

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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PRESIDENT

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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

November 10, 2015

Council District: # 15

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

JOB ADDRESS: **1706 NORTH TAPER AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **7442-019-020**

On May 19, 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: **1706 North Taper 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.


Pursuant to Section 98.0421, the property owner was issued an order on May 19, 2011, to pay a code violation inspection fee after violations were identified and verified upon inspection. The code violation inspection fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
Code Violation Investigation fee	336.00
System Development Surcharge	20.16
System Development Surcharge late fee	50.40
Late Charge/Collection fee (250%)	483.84
Title Report fee	42.00
Grand Total	\$ 932.40

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 **\$932.40** 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 **\$932.40** 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 L. WOLCOTT, CITY CLERK

BY: _____
DEPUTY

EXHIBIT A



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

Property Title Report

Work Order No. T12231
Dated as of: 08/06/2015

Prepared for: City of Los Angeles

SCHEDULE A (Reported Property Information)

APN #: 7442-019-020

Property Address: 1706 N TAPER AVE ✓ City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: Quitclaim Deed

Grantee : Thomas P. Kosulandich

Grantor : Michael J. Kosulandich

Deed Date : 5/11/2007

Recorded : 6/20/2007

Instr No. : 20071489009

Mailing Address: Thomas P. Kosulandich,
1331 S. Wycliff Ave, San Pedro, CA 90732.

SCHEDULE B

LEGAL DESCRIPTION

The following described property:

Situated in the City of Los Angeles (San Pedro), County of Los Angeles, and State of California: Lot 96 of Tract 25153, City of Los Angeles, as per map recorded in Book 662, Pages 1 to 6 inclusive, of map records of said County.

Assessor's Parcel No: 7442-019-020

MORTGAGES/LIENS

We find no Open Mortgages/Deeds of Trust of Record

2

06/20/07



20071489009

RECORDING REQUESTED BY:

THOMAS M. ZOVICH
ATTORNEY-AT LAW

**When Recorded Mail Document
and Tax Statement To:**

THOMAS P. KOSULANDICH
1331 S. WYCLIFF AVE.
SAN PEDRO, CA 90732

Escrow No.

Title Order No.

SPACE ABOVE THIS LINE FOR RECORDER'S USE

APN: 7442-019-020-05-000

QUITCLAIM DEED

The undersigned grantor(s) declare(s)

Documentary transfer tax is \$ 0 - City tax \$ 0 - Gift

- 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 (SAN PEDRO)

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, MICHAEL J. KOSULANDICH

hereby remises, releases and quitclaims to THOMAS P. KOSULANDICH

751

the following described real property in the City of LOS ANGELES (SAN PEDRO)

County of LOS ANGELES

State of California:

LOT 96 OF TRACT 25153, CITY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 662,
PAGES 1 TO 6 INCLUSIVE, OF MAP RECORDS OF SAID COUNTY

EXCEPTING from said land all oil, gas, minerals, hydrocarbons and other substances
in and under said land, as granted to B. H. Taper, by deed recorded September 29,
1960, as instrument NO 3699 in Book D-990, page 634 of Official Records

DATED: ~~March~~ ^{May} 11, 2007

Michael J. Kosulandich
MICHAEL J. KOSULANDICH

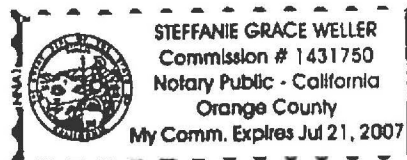
STATE OF CALIFORNIA

COUNTY OF LOS ANGELES *Orange*

ON ~~MARCH~~ ^{May} 11, 2007 before me,

Steffanie Grace Weller, Notary Public personally appeared
MICHAEL J. KOSULANDICH

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



Witness my hand and official seal

Signature *Steffanie Grace Weller*

MAIL TAX STATEMENT AS DIRECTED ABOVE

AUG 6 1975

RECORDING REQUESTED BY

3082

AND WHEN RECORDED MAIL TO

Name
Street
Address
City &
State
HELEN M. KOSULANDICH
1706 TAPER AVE
SAN PEDRO, CALIF. 90731

RECORDED IN OFFICIAL RECORDS
OF LOS ANGELES COUNTY, CA
27 MIN. PAST 1 P.M. AUG 6 1975
Recorder's Office

(SPACE ABOVE THIS LINE FOR RECORDER'S USE)

FEE
\$4
2C

AFFIDAVIT—DEATH OF JOINT TENANT

STATE OF CALIFORNIA,

County of LOS ANGELES } ss.

HELEN M. KOSULANDICH, of legal age, being duly sworn, deposes and says:
That JOHN FRANK KOSULANDICH, the decedent mentioned in the attached certified
copy of Certificate of Death, is the same person as JOHN FRANK KOSULANDICH
named as one of the parties in that certain GRANT DEED dated AUGUST 23, 1967
executed by MILLIE A. IACONO, a widow,
to JOHN F. KOSULANDICH & HELEN M. KOSULANDICH, HUSBAND & WIFE
as joint tenants, recorded as Instrument No. 837, on AUGUST 23, 1967, in
Book D3776, Page 231, of Official Records of LOS ANGELES
County, California, covering the following described property situated in the CITY OF LOS ANGELES
County of LOS ANGELES, State of California.

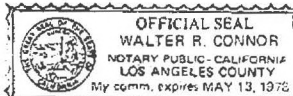
LOT 96 of Tract No. 25153, City of Los Angeles as per Map recorded in
book 662, pages 1 to 6 inclusive of Maps, records of said County.

That the value of all real and personal property owned by said decedent at date of death, including the
full value of the property above described, did not then exceed the sum of \$30,900

Dated JULY 24 1975

X Helen M. Kosulandich
HELEN M. KOSULANDICH

SUBSCRIBED AND SWORN to before me this TWENTY FOURTH day of JULY 1975 A D



Walter R. Connor
WALTER R. CONNOR
NAME (TYPED OR PRINTED)
Notary Public to and for said State.

Title Order No. 227th St., Lomita, CA 90732

Escrow or Loan No. N/A

AFFIDAVIT—DEATH OF JOINT TENANT
WOLCOTT'S FORM 300—REVISED 10-62

This standard form covers most usual problems in the field indicated. Before you sign, read it, fill in all blanks,
and make changes proper to your transaction. Consult a lawyer if you doubt the form's fitness for your purpose.

AUG 6 1975

AUG 6 1975

CERTIFICATE OF DEATH

STATE FILE NUMBER		STATE OF CALIFORNIA—DEPARTMENT OF PUBLIC HEALTH				LOCAL REGISTRATION DISTRICT AND CERTIFICATE NUMBER	
1. NAME OF DECEASED—FIRST NAME		2. MIDDLE NAME		3. LAST NAME		2a. DATE OF DEATH—MONTH, DAY, YEAR	
John		Frank		Kosulandich		November 19, 1974 9:10 p.	
3. SEX		4. COLOR OR RACE		5. BIRTHPLACE		6. DATE OF BIRTH	
Male		Cauc.		Yugoslavia		Jan. 24, 1913	
7. NAME AND BIRTHPLACE OF FATHER		8. SOCIAL SECURITY NUMBER		9. MAIDEN NAME AND BIRTHPLACE OF MOTHER		10. AGE LAST BIRTHDAY	
John Kosulandich -Yugoslavia		492-05-3395		Helen Blaskovich - Yugoslavia		61	
11. CITIZEN OF WHAT COUNTRY		12. BEHAVIOR: NEVER MARRIED, WIDOWED, DIVORCED, SEPARATED		13. NAME OF SURVIVING SPOUSE (IF WIFE, OTHER MAIDEN NAME)		14. LAST OCCUPATION	
United States		Married		Helen Jovanovich		Brick Mason	
15. NAME OF LAST EMPLOYING COMPANY OF FIRM		16. KIND OF INDUSTRY OR BUSINESS		17. PLACE OF DEATH—NAME OF HOSPITAL OR OTHER IN-PATIENT FACILITY		18. STREET ADDRESS—STREET AND NUMBER OR LOCATION	
Bricklayers Union #13		Construction		San Pedro & Peninsula Hospital		1300 West 7th Street	
19. CITY OR TOWN		20. NAME AND MAILING ADDRESS OF INFORMANT		21. USUAL RESIDENCE—STREET ADDRESS (STREET AND NUMBER OR LOCATION)		22. NAME AND MAILING ADDRESS OF INFORMANT	
San Pedro		Mrs. Helen Kosulandich		1706 Taper Avenue		1706 Taper Avenue	
23. COUNTY		24. CITY, STATE AND ZIP CODE		25. PHYSICIAN		26. DATE SIGNED	
Los Angeles		California 90705		Stanley L. Spuk		11/20/1974	
27. USUAL RESIDENCE—CITY, STATE AND ZIP CODE		28. NAME OF FUNERAL HOME OR CREMATOR		29. NAME OF FUNERAL HOME OR CREMATOR		30. LOCAL REGISTRATION DISTRICT	
San Pedro, California		Green Hills Cemetery		Green Hills Cemetery		A-19510	
31. NAME OF FUNERAL DIRECTOR (OR PERSON ACTING AS SUCH)		32. DATE		33. NAME OF CEMETERY OR CREMATOR		34. LOCAL REGISTRATION DISTRICT	
McNerney's / San Pedro		11/23/1974		Green Hills Cemetery		A-19510	
35. PART I: DEATH WAS CAUSED BY		36. PART II: OTHER SIGNIFICANT CONDITIONS		37. INJURY AT WORK		38. DATE OF INJURY	
IMMEDIATE CAUSE		OTHER SIGNIFICANT CONDITIONS		INJURY AT WORK		DATE OF INJURY	
(A) Bronchopneumonia - terminal		Diabetic mellitus		No		No	
(B) Coronary thrombosis							
(C) Myocardial infarction							
(D) Other							
39. PLACE OF INJURY		40. DIVORSE		41. PLACE OF INJURY		42. DIVORSE	
San Pedro		No		San Pedro		No	

AUG 6 1975

THIS IS A TRUE CERTIFIED COPY OF THE RECORD FILED IN THE COUNTY OF LOS ANGELES DEPARTMENT OF HEALTH SERVICES IF IT BEARS THIS SEAL IN PURPLE INK.

NOV 21 1974 FEE \$2.00

Lillian A. Withers
Lillian A. Withers, Director of Health Services and Registrar

Date: JULY 24 1975

HELEN M. KOSULANDICH

RECORDING REQUESTED BY
ROBERT R. KIRKPATRICK
Attorney at Law

83-1344397

AND WHEN RECORDED MAIL TO

Name
Street Address
City & State
Robert R. Kirkpatrick
Attorney at Law
444 West Ocean Blvd., #1818
Long Beach, CA 90802

RECORDED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
MIN. PAST 10 A.M. NOV 14 1983

SPACE ABOVE THIS LINE FOR RECORDER'S USE

FEE \$5 25

Affidavit—Death of Joint Tenant

TO 426 C. 1-67. THIS FORM FURNISHED BY TITLE INSURANCE AND TRUST COMPANY

STATE OF CALIFORNIA.
COUNTY OF LOS ANGELES

THOMAS P. KOSULANDICH of legal age being first duly sworn, deposes and says:
That HELEN MARGARET KOSULANDICH the decedent mentioned in the attached certified copy of Certificate of Death, is the same person as HELEN M. KOSULANDICH named as one of the parties in that certain Joint Tenancy Grant Deed, dated September 18, 1975 executed by HELEN M. KOSULANDICH, (a widow) to HELEN M. KOSULANDICH, THOMAS P. KOSULANDICH and MICHAEL J. KOSULANDICH as joint tenants, recorded as Instrument No. 2443 on September 22, 1975 in book D6805 page 240 of Official Records of Los Angeles County, California, covering the following described property situated in the City of Los Angeles County of Los Angeles State of California:

Lot 98 of Tract No. 25153, City of Los Angeles, as per map recorded in Book 682, pages 1 to 6 inclusive of Maps records of said County.

EXCEPTING from said land, all oil, gas, minerals, hydrocarbons and other substances in and under said land, as granted to B. H. Taper, by deed recorded September 29, 1930, as instrument No. 3899 in Book D-990, page 631 Official Records.

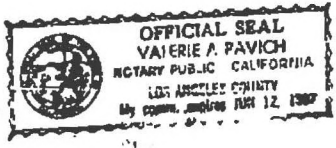
That the value of all real and personal property owned by said decedent at date of death, including the full value of the property above described, did not then exceed the sum of \$ 250,000.00

Dated August 6th 1983

Thomas P. Kosulandich
Thomas P. Kosulandich

SUBSCRIBED AND SWORN TO before me

this 6th day of August
Signature: *Valerie A. Pavich*
Name (Typed or Printed)



(This area for official notarial seal)

Title Order No. Escrow or Loan No.

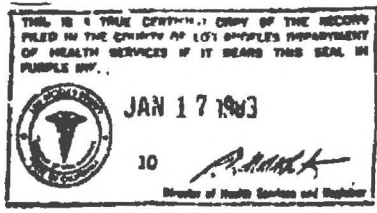
CERTIFICATE OF DEATH
STATE OF CALIFORNIA

STATE FILE NUMBER				LOCAL REGISTRATION DISTRICT AND CERTIFICATE NUMBER					
1A. NAME OF DECEDENT—FIRST		1B. MIDDLE		1C. LAST		2A. DATE OF DEATH (MONTH, DAY, YEAR)		2B. HOUR	
Helen		Margaret		Kosulandich		January 12, 1983		1135	
3. SEX	4. RACE	5. ETHNICITY		6. DATE OF BIRTH		7. AGE	8. YEAR BIRTH	9. MONTH BIRTH	
Female	White	L		February 11, 1915		67	YEARS		
10. BIRTHPLACE OF DECEDENT, STATE OR FOREIGN COUNTRY		11. NAME AND BIRTHPLACE OF FATHER				12. NAME AND BIRTHPLACE OF MOTHER			
Missouri		Paul John Jovanovich-Yugoslavia				Mary Antonia Jovanovich-Yugo			
11. COUNTRY OF WHAT COUNTRY		12. SOCIAL SECURITY NUMBER		13. MARITAL STATUS		14. NAME OF SURVIVING SPOUSE (IF NOT ENTERED BIRTH NAME)			
United States		489 16 4808		Widow					
15. PRIMARY OCCUPATION		16. NUMBER OF YEARS EMPLOYED	17. EMPLOYER (IF SELF EMPLOYED, SO STATE)		18. LINE OF INDUSTRY OR BUSINESS				
Sales Clerk		10	Yale Waterman's Clothing		Retail Clothing Sales				
19A. USUAL RESIDENCE—STREET ADDRESS (STREET AND NUMBER OR LOCATION)				19B.		19C. CITY OR TOWN			
1706 Taper Avenue						San Pedro			
19D. COUNTY		19E. STATE		20. NAME AND ADDRESS OF (PROPERTY)—RELATIONSHIP					
Los Angeles		California		Thomas Paul Kosulandich-Son 1331 S. Wycliff Avenue San Pedro, California					
21A. PLACE OF DEATH				21B. COUNTY		21C. CITY OR TOWN			
San Pedro Peninsula Hospital				Los Angeles		San Pedro			
21C. STREET ADDRESS (STREET AND NUMBER OR LOCATION)				21D. CITY OR TOWN		21E. STATE			
1300 W. 7th Street				San Pedro		California			
22. DEATH WAS CALLED BY (ENTER ONLY ONE CAUSE PER LINE FOR A, B AND C)								24. WAS DEATH REPORTED TO CORONER?	
IMMEDIATE CAUSE								NO	
(A) <i>Pneumonia</i>								25. WAS DEATH CERTIFICATE PREPARED BETWEEN ONSET AND DEATH?	
(B) <i>Septic</i>								NO	
(C) <i>Acute cholecystitis</i>								26. WAS ANATOMY PERFORMED?	
								YES	
23. OTHER CONDITIONS CONTRIBUTING BUT NOT RELATED TO THE IMMEDIATE CAUSE OF DEATH								27. IS OPERATION PERFORMED FOR ANY CONDITION IN ITEM 22 OR 23?	
								None	
28A. I CERTIFY THAT DEATH OCCURRED AT THE HOUR, DATE AND PLACE STATED FROM THE CAUSE STATED				28B. PHYSICIAN'S SIGNATURE AND ADDRESS		28C. DATE SIGNED		28D. PHYSICIAN'S LICENSE NUMBER	
10-15-82				1-12-83 Samuel Wirtschaffer, M.D., 1360 W. 6th Street, San Pedro		1-13-83		A-018106	
29. SPECIFY OCCUPANT, AIRCRAFT, ETC.				30. PLACE OF INJURY		31. INJURY AT WORK		32A. DATE OF INJURY	
								32B. HOUR	
33. LOCATION (STREET AND NUMBER - LOCATION AND CITY OR TOWN)				34. DESCRIBE HOW INJURY OCCURRED (EVENTS WHICH RESULTED IN INJURY)					
35A. I CERTIFY THAT DEATH OCCURRED AT THE HOUR, DATE AND PLACE STATED FROM THE CAUSE STATED AS REQUIRED BY LAW I HAVE HELD AN (INDUSTRY-INVESTIGATION)				35B. CORONER'S SIGNATURE AND ADDRESS OR TITLE				35C. DATE SIGNED	
				R.R.					
36. DISPOSITION		37. DATE—MONTH DAY YEAR		38. NAME AND ADDRESS OF CEMETERY OR CREMATOR		39. BURIAL OR LICENSE NUMBER AND SIGNATURE			
Burial		Jan 15, 1983		Graves Hills Memorial Cpr., San Pedro		6967			
40. NAME OF PHYSICAL OFFICER (DO PERSON ACTING AS SUCH)				41. LOCAL REGISTRAR		42. DATE RECEIVED BY LOCAL OFFICIAL			
McNerney's/San Pedro F-418				R.R.		JAN 14 1983			
STATE REGISTRAR		A.		B.		C.		D.	
								E.	

VS-11 (10-78) 574.0

01-9-2-0681

83-1344397



Property Detail Report

For Property Located At :
1706 N TAPER AVE, SAN PEDRO, CA 90731-1156



Owner Information

Owner Name: **KOSULANDICH THOMAS P**
 Mailing Address: **1331 S WYCLIFF AVE, SAN PEDRO CA 90732-3949 C082**
 Vesting Codes: **/ A /**

Location Information

Legal Description:	TRACT # 25153 LOT 96	APN:	7442-019-020
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	2951.03 / 2	Subdivision:	25153
Township-Range-Sect:		Map Reference:	73-F6 /
Legal Book/Page:	662-1	Tract #:	25153
Legal Lot:	96	School District:	LOS ANGELES
Legal Block:		School District Name:	
Market Area:	193	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	06/20/2007 / 05/11/2007	Deed Type:	QUIT CLAIM DEED
Sale Price:		1st Mtg Document #:	
Document #:	1489009		

Last Market Sale Information

Recording/Sale Date:	11/14/1983 /	1st Mtg Amount/Type:	/
Sale Price:		1st Mtg Int. Rate/Type:	/
Sale Type:		1st Mtg Document #:	
Document #:	1344397	2nd Mtg Amount/Type:	/
Deed Type:	DEED (REG)	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	
New Construction:		Multi/Split Sale:	

Title Company:
 Lender:
 Seller Name: **OWNER RECORD**

Prior Sale Information

Prior Rec/Sale Date:	/	Prior Lender:	
Prior Sale Price:		Prior 1st Mtg Amt/Type:	/
Prior Doc Number:		Prior 1st Mtg Rate/Type:	/
Prior Deed Type:			

Property Characteristics

Gross Area:		Parking Type:	PARKING AVAIL	Construction:	
Living Area:	1,328	Garage Area:		Heat Type:	CENTRAL
Tot Adj Area:		Garage Capacity:	2	Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:	6	Basement Area:		Patio Type:	
Bedrooms:	3	Finish Bsmnt Area:		Pool:	
Bath(F/H):	2 /	Basement Type:		Air Cond:	
Year Built / Eff:	1961 / 1963	Roof Type:		Style:	CONVENTIONAL
Fireplace:	Y / 1	Foundation:	SLAB	Quality:	
# of Stories:	1.00	Roof Material:	COMPOSITION	Condition:	
			SHINGLE		

Other Improvements: **FENCE**

Site Information

Zoning:	LAR1	Acres:	0.13	County Use:	SINGLE FAMILY RESID
Lot Area:	5,736	Lot Width/Depth:	x	State Use:	(0100)
Land Use:	SFR	Res/Comm Units:	/	Water Type:	
Site Influence:	CORNER			Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$475,907	Assessed Year:	2015	Property Tax:	\$5,890.73
Land Value:	\$346,687	Improved %:	27%	Tax Area:	14
Improvement Value:	\$129,220	Tax Year:	2014	Tax Exemption:	
Total Taxable Value:	\$475,907				

Comparable Summary

For Property Located At



CoreLogic

RealQuest Professional

1706 N TAPER AVE, SAN PEDRO, CA 90731-1156

8 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: 8

	Subject Property	Low	High	Average
Sale Price	\$0	\$520,000	\$720,000	\$592,750
Bldg/Living Area	1,328	1,286	1,472	1,356
Price/Sqft	\$0.00	\$403.10	\$489.13	\$436.11
Year Built	1961	1961	1974	1962
Lot Area	5,736	5,251	8,581	6,213
Bedrooms	3	3	4	3
Bathrooms/Restrooms	2	2	2	2
Stories	1.00	1.00	2.00	1.12
Total Value	\$475,907	\$83,589	\$755,000	\$379,328
Distance From Subject	0.00	0.05	0.28	0.17

*= user supplied for search only

<input checked="" type="checkbox"/> # F	Address	Sale Price	Yr Blt	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
Subject Property									
	1706 N TAPER AVE		1961	3	2	11/14/1983	1,328	5,736	0.0
Comparables									
<input checked="" type="checkbox"/> 1	1635 N TAPER AVE	\$577,000	1961	3	2	09/22/2015	1,328	5,746	0.05
<input checked="" type="checkbox"/> 2	851 BEJAY PL	\$585,000	1961	4	2	05/06/2015	1,430	5,461	0.06
<input checked="" type="checkbox"/> 3	846 BEJAY PL	\$580,000	1961	4	2	10/20/2015	1,320	5,500	0.07
<input checked="" type="checkbox"/> 4	802 MILLMARK GROVE ST	\$685,000	1961	4	2	09/02/2015	1,430	6,052	0.18
<input checked="" type="checkbox"/> 5	1002 WESTMONT DR	\$520,000	1962	3	2	07/23/2015	1,290	6,873	0.21
<input checked="" type="checkbox"/> 6	1529 BARRYWOOD AVE	\$550,000	1961	3	2	07/29/2015	1,286	5,251	0.22
<input checked="" type="checkbox"/> 7	1140 WESTMONT DR	\$525,000	1962	3	2	07/14/2015	1,290	6,241	0.27
<input checked="" type="checkbox"/> 8	28600 MOUNT VANCOUVER CT	\$720,000	1974	3	2	08/07/2015	1,472	8,581	0.28

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

1706 N TAPER AVE, SAN PEDRO, CA 90731-1156**8 Comparable(s) Selected.**

Report Date: 11/09/2015

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$0	\$520,000	\$720,000	\$592,750
Bldg/Living Area	1,328	1,286	1,472	1,356
Price/Sqft	\$0.00	\$403.10	\$489.13	\$436.11
Year Built	1961	1961	1974	1962
Lot Area	5,736	5,251	8,581	6,213
Bedrooms	3	3	4	3
Bathrooms/Restrooms	2	2	2	2
Stories	1.00	1.00	2.00	1.12
Total Value	\$475,907	\$83,589	\$755,000	\$379,328
Distance From Subject	0.00	0.05	0.28	0.17

* = user supplied for search only

Comp #:**1** Distance From Subject:**0.05 (miles)**
 Address: **1635 N TAPER AVE, SAN PEDRO, CA 90731-1153**
 Owner Name: **WILSON ERIK & DOLORES**
 Seller Name: **SORIANO MIKE SR & DIANE M**
 APN: **7442-016-006** Map Reference: **73-F6 /** Living Area: **1,328**
 County: **LOS ANGELES, CA** Census Tract: **2951.03** Total Rooms: **6**
 Subdivision: **25153** Zoning: **LAR1** Bedrooms: **3**
 Rec Date: **09/22/2015** Prior Rec Date: **04/19/2001** Bath(F/H): **2 /**
 Sale Date: **09/10/2015** Prior Sale Date: **04/12/2001** Yr Built/Eff: **1961 / 1963**
 Sale Price: **\$577,000** Prior Sale Price: **\$316,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONTEMPORARY**
 Document #: **1170006** Acres: Fireplace: **Y / 1**
 1st Mtg Amt: **\$461,600** Lot Area: **5,746** Pool:
 Total Value: **\$396,181** # of Stories: **1.00** Roof Mat: **COMPOSITION SHINGLE**
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **ATTACHED GARAGE**

Comp #:**2** Distance From Subject:**0.06 (miles)**
 Address: **851 BEJAY PL, SAN PEDRO, CA 90731-1216**
 Owner Name: **CHAUDHRY FAISAL & REEM**
 Seller Name: **SALVATION ARMY**
 APN: **7442-018-011** Map Reference: **73-F6 /** Living Area: **1,430**
 County: **LOS ANGELES, CA** Census Tract: **2951.03** Total Rooms: **7**
 Subdivision: **25153** Zoning: **LAR1** Bedrooms: **4**
 Rec Date: **05/06/2015** Prior Rec Date: Bath(F/H): **2 /**
 Sale Date: **04/22/2015** Prior Sale Date: Yr Built/Eff: **1961 / 1963**
 Sale Price: **\$585,000** Prior Sale Price: Air Cond:
 Sale Type: **FULL** Prior Sale Type: Style: **CONVENTIONAL**
 Document #: **519059** Acres: **0.13** Fireplace: **Y / 1**
 1st Mtg Amt: Lot Area: **5,461** Pool:
 Total Value: **\$105,956** # of Stories: **1.00** Roof Mat: **COMPOSITION SHINGLE**
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **ATTACHED GARAGE**

Comp #:**3** Distance From Subject:**0.07 (miles)**
 Address: **846 BEJAY PL, SAN PEDRO, CA 90731-1217**
 Owner Name: **DAQUANNO BENEDICT L & PHYLLIS M**
 Seller Name: **BARIC SIME & ANKA**
 APN: **7442-019-027** Map Reference: **73-F6 /** Living Area: **1,320**
 County: **LOS ANGELES, CA** Census Tract: **2951.03** Total Rooms: **6**
 Subdivision: **25153** Zoning: **LAR1** Bedrooms: **4**
 Rec Date: **10/20/2015** Prior Rec Date: **11/26/1986** Bath(F/H): **2 /**
 Sale Date: **09/16/2015** Prior Sale Date: **10/1986** Yr Built/Eff: **1961 / 1963**
 Sale Price: **\$580,000** Prior Sale Price: **\$187,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **1286537** Acres: **0.13** Fireplace: **Y / 1**
 1st Mtg Amt: **\$569,494** Lot Area: **5,500** Pool:
 Total Value: **\$303,757** # of Stories: **1.00** Roof Mat: **GRAVEL & ROCK**
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **ATTACHED GARAGE**

Comp #:**4** Distance From Subject:**0.18 (miles)**
 Address: **802 MILLMARK GROVE ST, SAN PEDRO, CA 90731-1240**
 Owner Name: **AGRUSA ANTHONY & YVETTE**
 Seller Name: **CORREA FRANCISCO J**
 APN: **7442-017-034** Map Reference: **78-F1 /** Living Area: **1,430**
 County: **LOS ANGELES, CA** Census Tract: **2951.03** Total Rooms: **7**
 Subdivision: **25153** Zoning: **LAR1** Bedrooms: **4**
 Rec Date: **09/02/2015** Prior Rec Date: **06/16/2015** Bath(F/H): **2 /**
 Sale Date: **08/06/2015** Prior Sale Date: **05/22/2015** Yr Built/Eff: **1961 / 1963**
 Sale Price: **\$685,000** Prior Sale Price: **\$430,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **1084721** Acres: **0.14** Fireplace: **Y / 1**
 1st Mtg Amt: **\$548,000** Lot Area: **6,052** Pool: **SPA**
 Total Value: **\$511,598** # of Stories: **1.00** Roof Mat: **COMPOSITION SHINGLE**
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **ATTACHED GARAGE**

Comp #:**5** Distance From Subject:**0.21 (miles)**
 Address: **1002 WESTMONT DR, SAN PEDRO, CA 90731-1139**
 Owner Name: **HARRYMAN DEREK M/NAEGLE LISA M**
 Seller Name: **MATHEWS VICTOR W**
 APN: **7442-008-018** Map Reference: **73-E6 /** Living Area: **1,290**
 County: **LOS ANGELES, CA** Census Tract: **2951.03** Total Rooms: **6**
 Subdivision: **25157** Zoning: **LAR1** Bedrooms: **3**
 Rec Date: **07/23/2015** Prior Rec Date: **05/04/2007** Bath(F/H): **2 /**
 Sale Date: **07/20/2015** Prior Sale Date: **04/20/2007** Yr Built/Eff: **1962 / 1963**
 Sale Price: **\$520,000** Prior Sale Price: **\$620,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **893590** Acres: **0.16** Fireplace: **Y / 1**
 1st Mtg Amt: **\$220,000** Lot Area: **6,873** Pool:
 Total Value: **\$554,000** # of Stories: **1.00** Roof Mat: **COMPOSITION**
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **SHINGLE**
PARKING AVAIL

Comp #:**6** Distance From Subject:**0.22 (miles)**
 Address: **1529 BARRYWOOD AVE, SAN PEDRO, CA 90731-1210**
 Owner Name: **CROSTHWAITE RICARDO & SUSANA**
 Seller Name: **STEVENS DAVID S & LUANNE M**
 APN: **7442-027-002** Map Reference: **78-F1 /** Living Area: **1,286**
 County: **LOS ANGELES, CA** Census Tract: **2951.03** Total Rooms: **6**
 Subdivision: **25153** Zoning: **LAR1** Bedrooms: **3**
 Rec Date: **07/29/2015** Prior Rec Date: **05/18/1993** Bath(F/H): **2 /**
 Sale Date: **06/10/2015** Prior Sale Date: Yr Built/Eff: **1961 / 1963**
 Sale Price: **\$550,000** Prior Sale Price: **\$225,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: Style: **CONVENTIONAL**
 Document #: **922792** Acres: **0.12** Fireplace: **Y / 1**
 1st Mtg Amt: **\$495,000** Lot Area: **5,251** Pool:
 Total Value: **\$324,546** # of Stories: **2.00** Roof Mat: **COMPOSITION**
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **SHINGLE**
ATTACHED
GARAGE

Comp #:**7** Distance From Subject:**0.27 (miles)**
 Address: **1140 WESTMONT DR, SAN PEDRO, CA 90731-1141**
 Owner Name: **GUTIERREZ GEORGE R**
 Seller Name: **YOX DAVID A TRUST**
 APN: **7442-008-030** Map Reference: **73-E6 /** Living Area: **1,290**
 County: **LOS ANGELES, CA** Census Tract: **2951.03** Total Rooms: **6**
 Subdivision: **25157** Zoning: **LAR1** Bedrooms: **3**
 Rec Date: **07/14/2015** Prior Rec Date: Bath(F/H): **2 /**
 Sale Date: **05/29/2015** Prior Sale Date: Yr Built/Eff: **1962 / 1963**
 Sale Price: **\$525,000** Prior Sale Price: Air Cond:
 Sale Type: **FULL** Prior Sale Type: Style: **CONVENTIONAL**
 Document #: **846391** Acres: **0.14** Fireplace: **Y / 1**
 1st Mtg Amt: **\$417,000** Lot Area: **6,241** Pool: **POOL**
 Total Value: **\$83,589** # of Stories: **1.00** Roof Mat: **COMPOSITION**
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **SHINGLE**
ATTACHED
GARAGE

Comp #:**8** Distance From Subject:**0.28 (miles)**
 Address: **28600 MOUNT VANCOUVER CT, RANCHO PALOS VERDES, CA 90275-1930**
 Owner Name: **NULL STEVEN E JR & RIEKO O**
 Seller Name: **SIPIN DENNIS JR**
 APN: **7444-007-012** Map Reference: **78-E1 /** Living Area: **1,472**
 County: **LOS ANGELES, CA** Census Tract: **6707.01** Total Rooms: **6**
 Subdivision: **30657** Zoning: **RPRS-4*** Bedrooms: **3**
 Rec Date: **08/07/2015** Prior Rec Date: **11/13/1997** Bath(F/H): **2 /**
 Sale Date: **07/11/2015** Prior Sale Date: **11/06/1997** Yr Built/Eff: **1974 / 1974**
 Sale Price: **\$720,000** Prior Sale Price: **\$270,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: Style: **CONVENTIONAL**
 Document #: **971653** Acres: **0.20** Fireplace: **Y / 1**
 1st Mtg Amt: **\$576,000** Lot Area: **8,581** Pool:
 Total Value: **\$755,000** # of Stories: **1.00** Roof Mat: **WOOD SHAKE**
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **ATTACHED**
GARAGE

EXHIBIT D

ASSIGNED INSPECTOR: **HECTOR RODRIGUEZ**

Date: **November 10, 2015**

JOB ADDRESS: **1706 NORTH TAPER AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **7442-019-020**

CASE#: **417538**

ORDER NO: **A-2770147**

EFFECTIVE DATE OF ORDER TO COMPLY: **May 19, 2011**

COMPLIANCE EXPECTED DATE: **June 18, 2011**

DATE COMPLIANCE OBTAINED: **September 1, 2011**

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-2770147

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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



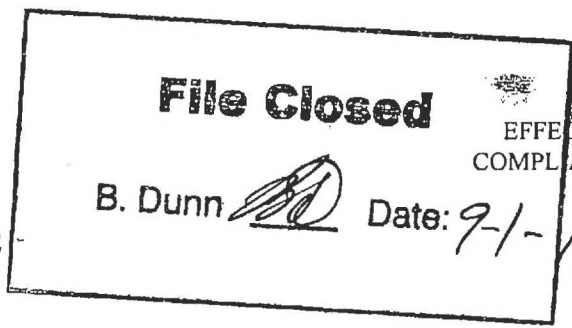
ANTONIO R. VILLARAIGOSA
MAYOR

CASE #	
IMSP	<i>[initials]</i>
CARTS	<i>[initials]</i>
PCIS	
CNAT	<i>[initials]</i>

DEPARTMENT OF
BUILDING AND SAFETY
201 NORTH FIGUEROA STREET
LOS ANGELES, CA 90012
ROBERT R. "Bud" OVRUM
GENERAL MANAGER
RAYMOND S. CHAN, C.E., S.E.
EXECUTIVE OFFICER

ORDER TO COMPLY AND NOTICE OF FEE

KOSULANDICH, THOMAS P
1331 S WYCLIFF AVE
SAN PEDRO, CA 90732



CASE #: 417538
ORDER #: A-2770147
EFFECTIVE DATE: May 19, 2011
COMPLIANCE DATE: June 18, 2011

OWNER OF
SITE ADDRESS: 1706 N TAPER AVE
ASSESSORS PARCEL NO.: 7442-019-020
ZONE: R1; One-Family Zone

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

FURTHER, 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. Maintenance and repair of existing building.

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

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

Comments: Paint all exterior wood

2. Maintenance and repair of existing building and premises.

You are therefore ordered to: 1) Maintain all doors, windows, cabinets, frames and similar finishes in a clean and sanitary condition. Broken or cracked glass or plastics shall be replaced. Torn, worn or broken screens shall be repaired, replaced or removed, unless removal is otherwise prohibited by the Code.

Code Section(s) in Violation: 91.8104.5.1, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

PDJ
MAY 16 2011



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

MAY 16 2011
PDJ
Page 1 of 2

