

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
PRESIDENT

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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: # 7

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

JOB ADDRESS: **13715 WEST JUDD STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2618-015-003**

On October 23, 2013 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: **13715 West Judd 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 September 23, 2013 to pay a code violation inspection fee after violations were identified and verified upon inspection. The non-compliance and code violation inspection fees imposed by the Department are as follows:

| <u>Description</u> | <u>Amount</u> |
|---------------------------------------|--------------------|
| Non-Compliance Code Enforcement fee | 550.00 |
| Late Charge/Collection fee (250%) | 2,215.00 |
| Code Violation Investigation fee | 336.00 |
| System Development Surcharge | 20.16 |
| System Development Surcharge late fee | 50.40 |
| Accumulated Interest (1%/month) | 398.49 |
| Title Report fee | 42.00 |
| Grand Total | \$ 3,612.05 |

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 **\$3,612.05** 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 **\$3,612.05** 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

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. T10474
Dated as of: 07/22/2014

Prepared for: City of Los Angeles

SCHEDULE A (Reported Property Information)

APN #: 2618-015-003

Property Address: 13715 W JUDD ST City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Instrument TRUST TRANSFER DEED

Grantor: THE IDA S. NEGRETE LIVING TRUST, TRUSTEE OF THE NEGRETE FAMILY TRUST
U/D/T 01/20/2002

Grantee: THE IDA S. NEGRETE FAMILY TRUST, DATED 08/14/2007, IDA S NEGRETE TRUSTEE
AND/OR TRUSTOR

Instrument: 20071927860

Book/Page: N/A

Dated: 08/14/2007

Recorded: 08/16/2007

MAILING ADDRESS: IDA S NEGRETE TRUSTEE OF THE IDA S. NEGRETE FAMILY TRUST
13715 JUDD ST., PACOIMA, CA 91331

SCHEDULE B

LEGAL DESCRIPTION

LOT 129 OF TRACT NO. 6690, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS
PER MAP RECORDED IN BOOK 77 PAGE(S) 81 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID
COUNTY.

MORTGAGES/LIENS

Type of Instrument DEED OF TRUST

Trustor/Mortgagor: THE IDA S NEGRETE LIVING TRUST, UTD, JANUARY 20, 2002, IDA S NEGRETE, TRUSTEE

Lender/Beneficiary: WORLD SAVINGS BANK, FSB, ITS SUCCESSORS AND/OR ASSIGNEES

Trustee: GOLDEN WEST SAVINGS ASSOCIATION SERVICE CO., A CALIFORNIA CORPORATION

Instrument: 06/2738404

Book/Page: N/A

Amount: \$107,000.00

Open Ended: NO

Dated: 11/22/2006

Recorded: 12/11/2006

Maturity Date: 12/15/2036

INTUITIVE REAL ESTATE SOLUTIONS
5711 W. SLAUSON AVE., SUITE 170
CULVER CITY, CA 90230
Phone 310-649-2020 310-649-0050 Fax

Work Order No.

SCHEDULE B (Continued)

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

ADDITIONAL MAILING ADDRESS: WORLD SAVINGS BANK, FSB, ITS SUCCESSORS AND/OR ASSIGNEES,
1901 HARRISON STREET, OAKLAND, CA 94612

Type of Instrument OPEN END DEED OF TRUST

Trustor/Mortgagor: IDA S NEGRETE TRUSTEE OF THE IDA S NEGRETE LIVING TRUST DATED 1/20/2007

Lender/Beneficiary: WACHOVIA MORTGAGE, FSB, A FEDERAL SAVINGS BANK, ITS SUCCESSORS AND/OR ASSIGNEES

Trustee: GOLDEN WEST SAVINGS ASSOCIATION SERVICE CO., A CALIFORNIA CORPORATION

Instrument: 20080203732

Book/Page: N/A

Amount: \$20,000.00

Open Ended: YES

Dated: 01/26/2008

Recorded: 02/04/2008

Maturity Date: 02/01/2038

MAILING ADDRESS: CUSTOM TITLE SOLUTIONS,
2550 N. REDHILL AVE., SANTA ANA, CA 92705

ADDITIONAL MAILING ADDRESS: GOLDEN WEST SAVINGS ASSOCIATION
SERVICE CO., A CALIFORNIA CORPORATION,
4101 WISEMAN BOULEVARD, SAN ANTONIO, TEXAS 78251

ADDITIONAL MAILING ADDRESS: WACHOVIA MORTGAGE, FSB, A FEDERAL
SAVINGS BANK, ITS SUCCESSORS AND/OR ASSIGNEES,
4101 WISEMAN BLVD., SAN ANTONIO, TX 78251

Type of Instrument MISCELLANEOUS

NOTICE OF BUILDING(S), STRUCTURE(S), OR PREMISES CLASSIFIED AS EITHER
HAZARDOUS, SUBSTANDARD OR A NUISANCE – ABATEMENT PROCEEDINGS,
DATED 09/27/2013, RECORDED 09/27/2013, AS INSTRUMENT NO.20131403861

MAILING ADDRESS: DEPARTMENT OF BUILDING AND SAFETY, CODE ENFORCEMENT BUREAU,
3550 WILSHIRE BLVD., SUITE 1800 LOS ANGELES, CA 90010

ADDITIONAL MAILING ADDRESS: NEGRETE, IDA S,
13715 JUDD ST., PACOIMA, CA 91331

NOTICE OF PENDING LIEN, DATED 05/21/2014, RECORDED 05/30/2014 AS
INSTRUMENT NO. 20140563470

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

ADDITIONAL MAILING ADDRESS: NEGRETE IDA S / NEGRETE FAMILY TRUST,
13715 JUDD ST., PACOIMA CA, 91331

RECORDING REQUESTED BY
Mrs Ida S Negrete

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS
OTHERWISE SHOWN BELOW, TO
Mrs Ida S Negrete
13715 Judd St
Pacoima, CA 91331

08/16/07



20071927860

2

Order No
Escrow No
A P N 2618-015-003

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

TRUST TRANSFER DEED

GRANT DEED (EXCLUDED FROM REAPPRAISAL UNDER PROPOSITION 13, I.E., CALIF CONST ART 13A§1 ET SEQ)

THE UNDERSIGNED GRANTOR(S) DECLARE(S) UNDER PENALTY OF PERJURY THAT THE FOLLOWING IS TRUE AND CORRECT
DOCUMENTARY TRANSFER TAX IS \$ _____

Computed on full value of property conveyed, or computed on full value less value of liens or encumbrances remaining at time of sale or transfer

There is no Documentary transfer tax due (State reason and give Code § or Ordinance number)

Unincorporated area city of Los Angeles AND

This is a Trust Transfer under §62 of the Revenue and Taxation Code and Grantor(s) has (have) checked the applicable exclusion

Transfer to a revocable trust, Transfer to a short-term trust not exceeding 12 years with trustor holding the reversion,

Transfer to a trust where the trustor or the trustor's spouse is the sole beneficiary, Change of trustee holding title,

Transfer from trust to trustor or trustor's spouse where prior transfer to trust was excluded from reappraisal and for a valuable consideration, receipt of which is acknowledged

Other _____

**GRANTOR(S): THE IDA S. NEGRETE LIVING TRUST, TRUSTEE OF THE NEGRETE FAMILY TRUST
U/D/T 01-20-2002.**

hereby GRANT(S) TO: **The Ida S. Negrete Family Trust, dated 08-14-2007, Ida S Negrete Trustee and/or Trustor**

the following described real property in the
County of Los Angeles State of California

Lot 129 of Tract No 6690, In The City of Los Angeles, County of Los Angeles, State of California, As Per Map
Recorded In Book 77 Pages(s) 81 of Maps, In The Office of The County Recorder of Said County

Property AKA 13715 Judd St Pacoima Ca 91331

Dated 08/14/2007

Ida S. Negrete

IDA S. NEGRETE, TRUSTEE

STATE OF CALIFORNIA

COUNTY OF Los Angeles)SS

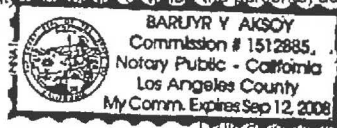
On 08-14-2007 before me, BARUJR Y. AKSOY (insert name) Notary Public,

personally appeared IDA S. NEGRETE

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 Barujr Y. Aksoy



(Print name and official notarial seal)

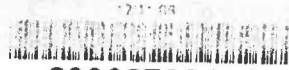
MAIL TAX STATEMENTS AS DIRECTED ABOVE

COMMONWEALTH LAND TITLE CO.

SAN BERNARDINO
RECORDING REQUESTED BY:
WORLD SAVINGS BANK

2

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



20062738404

LOAN NUMBER: 0044611200

NOTE AMOUNT: \$107,000.00

2721854-15
2618-15-3

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 \$133,750.00 WHICH IS 125% OF THE ORIGINAL PRINCIPAL NOTE AMOUNT.

I. DEFINITIONS OF WORDS USED IN THIS DEED OF TRUST

(A) Security Instrument. This Deed of Trust, which is dated November 22, 2006, will be called the "Security Instrument."

(B) Borrower. THE IDA S NEGRETE LIVING TRUST, UTD, JANUARY 20, 2002, IDA S NEGRETE, TRUSTEE 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 .



(D) **Note.** The note signed by Borrower and having the same date as this Security Instrument including all extensions, renewals, substitutions and modifications thereto will be called the "Note." The Note shows that I owe Lender the original principal amount of U.S. \$197,000.00, plus accrued and deferred interest and some other amounts as stated in the Note. I have agreed to pay this debt in regular scheduled periodic payments as provided in the Note and to pay the debt in full by December 15, 2005 ("Maturity Date").

(E) **Property.** The property that is described below in Section III entitled "Description of the Property" will be called the "Property."

(F) **Sums Secured.** The amounts described below in Section II entitled "Borrower's Transfer of Rights in the Property" sometimes will be called the "Sums Secured."

(G) **Person.** Any person, organization, governmental authority or other party will be called "Person."

(H) **Trustor, Beneficiary, Trustee.** Borrower is the "Trustor," Lender is the "Beneficiary" and Golden West Savings Association Service Co., A California Corporation is the "Trustee."

II. BORROWER'S TRANSFER OF RIGHTS IN THE PROPERTY

I irrevocably grant and convey the Property to the Trustee, in trust for Lender, with a power of sale subject to the terms of this Security Instrument. This means that, by signing this Security Instrument, I am giving Lender and Trustee those rights that are stated in this Security Instrument and also those rights that the law gives to lenders who are beneficiaries of a deed of trust and to trustees of a deed of trust. I am giving Lender and Trustee these rights to protect Lender from possible losses that might result if I fail to

(i) pay all amounts owed to Lender under the Note and all other notes secured by this Security Instrument, called the "Secured Notes," including future advances made by Lender and any changes to the Secured Notes made with the written consent of Lender,

(ii) pay, with interest, any amounts that Lender spends under Paragraphs 2 and 7 below to protect the value of the Property and Lender's rights in the Property, and

(iii) keep all of my other promises and agreements under this Security Instrument, the Secured Notes and any changes to the Secured Notes made with the written consent of Lender.

III. DESCRIPTION OF THE PROPERTY

I give Trustee rights in the Property described below:

(i) The Property which is located at 13715 JUDD STREET, PACOIMA, CA 91331-3630. The legal description of the Property is attached as Exhibit "A" which is made a part of this Security Instrument. This Property is called the "Described Property."

(ii) All buildings and other improvements that are located on the Described Property;

06 27 38 40 4

16

0044611200

BY SIGNING BELOW, I accept and agree to the provisions and agreements contained in this Security Instrument and to any other(s) signed by me and recorded in duplicate on official records.

(PLEASE SIGN YOUR NAME EXACTLY AS IT APPEARS BELOW)

BORROWER(S):

THE IDA S NEGRETE LIVING TRUST, UTD, JANUARY 20, 2002, IDA S NEGRETE, TRUSTEE

BY: Ida S Negrete Trustee (Seal)
IDA S NEGRETE, TRUSTEE

ATTACH TRUST NOTARY ACKNOWLEDGEMENT

06 27 38 40 4

SD001 (2004-03-1)

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

Page 15

CA

ALL-PURPOSE ACKNOWLEDGMENT

State of California

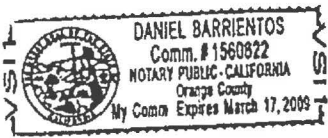
County of Los Angeles

On 11-30-06 before me.

Daniel Barrientos NOTARY PUBLIC
Name, Title of Officer - e.g. "Jane Doe, Notary Public"

personally appeared IDA S. Negrete
Name(s) of Signer(s)

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 on behalf of which the person(s) acted, executed the instrument



WITNESS my hand and official seal,
[Signature]
Signature of Notary

OPTIONAL

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

CAPACITY CLAIMED BY SIGNER

DESCRIPTION OF ATTACHED DOCUMENT

- Individual(s)
- Corporate Officer(s)

Deed of Trust
Title or Type of Document

- Title(s)
- Partner(s) Limited
 - Attorney-in-Fact General
 - Trustee(s)
 - Guardian/Conservator
 - Other.

15
Number of Pages

11-30-06
Date of Document

SIGNER IS REPRESENTING
Name of persons or entity(ies)

Signer(s) Other than Named Above

06 27 38 404

RECORDING REQUESTED BY:
WACHOVIA MORTGAGE, FSB

V
W. (800)756-3524 ext. 5754 or 5660 22594
F When recorded return to: (H)
C Custom Title Solutions
P 2550 N. Redhill Ave. 4173174
S. Santa Ana, CA 92705



LOAN NUMBER: 0048104665

ASSESSOR'S IDENTIFICATION #:

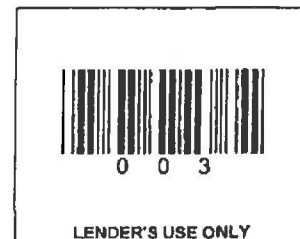
FOR RECORDER'S USE ONLY

OPEN END DEED OF TRUST
(SECURING FUTURE ADVANCES)
THIS DEED OF TRUST IS SECURITY FOR AN EQUITY LINE OF CREDIT AGREEMENT AND
DISCLOSURE STATEMENT MATURING February 1, 2038.

THIS DEED OF TRUST (herein called the "Security Instrument") is made this 26th day of
January, 2008, among the Trustor, IDA S NEGRETE TRUSTEE OF THE IDA S NEGRETE LIVING
TRUST DATED 1/20/2007

(herein "Borrower"), Golden West Savings Association Service Co., A California Corporation
4101 Wiseman Boulevard, San Antonio, Texas 78251 (herein "Trustee"), and the Beneficiary,
WACHOVIA MORTGAGE, FSB, a FEDERAL SAVINGS BANK, ITS SUCCESSORS AND/OR
ASSIGNEES, whose address is 4101 Wiseman Blvd., San Antonio, TX 78251 (herein "Lender").

PURSUANT TO an Equity Line of Credit Agreement and Disclosure Statement dated January
26, 2008 and all renewals, extensions and modifications thereof, including without limitation,
modifications that increase the Credit Limit thereunder (herein "Note"), Borrower may incur maximum
unpaid loan indebtedness (exclusive of interest thereon) in amounts fluctuating from time to
time up to the maximum principal sum outstanding at any time of
TWENTY THOUSAND AND 00/100 Dollars (U.S. \$20,000.00), which
is due and payable, if not sooner paid, on **February 1, 2038**.



16

0048104685

IN WITNESS WHEREOF, Borrower has executed this Security Instrument.

(PLEASE SIGN YOUR NAME EXACTLY AS IT APPEARS BELOW)

BORROWER(S):

IDA S NEGRETE TRUSTEE OF THE IDA S NEGRETE LIVING TRUST DATED
1/20/2007

BY: *Ida S. Negrete, Trustee* (Seal)
IDA S NEGRETE, TRUSTEE

ATTACH INDIVIDUAL NOTARY ACKNOWLEDGEMENT

03 0203732

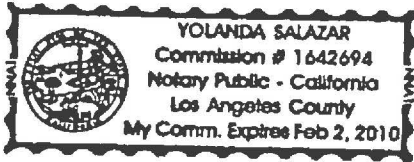
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Los Angeles

On 1-26-08 before me, Yolanda Salazar - Notary Public

personally appeared IDA S. Negrete



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 Yolanda Salazar

Place Notary Seal Above

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: 1-26-2008 Number of Pages: 16

Signer(s) Other Than Named Above: none

Capacity(ies) Claimed by Signer(s)

Signer's Name: IDA S. Negrete

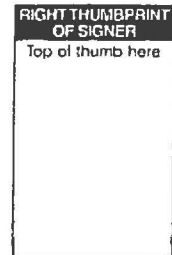
- Individual
Corporate Officer -- Title(s):
Partner -- Limited General
Attorney in Fact
Trustee
Guardian or Conservator
Other:



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:

08 02037 32

RECORDING REQUEST BY

City of Los Angeles

WHEN RECEIVED BY

Department of Building and Safety
Code Enforcement Bureau
3550 Wilshire Blvd., Suite 1800
Los Angeles, CA
90010



SPACE ABOVE THIS LINE FOR RECORDER'S USE

**NOTICE OF BUILDING(S), STRUCTURE(S), OR PREMISES CLASSIFIED AS EITHER
HAZARDOUS, SUBSTANDARD OR A NUISANCE - ABATEMENT PROCEEDINGS**

Notice is hereby given that, pursuant to the provisions of Division 89 of Article 1 of Chapter IX of the Los Angeles Municipal Code (LAMC), the Department of Building and Safety has determined the building(s), structure(s), premises or portion(s) thereof, located at the site described below, to be a SUBSTANDARD property, as defined in Section 91.8902 (LAMC). The owner of the property has been duly notified pursuant to the above code section.

If the owner or any other party having or acquiring any right, title or interest in the property fails or refuses to comply with the notice as ordered, the Department shall initiate procedures that will result in the work being done under City Contract. The costs, plus administrative fees, will be assessed as a lien against the property. **This notice will continue in force until the Department of Building and Safety records a subsequent notice of termination.**

For further information regarding this notice and the status of Department proceedings, please feel free to contact the Code Enforcement Bureau Inspector listed below.

JAMES ABREU
(818)374-9862
(888)524-2845

14410 SYLVAN STREET SUITE 105
VAN NUYS, CA 91401-

Case No.: 514079

Assessor's Map Book: 2618 Page: 015 Parcel: 003

Identified by Los Angeles County Tax Assessors records as:

13715 W JUDD ST
LOS ANGELES, CA 91331

DATED: This 27th day of September, 2013

Owner:
NEGRETE, IDA S,
13715 JUDD ST
PACOIMA, CA 91331

Gene Durio

September 27, 2013

For
FRANK BUSH, BUREAU CHIEF
CODE ENFORCEMENT BUREAU
CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY

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. 6038045)

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 6690 129 M 8 77-81

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 2618-015-003
AKA 13715 W JUDD ST
LOS ANGELES

Owner:

NEGRETE IDA S / NEGRETE FAMILY TRUST
13715 JUDD ST
PACOIMA CA, 91331

DATED: This 21st Day of May, 2014

CITY OF LOS ANGELES

Steve Ongele, Bureau Chief

Resource Management Bureau

EXHIBIT B

ASSIGNED INSPECTOR: **JAMES ABREU**
JOB ADDRESS: **13715 WEST JUDD STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2618-015-003**

Date: **March 12, 2015**

Last Full Title: **07/22/2014**

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1). IDA S NEGRETE
TRUSTEE OF THE NEGRETE FAMILY TRUST
13715 JUDD ST.
PACOIMA, CA. 91331-3630
CAPACITY: OWNER

- 2). WORLD SAVINGS BANK
FINAL DOCUMENTATION
CLOSING DEPT.
P.O. BOX 659548
SAN ANTONIO, TX. 78265-9548
CAPACITY: INTERESTED PARTIES

- 3). WORLD SAVINGS BANK, FSB
ITS SUCCESSORS AND OR ASSIGNEES
1901 HARRISON ST.
OAKLAND, CA. 94612
CAPACITY: INTERESTED PARTIES

- 4). CUSTOM TITLE SOLUTIONS
2550 NORTH REDHILL AVE.
SANTA ANA, CA. 92705
CAPACITY: INTERESTED PARTIES

- 5). GOLDENWEST SAVINGS ASSOCIATION SERVICE CO.
4101 WISEMAN BLVD.
SAN ANTONIO, TX. 78251
CAPACITY: INTERESTED PARTIES

- 6). WACHOVIA MORTGAGE, FSB
ITS SUCCESSORS AND OR ASSIGNEES
4101 WISEMAN BLVD.
SAN ANTONIO, TX. 78251
CAPACITY: INTERSETED PARTIES

EXHIBIT C**Property Detail Report**

For Property Located At :
13715 JUDD ST, PACOIMA, CA 91331-3630



CoreLogic
 RealQuest Professional

Owner Information

Owner Name: **NEGRETE IDA S**
 Mailing Address: **13715 JUDD ST, PACOIMA CA 91331-3630 C008**
 Vesting Codes: **// TR**

Location Information

| | | | |
|-----------------------|------------------------------|-----------------------|---------------------|
| Legal Description: | TRACT NO 6690 LOT 129 | APN: | 2618-015-003 |
| County: | LOS ANGELES, CA | Alternate APN: | |
| Census Tract / Block: | 1044.04 / 2 | Subdivision: | 669 |
| Township-Range-Sect: | | Map Reference: | 8-F2 / |
| Legal Book/Page: | 15-166 | Tract #: | 669 |
| Legal Lot: | 129 | School District: | LOS ANGELES |
| Legal Block: | | School District Name: | |
| Market Area: | PAC | Munic/Township: | |
| Neighbor Code: | | | |

Owner Transfer Information

| | | | |
|----------------------|--------------------------------|---------------------|---------------------------------|
| Recording/Sale Date: | 08/16/2007 / 08/14/2007 | Deed Type: | TRUSTEE'S DEED(TRANSFER) |
| Sale Price: | | 1st Mtg Document #: | |
| Document #: | 1927860 | | |

Last Market Sale Information

| | | | |
|----------------------|----------|-------------------------|----------|
| Recording/Sale Date: | / | 1st Mtg Amount/Type: | / |
| Sale Price: | | 1st Mtg Int. Rate/Type: | / |
| Sale Type: | | 1st Mtg Document #: | |
| Document #: | | 2nd Mtg Amount/Type: | / |
| Deed Type: | | 2nd Mtg Int. Rate/Type: | / |
| Transfer Document #: | | Price Per SqFt: | |
| New Construction: | | Multi/Split Sale: | |
| Title Company: | | | |
| Lender: | | | |
| Seller Name: | | | |

Prior Sale Information

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

Property Characteristics

| | | | | | |
|---------------------|--------------------|--------------------|----------------------|----------------|---------------------|
| Gross Area: | | Parking Type: | PARKING AVAIL | Construction: | |
| Living Area: | 929 | Garage Area: | | Heat Type: | HEATED |
| Tot Adj Area: | | Garage Capacity: | 2 | Exterior wall: | STUCCO |
| Above Grade: | | Parking Spaces: | 2 | Porch Type: | |
| Total Rooms: | 5 | Basement Area: | | Patio Type: | |
| Bedrooms: | 2 | Finish Bsmnt Area: | | Pool: | |
| Bath(F/H): | 1 / | Basement Type: | | Air Cond: | |
| Year Built / Eff: | 1951 / 1951 | Roof Type: | | Style: | CONVENTIONAL |
| Fireplace: | / | Foundation: | RAISED | Quality: | |
| # of Stories: | 1.00 | Roof Material: | COMPOSITION | Condition: | |
| Other Improvements: | FENCE | | SHINGLE | | |

Site Information

| | | | | | |
|-----------------|--------------|------------------|-----------------|-------------|-----------------------------------|
| Zoning: | LAR1 | Acres: | 0.21 | County Use: | SINGLE FAMILY RESID (0100) |
| Lot Area: | 9,321 | Lot Width/Depth: | 50 x 187 | State Use: | |
| Land Use: | SFR | Res/Comm Units: | / | Water Type: | |
| Site Influence: | | | | Sewer Type: | TYPE UNKNOWN |

Tax Information

| | | | | | |
|----------------------|-----------------|----------------|-------------|----------------|------------------|
| Total Value: | \$42,557 | Assessed Year: | 2014 | Property Tax: | \$665.45 |
| and Value: | \$15,379 | Improved %: | 64% | Tax Area: | 13 |
| Improvement Value: | \$27,178 | Tax Year: | 2014 | Tax Exemption: | HOMEOWNER |
| Total Taxable Value: | \$35,557 | | | | |

Comparable Sales Report

For Property Located At



CoreLogic
RealQuest Professional

13715 JUDD ST, PACOIMA, CA 91331-3630

9 Comparable(s) Selected.

Report Date: 03/10/2015

Summary Statistics:

| | Subject | Low | High | Average |
|-----------------------|----------|----------|-----------|-----------|
| Sale Price | \$0 | \$65,000 | \$380,000 | \$274,778 |
| Bldg/Living Area | 929 | 792 | 1,017 | 912 |
| Price/Sqft | \$0.00 | \$82.07 | \$411.26 | \$299.11 |
| Year Built | 1951 | 1922 | 1952 | 1942 |
| Lot Area | 9,321 | 6,751 | 10,775 | 7,836 |
| Bedrooms | 2 | 1 | 3 | 2 |
| Bathrooms/Restrooms | 1 | 1 | 2 | 1 |
| Stories | 1.00 | 1.00 | 1.00 | 1.00 |
| Total Value | \$42,557 | \$31,751 | \$256,593 | \$149,812 |
| Distance From Subject | 0.00 | 0.17 | 0.45 | 0.32 |

*= user supplied for search only

| | | | |
|-----------------|--|---|------------------------------|
| Comp #:1 | | Distance From Subject:0.17 (miles) | |
| Address: | 13767 MERCER ST, PACOIMA, CA 91331-3645 | | |
| Owner Name: | ALFARO ALEJANDRO/ALFARO ODET A | | |
| Seller Name: | FLORES VERONICA | | |
| APN: | 2618-017-009 | Map Reference: | 8-F2 / |
| County: | LOS ANGELES, CA | Census Tract: | 1044.04 |
| Subdivision: | 669 | Zoning: | LAR1 |
| Rec Date: | 08/29/2014 | Prior Rec Date: | 01/28/1991 |
| Sale Date: | 07/31/2014 | Prior Sale Date: | 12/1990 |
| Sale Price: | \$345,000 | Prior Sale Price: | \$130,000 |
| Sale Type: | FULL | Prior Sale Type: | FULL |
| Document #: | 911218 | Acres: | 0.16 |
| 1st Mtg Amt: | \$338,751 | Lot Area: | 6,756 |
| Total Value: | \$256,593 | # of Stories: | 1.00 |
| Land Use: | SFR | Park Area/Cap#: | / 2 |
| | | Living Area: | 917 |
| | | Total Rooms: | 3 |
| | | Bedrooms: | 3 |
| | | Bath(F/H): | 2 / |
| | | Yr Built/Eff: | 1941 / 1963 |
| | | Air Cond: | |
| | | Style: | CONVENTIONAL |
| | | Fireplace: | Y / 1 |
| | | Pool: | |
| | | Roof Mat: | COMPOSITION - SHINGLE |
| | | Parking: | PARKING AVAIL |

| | | | |
|-----------------|--|---|-------------------------|
| Comp #:2 | | Distance From Subject:0.19 (miles) | |
| Address: | 13716 PINNEY ST, PACOIMA, CA 91331-3608 | | |
| Owner Name: | BROAD BEACH ROAD MALIBU LLC | | |
| Seller Name: | PONCE MARCOS G & DOLORES | | |
| APN: | 2618-024-011 | Map Reference: | 8-F3 / |
| County: | LOS ANGELES, CA | Census Tract: | 1044.04 |
| Subdivision: | 669 | Zoning: | LAR1 |
| Rec Date: | 06/13/2014 | Prior Rec Date: | 06/24/1971 |
| Sale Date: | 05/31/2014 | Prior Sale Date: | |
| Sale Price: | \$65,000 | Prior Sale Price: | \$13,500 |
| Sale Type: | FULL | Prior Sale Type: | FULL |
| Document #: | 614878 | Acres: | 0.15 |
| 1st Mtg Amt: | | Lot Area: | 6,751 |
| Total Value: | \$31,751 | # of Stories: | 1.00 |
| Land Use: | SFR | Park Area/Cap#: | / 1 |
| | | Living Area: | 792 |
| | | Total Rooms: | 4 |
| | | Bedrooms: | 1 |
| | | Bath(F/H): | 1 / |
| | | Yr Built/Eff: | 1939 / 1939 |
| | | Air Cond: | |
| | | Style: | CONVENTIONAL |
| | | Fireplace: | / |
| | | Pool: | |
| | | Roof Mat: | ROLL COMPOSITION |
| | | Parking: | PARKING AVAIL |

Comp #:3 Distance From Subject:0.27 (miles)
 Address: 13608 FILMORE ST, PACOIMA, CA 91331-2907
 Owner Name: NATERA MAURICIO
 Seller Name: VARTAZARIAN VAHIK
 APN: 2619-022-008 Map Reference: 8-F2 / Living Area: 929
 County: LOS ANGELES, CA Census Tract: 1044.04 Total Rooms: 5
 Subdivision: 13815 Zoning: LAR1 Bedrooms: 2
 Rec Date: 01/27/2015 Prior Rec Date: 10/02/2014 Bath(F/H): 1 /
 Sale Date: 12/16/2014 Prior Sale Date: 09/05/2014 Yr Built/Eff: 1947 / 1947
 Sale Price: \$335,000 Prior Sale Price: \$240,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 93258 Acres: 0.25 Fireplace: Y / 1
 1st Mtg Amt: \$268,000 Lot Area: 10,775 Pool:
 Total Value: \$43,948 # of Stories: 1.00 Roof Mat: COMPOSITION
 Land Use: SFR Park Area/Cap#: / 2 Parking: SHINGLE
 PARKING AVAIL

Comp #:4 Distance From Subject:0.27 (miles)
 Address: 10446 OMELVENY AVE, PACOIMA, CA 91331-3711
 Owner Name: MORALES CESAR & NORMA/VARONA MARIA
 Seller Name: ALCALA DAVID & ANGELICA
 APN: 2646-007-016 Map Reference: 8-F3 / Living Area: 924
 County: LOS ANGELES, CA Census Tract: 1045.00 Total Rooms: 4
 Subdivision: 69 Zoning: LAR1 Bedrooms: 2
 Rec Date: 10/22/2014 Prior Rec Date: 10/16/2013 Bath(F/H): 1 /
 Sale Date: 07/14/2014 Prior Sale Date: 06/27/2013 Yr Built/Eff: 1922 / 1922
 Sale Price: \$380,000 Prior Sale Price: \$245,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 1116008 Acres: 0.17 Fireplace: Y / 1
 1st Mtg Amt: \$373,117 Lot Area: 7,431 Pool:
 Total Value: \$245,000 # of Stories: 1.00 Roof Mat: ROLL
 Land Use: SFR Park Area/Cap#: / 2 Parking: COMPOSITION
 PARKING AVAIL

Comp #:5 Distance From Subject:0.36 (miles)
 Address: 13934 JUDD ST, PACOIMA, CA 91331-3640
 Owner Name: HERNANDEZ BENITO & CECILIA
 Seller Name: CABUCO ELISA
 APN: 2618-018-020 Map Reference: 8-E3 / Living Area: 814
 County: LOS ANGELES, CA Census Tract: 1044.03 Total Rooms: 4
 Subdivision: MACLAY Zoning: LAR1 Bedrooms: 2
 Rec Date: 08/15/2014 Prior Rec Date: Bath(F/H): 1 /
 Sale Date: 07/08/2014 Prior Sale Date: Yr Built/Eff: 1947 / 1947
 Sale Price: \$310,000 Prior Sale Price: Air Cond:
 Sale Type: FULL Prior Sale Type: Style: CONVENTIONAL
 Document #: 859528 Acres: 0.17 Fireplace: /
 1st Mtg Amt: \$294,500 Lot Area: 7,499 Pool:
 Total Value: \$44,812 # of Stories: 1.00 Roof Mat: COMPOSITION
 Land Use: SFR Park Area/Cap#: / 2 Parking: SHINGLE
 PARKING AVAIL

Comp #:6 Distance From Subject:0.39 (miles)
 Address: 10913 TAMARACK AVE, PACOIMA, CA 91331-2816
 Owner Name: SMBATIAN NSHAN
 Seller Name: HSBC BANK USA 2007-OA4
 APN: 2619-013-003 Map Reference: 8-F2 / Living Area: 917
 County: LOS ANGELES, CA Census Tract: 1044.01 Total Rooms: 3
 Subdivision: 7231 Zoning: LAR1 Bedrooms: 2
 Rec Date: 10/01/2014 Prior Rec Date: 03/19/2007 Bath(F/H): 2 /
 Sale Date: 09/15/2014 Prior Sale Date: 09/29/2006 Yr Built/Eff: 1939 / 1961
 Sale Price: \$183,000 Prior Sale Price: Air Cond:
 Sale Type: FULL Prior Sale Type: N Style: CONVENTIONAL
 Document #: 1041334 Acres: 0.17 Fireplace: /
 1st Mtg Amt: \$183,000 Lot Area: 7,361 Pool:
 Total Value: \$217,221 # of Stories: 1.00 Roof Mat: COMPOSITION
 Land Use: SFR Park Area/Cap#: / Parking: SHINGLE

Comp #:7 Distance From Subject:0.39 (miles)
 Address: 10870 TAMARACK AVE, PACOIMA, CA 91331-2813
 Owner Name: MORENO CLAUDIA/ALVAREZ LIDIA
 Seller Name: NAGAI HAMAKO TRUST
 APN: 2619-013-018 Map Reference: 8-F2 / Living Area: 955
 County: LOS ANGELES, CA Census Tract: 1044.01 Total Rooms: 5
 Subdivision: 7231 Zoning: LAR1 Bedrooms: 3
 Rec Date: 11/13/2014 Prior Rec Date: Bath(F/H): 2 /
 Sale Date: 10/28/2014 Prior Sale Date: Yr Built/Eff: 1952 / 1953
 Sale Price: \$310,000 Prior Sale Price: Air Cond: CENTRAL
 Sale Type: FULL Prior Sale Type: Style: CONVENTIONAL
 Document #: 1208281 Acres: 0.18 Fireplace: /

| | | | | | |
|--------------|-----------|-----------------|-------|-----------|---------------------|
| 1st Mtg Amt: | \$304,385 | Lot Area: | 7,975 | Pool: | |
| Total Value: | \$51,959 | # of Stories: | 1.00 | Roof Mat: | COMPOSITION SHINGLE |
| Land Use: | SFR | Park Area/Cap#: | / 2 | Parking: | PARKING AVAIL |

| | | | | | |
|--------------|---|-------------------|------------|------------------------------------|---------------------|
| Comp #:8 | | | | Distance From Subject:0.39 (miles) | |
| Address: | 13421 MERCER ST, PACOIMA, CA 91331-2939 | | | | |
| Owner Name: | CHUA FE C/TAN BONSON | | | | |
| Seller Name: | FEDERAL NATL MTG ASSN FNMA | | | | |
| APN: | 2619-020-024 | Map Reference: | 8-F2 / | Living Area: | 944 |
| County: | LOS ANGELES, CA | Census Tract: | 1044.04 | Total Rooms: | 5 |
| Subdivision: | 1341 | Zoning: | LAR1 | Bedrooms: | 3 |
| Rec Date: | 07/31/2014 | Prior Rec Date: | 09/12/1977 | Bath(F/H): | 1 / |
| Sale Date: | 05/22/2014 | Prior Sale Date: | | Yr Built/Eff: | 1947 / 1947 |
| Sale Price: | \$275,000 | Prior Sale Price: | \$41,600 | Air Cond: | |
| Sale Type: | FULL | Prior Sale Type: | FULL | Style: | CONVENTIONAL |
| Document #: | 796644 | Acres: | 0.18 | Fireplace: | / |
| 1st Mtg Amt: | \$286,861 | Lot Area: | 7,900 | Pool: | |
| Total Value: | \$248,000 | # of Stories: | 1.00 | Roof Mat: | COMPOSITION SHINGLE |
| Land Use: | SFR | Park Area/Cap#: | / 2 | Parking: | DETACHED GARAGE |

| | | | | | |
|--------------|---|-------------------|------------|------------------------------------|---------------------|
| Comp #:9 | | | | Distance From Subject:0.45 (miles) | |
| Address: | 10561 TELFAIR AVE, PACOIMA, CA 91331-3048 | | | | |
| Owner Name: | MEDRANO MARIO | | | | |
| Seller Name: | MAGALLON MARIA J | | | | |
| APN: | 2620-009-001 | Map Reference: | 9-A2 / | Living Area: | 1,017 |
| County: | LOS ANGELES, CA | Census Tract: | 1046.20 | Total Rooms: | 6 |
| Subdivision: | 5866 | Zoning: | LAR1 | Bedrooms: | 3 |
| Rec Date: | 12/31/2014 | Prior Rec Date: | 06/30/2011 | Bath(F/H): | 1 / |
| Sale Date: | 10/22/2014 | Prior Sale Date: | 03/15/2011 | Yr Built/Eff: | 1947 / 1947 |
| Sale Price: | \$270,000 | Prior Sale Price: | \$200,000 | Air Cond: | EVAP COOLER |
| Sale Type: | FULL | Prior Sale Type: | FULL | Style: | CONVENTIONAL |
| Document #: | 1425226 | Acres: | 0.19 | Fireplace: | / |
| 1st Mtg Amt: | \$265,109 | Lot Area: | 8,075 | Pool: | |
| Total Value: | \$209,023 | # of Stories: | 1.00 | Roof Mat: | COMPOSITION SHINGLE |
| Land Use: | SFR | Park Area/Cap#: | / 4 | Parking: | PARKING AVAIL |

EXHIBIT D

ASSIGNED INSPECTOR: **JAMES ABREU**
JOB ADDRESS: **13715 WEST JUDD STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2618-015-003**

Date: **March 12, 2015**

CASE#: **514079**
ORDER NO: **A-3338726**

EFFECTIVE DATE OF ORDER TO COMPLY: **September 23, 2013**
COMPLIANCE EXPECTED DATE: **October 23, 2013**
DATE COMPLIANCE OBTAINED: **No Compliance to Date**

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3338726

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

HELENA JUBANY
PRESIDENT

VAN AMBATIELOS
VICE-PRESIDENT

E. FELICIA BRANNON
VICTOR H. CUEVAS
SEPAND SAMZADEH

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.
SUPERINTENDENT OF BUILDING
INTERIM GENERAL MANAGER

SUBSTANDARD ORDER AND NOTICE OF FEE

SEP 19 2013

NEGRETE, IDA S TR NEGRETE FAMILY TRUST
13715 JUDD ST
PACOIMA, CA 91331

DC the

Date

undersigned mailed this notice by
regular mail, postage prepaid, to
the addressee as shown on the last
equalized assessment roll.

CASE #: 514079

ORDER #: A-3338726

EFFECTIVE DATE: September 23, 2013

COMPLIANCE DATE: **October 23, 2013**

OWNER OF

SITE ADDRESS: 13715 W JUDD ST

ASSESSORS PARCEL NO.: 2618-015-003

ZONE: R1; One-Family Zone

Signature

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, THE CODE VIOLATION INSPECTION FEE (C.V.I.F) OF \$356.16 (\$336 fee plus a six percent Systems Development Surcharge of \$20.16) WILL BE BILLED TO THE PROPERTY OWNER as it appears on the last equalized assessment roll. 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: 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.

Code Section(s) in Violation: 91.8902.14, 91.8902, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

Location: Garage.

Comments: Garage converted to living area.



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

2. 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.

Location: Garage.

3. The approximate 16x20 addition to back of garage, the detached 15x15, 20x12, 15x8, buildings and 8x8 detached bathroom was/is 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.

Location: Back yard.

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

NON-COMPLIANCE FEE WARNING:

YOU ARE IN VIOLATION OF THE L.A.M.C. IT IS YOUR RESPONSIBILITY TO CORRECT THE VIOLATION(S) AND CONTACT THE INSPECTOR LISTED BELOW TO ARRANGE FOR A COMPLIANCE INSPECTION BEFORE THE NON-COMPLIANCE FEE IS IMPOSED. Failure to correct the violations and arrange for the compliance inspection within 15 day from the Compliance Date, will result in imposition of the fee noted below.

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 98.04 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.

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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.

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 (818)374-9862.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: _____



Date: _____

September 19, 2013

JAMES ABREU
14410 SYLVAN STREET SUITE 105
VAN NUYS, CA 91401
(818)374-9862
James.Abreu@lacity.org


REVIEWED BY