:	0.12
1st Mtg Amt:		Lot Area:	5,400
Total Value:	\$35,350	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 1
		Living Area:	1,254
		Total Rooms:	6
		Bedrooms:	3
		Bath(F/H):	1 /
		Yr Built/Eff:	1923 / 1928
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	COMPOSITION SHINGLE
		Parking:	PARKING AVAIL

Comp #:	3	Distance From Subject:	0.31 (miles)
Address:	2528 RIDGEVIEW AVE, LOS ANGELES, CA 90041-2935		
Owner Name:	GESUNDHEIT DANIELA S		
Seller Name:	FALLETTA ELIZABETH TRUST		
APN:	5684-033-021	Map Reference:	25-F5 /
County:	LOS ANGELES, CA	Census Tract:	1813.00
Subdivision:	5068	Zoning:	LAR1
Rec Date:	03/25/2015	Prior Rec Date:	05/31/2006
Sale Date:	03/16/2015	Prior Sale Date:	03/21/2006
Sale Price:	\$890,000	Prior Sale Price:	\$725,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	319989	Acres:	0.17
1st Mtg Amt:		Lot Area:	7,464
Total Value:	\$530,459	# of Stories:	2.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	1,427
		Total Rooms:	6
		Bedrooms:	3
		Bath(F/H):	2 /
		Yr Built/Eff:	1927 / 1929
		Air Cond:	WALL
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	WOOD SHAKE
		Parking:	ATTACHED GARAGE

Comp #:	4	Distance From Subject:	0.37 (miles)
Address:	1849 CAMPUS RD, LOS ANGELES, CA 90041-3035		

Owner Name:	<b>BAO W &amp; LAU A LIVING TRUST</b>		
Seller Name:	<b>TOVAR PETER</b>		
APN:	<b>5685-022-024</b>	Map Reference:	<b>26-A6 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1816.00</b>
Subdivision:	<b>5021</b>	Zoning:	<b>LAR1</b>
Rec Date:	<b>02/25/2015</b>	Prior Rec Date:	<b>11/30/1995</b>
Sale Date:	<b>01/29/2015</b>	Prior Sale Date:	
Sale Price:	<b>\$802,000</b>	Prior Sale Price:	<b>\$220,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>205156</b>	Acres:	<b>0.33</b>
1st Mtg Amt:	<b>\$625,500</b>	Lot Area:	<b>14,202</b>
Total Value:	<b>\$298,123</b>	# of Stories:	<b>1.00</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/ 2</b>
		Living Area:	<b>1,492</b>
		Total Rooms:	<b>6</b>
		Bedrooms:	<b>2</b>
		Bath(F/H):	<b>1 /</b>
		Yr Built/Eff:	<b>1933 / 1935</b>
		Air Cond:	
		Style:	<b>CONVENTIONAL</b>
		Fireplace:	<b>Y / 1</b>
		Pool:	
		Roof Mat:	<b>COMPOSITION SHINGLE</b>
		Parking:	<b>BUILT-IN</b>

Comp #:5		Distance From Subject:0.4 (miles)
Address:	<b>4651 CASTLE CREST DR, LOS ANGELES, CA 90041-2606</b>	
Owner Name:	<b>ROTH CHRISTOPHER M</b>	
Seller Name:	<b>GOSS FREDERICK B</b>	
APN:	<b>5684-030-006</b>	Map Reference:
County:	<b>LOS ANGELES, CA</b>	Census Tract:
Subdivision:	<b>SHALLOT TERRACE</b>	Zoning:
Rec Date:	<b>05/20/2015</b>	Prior Rec Date:
Sale Date:	<b>05/08/2015</b>	Prior Sale Date:
Sale Price:	<b>\$695,000</b>	Prior Sale Price:
Sale Type:	<b>FULL</b>	Prior Sale Type:
Document #:	<b>588166</b>	Acres:
1st Mtg Amt:	<b>\$548,000</b>	Lot Area:
Total Value:	<b>\$415,598</b>	# of Stories:
Land Use:	<b>SFR</b>	Park Area/Cap#:
		Living Area:
		Total Rooms:
		Bedrooms:
		Bath(F/H):
		Yr Built/Eff:
		Air Cond:
		Style:
		Fireplace:
		Pool:
		Roof Mat:
		Parking:

Comp #:6		Distance From Subject:0.45 (miles)
Address:	<b>2627 RANGE RD, LOS ANGELES, CA 90065-5128</b>	
Owner Name:	<b>LARSON ARNOLD D &amp; AUBREY L</b>	
Seller Name:	<b>RAVAN S &amp; S 1998 TRUST</b>	
APN:	<b>5684-029-028</b>	Map Reference:
County:	<b>LOS ANGELES, CA</b>	Census Tract:
Subdivision:	<b>19650</b>	Zoning:
Rec Date:	<b>05/15/2015</b>	Prior Rec Date:
Sale Date:	<b>04/22/2015</b>	Prior Sale Date:
Sale Price:	<b>\$817,500</b>	Prior Sale Price:
Sale Type:	<b>FULL</b>	Prior Sale Type:
Document #:	<b>567220</b>	Acres:
1st Mtg Amt:	<b>\$654,000</b>	Lot Area:
Total Value:	<b>\$552,000</b>	# of Stories:
Land Use:	<b>SFR</b>	Park Area/Cap#:
		Living Area:
		Total Rooms:
		Bedrooms:
		Bath(F/H):
		Yr Built/Eff:
		Air Cond:
		Style:
		Fireplace:
		Pool:
		Roof Mat:
		Parking:

# EXHIBIT D

ASSIGNED INSPECTOR: RUBEN REYES

Date: June 16, 2015

JOB ADDRESS: 4777 NORTH EAGLE ROCK BLVD., LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 5685-016-001

CASE#:414532

ORDER NO: A-2762342

EFFECTIVE DATE OF ORDER TO COMPLY: May 04, 2011

COMPLIANCE EXPECTED DATE: May 14, 2011

DATE COMPLIANCE OBTAINED: October 23, 2014

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

### VIOLATIONS:

SEE ATTACHED ORDER # A-2762342

1010706201137022

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

- MARSHA L. BROWN  
PRESIDENT
- VAN AMBATIELOS  
VICE-PRESIDENT
- VICTOR H. CUEVAS  
HELENA JUBANY
- ELENORE A. WILLIAMS

CITY OF LOS ANGELES  
CALIFORNIA



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**

EAGLE ROCK TERRACE LLC  
744 FOOTHILL BLVD  
LA CANADA FLT, CA 91011

CASE #: 414532  
ORDER #: A-2762342  
EFFECTIVE DATE: May 04, 2011  
COMPLIANCE DATE: May 14, 2011

OWNER OF  
SITE ADDRESS: 4777 N EAGLE ROCK BLVD  
ASSESSORS PARCEL NO.: 5685-016-001  
ZONE: C4; Commercial Zone

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

FURTHER, 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:

**VIOLATION(S):**

**1. Unapproved occupancy or use of the Single Family Dwelling as a Massage Parlor.**

You are therefore ordered to: 1) Discontinue the unapproved occupancy or use of the single family dwelling as Massage Parlor.

Code Section(s) in Violation: 91.104.2.5, 91.103.1, 12.26E and 12.21A.1.(a) of the L.A.M.C.

**2. Plumbing work has been done without the required permits and approvals.**

You are therefore ordered to: 1) Obtain all required plumbing permits and approvals.

Code Section(s) in Violation: 94.103.1.1, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Comments: Plumbing for washer and dryer installed without permits and inspections.



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

1010706201137022

**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 at (213)252-3383.

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

Inspector:



Date: April 28, 2011

ULRIC CARPENTER  
3550 WILSHIRE BLVD. SUITE 1800  
LOS ANGELES, CA 90010  
(213)252-3383

MR 4-28-2011

REVIEWED BY