

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

January 22, 2015

Council District: # 15

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

JOB ADDRESS: **1626 WEST 208<sup>TH</sup> STREET, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **7351-010-007**

On June 30, 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: **1626 West 208<sup>TH</sup> 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.

Pursuant to Section 98.0421, the property owner was issued an order on June 30, 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%)	840.00
Accumulated Interest (1%/month)	501.84
Title Report fee	<u>42.00</u>
<b>Grand Total</b>	<b>\$ <u>1,790.40</u></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 **\$1,790.40** 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 **\$1,790.40** 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

*An*  
*Stalman*  
Steve Ongele  
Chief, Resource Management Bureau

ATTEST: HOLLY L. WOLCOTT, CITY CLERK

Lien confirmed by  
City Council on:

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



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

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**Property Title Report**

**Work Order No. T10808**  
**Dated as of: 09/24/2014**

**Prepared for: City of Los Angeles**

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**SCHEDULE A**  
(Reported Property Information)

**APN #: 7351-010-007**

**Property Address: 1626 W 208TH ST** ✓ **City: Los Angeles** **County: Los Angeles**

**VESTING INFORMATION**

**Type of Instrument GRANT DEED**  
**Grantor: JESUS CRUZ AND RIGOBERTO CRUZ**  
**Grantee: JOSE A. CRUZ, A SINGLE MAN**  
**Instrument: 03/0014704**  
**Dated: 12/19/2002**

**Book/Page: N/A**  
**Recorded: 01/03/2003**

**MAILING ADDRESS: MR. JOSE A. CRUZ,**  
**1626 W. 208TH STREET, TORRANCE, CA 90501.**

**SCHEDULE B**

**LEGAL DESCRIPTION**

**LOT 7 IN BLOCK 43 OF TRACT 4983 IN THE CITY OF TORRANCE, COUNTY OF LOS ANGELES STATE OF CALIFORNIA, AS SHOWN ON MAP FILED IN BOOK 58, PAGE 80 TO 85 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.**

**MORTGAGES/LIENS**

**Type of Instrument DEED OF TRUST**  
**Trustor/Mortgagor: JOSE A. CRUZ, AN UNMARRIED MAN**  
**Lender/Beneficiary: WORLD SAVINGS BANK, FSB, ITS SUCCESSORS AND/OR ASSIGNEES**  
**Trustee: GOLDEN WEST SAVINGS ASSOCIATION SERVICE CO., A CALIFORNIA CORPORATION**  
**Instrument: 20062878171**  
**Amount: \$400,000.00**  
**Dated: 12/20/2006**  
**Maturity Date: 01/15/2037**

**Book/Page: N/A**  
**Open Ended: NO**  
**Recorded: 12/28/2006**

**MAILING ADDRESS: WORLD SAVINGS BANK, FINAL DOCUMENTATION, CLOSING DEPARTMENT, P. O. BOX 659548, SAN ANTONIO, TX 78265 – 9548.**

**INTUITIVE REAL ESTATE SOLUTIONS**

5711 W. SLAUSON AVE., SUITE 170

CULVER CITY, CA 90230

Phone 310-649-2020 310-649-0030 Fax

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**Work Order No. T10808**

**SCHEDULE B (Continued)**

**MAILING ADDRESS:** WORLD SAVINGS BANK, 1901 HARRISON, STREET,  
OAKLAND, CA 94612.

**Type of Instrument** SHORT FORM DEED OF TRUST

**Trustor/Mortgagor:** JOSE A CRUZ

**Lender/Beneficiary:** BANK OF AMERICA, N.A.

**Trustee:** PRLAP, INC.

**Instrument:** 20072172975

**Book/Page:** N/A

**Amount:** \$53,580.00

**Open Ended:** YES

**Dated:** 08/20/2007

**Recorded:** 09/20/2007

**Maturity Date:** 08/20/2037

**MAILING ADDRESS:** BANK OF AMERICA, NA, CONSUMER POST CLOSING REVIEW  
FL9-700-04-21, 9000 SOUTHSIDE BLVD, BLD 700, JACKSONVILLE, FLORIDA 32256.

**MAILING ADDRESS:** UNITED GENERAL TITLE INS FISERV-27 INWOOD ROAD  
ROCKY HILL, CT 06067

**NOTICE MAILING ADDRESS:** 1628 W 208TH ST, TORRANCE, CALIFORNIA 90501-1901

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RECORDING REQUESTED BY:  
CHICAGO TITLE COMPANY

03 0014704

Escrow No. 11329-DR  
Title Order No. 26075278-A43

When Recorded Mail Document  
and Tax Statement To:  
Mr. Jose A. Cruz  
1626 W. 208th Street  
Torrance, CA 90501

APN: 7351-010-007

GRANT DEED

SPACE ABOVE THIS LINE FOR RECORDER'S USE

The undersigned grantor(s) declare(s)  
Documentary transfer tax is \$ 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 Torrance

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Jesus Cruz and Rigoberto Cruz

hereby GRANT(S) to Jose A. Cruz, A Single Man

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

Lot 7 in Block 43 of Tract 4983 in the City of Torrance, County of Los Angeles State of California, as shown on map  
filed in Book 58, Page 80 to 85 of Maps in the office of the County Recorder of said County.

"This is a bonafide gift and the grantor received nothing in return, r & t 11911."

7351-010-007

DATED: December 19, 2002

STATE OF CALIFORNIA  
COUNTY OF Los Angeles  
ON December 19, 2002 before me,  
Lin Tsan personally appeared  
Jesus Cruz, and  
Rigoberto Cruz

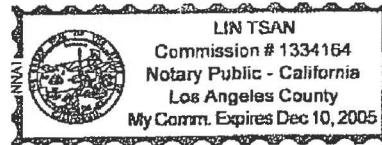
✓ JESUS A CRUZ  
Jesus Cruz

✓ Rigoberto Cruz  
Rigoberto Cruz

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 \_\_\_\_\_



MAIL TAX STATEMENTS AS DIRECTED ABOVE

FD-213 (Rev 9/94)

GRANT DEED

26075278 A43

SECURITY UNION TITLE

000017128

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RECORDING REQUESTED BY:  
WORLD SAVINGS BANK

WHEN RECORDED MAIL TO:  
WORLD SAVINGS BANK  
FINAL DOCUMENTATION  
CLOSING DEPARTMENT  
P.O. BOX 659548  
SAN ANTONIO, TX 78265-9548

12/28/06  
  
20062878171

LOAN NUMBER: 0044848539

NOTE AMOUNT: \$400,000.00

FOR RECORDER'S USE ONLY

**DEED OF TRUST**

THIS IS A FIRST DEED OF TRUST WHICH SECURES A NOTE WHICH CONTAINS PROVISIONS ALLOWING FOR CHANGES IN MY INTEREST RATE, FREQUENCY AND AMOUNT OF PAYMENTS AND PRINCIPAL BALANCE (INCLUDING FUTURE ADVANCES AND DEFERRED INTEREST). AT LENDER'S OPTION THE SECURED NOTE MAY BE RENEWED OR RENEGOTIATED. THE SECURED NOTE PROVIDES FOR MONTHLY PAYMENTS OF PRINCIPAL AND INTEREST.

THE MAXIMUM AGGREGATE PRINCIPAL BALANCE SECURED BY THIS DEED OF TRUST IS \$500,000.00 WHICH IS 125% OF THE ORIGINAL PRINCIPAL NOTE AMOUNT.

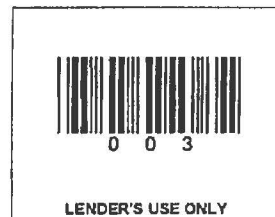
7351-010-007

**I. DEFINITIONS OF WORDS USED IN THIS DEED OF TRUST**

(A) **Security Instrument.** This Deed of Trust, which is dated December 20, 2006, will be called the "Security Instrument."

(B) **Borrower.** JOSE A CRUZ, AN UNMARRIED MAN sometimes will be called "Borrower" and sometimes simply "I" or "me."

(C) **Lender.** WORLD SAVINGS BANK, FSB, ITS SUCCESSORS AND/OR ASSIGNEES, will be called "Lender." Lender is a FEDERAL SAVINGS BANK, which is organized and exists under the laws of the United States. Lender's address is 1901 Harrison Street, Oakland, CA 94612 .



SD001A (2004-03-3)  
DEFERRED INTEREST

Page 1

CA

16

0044848539

BY SIGNING BELOW, I accept and agree to the promises and agreements contained in this Security Instrument and in any rider(s) signed by me and recorded in proper official records.

(PLEASE SIGN YOUR NAME EXACTLY AS IT APPEARS BELOW)

BORROWER(S):

JOSE A CRUZ (Seal)  
JOSE A CRUZ

ATTACH INDIVIDUAL NOTARY ACKNOWLEDGEMENT

06 2878171

SD001 (2004-03-1)

[AF1 (2004-03-1)]  
[B01 (2004-03-1)]

Page 15

CA

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**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

State of California

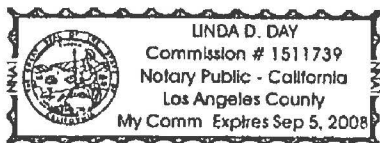
County of LOS ANGELES

On DECEMBER 20, 2006 before me, LINDA D. DAY - Notary Public

personally appeared JOSE A. CRUZ

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~~<sup>they</sup> executed the same in his/~~her~~<sup>their</sup> authorized capacity(ies), and that by his/~~her~~<sup>their</sup> 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.

Place Notary Seal Above

Linda D Day  
Signature of Notary Public

**OPTIONAL**

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document*

**Description of Attached Document**

Title or Type of Document: DEED OF TRUST

Document Date DECEMBER 20, 2006 Number of Pages: 15

Signer(s) Other Than Named Above NONE

**Capacity(ies) Claimed by Signer(s)**

Signer's Name JOSE A. CRUZ

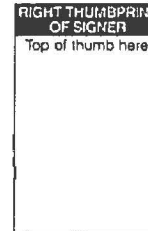
- Individual
- Corporate Officer -- Title(s) \_\_\_\_\_
- Partner --  Limited  General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other \_\_\_\_\_



Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

- Individual
- Corporate Officer -- Title(s) \_\_\_\_\_
- Partner --  Limited  General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_



Signer Is Representing: \_\_\_\_\_

06 2578171

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Recording Requested By:  
Bank of America, NA

09/20/07



20072172975

~~And After Recording Return To:~~  
Bank of America, NA  
Consumer Post Closing Review FL9-700-04-21  
9000 Southside Blvd, Bld 700  
Jacksonville, Florida 32256  
Loan Number: 68249019475999

[Space Above This Line For Recording Data]

**SHORT FORM DEED OF TRUST**  
(EQUITY MAXIMIZER ACCOUNT)

This Deed of Trust is made on AUGUST 20, 2007 by JOSE A CRUZ

(collectively and individually "Trustor"); PRLAP, INC. ("Trustee"); and the beneficiary, Bank of America, N.A. ("Bank"). Trustee is a subsidiary of Bank. Any non-titleholder signs below as Trustor solely for the purpose of subjecting any community property interest in the property described below to this Deed of Trust. The words "I," "me," and "my" in this Deed of Trust refer to the Trustor, whether one or more.

**BANK AND I AGREE:**

1. **Property Security.** For the purpose of securing the obligations described below, I irrevocably grant, convey, transfer and assign to Trustee, in trust with power of sale, the property located in LOS ANGELES County, California described as follows:

SCHEDULE A ATTACHED HERETO AND MADE A PART OF.



Cruz, Jose A

Record and Return To:  
United General Title Ins  
Fiserv - 27 Inwood Road  
ROCKY HILL, CT 06067

with the street address: 1628 W 208TH ST, TORRANCE, CALIFORNIA 90501-1901  
and with Parcel No. and including all improvements and fixtures now or later  
erected on the property, and all easements, rights, appurtenances and fixtures now or later a part of or related to the  
above described property (collectively the "Property").

**2. This Deed of Trust secures:**

- All of the obligations of the borrowers under the Disclosure and Loan Agreement dated AUGUST 20, 2007, and naming JOSE A CRUZ

JOSE A CRUZ/995072142047120  
CALIFORNIA SHORT FORM DEED OF TRUST  
(EQUITY MAXIMIZER ACCOUNT)  
CAHESISF.BOA 02/02/07

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as borrowers, for a revolving line of credit account (the "Agreement"), as well as any modifications and renewals of the Agreement. The Agreement provides for a Total Credit Commitment (as defined in the Agreement) of \$ 53,580.00, allows for repeated credit advances drawn against the Total Credit Commitment, and provides for a variable interest rate. By mutual agreement, Bank may increase the Total Credit Commitment ("Increased Credit Commitment"); and

- Trustor's performance of each obligation in this Deed of Trust.

This Deed of Trust will not secure borrowers' obligations under the Agreement in excess of the Total Credit Commitment or Increased Credit Commitment, except for any amounts due to: (a) unpaid interest, or (b) expenses that Bank incurs because obligations of a borrower under the Agreement are not fulfilled (including without limitation, any advances that Bank makes to perform borrowers' duties to pay taxes, insurance, etc.)

To Protect the Security of this Deed of Trust, I Agree: By the execution and delivery of this Deed of Trust and the Equity Maximizer Agreement and Disclosure secured hereby, that provisions (3) to (20), inclusive of the fictitious deed of trust recorded in LOS ANGELES County JULY 19, 1999 as Instrument No. 99-1334924 in Book and at Page of the Official Records of the County Recorder of that county, (which provisions, identical in all counties, are printed on the following pages) hereby are adopted and incorporated herein and made a part hereof as though set forth at length; and I will observe and perform such provisions; and that the reference to Property, obligations, and parties in such provisions shall be construed to refer to the Property, obligations, and parties set forth in this Deed of Trust.

Trustor requests that a copy of ANY NOTICE OF DEFAULT AND ANY NOTICE OF SALE under this Deed of Trust be mailed to Trustor at the Trustor's address shown below, or if no address is shown, then at the address of the Property.

Mailing Address for Notices: 1628 W 208TH ST, TORRANCE, CALIFORNIA 90501-1901

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

JOSE A CRUZ (Seal) -Trustor

\_\_\_\_\_ (Seal) -Trustor

\_\_\_\_\_ (Seal) -Trustor

\_\_\_\_\_ (Seal) -Trustor

\_\_\_\_\_ (Seal) -Trustor

\_\_\_\_\_ (Seal) -Trustor

JOSE A CRUZ/995072142047120  
CALIFORNIA SHORT FORM DEED OF TRUST  
(EQUITY MAXIMIZER ACCOUNT)  
CAHESISF.BOA 02/02/07

4

[Space Below This Line For Acknowledgment]

State of California )  
County of LOS ANGELES ) ss.

On August 20, 2007 before me, Isabel Pulido, Notary Public  
personally appeared JOSE A CRUZ

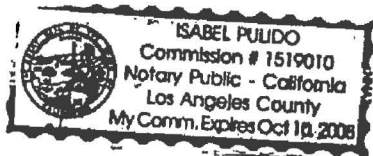
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by (his)/her/their signature(s) on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

*Isabel Pulido*  
NOTARY SIGNATURE

Isabel Pulido  
(Typed Name of Notary)

NOTARY SEAL



JOSE A CRUZ / 995072142047120  
CALIFORNIA SHORT FORM DEED OF TRUST  
(EQUITY MAXIMIZER ACCOUNT)  
CAHESISF.BOA 02/02/07

# EXHIBIT B

ASSIGNED INSPECTOR: **HECTOR RODRIGUEZ**  
JOB ADDRESS: **1626 WEST 208<sup>TH</sup> STREET, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **7351-010-007**

Date: **January 22, 2015**

Last Full Title: **09/24/2014**

Last Update to Title:

.....

## LIST OF OWNERS AND INTERESTED PARTIES

- 1). JOSE A. CRUZ  
1626 WEST 208<sup>TH</sup> STREET  
TORRANCE, CA. 90501-1901  
CAPACITY: OWNER
  
- 2). WORLD SAVINGS BANK  
FINAL DOCUMENTATION, CLOSING DEPARTMENT  
P.O. BOX 659548  
SAN ANTONIO, TX. 78265-9548  
CAPACITY: INTERESTED PARTIES
  
- 3). WORLD SAVINGS BANK  
1901 HARRISON STREET  
OAKLAND, CA. 94612  
CAPACITY: INTERESTED PARTIES
  
- 4). BANK OF AMERICA, NA  
CONSUMER POST CLOSING REVIEW, FL9-700-04-21  
9000 SOUTHSIDE BLVD., BLDG. 700  
JACKSONVILLE, FL. 32256  
CAPACITY: INTERESTED PARTIES
  
- 5). UNITED GENERAL TITLE INS FISERV-  
27 INWOOD ROAD  
ROCKY HILL, CT. 06067  
CAPACITY: INTERESTED PARTIES

# Property Detail Report

For Property Located At :  
**1626 W 208TH ST, TORRANCE, CA 90501-1901**



**Owner Information**

Bldg Card: 000 of 002

Owner Name: **CRUZ JOSE A**  
 Mailing Address: **1626 W 208TH ST, TORRANCE CA 90501-1901 C018**  
 Vesting Codes: **SM //**

**Location Information**

Legal Description:	<b>TRACT # 4983 LOT 7</b>	APN:	<b>7351-010-007</b>
County:	<b>LOS ANGELES, CA</b>	Alternate APN:	
Census Tract / Block:	<b>2920.00 / 3</b>	Subdivision:	<b>4983</b>
Township-Range-Sect:		Map Reference:	<b>68-E3 / 763-J5</b>
Legal Book/Page:	<b>58-80</b>	Tract #:	<b>4983</b>
Legal Lot:	<b>7</b>	School District:	<b>LOS ANGELES</b>
Legal Block:	<b>43</b>	School District Name:	
Market Area:	<b>122</b>	Munic/Township:	
Neighbor Code:			

**Owner Transfer Information**

Recording/Sale Date:	<b>01/03/2003 / 12/19/2002</b>	Deed Type:	<b>GRANT DEED</b>
Sale Price:		1st Mtg Document #:	<b>14705</b>
Document #:	<b>14704</b>		

**Last Market Sale Information**

Recording/Sale Date:	<b>08/24/2001 / 07/14/2001</b>	1st Mtg Amount/Type:	<b>\$214,631 / FHA</b>
Sale Price:	<b>\$218,000</b>	1st Mtg Int. Rate/Type:	<b>7.38 /</b>
Sale Type:	<b>FULL</b>	1st Mtg Document #:	<b>1580013</b>
Document #:	<b>1580012</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>\$65.41</b>
New Construction:		Multi/Split Sale:	

Title Company: **FIDELITY NATIONAL TITLE INSURA**  
 Lender: **ACCUBANC MTG**  
 Seller Name: **BARR ROBERT D & CONSTANCE**

**Prior Sale Information**

Prior Rec/Sale Date:	<b>12/02/1977 /</b>	Prior Lender:	<b>/</b>
Prior Sale Price:	<b>\$84,500</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:		Construction:	
Living Area:	<b>3,333</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>7</b>	Finish Bsmnt Area:		Pool:	
Bath(F/H):	<b>4 /</b>	Basement Type:		Air Cond:	
Year Built / Eff:	<b>1960 /</b>	Roof Type:		Style:	
Fireplace:	<b>/</b>	Foundation:		Quality:	
# of Stories:		Roof Material:		Condition:	

**Site Information**

Zoning:	<b>LARD1.5</b>	Acres:	<b>0.18</b>	County Use:	<b>DUPLEX (0200)</b>
Lot Area:	<b>7,751</b>	Lot Width/Depth:	<b>x</b>	State Use:	
Land Use:	<b>DUPLEX</b>	Res/Comm Units:	<b>2 /</b>	Water Type:	
Site Influence:				Sewer Type:	

**Tax Information**

Total Value:	<b>\$377,302</b>	Assessed Year:	<b>2014</b>	Property Tax:	<b>\$5,083.26</b>
Land Value:	<b>\$148,874</b>	Improved %:	<b>61%</b>	Tax Area:	<b>19</b>
Improvement Value:	<b>\$228,428</b>	Tax Year:	<b>2014</b>	Tax Exemption:	
Total Taxable Value:	<b>\$377,302</b>				

# Comparable Summary

For Property Located At



CoreLogic

RealQuest Professional

**1626 W 208TH ST, TORRANCE, CA 90501-1901**

**0 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: 0

Subject Property	Low	High	Average
No comparable selected			

\*= user supplied for search only

<input type="checkbox"/> # F Address	Sale Price	Yr Blt	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
<b>Subject Property</b>								
1626 W 208TH ST	\$218,000	1960	7	4	08/24/2001	3,333	7,751	0.0

**No Comps were found. Please modify search criteria.**

# EXHIBIT D

ASSIGNED INSPECTOR: **HECTOR RODRIGUEZ**  
JOB ADDRESS: **1626 WEST 208<sup>TH</sup> STREET, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **7351-010-007**

**Date: January 22, 2015**

**CASE#: 417832**  
**ORDER NO: A-2796511**

EFFECTIVE DATE OF ORDER TO COMPLY: **June 30, 2011**

COMPLIANCE EXPECTED DATE: **July 30, 2011**

DATE COMPLIANCE OBTAINED: **November 7, 2012**

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

### VIOLATIONS:

SEE ATTACHED ORDER # A-2796511

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

## SUBSTANDARD ORDER AND NOTICE OF FEE

CRUZ, JOSE A  
1626 W 208TH ST  
TORRANCE, CA 90501

CASE #: 417832  
ORDER #: A-2796511  
EFFECTIVE DATE: June 30, 2011  
COMPLIANCE DATE: July 30, 2011

OWNER OF  
SITE ADDRESS: 1626 W 208TH ST #1628  
ASSESSORS PARCEL NO.: 7351-010-007  
ZONE: RD1.5; Min. Per Unit 1,500

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:

As a result of an inspection of the property (Site Address) listed above, this office has determined the building(s) to be SUBSTANDARD as pursuant to the provisions of Division 89 of Article 1 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.). You are therefore ordered to secure all required permits and begin the necessary work to eliminate the following code violations within 30 days from the effective date of this order. All necessary work shall be completed within 90 days from the effective date of this order. If the necessary permits are not obtained or the required work is not physically commenced within 45 days from the effective date of this order, the Department of Building and Safety may order the owner to cause the building(s) to be vacated.

### VIOLATION(S):

1. The garage has been converted to habitable space without the required permits and approvals.

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

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

2. Failure to provide or maintain the required off street parking.

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



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

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Code Section(s) in Violation: 12.21A.1.(a), 91.103.3 and 12.21A.4.(m) of the L.A.M.C.

**3. The building or premises is Substandard due to illegal occupancy.**

You are therefore ordered to:

- 1) Discontinue the use and occupancy of all buildings or portions thereof occupied for living, sleeping, cooking or dining purposes which were not designed or intended to be used for such occupancies.
- 2) Demolish and remove all construction work performed without the required permit(s).
- 3) Restore the building(s) or portion(s) thereof to its originally approved condition.

Code Section(s) in Violation: 91.8902.14, 91.8902, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Comments: Garage converted to dwelling unit

NOTE: A certificate has been filed with the County Recorder noting the above substandard condition.

**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 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.

**NOTICE:**

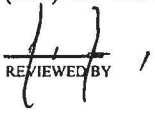
Relocation assistance may be required if a tenant is evicted in order to comply with an order from a governmental agency. (LAMC 151.09.A.11 & 161.03) For information, call the Los Angeles Housing Department (LAHD) at (213) 808-8888 or go to: <http://lahd.lacity.org>

If you have any questions or require any additional information please feel free to contact me at (310)732-4532.  
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector:  F62

Date: June 21, 2011

BOB DUNN  
638 S. BEACON ST., ROOM 276  
SAN PEDRO, CA 90731  
(310)732-4532

  
REVIEWED BY /