

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

March 12, 2015

Council District: # 8

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

JOB ADDRESS: 119 EAST 105TH STREET, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 6063-017-021

On May 25, 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: **119 East 105th 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 April 14, 2012 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>
Late Charge/Collection fee (250%)	1,665.00
Code Violation Investigation fee	336.00
System Development Surcharge	20.16
System Development Surcharge late fee	50.40
Non-Compliance Code Enforcement Fee	550.00
Accumulated Interest (1%/month)	842.34
Title Report fee	42.00
Grand Total	\$ 3,505.90

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed a lien for a total sum of **\$3,505.90** recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "City Council") designate the time and place protest can be heard concerning this matter, as set forth in Sections 7.35.3 and 7.35.5 of the Los Angeles Administrative Code.

It is further requested that the City Council instruct the Department to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$3,505.90** 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
Steve Ongele
Chief, Resource Management Bureau

ATTEST: HOLLY WOLCOTT, CITY CLERK

Lien confirmed by
City Council on:

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. T10509
Dated as of: 07/16/2014

Prepared for: City of Los Angeles

SCHEDULE A (Reported Property Information)

APN #: 6063-017-021

Property Address: 119 E 105TH ST

City: Los Angeles

County: Los Angeles

VESTING INFORMATION

Type of Instrument GRANT DEED

Grantor: FRANCISCO J RIVERA AND MA ESTHER ARAMBULA ALVAREZ, HUSBAND AND WIFE
AS JOINT TENANTS

Grantee: LORENA RODRIGUEZ, A SINGLE WOMAN

Instrument: 20072570586

Book/Page: N/A

Dated: 11/12/2007

Recorded: 11/19/2007

MAILING ADDRESS: MISS LORENA RODRIGUEZ,
119 E 105TH STREET, LOS ANGELES, CA 90003

SCHEDULE B

LEGAL DESCRIPTION

LOT 22 OF TRACT NO. 5745, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 62, PAGE 88 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

MORTGAGES/LIENS

Type of Instrument DEED OF TRUST

Trustor/Mortgagor: LORENA RODRIGUEZ, A SINGLE WOMAN

Lender/Beneficiary: MERS AS NOMINEE FOR HOMECOMINGS FINANCIAL. LLC (F/K/A
HOMECOMINGS FINANCIAL NETWORK, INC.)

Trustee: LAWYERS TITLE COMPANY

Instrument: 20072570587

Book/Page: N/A

Amount: \$400,000

Open Ended: NO

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

Work Order No. T10509

SCHEDULE B (Continued)

Maturity Date: 12/01/2037

MAILING ADDRESS: HOME COMINGS FINANCIAL, NETWORK, INC
ONE MERIDIAN CROSSING MINNEAPOLIS, MN, 55423

ADDITIONAL MAILING ADDRESS: HOMECOMINGS FINANCIAL,
4350 VON KARMAN AVENUE, SUITE 100 NEWPORT BEACH, CA 92660

MAILING ADDRESS: "MERS" MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.,
P.O. BOX 2026, FLINT, MI 48501-2026

SAID MORTGAGE IS FURTHER SUBJECT TO A SUBSTITUTION OF TRUSTEE, DATED
04/14/2009, RECORDED 04/16/2009 AS INSTRUMENT NO. 20090551225.

MAILING ADDRESS: ETS SERVICES, LLC
2255 NORTH ONTARIO STREE, SUITE 400 BURBANK, CALIFORNIA 91504-3120

SAID MORTGAGE IS FURTHER SUBJECT TO A NOTICE OF TRUSTEES SALE,
DATED 07/17/2009, RECORDED 07/20/2009 AS INSTRUMENT NO. 20091092812.

MAILING ADDRESS: : ETS SERVICES, LLC
2255 NORTH ONTARIO STREE, SUITE 400 BURBANK, CALIFORNIA 91504-3120

SAID MORTGAGE IS SUBJECT TO A CORPORATE ASSIGNMENT OF MORTGAGE,
FROM MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR
HOMECOMINGS FINANCIAL, LLC (F/K/A HOMECOMINGS FINANCIAL NETWORK,
INC.) (ASSIGNOR) TO 21ST MORTGAGE CORPORATION (ASSIGNEE), DATED
12/31/2013, RECORDED 01/09/2014 AS INSTRUMENT NO. 20140026969.

MAILING ADDRESS: FINANCIAL DIMENSION, INC.
1400 LEBANON CHURCH ROAD PITTSBURGH, PA 15236

MAILING ADDRESS: "MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.,
AS NOMINEE FOR HOMECOMINGS FINANCIAL, LLC (F/K/A HOMECOMINGS
FINANCIAL NETWORK, INC.), P.O. BOX 2026, FLINT, MI 48501-2026

Type of Instrument MISCELLANEOUS

Comments: NOTICE OF PENDING LIEN, DATED 07/20/2012, RECORDED 07/27/2012 AS
INSTRUMENT NO. 20121115380

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

MAILING ADDRESS: LORENA RODRIGUEZ,
119 E 105TH ST, LOS ANGELES, CA 90003

RECORDING REQUESTED BY.
Land America Lawyers Title

2

AND WHEN RECORDED MAIL TO.

Miss Lorena Rodriguez
119 E 105th Street
Los Angeles, CA 90003

11/19/07



20072570586

THIS SPACE FOR RECORDER'S USE ONLY.

Title Order No.: 2209027-77

Escrow No.: 031872-RL

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)
DOCUMENTARY TRANSFER TAX is \$440.00 CITY TRANSFER TAX \$1,800.00
 computed on full value of property conveyed, or
 computed on full value less value of liens or encumbrances remaining at time of sale
 Unincorporated area City of Los Angeles AND

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

Francisco J Rivera and Ma Esther Arambula Alvarez, Husband and Wife as Joint Tenants

hereby GRANT(s) to:

Lorena Rodriguez, a Single Woman

the real property in the City of Los Angeles, County of Los Angeles, State of California, described as:
LOT 22 OF TRACT NO. 5745, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 62, PAGE 88 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

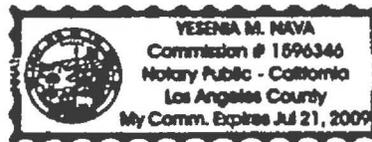
Also Known as: 119 E 105th Street, Los Angeles, CA 90003
APN#: 6063-017-021

^{123N}
DATED November 9, 2007
STATE OF CALIFORNIA
COUNTY OF Los Angeles
On November 12, 2007
Before me, Yesenia M. Nava
A Notary Public in and for said State, personally appeared
Francisco J. Rivera &
Ma Esther Arambula Alvarez

Francisco J. Rivera
Francisco J Rivera

Ma Esther Arambula Alvarez
Ma Esther Arambula Alvarez

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 Yesenia M. Nava
MAIL TAX STATEMENTS TO PARTY SHOWN BELOW; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE

(This area for official notarial seal)

~~LAWYERS TITLE~~

3

Recording Requested By Homecomings Financial

Return To: Homecomings Financial
One Meridian Crossing, Ste. 100
Minneapolis MN 55423
Loan Number: 047-561125-7



Prepared By: Homecomings Financial
4350 Von Karman Avenue, Suite 100
Newport Beach, CA 92660

2209027-77
[Space Above This Line For Recording Data]

6063-617-021 **DEED OF TRUST**
MIN 100062604756112571

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

- (A) "Security Instrument" means this document, which is dated NOVEMBER 9TH, 2007 together with all Riders to this document
- (B) "Borrower" is

LORENA RODRIGUEZ, A SINGLE WOMAN

Borrower's address is 119 EAST 105TH STREET, LOS ANGELES, CA 90003

Borrower is the trustor under this Security Instrument

(C) "Lender" is HOMECOMINGS FINANCIAL, LLC (F/K/A HOMECOMINGS FINANCIAL NETWORK, INC.)

Lender is a LIMITED LIABILITY COMPANY organized and existing under the laws of DELAWARE

CALIFORNIA-Single Family-Fannie Mae/Freddie Mac UNIFORM INSTRUMENT WITH MERS
MFCA7770 (09/2005) / 047-561125-7

Form 3005 1/01

VMP -6A(CA) (0207).01

Page 1 of 16

Initials L.R.

VMP Mortgage Forms Inc



4

Lender's address is 4350 VON KARMAN AVENUE, #100
NEWPORT BEACH, CA 92660

(D) "Trustee" is LAWYERS TITLE COMPANY

(E) "MERS" is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as a nominee for Lender and Lender's successors and assigns. **MERS is the beneficiary under this Security Instrument.** MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P.O. Box 2026, Flint, MI 48501-2026, tel (888) 679-MERS

(F) "Note" means the promissory note signed by Borrower and dated NOVEMBER 9TH, 2007
The Note states that Borrower owes Lender FOUR HUNDRED THOUSAND AND NO/100

Dollars
(U.S. \$ 400,000.00) plus interest Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than DECEMBER 1ST, 2037

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

(H) "Loan" means the debt evidenced by the Note, plus interest, any prepayment charges and late charges due under the Note, and all sums due under this Security Instrument, plus interest.

(I) "Riders" means all Riders to this Security Instrument that are executed by Borrower. The following Riders are to be executed by Borrower [check box as applicable]:

- | | | |
|--|---|---|
| <input type="checkbox"/> Adjustable Rate Rider | <input type="checkbox"/> Condominium Rider | <input type="checkbox"/> Second Home Rider |
| <input type="checkbox"/> Balloon Rider | <input type="checkbox"/> Planned Unit Development Rider | <input type="checkbox"/> 1-4 Family Rider |
| <input type="checkbox"/> VA Rider | <input type="checkbox"/> Biweekly Payment Rider | <input type="checkbox"/> Other(s) [specify] |

(J) "Applicable Law" means all controlling applicable federal, state and local statutes, regulations, ordinances and administrative rules and orders (that have the effect of law) as well as all applicable final, non-appealable judicial opinions.

(K) "Community Association Dues, Fees, and Assessments" means all dues, fees, assessments and other charges that are imposed on Borrower or the Property by a condominium association, homeowners association or similar organization.

(L) "Electronic Funds Transfer" means any transfer of funds, other than a transaction originated by check, draft, or similar paper instrument, which is initiated through an electronic terminal, telephonic instrument, computer, or magnetic tape so as to order, instruct, or authorize a financial institution to debit or credit an account. Such term includes, but is not limited to, point-of-sale transfers, automated teller machine transactions, transfers initiated by telephone, wire transfers, and automated clearinghouse transfers.

(M) "Escrow Items" means those items that are described in Section 3.

(N) "Miscellaneous Proceeds" means any compensation, settlement, award of damages, or proceeds paid by any third party (other than insurance proceeds paid under the coverages described in Section 5) for: (i) damage to, or destruction of, the Property; (ii) condemnation or other taking of all or any part of the Property; (iii) conveyance in lieu of condemnation; or (iv) misrepresentations of, or omissions as to, the value and/or condition of the Property.

(O) "Mortgage Insurance" means insurance protecting Lender against the nonpayment of, or default on, the Loan.

(P) "Periodic Payment" means the regularly scheduled amount due for (i) principal and interest under the Note, plus (ii) any amounts under Section 3 of this Security Instrument.

07 2570587

VMP -6A(CA) (0207) 01

Page 2 of 16

Initials LR

Form 3005 1/01

MFCA7770 (09/2006) / 047-561125-7

16

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

Witnesses:

_____ (Seal)
 _____ -Borrower
LORENA RODRIGUEZ
 LORENA RODRIGUEZ

_____ (Seal)
 _____ -Borrower

07 2570587

State of California
County of *Los Angeles*

} ss.

On *November 11, 2007* before me, *Cathleen Rowland Senogles, a notary*
personally appeared *public*

LORENA RODRIGUEZ, AND NO ONE ELSE

, 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.



Cathleen Rowland Senogles (seal)

07 2570587

RECORDING REQUESTED BY:



LSI TITLE COMPANY, INC.

ETS Services, LLC
2255 North Ontario Street, Suite 400
Burbank, California 91504-3120
(818) 260-1600

TS NO GM-179207-C
LOAN NO . 0475611257

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SUBSTITUTION OF TRUSTEE

WHEREAS, LORENA RODRIGUEZ, A SINGLE WOMAN was the original Trustor, LAWYERS TITLE COMPANY was the original Trustee, and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. was the original Beneficiary under that certain Deed of Trust dated 11/9/2007 and recorded on 11/19/2007 as Instrument No 20072570587, in Book , Page of Official Records of Los Angeles County, California; and

WHEREAS, the undersigned is the present Beneficiary under said Deed of Trust, and

WHEREAS, the undersigned desires to substitute a new Trustee under said Deed of Trust in place and instead of said original Trustee, or Successor Trustee, thereunder, in the manner in said Deed of Trust provided,

NOW, THEREFORE, the undersigned desires to substitute Executive Trustee Services, LLC dba ETS Services, LLC, as Trustee under said Deed of Trust

Whenever the context hereof so requires, the masculine gender includes the feminine and/or neuter, and the singular number includes the plural.

Dated : 4/14/2009

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.



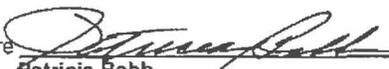
ROSALIE SOLANO, ASSISTANT SECRETARY

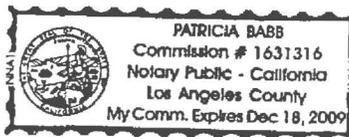
State of California} ss.
County of Los Angeles }

On 4/14/2009 before me, Patricia Babb Notary Public, personally appeared Rosalie Solano who 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

I certify under penalty of perjury under the laws of the State of California that the foregoing paragraph is true and correct

WITNESS my hand and official seal

Signature  (Seal)
Patricia Babb



RECORDING REQUESTED BY
ETS Services, LLC

AND WHEN RECORDED MAIL TO
ETS Services, LLC
2255 North Ontario Street, Suite 400
Burbank, California 91504-3120



T.S. No. GM-179207-C
Loan No 0475611257

090270501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF TRUSTEE'S SALE

YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 11/9/2007. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER.

A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state, will be held by the duly appointed trustee. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to satisfy the obligation secured by said Deed of Trust. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein.

TRUSTOR: LORENA RODRIGUEZ, A SINGLE WOMAN

Recorded **11/19/2007** as Instrument No. **20072570587** in Book , page of
Official Records in the office of the Recorder of **Los Angeles County, California,**
Date of Sale: **8/10/2009** at **10:30 AM**
Place of Sale. **At the west side of the Los Angeles County Courthouse, directly facing
Norwalk Blvd., 12720 Norwalk Blvd., Norwalk, California**
Property Address is purported to be: **119 EAST 105TH STREET
LOS ANGELES, California 90003**

APN # **6063-017-021**

The total amount secured by said instrument as of the time of initial publication of this notice is **\$428,239.28**, which includes the total amount of the unpaid balance (including accrued and unpaid interest) and reasonable estimated costs, expenses, and advances at the time of initial publication of this notice.

Pursuant to California Civil Code §2923.54 the undersigned, on behalf of the beneficiary, loan servicer or authorized agent, declares as follows:

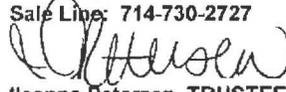
- [1] The mortgage loan servicer has obtained from the commissioner a final or temporary order of exemption pursuant to Section 2923.53 that is current and valid on the date the notice of sale is filed;
- [2] The timeframe for giving notice of sale specified in subdivision (a) of Section 2923.52 does not apply pursuant to Section 2923.52 or 2923.55.

3

T.S. No. **GM-179207-C**
Loan No **0475611257**

Date: **7/17/2009**

ETS Services, LLC
2255 North Ontario Street, Suite 400
Burbank, California 91504-3120
Sale Line: 714-730-2727



Heanna Petersen, TRUSTEE SALE OFFICER

Recording Requested By and When Recorded

When Recorded Mail To:
Financial Dimensions, Inc.
1400 Lebanon Church Road
Pittsburgh, PA 15236
973926

Assignment of Deed of Trust

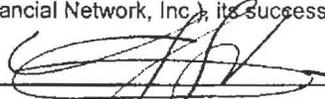
Dated: December 31, 2013

MIN: 100062604756112571
MERS Phone: 888-679-6377

79186057
For value received Mortgage Electronic Registration Systems, Inc., as nominee for Homecomings Financial, LLC (f/k/a Homecomings Financial Network, Inc.), its successors and assigns, P.O. Box 2026, Flint, MI 48501-2026, the undersigned hereby grants, assigns and transfers to 21st Mortgage Corporation all beneficial interest under a certain Deed of Trust dated November 9, 2007 executed by LORENA RODRIGUEZ and recorded in Book XX on Page(s) XX as Document Number 20072570587 on November 19, 2007 in the office of the County Recorder of Los Angeles County, California.

Mortgage Electronic Registration Systems, Inc., as nominee for Homecomings Financial, LLC (f/k/a Homecomings Financial Network, Inc.), its successors and assigns

By:



Lee Lisa Vang,
Assistant Secretary

STATE OF Minnesota)
COUNTY Ramsey) SS



U04478773

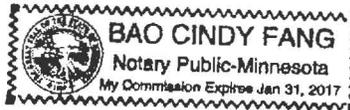
On this, the 31st day of December, 2013, before me the undersigned officer, personally appeared Lee Lisa Vang who acknowledged himself or herself to be the Assistant Secretary of Mortgage Electronic Registration Systems, Inc., as nominee for Homecomings Financial, LLC (f/k/a Homecomings Financial Network, Inc.), its successors and assigns, and that he or she as such Assistant Secretary, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself or herself as Assistant Secretary.

In witness whereof, I here unto set my hand and official seal.

Prepared By:
Ramona Yaritz
Indecomm Global Services
2925 Country Drive
St. Paul, MN 55117



Bao Cindy Fang, Notary Public
My Commission expires: January 31, 2017



2

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 I 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. 5459070)

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 5745 22 M B 62-88

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 6063-017-021
AKA 119 E 105TH ST
LOS ANGELES

Owner:

LORENA RODRIGUEZ
119 E 105TH ST
LOS ANGELES CA,90003

DATED: This 20th Day of July, 2012

CITY OF LOS ANGELES

Steve Ongele, Bureau Chief
Resource Management Bureau

EXHIBIT B

ASSIGNED INSPECTOR: **EDMOND DECKERT**
JOB ADDRESS: **119 EAST 105TH STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **6063-017-021**

Date: **March 12, 2015**

Last Full Title: **07/16/2014**

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- 1). LORENA RODRIGUEZ
119 EAST 105TH ST.
LOS ANGELES, CA. 90003-4726
CAPACITY: OWNER

- 2). HOME COMINGS FINANCIAL, NETWORK, INC.
ONE MERIDIAN CROSSING
MINNEAPOLIS, MN. 55423
CAPACITY: INTERESTED PARTIES

- 3). HOMECOMINGS FINANCIAL
4350 VON KARMAN AVE., SUITE 100
NEWPORT BEACH, CA. 92660
CAPACITY: INTERESTED PARTIES

- 4). MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.
P.O. BOX 2026
FLINT, MI. 48501-2026
CAPACITY: INTERESTED PARTIES

- 5). ETS SERVICES, LLC
2255 NORTH ONTARIO ST., SUITE 400
BURBANK, CA. 91504-3120
CAPACITY: INTERESTED PARTIES

- 6). FINANCIAL DIMENSION, INC.
1400 LEBANON CHURCH RD.
PITTSBURGH, PA. 15236
CAPACITY: INTERESTED PARTIES

EXHIBIT C

Property Detail Report

For Property Located At :
119 E 105TH ST, LOS ANGELES, CA 90003-4726



Owner Information

Owner Name: **RODRIGUEZ LORENA**
 Mailing Address: **119 E 105TH ST, LOS ANGELES CA 90003-4726 C056**
 Vesting Codes: **SW //**

Location Information

Legal Description:	TRACT # 5745 LOT 22	APN:	6063-017-021
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	2411.10 / 2	Subdivision:	5745
Township-Range-Sect:		Map Reference:	58-B4 /
Legal Book/Page:	62-88	Tract #:	5745
Legal Lot:	22	School District:	LOS ANGELES
Legal Block:		School District Name:	
Market Area:	C37	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date: **/** Deed Type:
 Sale Price: 1st Mtg Document #:
 Document #:

Last Market Sale Information

Recording/Sale Date:	11/19/2007 / 11/12/2007	1st Mtg Amount/Type:	\$400,000 / CONV
Sale Price:	\$400,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	2570587
Document #:	2570586	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$603.32
New Construction:		Multi/Split Sale:	
Title Company:	LAWYERS TITLE		
Lender:	HOMEcomings FIN'L LLC		
Seller Name:	RIVERA FRANCISCO J		

Prior Sale Information

Prior Rec/Sale Date:	01/28/2003 / 07/15/2002	Prior Lender:	E TRADE MTG CORP
Prior Sale Price:	\$132,000	Prior 1st Mtg Amt/Type:	\$125,400 / CONV
Prior Doc Number:	254826	Prior 1st Mtg Rate/Type:	/ FIX
Prior Deed Type:	GRANT DEED		

Property Characteristics

Gross Area:		Parking Type:	DETACHED GARAGE	Construction:	FRAME
Living Area:	663	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:	1	Exterior wall:	SHINGLE SIDING
Above Grade:		Parking Spaces:	1	Porch Type:	
Total Rooms:	4	Basement Area:		Patio Type:	
Bedrooms:	2	Finish Bsmnt Area:		Pool:	
Bath(F/H):	1 /	Basement Type:		Air Cond:	
Year Built / Eff:	1924 / 1928	Roof Type:		Style:	BUNGALOW
Fireplace:	/	Foundation:		Quality:	AVERAGE
# of Stories:	1.00	Roof Material:	COMPOSITION SHINGLE	Condition:	AVERAGE

Other Improvements:

Site Information

Zoning:	LAR2	Acres:	0.12	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	5,401	Lot Width/Depth:	40 x 135	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	PUBLIC
Site Influence:	CORNER			Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$169,000	Assessed Year:	2014	Property Tax:	\$2,378.89
Land Value:	\$135,000	Improved %:	20%	Tax Area:	461
Improvement Value:	\$34,000	Tax Year:	2014	Tax Exemption:	
Total Taxable Value:	\$169,000				

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

119 E 105TH ST, LOS ANGELES, CA 90003-4726**2 Comparable(s) Selected.**

Report Date: 03/10/2015

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$400,000	\$510,000	\$715,909	\$612,954
Bldg/Living Area	663	576	716	646
Price/Sqft	\$603.32	\$885.42	\$999.87	\$942.64
Year Built	1924	1924	1925	1924
Lot Area	5,401	3,992	5,322	4,657
Bedrooms	2	2	2	2
Bathrooms/Restrooms	1	1	1	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$169,000	\$160,100	\$185,000	\$172,550
Distance From Subject	0.00	0.35	0.42	0.38

* = user supplied for search only

Comp #:	1	Distance From Subject:	0.35 (miles)
Address:	218 W 109TH ST, LOS ANGELES, CA 90061-2008		
Owner Name:	KOGA ANDREW E/KOGA RUSSELL T		
Seller Name:	MAMO REAL ESTATE HOLDINGS II		
APN:	6074-014-006	Map Reference:	58-B4 /
County:	LOS ANGELES, CA	Census Tract:	2411.20
Subdivision:	4741	Zoning:	LAR2
Rec Date:	11/06/2014	Prior Rec Date:	10/04/2013
Sale Date:	10/10/2014	Prior Sale Date:	09/27/2013
Sale Price:	\$510,000	Prior Sale Price:	\$160,500
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1180423	Acres:	0.12
1st Mtg Amt:	\$500,762	Lot Area:	5,322
Total Value:	\$160,100	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	576
		Total Rooms:	
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Built/Eff:	1924 / 1924
		Air Cond:	
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	
		Parking:	

Comp #:	2	Distance From Subject:	0.42 (miles)
Address:	234 E 110TH ST, LOS ANGELES, CA 90061-2520		
Owner Name:	AGUAYO TATIANA R		
Seller Name:	LOPEZ ABEL		
APN:	6073-015-007	Map Reference:	58-B4 /
County:	LOS ANGELES, CA	Census Tract:	2411.10
Subdivision:	4449	Zoning:	LAR2
Rec Date:	08/26/2014	Prior Rec Date:	08/13/2004
Sale Date:	08/25/2014	Prior Sale Date:	07/16/2004
Sale Price:	\$715,909	Prior Sale Price:	\$210,000
Sale Type:	UNKNOWN	Prior Sale Type:	FULL
Document #:	898029	Acres:	0.09
1st Mtg Amt:	\$171,830	Lot Area:	3,992
Total Value:	\$185,000	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	716
		Total Rooms:	
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Built/Eff:	1925 / 1926
		Air Cond:	
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	
		Parking:	

EXHIBIT D

ASSIGNED INSPECTOR: **EDMOND DECKERT**
JOB ADDRESS: **119 EAST 105TH STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **6063-017-021**

Date: **March 12, 2015**

CASE#: **413581**
ORDER NO: **A-2753203**

EFFECTIVE DATE OF ORDER TO COMPLY: **April 25, 2011**
COMPLIANCE EXPECTED DATE: **May 25, 2011**
DATE COMPLIANCE OBTAINED: **March 14, 2013**

LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-2753203

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

CASE #	
IMSP	ROBERT R. "Bud" OVROM GENERAL MANAGER
CARTS	RAYMOND S. CHAN, C.E., S.E. EXECUTIVE OFFICER
PCIS	

SUBSTANDARD ORDER AND NOTICE OF FEE

LORENA RODRIGUEZ
119 E 105TH ST
LOS ANGELES, CA 90003

CASE #: 413581
ORDER #: A-2753203
EFFECTIVE DATE: April 25, 2011
COMPLIANCE DATE: May 25, 2011

OWNER OF
SITE ADDRESS: 119 E 105TH ST
ASSESSORS PARCEL NO.: 6063-017-021
ZONE: R2; Two 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:

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 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.

Location: Rear yard.



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

PDJ 3-14-13
APR 19 2011

Comments: Discontinue the use of the approved detached garage as the unapproved use as a habitable use. Remove the kitchen sink, kitchen cabinets, toilet, lavatory, shower and partition walls.

2. The building or premises is Substandard due to hazardous electrical wiring.

You are therefore ordered to: Obtain required permits and make the electrical wiring comply with all provisions of the L.A.M.C.

Code Section(s) in Violation: 91.8902.4, 91.8902, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Comments: Discontinue the use of the unapproved hazardous electrical wiring and fixtures in the converted garage.

3. The building or premises is Substandard due to hazardous plumbing.

You are therefore ordered to: Obtain required permits and make plumbing comply with all provisions of the L.A.M.C.

Code Section(s) in Violation: 91.8902.5, 91.8902, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Comments: Discontinue the use of the unapproved hazardous plumbing piping and fixtures in the converted garage.

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 error or abuse of discretion, or requests for slight modification of the requirements contained in this order when appropriate fees have been paid. Section 98.0403.1 and 98.0403.2 L.A.M.C.

EXHIBIT D

ASSIGNED INSPECTOR: **EDMOND DECKERT**
JOB ADDRESS: **119 EAST 105TH STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **6063-017-021**

Date: March 12, 2015

CASE#: 413581
ORDER NO: A-2987539

EFFECTIVE DATE OF ORDER TO COMPLY: **April 14, 2012**
COMPLIANCE EXPECTED DATE: **May 14, 2012**
DATE COMPLIANCE OBTAINED: **March 14, 2013**

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-2987539

10101143011603034

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

MARSHA L. BROWN
PRESIDENT

HELENA JUBANY
VICE-PRESIDENT

VAN AMBATIELOS
VICTOR H. CUEVAS
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

LORENA RODRIGUEZ
119 E 105TH ST
LOS ANGELES, CA 90003

CASE #: 413581

ORDER #: A-2987539

EFFECTIVE DATE: April 14, 2012

COMPLIANCE DATE: May 14, 2012

OWNER OF

SITE ADDRESS: 119 E 105TH ST
ASSESSORS PARCEL NO.: 6063-017-021
ZONE: R2; Two Family Zone

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



MAILED
[Signature]
4/16/12

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:

This order is a supplement to any and all preceding orders issued by the Department of Building and Safety relative to the case number noted above. You are hereby required to comply with the terms of this and all preceding orders.

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 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).



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

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.

Location: Rear yard.

Comments: Discontinue the use of the approved detached garage as the unapproved use as a habitable use. Remove the kitchen sink, kitchen cabinets, toilet, lavatory, shower and partition walls.

2. The approximate: 1) 8'x12' detached storage structure; 2) 4'x8' patio roof cover addition to the single family dwelling; and, 3) 20'x30' temporary tent structure was constructed 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 expose the work for proper inspections.

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, 91.5R106.1.1, 91.5R106.1.2, 91.5R108.4, 91.5R106.3.2, 91.5R103.1, 12.21A.1.(a) of the L.A.M.C.

3. The building or premises is Substandard due to hazardous electrical wiring.

You are therefore ordered to: Obtain required permits and make the electrical wiring comply with all provisions of the L.A.M.C.

Code Section(s) in Violation: 91.8902.4, 91.8902, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Comments: Discontinue the use of the unapproved hazardous electrical wiring and fixtures in the converted garage and the clothes washer and dryer exposed to the weather.

4. The building or premises is Substandard due to hazardous plumbing.

You are therefore ordered to: Obtain required permits and make plumbing comply with all provisions of the L.A.M.C.

Code Section(s) in Violation: 91.8902.5, 91.8902, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Comments: Discontinue the use of the unapproved hazardous plumbing piping and fixtures in the converted garage and the clothes washer and dryer exposed to the weather.

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.

TAX WARNING: THIS NOTICE AFFECTS OWNERS OF RENTAL HOUSING.

The Department of Building and Safety has determined by inspection that this building is substandard per Section 17274 and 24436.5 of the State Revenue and Taxation Code. These sections provide in part that a taxpayer who derives rental income from housing determined by the local regulatory agency to be substandard by reason of violation of state or local codes dealing with health, safety or building, cannot deduct from state personal income tax and bank and corporation income tax, deductions for interest, depreciation or taxes attributable to such substandard structure where the substandard conditions are not corrected within six (6) months after notice of violation by the regulatory agency. Please note that the effective date of this order marks the beginning of the six (6) month period referred to above. The department is required by law to notify the State Franchise Tax Board of failure to comply with these code sections.

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 (323)789-1490. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: *Robert Garth*

Date: April 05, 2012

ROBERT GARTH
8475 S. VERMONT AVE.
LOS ANGELES, CA 90044
(323)789-1490

[Signature]
REVIEWED BY

