

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

December 10, 2014

Council District: # 7

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

JOB ADDRESS: **13324 WEST HUBBARD STREET, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **2512-019-028**

On September 1, 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: **13324 West Hubbard Street, Los Angeles California** (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

Following the Department's investigation an order or orders to comply were issued to the property owner and all interested parties. Pursuant to Section 98.0411(a) the order warned that "a proposed noncompliance fee may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or slight modification is filed within 15 days after the compliance date." The owners failed to comply within the time prescribed by ordinance.

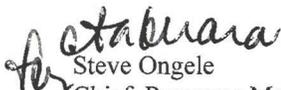
In addition, pursuant to Section 98.0421, the property owner was issued an order August 2, 2011 to pay a code violation inspection fee after violations were identified and verified upon inspection. The non-compliance and code violation inspection fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance Code Enforcement fee	\$ 550.00
Code Violation Investigation fee	336.00
System Development Surcharge	20.16
Accumulated Interest (1%/month)	330.66
Title Report fee	42.00
<b>Grand Total</b>	<b>\$ 1,278.82</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 **\$1,278.82** 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 **\$1,278.82** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY

  
Steve Ongele  
Chief, Resource Management Bureau

Lien confirmed by  
City Council on:

ATTEST: HOLLY WOLCOTT, CITY CLERK

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

# EXHIBIT A



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. T10626  
Dated as of: 07/25/2014

Prepared for: City of Los Angeles

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### SCHEDULE A (Reported Property Information)

APN #: 2512-019-028

Property Address: 13324 W HUBBARD ST ✓ City: Los Angeles County: Los Angeles

### VESTING INFORMATION

Type of Instrument GRANT DEED

Grantor: IRA G. MCALLISTER AND NEDRA L. MCALLISTER

Grantee: HELY M. MEZA A MINOR BY AND THROUGH HER GUARDIAN AD LITEM HELY J. MEZA UNDI, THE CALIFORNIA UNIFORM TRANSFERS OF MINORS ACT.

Instrument: 92/1499197

Book/Page: N/A

Dated: 06/24/1992.

Recorded: 08/12/1992

MAILING ADDRESS: JOSE MEZA, HELY MEZA,  
13324 HUBBARD ST, SYLMAR, CA 91342

### SCHEDULE B

### LEGAL DESCRIPTION

LOT 164 OF TRACT NO. 21698 AS PER MAP RECORDED IN BOOK 590, PAGES 94-98 INCLUSIVE OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

### MORTGAGES/LIENS

NO OPEN DOT/MORTGAGE FOUND ON SUBJECT PROPERTY

Type of Instrument MISCELLANEOUS

NOTICE OF PENDING LIEN, DATED 12/30/2011, RECORDED 01/13/2012 AS INSTRUMENT NO. 20120065203.

MAILING ADDRESS: DEPARTMENT OF BUILDING AND SAFETY, FINANCIAL SERVICES DIVISION,  
201 N. FIGUEROA ST., 9TH FLOOR, LOS ANGELES, CA 90012.

MAILING ADDRESS: HELY J GDN MEZA AND MINOR ESTATE OF HELY MEZA,  
13324 HUBBARD ST, SYLMAR, CA 91342.

RECORDING REQUESTED BY  
MULLIS & ASSOCIATES, INC. CO

92-1499197

RECORDING REQUESTED BY

AND WHEN RECEIVED MAIL TO

JOSE MEZA  
HELY MEZA  
13324 HUBBARD ST.  
SYLMAR, CA 91342

RECORDED IN OFFICIAL RECORDS  
RECORDER'S OFFICE  
LOS ANGELES COUNTY  
CALIFORNIA  
1 MIN. 2 P.M. AUG 12 1992  
PAST.

MAIL TAX STATEMENTS TO

SAME AS ABOVE

SPACE ABOVE THIS LINE FOR RECORDER'S USE

FEE  
\$5  
D

### Grant Deed

The undersigned grantor(s) declare(s):  
Documentary transfer tax is \$ 170.50 LA COUNTY (80) + 697.50 LA CTY (14) = 868.00  
 computed on full value of property conveyed, or  
 computed on full value less value of liens and encumbrances remaining at time of sale.  
 Unincorporated area: ( ) City of \_\_\_\_\_ and \_\_\_\_\_

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

IRA G. MCALLISTER AND NEDRA L. MCALLISTER

hereby GRANT(S) to  
HELY M. MEZA A MINOR BY AND THROUGH HER GUARDIAN AD LITEM HELY J. MEZA UNCL.  
THE CALIFORNIA UNIFORM TRANSFERS OF MINORS ACT.

the following described real property in the CITY OF LOS ANGELES  
County of LOS ANGELES, State of California:

LOT 164 OF TRACT NO. 21698 AS PER MAP RECORDED IN BOOK 590, PAGES 94-98 INCLUSIVE  
OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

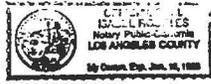
Dated: JUNE 24, 1992

*Ira G. McAllister*  
Ira G. McAllister

STATE OF CALIFORNIA }  
COUNTY OF LOS ANGELES }  
On JUN 27 10 1992 before me, the under-  
signed, a Notary Public in and for said State, personally appeared  
Ira G. McAllister and Nedra L. McAllister

*Nedra L. McAllister*  
Nedra L. McAllister

\_\_\_\_\_, personally  
knows to me or proved to me on the basis of satisfactory evidence to be the  
person S whose name is subscribed to the within instrument and  
acknowledged that they executed the same.  
WITNESS my hand and official seal.



Signature: *Isabel Rosales*  
ISABEL ROSALES  
Name (Typed or Printed)

(This area for official notarial seal)

Title Order No. 119746-6 Escrow or Loan No. 23-40982

MAIL TAX STATEMENTS AS DIRECTED ABOVE

END OF RECORDED DOCUMENT.

2512-19-28

RECORDING REQUESTED BY:  
CITY OF LOS ANGELES

WHEN RECORDED MAIL TO:

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



SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF PENDING LIEN

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

For further information regarding this notice and the status of Department proceedings, please contact Nancy Truong of the Department of Building and Safety between 9:00 a.m. and 11:00 a.m., Monday through Friday. (Invoice No. 5313583)

Telephone Number: (213) 482-6890

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

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

TR 21698 164 M B 590-94/98

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

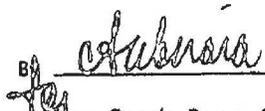
APN 2512-019-028  
AKA 13324 W HUBBARD ST  
LOS ANGELES

Owner:

HELY J GDN MEZA &  
MINOR ESTATE OF HELY MEZA  
13324 HUBBARD ST  
SYLMAR, CA 91342

DATED: This 30th Day of December, 2011

CITY OF LOS ANGELES

  
Steve Ongele, Bureau Chief  
Resource Management Bureau



## Property Detail Report

For Property Located At :  
**13324 HUBBARD ST, SYLMAR, CA 91342-3223**



## Owner Information

Owner Name: **MEZA HELY J GDN**  
 Mailing Address: **864 E 200 N, PROVO UT 84606-3305 C016**  
 Vesting Codes: **// ES**

## Location Information

Legal Description:	<b>TRACT # 21698 LOT 164</b>	APN:	<b>2512-019-028</b>
County:	<b>LOS ANGELES, CA</b>	Alternate APN:	
Census Tract / Block:	<b>1061.12 / 2</b>	Subdivision:	<b>21698</b>
Township-Range-Sect:		Map Reference:	<b>3-A2 / 482-C3</b>
Legal Book/Page:	<b>590-94</b>	Tract #:	<b>21698</b>
Legal Lot:	<b>164</b>	School District:	<b>LOS ANGELES</b>
Legal Block:		School District Name:	
Market Area:	<b>SYL</b>	Munic/Township:	
Neighbor Code:			

## Owner Transfer Information

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

## Last Market Sale Information

Recording/Sale Date:	<b>08/12/1992 / 06/1992</b>	1st Mtg Amount/Type:	<b>/</b>
Sale Price:	<b>\$155,000</b>	1st Mtg Int. Rate/Type:	<b>/</b>
Sale Type:	<b>FULL</b>	1st Mtg Document #:	
Document #:	<b>1499197</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>\$131.91</b>
New Construction:		Multi/Split Sale:	
Title Company:	<b>FIDELITY NAT'L TITLE INS CO/NY</b>		
Lender:			
Seller Name:	<b>MCALLISTER IRA G</b>		

## Prior Sale Information

Prior Rec/Sale Date:	<b>04/14/1972 /</b>	Prior Lender:	
Prior Sale Price:	<b>\$24,500</b>	Prior 1st Mtg Amt/Type:	<b>/</b>
Prior Doc Number:		Prior 1st Mtg Rate/Type:	<b>/</b>
Prior Deed Type:	<b>DEED (REG)</b>		

## Property Characteristics

Gross Area:		Parking Type:	<b>PARKING AVAIL</b>	Construction:	
Living Area:	<b>1,175</b>	Garage Area:		Heat Type:	<b>HEATED</b>
Tot Adj Area:		Garage Capacity:	<b>2</b>	Exterior wall:	<b>STUCCO</b>
Above Grade:		Parking Spaces:	<b>2</b>	Porch Type:	
Total Rooms:	<b>5</b>	Basement Area:		Patio Type:	<b>COVERED PATIO</b>
Bedrooms:	<b>3</b>	Finish Bsmnt Area:		Pool:	
Bath(F/H):	<b>2 /</b>	Basement Type:		Air Cond:	
Year Built / Eff:	<b>1958 / 1958</b>	Roof Type:		Style:	<b>CONVENTIONAL</b>
Fireplace:	<b>/</b>	Foundation:	<b>SLAB</b>	Quality:	
# of Stories:	<b>1.00</b>	Roof Material:	<b>GRAVEL &amp; ROCK</b>	Condition:	
Other Improvements:	<b>FENCE;FENCED YARD;SHED</b>				

## Site Information

Zoning:	<b>LAR1</b>	Acres:	<b>0.17</b>	County Use:	<b>SINGLE FAMILY RESID (0100)</b>
Lot Area:	<b>7,200</b>	Lot Width/Depth:	<b>60 x 120</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>\$219,191</b>	Assessed Year:	<b>2014</b>	Property Tax:	<b>\$2,738.22</b>
Land Value:	<b>\$127,556</b>	Improved %:	<b>42%</b>	Tax Area:	<b>16</b>
Improvement Value:	<b>\$91,635</b>	Tax Year:	<b>2014</b>	Tax Exemption:	<b>HOMEOWNER</b>
Total Taxable Value:	<b>\$212,191</b>				

# Comparable Summary

For Property Located At



CoreLogic

RealQuest Professional

**13324 HUBBARD ST, SYLMAR, CA 91342-3223**

**19 Comparable(s) found.** (Click on the address to view more property information)

▶ View Report

▶ Configure Display Fields

▶ Modify Comparable Search Criteria

## Summary Statistics For Selected Properties: 19

	Subject Property	Low	High	Average
Sale Price	\$155,000	\$265,000	\$425,000	\$355,716
Bldg/Living Area	1,175	1,006	1,350	1,205
Price/Sqft	\$131.91	\$196.30	\$359.04	\$297.15
Year Built	1958	1940	1972	1956
Lot Area	7,200	5,068	13,060	6,745
Bedrooms	3	2	4	3
Bathrooms/Restrooms	2	1	2	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$219,191	\$53,754	\$340,000	\$177,092
Distance From Subject	0.00	0.10	0.49	0.27

\*= 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
<b>Subject Property</b>										
		13324 HUBBARD ST	\$155,000	1958	3	2	08/12/1992	1,175	7,200	0.0
<b>Comparables</b>										
<input checked="" type="checkbox"/>	1	13344 AZTEC ST	\$330,000	1950	3	1	04/18/2014	1,111	5,068	0.1
<input checked="" type="checkbox"/>	2	13336 AZTEC ST	\$350,100	1940	3	2	07/02/2014	1,083	5,214	0.1
<input checked="" type="checkbox"/>	3	13337 AZTEC ST	\$355,000	1952	3	1	05/21/2014	1,232	5,191	0.11
<input checked="" type="checkbox"/>	4	13312 BOMBAY ST	\$410,000	1962	3	2	12/04/2014	1,182	6,136	0.15
<input checked="" type="checkbox"/>	5	13240 FENTON AVE	\$369,000	1958	3	2	06/16/2014	1,128	6,449	0.16
<input checked="" type="checkbox"/>	6	13243 KISMET AVE	\$390,000	1957	3	2	06/03/2014	1,093	7,791	0.16
<input checked="" type="checkbox"/>	7	13420 CRANSTON AVE	\$390,000	1963	4	2	11/26/2014	1,347	5,366	0.18
<input checked="" type="checkbox"/>	8	13226 KISMET AVE	\$405,000	1957	3	2	11/07/2014	1,128	9,656	0.18
<input checked="" type="checkbox"/>	9	13204 AZORES AVE	\$425,000	1962	3	2	08/29/2014	1,208	13,060	0.21
<input checked="" type="checkbox"/>	10	13372 HERRON ST	\$270,000	1952	3	1	09/19/2014	1,006	5,799	0.24
<input checked="" type="checkbox"/>	11	13364 HERRON ST	\$345,000	1952	4	1	03/26/2014	1,106	5,799	0.25
<input checked="" type="checkbox"/>	12	13524 SAYRE ST	\$385,000	1952	3	1	11/03/2014	1,224	6,750	0.28
<input checked="" type="checkbox"/>	13	13582 SAYRE ST	\$340,000	1954	3	1	09/25/2014	1,292	6,750	0.31
<input checked="" type="checkbox"/>	14	13515 RAVEN ST	\$321,500	1972	4	2	06/13/2014	1,308	6,001	0.36
<input checked="" type="checkbox"/>	15	13560 DYER ST	\$265,000	1955	2	1	09/29/2014	1,350	6,271	0.41
<input checked="" type="checkbox"/>	16	13150 AZTEC ST	\$375,000	1947	3	2	11/25/2014	1,283	6,050	0.42
<input checked="" type="checkbox"/>	17	12988 HALFORD ST	\$370,000	1964	3	2	06/27/2014	1,288	7,602	0.45
<input checked="" type="checkbox"/>	18	13638 BERG ST	\$320,000	1957	2	1	08/04/2014	1,230	5,600	0.48
<input checked="" type="checkbox"/>	19	13101 TRIPOLI AVE	\$343,000	1963	3	2	03/21/2014	1,288	7,593	0.49

**Comparable Sales Report**

For Property Located At



CoreLogic

RealQuest Professional

**13324 HUBBARD ST, SYLMAR, CA 91342-3223****19 Comparable(s) Selected.**

Report Date: 12/17/2014

**Summary Statistics:**

	<b>Subject</b>	<b>Low</b>	<b>High</b>	<b>Average</b>
Sale Price	\$155,000	\$265,000	\$425,000	\$355,716
Bldg/Living Area	1,175	1,006	1,350	1,205
Price/Sqft	\$131.91	\$196.30	\$359.04	\$297.15
Year Built	1958	1940	1972	1956
Lot Area	7,200	5,068	13,060	6,745
Bedrooms	3	2	4	3
Bathrooms/Restrooms	2	1	2	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$219,191	\$53,754	\$340,000	\$177,092
Distance From Subject	0.00	0.10	0.49	0.27

\* = user supplied for search only

Comp #:1 Distance From Subject:0.1 (miles)  
 Address: 13344 AZTEC ST, SYLMAR, CA 91342-2329  
 Owner Name: HENRIQUEZ ELMER & VANESSA  
 Seller Name: WILSON HARRY W JR  
 APN: 2510-024-010 Map Reference: 3-A2 / 482-C3 Living Area: 1,111  
 County: LOS ANGELES, CA Census Tract: 1061.12 Total Rooms: 6  
 Subdivision: 24333 Zoning: LAR1 Bedrooms: 3  
 Rec Date: 04/18/2014 Prior Rec Date: Bath(F/H): 1 /  
 Sale Date: 02/04/2014 Prior Sale Date: Yr Built/Eff: 1950 / 1950  
 Sale Price: \$330,000 Prior Sale Price: Air Cond:  
 Sale Type: FULL Prior Sale Type: Style: CONVENTIONAL  
 Document #: 399706 Acres: 0.12 Fireplace: /  
 1st Mtg Amt: \$243,000 Lot Area: 5,068 Pool:  
 Total Value: \$56,352 # of Stories: 1.00 Roof Mat: COMPOSITION  
 Land Use: SFR Park Area/Cap#: / 2 Parking: SHINGLE  
 PARKING AVAIL

Comp #:2 Distance From Subject:0.1 (miles)  
 Address: 13336 AZTEC ST, SYLMAR, CA 91342-2329  
 Owner Name: HURTADO JOSEPHINE F  
 Seller Name: WILSON THOMAS P  
 APN: 2510-024-008 Map Reference: 3-A2 / 482-C3 Living Area: 1,083  
 County: LOS ANGELES, CA Census Tract: 1061.12 Total Rooms: 5  
 Subdivision: 24333 Zoning: LAR1 Bedrooms: 3  
 Rec Date: 07/02/2014 Prior Rec Date: Bath(F/H): 2 /  
 Sale Date: 06/24/2014 Prior Sale Date: Yr Built/Eff: 1940 / 1941  
 Sale Price: \$350,100 Prior Sale Price: Air Cond:  
 Sale Type: FULL Prior Sale Type: Style: CONVENTIONAL  
 Document #: 682563 Acres: 0.12 Fireplace: /  
 1st Mtg Amt: \$343,660 Lot Area: 5,214 Pool:  
 Total Value: \$54,149 # of Stories: 1.00 Roof Mat: COMPOSITION  
 Land Use: SFR Park Area/Cap#: / 2 Parking: SHINGLE  
 PARKING AVAIL

Comp #:3 Distance From Subject:0.11 (miles)  
 Address: 13337 AZTEC ST, SYLMAR, CA 91342-2329  
 Owner Name: ANGUIANO VICTOR & MARTHA I  
 Seller Name: LEWIS GREGG A  
 APN: 2510-024-004 Map Reference: 3-A2 / 482-C3 Living Area: 1,232  
 County: LOS ANGELES, CA Census Tract: 1061.12 Total Rooms: 6  
 Subdivision: 24333 Zoning: LAR1 Bedrooms: 3  
 Rec Date: 05/21/2014 Prior Rec Date: Bath(F/H): 1 /  
 Sale Date: 04/25/2014 Prior Sale Date: Yr Built/Eff: 1952 / 1952  
 Sale Price: \$355,000 Prior Sale Price: Air Cond:  
 Sale Type: FULL Prior Sale Type: Style: CONVENTIONAL  
 Document #: 523673 Acres: 0.12 Fireplace: Y / 1  
 1st Mtg Amt: \$348,570 Lot Area: 5,191 Pool:  
 Total Value: \$56,947 # of Stories: 1.00 Roof Mat: GRAVEL & ROCK  
 Land Use: SFR Park Area/Cap#: / 2 Parking: PARKING AVAIL

Comp #:4 Distance From Subject:0.15 (miles)  
 Address: 13312 BOMBAY ST, SYLMAR, CA 91342-4407  
 Owner Name: ROMERO SYLVIA/HERNANDEZ VICTOR  
 Seller Name: AYACH MIKE  
 APN: 2512-012-047 Map Reference: 3-A3 / 482-C3 Living Area: 1,182  
 County: LOS ANGELES, CA Census Tract: 1061.13 Total Rooms: 5  
 Subdivision: 24150 Zoning: LAR1 Bedrooms: 3  
 Rec Date: 12/04/2014 Prior Rec Date: Bath(F/H): 2 /  
 Sale Date: 12/01/2014 Prior Sale Date: Yr Built/Eff: 1962 / 1962  
 Sale Price: \$410,000 Prior Sale Price: \$295,000 Air Cond: EVAP COOLER  
 Sale Type: FULL Prior Sale Type: Style: CONVENTIONAL  
 Document #: 1304887 Acres: 0.14 Fireplace: /  
 1st Mtg Amt: \$375,457 Lot Area: 6,136 Pool:  
 Total Value: \$308,205 # of Stories: 1.00 Roof Mat: COMPOSITION  
 Land Use: SFR Park Area/Cap#: / 2 Parking: SHINGLE  
 PARKING AVAIL

Comp #:5 Distance From Subject:0.16 (miles)  
 Address: 13240 FENTON AVE, SYLMAR, CA 91342-4411  
 Owner Name: RODRIGUEZ CESAR A/HERNANDEZ OLGA J  
 Seller Name: GARIBAY GRADY A & DIANE D  
 APN: 2512-017-043 Map Reference: 3-A3 / 482-C3 Living Area: 1,128  
 County: LOS ANGELES, CA Census Tract: 1061.12 Total Rooms: 5  
 Subdivision: 21698 Zoning: LAR1 Bedrooms: 3  
 Rec Date: 06/16/2014 Prior Rec Date: 03/14/1991 Bath(F/H): 2 /  
 Sale Date: 05/02/2014 Prior Sale Date: 01/1991 Yr Built/Eff: 1958 / 1958  
 Sale Price: \$369,000 Prior Sale Price: \$165,000 Air Cond:  
 Sale Type: FULL Prior Sale Type: FULL Style: CONTEMPORARY  
 Document #: 618372 Acres: 0.15 Fireplace: /  
 1st Mtg Amt: \$362,316 Lot Area: 6,449 Pool:  
 Total Value: \$241,286 # of Stories: 1.00 Roof Mat: GRAVEL & ROCK  
 Land Use: SFR Park Area/Cap#: / 2 Parking: ATTACHED GARAGE

Comp #:6 Distance From Subject:0.16 (miles)  
 Address: 13243 KISMET AVE, SYLMAR, CA 91342-3205  
 Owner Name: GARCIA ALEX  
 Seller Name: CROZER CLARK P & KAREN J  
 APN: 2512-017-016 Map Reference: 3-A3 / 482-D3 Living Area: 1,093  
 County: LOS ANGELES, CA Census Tract: 1061.12 Total Rooms: 5  
 Subdivision: 21698 Zoning: LAR1 Bedrooms: 3  
 Rec Date: 06/03/2014 Prior Rec Date: 07/15/2010 Bath(F/H): 2 /  
 Sale Date: 05/02/2014 Prior Sale Date: 06/03/2010 Yr Built/Eff: 1957 / 1957  
 Sale Price: \$390,000 Prior Sale Price: \$325,000 Air Cond:  
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL  
 Document #: 568536 Acres: 0.18 Fireplace: /  
 1st Mtg Amt: \$370,500 Lot Area: 7,791 Pool:  
 Total Value: \$333,069 # of Stories: 1.00 Roof Mat: GRAVEL & ROCK  
 Land Use: SFR Park Area/Cap#: / 2 Parking: ATTACHED GARAGE

Comp #:7 Distance From Subject:0.18 (miles)  
 Address: 13420 CRANSTON AVE, SYLMAR, CA 91342-2335  
 Owner Name: BAILEY ANTHONY & ARABELLA/BERGMAN CLYDE & MARIA  
 Seller Name: SEEGAN TRUST  
 APN: 2510-012-025 Map Reference: 3-A2 / 482-C3 Living Area: 1,347  
 County: LOS ANGELES, CA Census Tract: 1061.12 Total Rooms: 7  
 Subdivision: 21757 Zoning: LAR1 Bedrooms: 4  
 Rec Date: 11/26/2014 Prior Rec Date: Bath(F/H): 2 /  
 Sale Date: 11/03/2014 Prior Sale Date: Yr Built/Eff: 1963 / 1963  
 Sale Price: \$390,000 Prior Sale Price: Air Cond: EVAP COOLER  
 Sale Type: FULL Prior Sale Type: Style: CONVENTIONAL  
 Document #: 1278925 Acres: 0.12 Fireplace: Y / 1  
 1st Mtg Amt: \$382,936 Lot Area: 5,366 Pool:  
 Total Value: \$64,559 # of Stories: 1.00 Roof Mat: COMPOSITION  
 Land Use: SFR Park Area/Cap#: / 2 Parking: SHINGLE PARKING AVAIL

Comp #:8 Distance From Subject:0.18 (miles)  
 Address: 13226 KISMET AVE, SYLMAR, CA 91342-3204  
 Owner Name: BELMONTE JOE W/ONG GRACE R  
 Seller Name: WILL LARRY P FAMILY TRUST  
 APN: 2512-016-044 Map Reference: 3-A3 / 482-D3 Living Area: 1,128  
 County: LOS ANGELES, CA Census Tract: 1061.12 Total Rooms: 5  
 Subdivision: 21698 Zoning: LAR1 Bedrooms: 3  
 Rec Date: 11/07/2014 Prior Rec Date: 06/15/1995 Bath(F/H): 2 /  
 Sale Date: 10/07/2014 Prior Sale Date: Yr Built/Eff: 1957 / 1957  
 Sale Price: \$405,000 Prior Sale Price: Air Cond: EVAP COOLER  
 Sale Type: FULL Prior Sale Type: Style: CONVENTIONAL  
 Document #: 1190287 Acres: 0.22 Fireplace: /  
 1st Mtg Amt: \$364,500 Lot Area: 9,656 Pool:  
 Total Value: \$62,359 # of Stories: 1.00 Roof Mat: GRAVEL & ROCK  
 Land Use: SFR Park Area/Cap#: / 2 Parking: PARKING AVAIL

Comp #:9 Distance From Subject:0.21 (miles)  
 Address: 13204 AZORES AVE, SYLMAR, CA 91342-4406  
 Owner Name: PEREZ OCTAVIO B  
 Seller Name: A & J ASSOCIATES INC  
 APN: 2512-012-040 Map Reference: 3-A3 / 482-C3 Living Area: 1,208  
 County: LOS ANGELES, CA Census Tract: 1061.13 Total Rooms: 5  
 Subdivision: 24150 Zoning: LAR1 Bedrooms: 3  
 Rec Date: 08/29/2014 Prior Rec Date: 10/17/2013 Bath(F/H): 2 /  
 Sale Date: 07/15/2014 Prior Sale Date: 08/12/2013 Yr Built/Eff: 1962 / 1962  
 Sale Price: \$425,000 Prior Sale Price: \$256,500 Air Cond:  
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL  
 Document #: 915251 Acres: 0.30 Fireplace: Y / 1  
 1st Mtg Amt: \$340,000 Lot Area: 13,060 Pool: POOL  
 Total Value: \$304,000 # of Stories: 1.00 Roof Mat: COMPOSITION  
 Land Use: SFR Park Area/Cap#: / 2 Parking: SHINGLE  
 PARKING AVAIL

Comp #:10 Distance From Subject:0.24 (miles)  
 Address: 13372 HERRON ST, SYLMAR, CA 91342-2548  
 Owner Name: 13372 HERRON STREET LLC  
 Seller Name: BARRAGAN HOLDINGS LLC  
 APN: 2510-011-006 Map Reference: 3-A2 / 482-C2 Living Area: 1,006  
 County: LOS ANGELES, CA Census Tract: 1061.12 Total Rooms: 6  
 Subdivision: 9179 Zoning: LARA Bedrooms: 3  
 Rec Date: 09/19/2014 Prior Rec Date: 12/30/1991 Bath(F/H): 1 /  
 Sale Date: 09/10/2014 Prior Sale Date: 09/1991 Yr Built/Eff: 1952 / 1952  
 Sale Price: \$270,000 Prior Sale Price: Air Cond:  
 Sale Type: FULL Prior Sale Type: Style: CONVENTIONAL  
 Document #: 995953 Acres: 0.13 Fireplace: /  
 1st Mtg Amt: Lot Area: 5,799 Pool:  
 Total Value: \$53,754 # of Stories: 1.00 Roof Mat: COMPOSITION  
 Land Use: SFR Park Area/Cap#: / 2 Parking: SHINGLE  
 PARKING AVAIL

Comp #:11 Distance From Subject:0.25 (miles)  
 Address: 13364 HERRON ST, SYLMAR, CA 91342-2548  
 Owner Name: SANCHEZ OMAR A  
 Seller Name: HORTON MICHAEL A  
 APN: 2510-011-004 Map Reference: 3-A2 / 482-C2 Living Area: 1,106  
 County: LOS ANGELES, CA Census Tract: 1061.12 Total Rooms: 6  
 Subdivision: 9179 Zoning: LARA Bedrooms: 4  
 Rec Date: 03/26/2014 Prior Rec Date: 02/18/1987 Bath(F/H): 1 /  
 Sale Date: 03/05/2014 Prior Sale Date: 11/1986 Yr Built/Eff: 1952 / 1952  
 Sale Price: \$345,000 Prior Sale Price: \$88,500 Air Cond:  
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL  
 Document #: 303950 Acres: 0.13 Fireplace: /  
 1st Mtg Amt: \$338,751 Lot Area: 5,799 Pool:  
 Total Value: \$140,160 # of Stories: 1.00 Roof Mat: COMPOSITION  
 Land Use: SFR Park Area/Cap#: / 1 Parking: SHINGLE  
 PARKING AVAIL

Comp #:12 Distance From Subject:0.28 (miles)  
 Address: 13524 SAYRE ST, SYLMAR, CA 91342-2307  
 Owner Name: GUERRERO JOSE J/GUERRERO ADILENE  
 Seller Name: SNIDER FAMILY TRUST  
 APN: 2510-015-010 Map Reference: 2-F2 / 482-C3 Living Area: 1,224  
 County: LOS ANGELES, CA Census Tract: 1061.12 Total Rooms: 6  
 Subdivision: 8886 Zoning: LARA Bedrooms: 3  
 Rec Date: 11/03/2014 Prior Rec Date: Bath(F/H): 1 /  
 Sale Date: 10/02/2014 Prior Sale Date: Yr Built/Eff: 1952 / 1952  
 Sale Price: \$385,000 Prior Sale Price: Air Cond: EVAP COOLER  
 Sale Type: FULL Prior Sale Type: Style: CONVENTIONAL  
 Document #: 1161863 Acres: 0.15 Fireplace: Y / 1  
 1st Mtg Amt: \$378,026 Lot Area: 6,750 Pool: POOL  
 Total Value: \$126,724 # of Stories: 1.00 Roof Mat: GRAVEL & ROCK  
 Land Use: SFR Park Area/Cap#: / 2 Parking: PARKING AVAIL

Comp #:13 Distance From Subject:0.31 (miles)  
 Address: 13582 SAYRE ST, SYLMAR, CA 91342-2309  
 Owner Name: FLORES ABRAM & JANET  
 Seller Name: RINGS JOAN 2014 TRUST  
 APN: 2510-016-004 Map Reference: 2-F2 / 482-C3 Living Area: 1,292  
 County: LOS ANGELES, CA Census Tract: 1061.13 Total Rooms: 5  
 Subdivision: 8813 Zoning: LARA Bedrooms: 3  
 Rec Date: 09/25/2014 Prior Rec Date: 10/02/1981 Bath(F/H): 1 /  
 Sale Date: 08/12/2014 Prior Sale Date: Yr Built/Eff: 1954 / 1954  
 Sale Price: \$340,000 Prior Sale Price: Air Cond:  
 Sale Type: FULL Prior Sale Type: Style: CONVENTIONAL  
 Document #: 1014330 Acres: 0.15 Fireplace: /  
 1st Mtg Amt: \$333,841 Lot Area: 6,750 Pool:  
 Total Value: \$57,549 # of Stories: 1.00 Roof Mat: COMPOSITION  
 Land Use: SFR Park Area/Cap#: / 2 Parking: SHINGLE  
 PARKING AVAIL

Comp #:14 Distance From Subject:0.36 (miles)  
 Address: 13515 RAVEN ST, SYLMAR, CA 91342-2327  
 Owner Name: IH4 PROPERTY WEST LP  
 Seller Name: DEUTSCHE BANK 2007-NC4  
 APN: 2510-005-004 Map Reference: 2-F2 / 482-C2 Living Area: 1,308  
 County: LOS ANGELES, CA Census Tract: 1060.20 Total Rooms: 6  
 Subdivision: 8403 Zoning: LARA Bedrooms: 4  
 Rec Date: 06/13/2014 Prior Rec Date: 09/19/2002 Bath(F/H): 2 /  
 Sale Date: 06/05/2014 Prior Sale Date: 07/09/2002 Yr Built/Eff: 1972 / 1972  
 Sale Price: \$321,500 Prior Sale Price: \$240,000 Air Cond: WALL  
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL  
 Document #: 614610 Acres: 0.14 Fireplace: /  
 1st Mtg Amt: Total Value: \$275,880 # of Stories: 1.00 Pool:  
 Land Use: SFR Park Area/Cap#: / 2 Roof Mat: GRAVEL & ROCK  
 Parking: PARKING AVAIL

Comp #:15 Distance From Subject:0.41 (miles)  
 Address: 13560 DYER ST, SYLMAR, CA 91342-2316  
 Owner Name: LAM BRIAN M  
 Seller Name: DITOMASO V P LIVING TRUST  
 APN: 2510-005-021 Map Reference: 2-F2 / 482-C2 Living Area: 1,350  
 County: LOS ANGELES, CA Census Tract: 1060.20 Total Rooms: 5  
 Subdivision: 8403 Zoning: LARA Bedrooms: 2  
 Rec Date: 09/29/2014 Prior Rec Date: 07/15/1994 Bath(F/H): 1 /  
 Sale Date: 07/21/2014 Prior Sale Date: Yr Built/Eff: 1955 / 1955  
 Sale Price: \$265,000 Prior Sale Price: Air Cond:  
 Sale Type: FULL Prior Sale Type: Style: CONVENTIONAL  
 Document #: 1027105 Acres: 0.14 Fireplace: /  
 1st Mtg Amt: \$251,750 Lot Area: 6,271 Pool:  
 Total Value: \$185,154 # of Stories: 1.00 Roof Mat: COMPOSITION  
 Land Use: SFR Park Area/Cap#: / 3 Parking: SHINGLE  
 PARKING AVAIL

Comp #:16 Distance From Subject:0.42 (miles)  
 Address: 13150 AZTEC ST, SYLMAR, CA 91342-2505  
 Owner Name: ORDONEZ CLAUDIA  
 Seller Name: US BANK NA SERIES 2013-4T  
 APN: 2511-025-008 Map Reference: 3-A2 / 482-D2 Living Area: 1,283  
 County: LOS ANGELES, CA Census Tract: 1061.12 Total Rooms: 4  
 Subdivision: 9293 Zoning: LARA Bedrooms: 3  
 Rec Date: 11/25/2014 Prior Rec Date: 06/04/2002 Bath(F/H): 2 /  
 Sale Date: 09/23/2014 Prior Sale Date: 05/29/2002 Yr Built/Eff: 1947 / 1982  
 Sale Price: \$375,000 Prior Sale Price: \$175,000 Air Cond: CENTRAL  
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL  
 Document #: 1272070 Acres: 0.14 Fireplace: /  
 1st Mtg Amt: \$300,000 Lot Area: 6,050 Pool:  
 Total Value: \$340,000 # of Stories: 1.00 Roof Mat: COMPOSITION  
 Land Use: SFR Park Area/Cap#: / 1 Parking: SHINGLE  
 PARKING AVAIL

<b>Comp #:17</b>		Distance From Subject:0.45 (miles)	
<b>Address: 12988 HALFORD ST, SYLMAR, CA 91342-3421</b>			
<b>Owner Name: MARQUEZ LILLIAN</b>			
<b>Seller Name: MAYEN GLADYS F</b>			
<b>APN: 2512-026-045</b>	<b>Map Reference: 3-A3 / 482-D3</b>	<b>Living Area: 1,288</b>	
<b>County: LOS ANGELES, CA</b>	<b>Census Tract: 1061.12</b>	<b>Total Rooms: 6</b>	
<b>Subdivision: 20632</b>	<b>Zoning: LARS</b>	<b>Bedrooms: 3</b>	
<b>Rec Date: 06/27/2014</b>	<b>Prior Rec Date: 06/11/1993</b>	<b>Bath(F/H): 2 /</b>	
<b>Sale Date: 06/03/2014</b>	<b>Prior Sale Date:</b>	<b>Yr Built/Eff: 1964 / 1964</b>	
<b>Sale Price: \$370,000</b>	<b>Prior Sale Price: \$158,000</b>	<b>Air Cond: EVAP COOLER</b>	
<b>Sale Type: FULL</b>	<b>Prior Sale Type: FULL</b>	<b>Style: CONVENTIONAL</b>	
<b>Document #: 668167</b>	<b>Acres: 0.17</b>	<b>Fireplace: Y / 1</b>	
<b>1st Mtg Amt: \$363,298</b>	<b>Lot Area: 7,602</b>	<b>Pool: SPA</b>	
<b>Total Value: \$229,345</b>	<b># of Stories: 1.00</b>	<b>Roof Mat: COMPOSITION SHINGLE</b>	
<b>Land Use: SFR</b>	<b>Park Area/Cap#: / 2</b>	<b>Parking: PARKING AVAIL</b>	

<b>Comp #:18</b>		Distance From Subject:0.48 (miles)	
<b>Address: 13638 BERG ST, SYLMAR, CA 91342-2311</b>			
<b>Owner Name: TORRES YESICA G</b>			
<b>Seller Name: PECENKOVIC SVETOZAR</b>			
<b>APN: 2510-004-016</b>	<b>Map Reference: 2-F2 / 482-C2</b>	<b>Living Area: 1,230</b>	
<b>County: LOS ANGELES, CA</b>	<b>Census Tract: 1060.20</b>	<b>Total Rooms: 4</b>	
<b>Subdivision: 8403</b>	<b>Zoning: LARA</b>	<b>Bedrooms: 2</b>	
<b>Rec Date: 08/04/2014</b>	<b>Prior Rec Date: 04/28/1998</b>	<b>Bath(F/H): 1 /</b>	
<b>Sale Date: 07/07/2014</b>	<b>Prior Sale Date: 04/02/1998</b>	<b>Yr Built/Eff: 1957 / 1962</b>	
<b>Sale Price: \$320,000</b>	<b>Prior Sale Price: \$105,000</b>	<b>Air Cond: WINDOW</b>	
<b>Sale Type: FULL</b>	<b>Prior Sale Type: FULL</b>	<b>Style: CONVENTIONAL</b>	
<b>Document #: 804776</b>	<b>Acres: 0.13</b>	<b>Fireplace: /</b>	
<b>1st Mtg Amt: \$303,952</b>	<b>Lot Area: 5,600</b>	<b>Pool:</b>	
<b>Total Value: \$136,624</b>	<b># of Stories: 1.00</b>	<b>Roof Mat: COMPOSITION SHINGLE</b>	
<b>Land Use: SFR</b>	<b>Park Area/Cap#: / 1</b>	<b>Parking: PARKING AVAIL</b>	

<b>Comp #:19</b>		Distance From Subject:0.49 (miles)	
<b>Address: 13101 TRIPOLI AVE, SYLMAR, CA 91342-3433</b>			
<b>Owner Name: SANDOVAL ANTONIA</b>			
<b>Seller Name: WELLS BARBARA J</b>			
<b>APN: 2512-028-061</b>	<b>Map Reference: 3-A3 / 482-D4</b>	<b>Living Area: 1,288</b>	
<b>County: LOS ANGELES, CA</b>	<b>Census Tract: 1061.12</b>	<b>Total Rooms: 6</b>	
<b>Subdivision: 19909</b>	<b>Zoning: LARS</b>	<b>Bedrooms: 3</b>	
<b>Rec Date: 03/21/2014</b>	<b>Prior Rec Date:</b>	<b>Bath(F/H): 2 /</b>	
<b>Sale Date: 02/10/2014</b>	<b>Prior Sale Date:</b>	<b>Yr Built/Eff: 1963 / 1963</b>	
<b>Sale Price: \$343,000</b>	<b>Prior Sale Price:</b>	<b>Air Cond: CENTRAL</b>	
<b>Sale Type: FULL</b>	<b>Prior Sale Type:</b>	<b>Style: CONVENTIONAL</b>	
<b>Document #: 285377</b>	<b>Acres: 0.17</b>	<b>Fireplace: Y / 1</b>	
<b>1st Mtg Amt: \$243,000</b>	<b>Lot Area: 7,593</b>	<b>Pool: POOL</b>	
<b>Total Value: \$338,626</b>	<b># of Stories: 1.00</b>	<b>Roof Mat: COMPOSITION SHINGLE</b>	
<b>Land Use: SFR</b>	<b>Park Area/Cap#: / 2</b>	<b>Parking: ATTACHED GARAGE</b>	

# EXHIBIT D

ASSIGNED INSPECTOR: JOHN HAMILTON

Date: December 10, 2014

JOB ADDRESS: 13324 WEST HUBBARD STREET, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 2512-019-028

CASE#: 424892

ORDER NO: A-2819884

EFFECTIVE DATE OF ORDER TO COMPLY: August 2, 2011

COMPLIANCE EXPECTED DATE: September 1, 2011

DATE COMPLIANCE OBTAINED: November 8, 2011

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

### VIOLATIONS:

SEE ATTACHED ORDER # A-2819884

1010322201246115

BOARD OF BUILDING AND SAFETY COMMISSIONERS

MARSHA L. BROWN PRESIDENT
VAN AMBATELOS 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

MEZA, HELY J GDN MEZA, HELY M MINOR EST OF
13324 HUBBARD ST
SYLMAR, CA 91342

CASE #: 424892
ORDER #: A-2819884
EFFECTIVE DATE: August 02, 2011
COMPLIANCE DATE: September 01, 2011

On [blank] the
Date JUL 28 2011
undersigned mailed this notice by
regular mail, postage prepaid, to
the addressee as shown on the last
equalized assessment roll. PC
Signature

OWNER OF
SITE ADDRESS: 13324 W HUBBARD ST
ASSESSORS PARCEL NO.: 2512-019-028
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. The approximate 14'6" x 28' rear patio cover has been enclosed without the required permits and approvals.

- You are therefore ordered to:
1) Demolish and remove all construction work performed without the required permit(s).
2) Restore the existing structure(s) to its originally approved condition.
OR
3) Submit plans, obtain the required permits and make the structure(s) comply with all requirements of the L.A.M.C.

Code Section(s) in Violation: 91.8105, 91.106.1.1, 91.106.1.2, 91.108.4, 91.106.3.2, 91.103.1, 93.0104, 94.103.1 1, 95.112.1, 12.21A.1.(a) of the L.A.M.C.

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.



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

INSPECTOR COPY

**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 err 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 (818)374-9856.  
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector:

*John Hamilton*

Date: July 28, 2011

JOHN HAMILTON  
14410 SYLVAN STREET SUITE 105  
VAN NUYS, CA 91401  
(818)374-9856

*MW*  
REVIEWED BY