

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

VAN AMBATELOS  
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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 4, 2015

Council District: # 6

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

JOB ADDRESS: 14709 WEST PLUMMER STREET, LOS ANGELES, CA  
ASSESSORS PARCEL NO. (APN): 2650-025-008

On November 6, 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: **14709 West Plummer 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 October 7, 2011 to pay a code violation inspection fee after violations were identified and verified upon inspection. The non-compliance and code violation inspection fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance Code Enforcement fee	550.00
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)	1,164.11
Title Report fee	42.00
<b>Grand Total</b>	<b>\$ 4,377.67</b>

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed a lien for a total sum of **\$4,377.67** 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 **\$4,377.67** 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 *Cynthia* *DJ KAW*  
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. T10721  
Dated as of: 08/13/2014

Prepared for: City of Los Angeles

### SCHEDULE A (Reported Property Information)

APN #: 2650-025-008

Property Address: 14709 W PLUMMER ST ✓ City: Los Angeles County: Los Angeles

#### VESTING INFORMATION

Type of Instrument QUITCLAIM DEED

Grantor: ROSALBA GUTIERREZ, SPOUSE OF THE GRANTEE HEREIN

Grantee: ARNOLDO GUTIERREZ, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY

Instrument: 20091923991

Book/Page: N/A

Dated: 12/15/2009

Recorded: 12/17/2009

MAILING ADDRESS: ARNOLD GUTIERREZ,  
8201 ALLOT AVENUE, PANORAMA CITY, CA 91402

### SCHEDULE B

#### LEGAL DESCRIPTION

THE EASTERLY 114.73 FEET OF LOT 26 OF TRACT NO. 1584, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 22, PAGES 174 AND 175 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

#### MORTGAGES/LIENS

Type of Instrument DEED OF TRUST WITH ASSIGNMENT OF RENTS

Trustor/Mortgagor: ARNOLDO GUTIERREZ, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY

Lender/Beneficiary: ED WATSON AND KAY WATSON, HUSBAND AND WIFE

Trustee: ORANGE COAST TITLE COMPANY, A CALIFORNIA CORPORATION

Instrument: 20091923992

Book/Page: N/A

Amount: \$375,000.00

Open Ended: NO

Dated: 12/15/2009

Recorded: 12/17/2009

Maturity Date: 12/15/2010

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

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**Work Order No. T10721**

**SCHEDULE B (Continued)**

**MAILING ADDRESS: ED WATSON AND KAY WASON, 1317 S.E. 271ST AVENUE,  
CARMAS, WA 98607**

**MAILING ADDRESS: ARNOLDO GUTIERREZ, A MARRIED MAN AS HIS SOLE AND  
SEPARATE PROPERTY, 8201 ALLOT AVENUE, PANORAMA CITY, CA 91402**

**SAID DEED OF TRUST IS SUBJECT TO A NOTICE OF DEFAULT AND ELECTION TO  
SELL UNDER DEED OF TRUST, DATED 03/02/2010, RECORDED 03/03/2010, AS  
INSTRUMENT NO. 20100282540**

**MAILING ADDRESS: ASSET FORECLOSURE SERVICES, INC., 22837 VENTURA BLVD.,  
SUITE 350, WOODLAND HILLS, CA 91364**

**MAILING ADDRESS: ED WATSON AND KAY WATSON C/O ASSET FORECLOSURE  
SERVICES, INC., 22837 VENTURA BLVD., SUITE 350, WOODLAND HILLS, CA 91364**

**SAID DEED OF TRUST IS FURTHER SUBJECT TO A SUBSTITUTION OF TRUSTEE,  
DATED 05/18/2010, RECORDED 07/07/2010, AS INSTRUMENT NO. 20100923413**

**MAILING ADDRESS: ASSET FORECLOSURE SERVICES, INC., 22837 VENTURA BLVD.,  
SUITE 350, WOODLAND HILLS, CA 91364**

**SAID DEED OF TRUST IS FURTHER SUBJECT TO A NOTICE OF TRUSTEE' SALE,  
DATED 06/30/2010, RECORDED 07/07/2010, AS INSTRUMENT NO. 20100923414**

**MAILING ADDRESS: ASSET FORECLOSURE SERVICES, INC., 22837 VENTURA BLVD.,  
SUITE 350, WOODLAND HILLS, CA 91364**

**Type of Instrument MISCELLANEOUS  
NOTICE OF PENDING LIEN, DATED 03/08/2012, RECORDED 03/16/2012 AS  
INSTRUMENT NO. 20120417231.**

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

**MAILING ADDRESS: GUTIERREZ ARNOLDO, 8201 ALLOTT AVE, PANORAMA CITY,  
CA 91402**

RECORDING REQUESTED BY:  
Orange Coast Title Company

AND WHEN RECORDED MAIL TO:

Arnold Gutierrez  
8201 allot Avenue  
Panorama City, CA 91402



A.P.N.: 2650-025-007/2650-025-008/2650-025-032/2650-025-04  
Order No.: 1089621-01  
Escrow No.: EE00014-PA

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

QUITCLAIM DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)  
DOCUMENTARY TRANSFER TAX IS \$0.00/ \$0.00

This conveyance establishes sole and separate  
property of a spouse, R&T 11911

- 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

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged  
Rosalba Gutierrez, Spouse of the Grantee herein

It is the express intent of the Grantor, being the spouse of the Grantee, to convey all right, title and interest of the Grantor, community or otherwise, in and to the herein described property, to the Grantee as his/her sole and separate property.

hereby REMISE(S), RELEASE(S) AND FOREVER QUITCLAIM(S) to  
Arnoldo Gutierrez, a Married Man as his Sole and Separate Property

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

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

The property more commonly known as: 14709 and 14717 Plummer Street, (Panorama City Area) Los Angeles, CA 91402

Dated: December 15, 2009

STATE OF CALIFORNIA )  
COUNTY OF Los Angeles )

On Dec. 16 2009 before me,  
Stephanie Toth, Notary Public,  
personally appeared Rosalba Gutierrez

Rosalba Gutierrez  
Rosalba Gutierrez

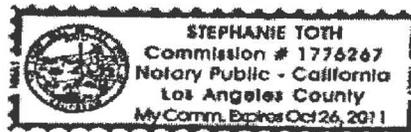
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s),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

Stephanie Toth



This area for official notary seal

MAIL TAX STATEMENTS AS DIRECTED ABOVE

JOE

RECORDING REQUESTED BY:  
Orange Coast Title Company

AND WHEN RECORDED MAIL TO:

Ed Watson and  
Kay Wason  
1317 S.E. 271st Avenue  
Camas, WA 98607



Order No.: 1089621-01  
Escrow No.: EE00014-PA  
A.P.N.: 2650-025-007/2650-025-008/2650-025-032/2650-025-04

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

**DEED OF TRUST WITH ASSIGNMENT OF RENTS**

This **DEED OF TRUST**, made December 15, 2009, between Arnoldo Gutierrez, A Married Man as his Sole and Separate Property, herein called TRUSTOR, whose address is 8201 Allot Avenue, Panorama City, CA 91402 Orange Coast Title Company, a California Corporation, herein called TRUSTEE, and Ed Watson and Kay Watson, Husband and Wife, herein called BENEFICIARY,

**Witnesseth:** That Trustor IRREVOCABLY GRANTS, TRANSFERS AND ASSIGNS to TRUSTEE IN TRUST, WITH POWER OF SALE, that property in the City of (Panorama City Area)Los Angeles, County of Los Angeles, California, described as follows:

**SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.**

**Together with** the rents, issues and profits thereof, subject, however, to the right, power and authority hereinafter given to and conferred upon Beneficiary to collect and apply such rents, issues and profit.

**For the Purpose of Securing** (1) payment of the sum of \$375,000.00, with interest thereon according to the terms of a promissory note or notes of even date, with a maturity year of 2010 herewith made by Trustor, payable to order of Beneficiary, and extensions or renewals thereof; (2) the performance of each agreement of Trustor incorporated by reference or contained herein or reciting it is so secured; (3) Payment of additional sums and interest thereon which may hereafter be loaned to Trustor, or his successors or assigns, when evidenced by a promissory note or notes reciting that they are secured by this Deed of Trust.

In the event the property described herein, or any part hereof, or any interest therein, is sold, conveyed, alienated, assigned or otherwise transferred by the Maker, or by the operation of law or otherwise, all obligations secured by this instrument, irrespective of the maturity dates expressed therein, at the option of the Payee thereof, and without demand or notice shall immediately become due and payable, except as prohibited by the California Civil Code, Section 2924.6, other applicable law.

21E

To protect the security of this Deed of Trust, and with respect to the property above described, Trustor expressly makes each and all of the agreements, and adopts and agrees to perform and be bound by each and all of the terms and provisions set forth in subdivision A of that certain Fictitious Deed of Trust referenced herein, and it is mutually agreed that all of the provisions set forth in subdivision B of that certain Fictitious Deed of Trust recorded in the book and page of Official Records in the office of the county recorder of the county where said property is located, noted below opposite the name of such county, namely:

COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE
Alameda	1288	558	Kings	858	713	Placer	1028	379	Sierra	38	187
Alpine	3	130-31	Lake	437	110	Plumas	185	1307	Siskiyou	506	762
Amador	133	438	Lassen	192	387	Riverside	3788	347	Solano	1287	821
Butte	1330	513	Los Angeles	T-3878	874	Sacramento	71-10-26	615	Sonoma	2067	427
Calaveras	185	338	Madera	911	136	San Benito	300	405	Stanislaus	1970	58
Colusa	323	391	Marin	1849	122	San Bernardino	6213	788	Sutter	855	585
Contra Costa	4884	1	Mariposa	90	453	San Francisco	A-804	596	Tehama	457	183
Del Norte	101	549	Mendocino	887	99	San Joaquin	2856	283	Trinity	108	595
El Dorado	704	835	Merced	1880	753	San Luis	1311	137	Tulare	2530	108
Fresno	5052	623	Modoc	191	93	Obispo			Tuolumne	177	160
Glenn	489	76	Mono	69	302	San Mateo	4788	175	Ventura	2607	237
Humboldt	801	83	Monterey	357	238	Santa Barbara	2065	881	Yolo	769	16
Imperial	1189	701	Napa	704	742	Santa Clara	0828	084	Yuba	398	693
Inyo	185	872	Nevada	383	94	Santa Cruz	1638	607			
Kern	3756	690	Orange	7182	18	Shasta	800	633			
						San Diego	SERIES 3 Book 1964, Page 149774				

shall inure to and bind the parties hereto, with respect to the property above described. Said agreements, terms and provisions contained in said subdivision A and B, (identical in all counties are printed on the reverse side hereof) are by the within reference thereto, incorporated herein and made a part of this Deed of Trust for all purposes as fully as if set forth at length herein, and Beneficiary may charge for a statement regarding the obligation secured hereby, provided the charge thereof does not exceed the maximum allowed by laws.

The foregoing assignment of rents is absolute unless initialed here, in which case, the assignment serves as additional security.

The undersigned Trustor, requests that a copy of any notice of default and any notice of sale hereunder be mailed to him at this address hereinbefore set forth.

Dated: December 15, 2009

STATE OF CALIFORNIA )  
 COUNTY OF Los Angeles )

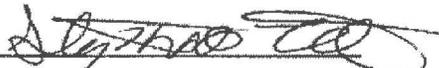
On Dec 16, 2009 before me,  
Stephanie Toth, Notary Public,  
 personally appeared Arnoldo Gutierrez

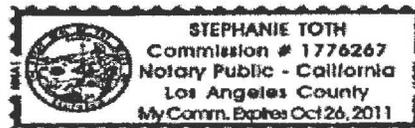
  
 \_\_\_\_\_  
 Arnoldo Gutierrez

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 



(This area for official notary seal)

2

RECORDING REQUESTED BY



WHEN RECORDED MAIL TO

ASSET FORECLOSURE SERVICES, INC.  
22837 Ventura Blvd., Suite 350  
Woodland Hills, CA 91364

Trustee's Sale No: CA-KEW-107854  
Loan No: GUTIERREZ  
Order # 33-8011992

NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST

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IMPORTANT NOTICE

**IF YOUR PROPERTY IS IN FORECLOSURE BECAUSE YOU ARE BEHIND IN YOUR PAYMENTS, IT MAY BE SOLD WITHOUT ANY COURT ACTION,** and you may have the legal right to bring your account in good standing by paying all of your past due payments plus permitted costs and expenses within the time permitted by law for reinstatement of your account, which is normally five business days prior to the date set for the sale of your property. No sale date may be set until three months from the date this notice of default may be recorded (which date of recordation appears on this notice). This amount is \$381,803.82 as of 3/2/2010, and will increase until your account becomes current.

While your property is in foreclosure, you still must pay other obligations (such as insurance and taxes) required by your note and deed of trust or mortgage. If you fail to make future payments on the loan, pay taxes on the property, provide insurance on the property, or pay other obligations as required in the note and deed of trust or mortgage, the beneficiary or mortgagee may insist that you do so in order to reinstate your account in good standing. In addition, the beneficiary or mortgagee may require as a condition to reinstatement that you provide reliable written evidence that you paid all senior liens, property taxes, and hazard insurance premiums.

Upon your written request, the beneficiary or mortgagee will give you a written itemization of the entire amount you must pay. You may not have to pay the entire unpaid portion of your account, even though full payment was demanded, but you must pay all amounts in default at the time payment is made. However, you and your beneficiary or mortgagee may mutually agree in writing prior to the time the Notice of Sale is posted (which may not be earlier than the end of the three-month period stated above) to, among other things (1) provide additional time in which to cure the default by transfer of the property or otherwise; or (2) establish a schedule of payments in order to cure your default; or both (1) and (2).

Pursuant to California Civil Code Section 2923.5, the mortgagee, beneficiary, or authorized agent has contacted the borrower, tried with due diligence to contact the borrower as required by this section, or the borrower has surrendered the property to the mortgagee, trustee, beneficiary, or authorized agent.

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2

Recording Requested By

When recorded, mail to:

ASSET FORECLOSURE SERVICES, INC.  
22837 Ventura Blvd., Suite 350  
Woodland Hills, CA 91364



Trustee's Sale No: CA-KEW-107854

Loan No: GUTIERREZ 33-80119912

**SUBSTITUTION OF TRUSTEE**

WHEREAS ARNOLDO GUTIERREZ, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY was the original Trustor, and ORANGE COAST TITLE COMPANY was the original Trustee, and ED WATSON AND KAY WATSON, HUSBAND AND WIFE was the original Beneficiary under that certain Deed of Trust dated 12/15/2009, and recorded on 12/17/2009 under instrument No. 20091923992, records of LOS ANGELES County, CALIFORNIA; and WHEREAS, ED WATSON AND KAY WATSON, 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 the place and stead of said original Trustee thereunder,

NOW, THEREFORE, the undersigned hereby substitutes ASSET FORECLOSURE SERVICES, INC., a California corporation, whose address is 22837 Ventura Blvd., Suite 350, Woodland Hills, CA 91364, as Successor 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: 5-18-2010

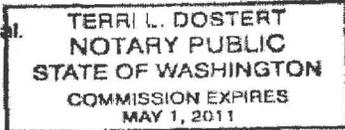
Ed Watson  
Ed Watson

Kay Watson  
Kay Watson

STATE OF WA )  
COUNTY OF CLARK ) ss.

On 5/18/2010, before me, TERRI L. DOSTERT, Notary Public, personally appeared Ed Watson & Kay Watson, 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.

WITNESS my hand and official seal.



TERRI L. DOSTERT  
NOTARY PUBLIC

35

2

RECORDING REQUESTED BY

WHEN RECORDED MAIL TO



ASSET FORECLOSURE SERVICES, INC.  
22837 Ventura Blvd., Suite 350  
Woodland Hills, CA 91364  
(818) 591-9237

YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 12/15/2009. 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. 33-80119912

**NOTICE OF TRUSTEE'S SALE**  
Trustee's Sale No. CA-KEW-107854

On August 2, 2010, at 10:30 AM, AT WEST SIDE TO THE LOS ANGELES COUNTY COURTHOUSE DIRECTLY FACING NORWALK BLVD., 12720 NORWALK BOULEVARD, in the City of NORWALK, County of LOS ANGELES, State of CALIFORNIA, ASSET FORECLOSURE SERVICES, INC., a California corporation, as duly appointed Trustee under that certain Deed of Trust executed by ARNOLDO GUTIERREZ, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY, as Trustors, recorded on 12/17/2009, as Instrument No. 20091923992, of Official Records in the office of the Recorder of LOS ANGELES County, State of CALIFORNIA, under the power of sale therein contained, **WILL SELL AT PUBLIC AUCTION 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 as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Property is being sold "as is - where is".

TAX PARCEL NO.2650-025-007, 2650-025-008, 2650-025-032, 2650-025-040

From information which the Trustee deems reliable, but for which Trustee makes no representation or warranty, the street address or other common designation of the above described property is purported to be 14709 & 14717 PLUMMER ST. , LOS ANGELES (PANORAMA), CA 91405.

Said property is being sold for the purpose of paying the obligations secured by said Deed of Trust, including fees and expenses of sale. The total amount of the unpaid principal balance, interest thereon, together with reasonably estimated costs, expenses and advances at the time of the initial publication of the Notice of Trustee's Sale is \$392,600.30.

WE ARE ATTEMPTING TO COLLECT A DEBT, AND ANY INFORMATION WE OBTAIN WILL BE USED FOR THAT PURPOSE. SALE INFORMATION LINE: 714-730-2727 or www.fidelityasap.com

Dated: 6/30/2010

ASSET FORECLOSURE SERVICES, INC., AS TRUSTEE

By Rajni Lal  
Rajni Lal, Foreclosure Assistant

CA NOTS

14F

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ASSET FORECLOSURE SERVICES, INC.  
22837 Ventura Blvd., Suite 350  
Woodland Hills, CA 91364  
Phone: (877)237-7878 / Fax:

Trustee Sale No.: CA-KEW-107854

**AFFIDAVIT OF MAILING  
SUB-BY-CODE**

STATE OF CALIFORNIA )  
 ) ss.  
COUNTY OF LOS ANGELES )

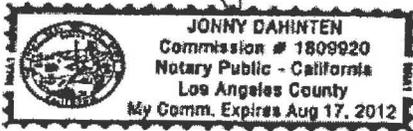
I, being first duly sworn, state that I am now, and at all times herein mentioned was a citizen of the United States a resident of the State of California, and over the age of eighteen years, and my business address is set forth above. On July 2, 2010, I personally mailed a copy of the attached Substitution of Trustee, prior to the recording thereof, in the manner provided in Section 2924b of the Civil Code of the State of California, to the trustee of record under the Deed of Trust described in said Substitution and to all persons whom a copy of the Notice of Default would be required to be mailed by the provisions of such section.

KSm (Keri Summers)

STATE OF California )  
 ) ss.  
COUNTY OF Los Angeles )

Subscribed and sworn to (or affirmed) before me on 7.2.10 by Keri Summers  
proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature [Signature] (Seal) [Seal]



CA\_SubByCodeAff

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



2

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF PENDING LIEN

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

For further information regarding this notice and the status of Department proceedings, please contact Nancy Truong of the Department of Building and Safety between 9:00 a.m. and 11:00 a.m., Monday through Friday. (Invoice No. 5375325)

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 1584 26 5 M B 22-174/175

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 2650-025-008  
AKA 14709 W PLUMMER ST  
LOS ANGELES

Owner:

GUTIERREZ ARNOLDO  
8201 ALLOTT AVE  
PANORAMA CITY CA,91402

DATED: This 08th Day of March, 2012

CITY OF LOS ANGELES

BY Steve Ongele  
Steve Ongele, Bureau Chief  
Resource Management Bureau



**Property Detail Report**

For Property Located At :

**14709 PLUMMER ST, PANORAMA CITY, CA 91402-1018**

CoreLogic

RealQuest Professional

**Owner Information**

Owner Name: **GUTIERREZ ARNOLDO**  
 Mailing Address: **13000 RATNER ST, NORTH HOLLYWOOD CA 91605-1023 C004**  
 Vesting Codes: **MM // SE**

**Location Information**

Legal Description: **TRACT NO 1584 E 114.73 FT OF S 325 FT (EX OF ST) OF LOT 26**  
 County: **LOS ANGELES, CA** APN: **2650-025-008**  
 Census Tract / Block: **1193.10 / 2** Alternate APN:  
 Township-Range-Sect: Subdivision: **1584**  
 Legal Book/Page: **22-174** Map Reference: **8-D4 /**  
 Legal Lot: **26** Tract #: **1584**  
 Legal Block: School District: **LOS ANGELES**  
 Market Area: **PC** School District Name:  
 Neighbor Code: Munic/Township:

**Owner Transfer Information**

Recording/Sale Date: **12/17/2009 / 12/15/2009** Deed Type: **QUIT CLAIM DEED**  
 Sale Price: 1st Mtg Document #: **1923992**  
 Document #: **1923991**

**Last Market Sale Information**

Recording/Sale Date: **12/17/2009 / 07/24/2009** 1st Mtg Amount/Type: **/**  
 Sale Price: **\$1,475,000** 1st Mtg Int. Rate/Type: **/**  
 Sale Type: **FULL** 1st Mtg Document #: **/**  
 Document #: **1923990** 2nd Mtg Amount/Type: **/**  
 Deed Type: **GRANT DEED** 2nd Mtg Int. Rate/Type: **/**  
 Transfer Document #: Price Per SqFt: **\$1,129.40**  
 New Construction: Multi/Split Sale: **MULTI**  
 Title Company: **ORANGE COAST TITLE CO.**  
 Lender:  
 Seller Name: **RADMACHER TRUST**

**Prior Sale Information**

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

**Property Characteristics**

Gross Area: Parking Type: **PARKING AVAIL** Construction:  
 Living Area: **1,306** Garage Area: **CENTRAL**  
 Tot Adj Area: Garage Capacity: **3** Exterior wall: **STUCCO**  
 Above Grade: Parking Spaces: **3** 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: **1951 / 1951** Roof Type: Style: **CONVENTIONAL**  
 Fireplace: **Y / 1** Foundation: **RAISED** Quality:  
 # of Stories: **1.00** Roof Material: **COMPOSITION** Condition:  
**SHINGLE**

Other Improvements: **LAUNDRY ROOM****Site Information**

Zoning: **LARA** Acres: **0.80** County Use: **SINGLE FAMILY RESID (0100)**  
 Lot Area: **34,662** Lot Width/Depth: **115 x 325** State Use:  
 Land Use: **SFR** Res/Comm Units: **/** Water Type:  
 Site Influence: Sewer Type: **TYPE UNKNOWN**

**Tax Information**

Total Value: **\$626,525** Assessed Year: **2014** Property Tax: **\$8,021.90**  
 Land Value: **\$621,263** Improved %: **1%** Tax Area: **13**  
 Improvement Value: **\$5,262** Tax Year: **2014** Tax Exemption:  
 Total Taxable Value: **\$626,525**

**Comparable Sales Report**

For Property Located At



CoreLogic

RealQuest Professional

**14709 PLUMMER ST, PANORAMA CITY, CA 91402-1018****8 Comparable(s) Selected.**

Report Date: 03/03/2015

**Summary Statistics:**

	<b>Subject</b>	<b>Low</b>	<b>High</b>	<b>Average</b>
Sale Price	\$1,475,000	\$271,000	\$490,000	\$392,375
Bldg/Living Area	1,306	1,214	1,484	1,289
Price/Sqft	\$1,129.40	\$222.68	\$378.09	\$304.65
Year Built	1951	1953	1956	1954
Lot Area	34,662	6,003	15,241	8,645
Bedrooms	2	2	3	3
Bathrooms/Restrooms	1	2	2	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$626,525	\$67,550	\$357,595	\$216,668
Distance From Subject	0.00	0.08	0.50	0.30

\* = user supplied for search only

**Comp #:1**

Distance From Subject:0.08 (miles)

Address: **14681 NOVICE ST, PANORAMA CITY, CA 91402-1014**  
 Owner Name: **SUPANYACHOTSKUL SOMKIAT & GUNR/NANTANAPRAMOTH SLINDA**  
 Seller Name: **GRIGORYAN KAREN**  
 APN: **2650-024-015** Map Reference: **8-D4 /** Living Area: **1,484**  
 County: **LOS ANGELES, CA** Census Tract: **1193.10** Total Rooms: **6**  
 Subdivision: **21982** Zoning: **LARS** Bedrooms: **3**  
 Rec Date: **12/19/2014** Prior Rec Date: **04/01/2014** Bath(F/H): **2 /**  
 Sale Date: **10/13/2014** Prior Sale Date: **02/21/2014** Yr Built/Eff: **1956 / 1956**  
 Sale Price: **\$420,000** Prior Sale Price: **\$406,000** Air Cond: **EVAP COOLER**  
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**  
 Document #: **1381679** Acres: **0.19** Fireplace: **Y / 1**  
 1st Mtg Amt: **\$378,000** Lot Area: **8,129** Pool: **POOL**  
 Total Value: **\$216,754** # of Stories: **1.00** Roof Mat: **WOOD SHAKE**  
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **PARKING AVAIL**

**Comp #:2**

Distance From Subject:0.15 (miles)

Address: **9617 CEDROS AVE, PANORAMA CITY, CA 91402-1005**  
 Owner Name: **MEDRANO EVELYN D**  
 Seller Name: **BAUTISTA ROSE**  
 APN: **2650-018-016** Map Reference: **8-D4 /** Living Area: **1,220**  
 County: **LOS ANGELES, CA** Census Tract: **1193.10** Total Rooms: **5**  
 Subdivision: **20337** Zoning: **LARS** Bedrooms: **3**  
 Rec Date: **02/11/2015** Prior Rec Date: **11/01/2011** Bath(F/H): **2 /**  
 Sale Date: **02/05/2015** Prior Sale Date: **09/23/2011** Yr Built/Eff: **1955 / 1960**  
 Sale Price: **\$391,000** Prior Sale Price: **\$263,500** Air Cond: **CENTRAL**  
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**  
 Document #: **153814** Acres: **0.17** Fireplace: **/**  
 1st Mtg Amt: **\$383,918** Lot Area: **7,479** Pool: **/**  
 Total Value: **\$269,989** # of Stories: **1.00** Roof Mat: **GRAVEL & ROCK**  
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **PARKING AVAIL**

**Comp #:3**

Distance From Subject:0.21 (miles)

Address: **9433 NATICK AVE, NORTH HILLS, CA 91343-3425**

Owner Name:	<b>VIEWPOINT DESIGN GROUP INC</b>		
Seller Name:	<b>BREACH FAMILY TRUST</b>		
APN:	<b>2650-034-004</b>	Map Reference:	<b>8-D5 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1171.01</b>
Subdivision:	<b>20337</b>	Zoning:	<b>LARS</b>
Rec Date:	<b>12/26/2014</b>	Prior Rec Date:	
Sale Date:	<b>12/17/2014</b>	Prior Sale Date:	
Sale Price:	<b>\$290,000</b>	Prior Sale Price:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	
Document #:	<b>1406597</b>	Acres:	<b>0.23</b>
1st Mtg Amt:		Lot Area:	<b>10,025</b>
Total Value:	<b>\$67,550</b>	# of Stories:	<b>1.00</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/ 2</b>
		Living Area:	<b>1,296</b>
		Total Rooms:	<b>5</b>
		Bedrooms:	<b>3</b>
		Bath(F/H):	<b>2 /</b>
		Yr Built/Eff:	<b>1955 / 1955</b>
		Air Cond:	
		Style:	<b>CONVENTIONAL</b>
		Fireplace:	<b>/</b>
		Pool:	
		Roof Mat:	<b>GRAVEL &amp; ROCK</b>
		Parking:	<b>PARKING AVAIL</b>

Comp #:	<b>4</b>	Distance From Subject:	<b>0.24 (miles)</b>
Address:	<b>14815 GOTHAM ST, NORTH HILLS, CA 91343-2407</b>		
Owner Name:	<b>WHITE MATTHEW J</b>		
Seller Name:	<b>PADILLA CRISTOBAL JR</b>		
APN:	<b>2650-011-006</b>	Map Reference:	<b>8-D4 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1171.02</b>
Subdivision:	<b>20285</b>	Zoning:	<b>LARS</b>
Rec Date:	<b>12/04/2014</b>	Prior Rec Date:	<b>06/15/2012</b>
Sale Date:	<b>11/04/2014</b>	Prior Sale Date:	<b>05/04/2012</b>
Sale Price:	<b>\$460,000</b>	Prior Sale Price:	<b>\$349,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>1309412</b>	Acres:	<b>0.18</b>
1st Mtg Amt:	<b>\$460,000</b>	Lot Area:	<b>7,995</b>
Total Value:	<b>\$357,595</b>	# of Stories:	<b>1.00</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/ 2</b>
		Living Area:	<b>1,351</b>
		Total Rooms:	<b>5</b>
		Bedrooms:	<b>2</b>
		Bath(F/H):	<b>2 /</b>
		Yr Built/Eff:	<b>1956 / 1956</b>
		Air Cond:	
		Style:	<b>CONVENTIONAL</b>
		Fireplace:	<b>Y / 1</b>
		Pool:	<b>POOL</b>
		Roof Mat:	<b>COMPOSITION SHINGLE</b>
		Parking:	<b>ATTACHED GARAGE</b>

Comp #:	<b>5</b>	Distance From Subject:	<b>0.26 (miles)</b>
Address:	<b>9357 NATICK AVE, NORTH HILLS, CA 91343-3451</b>		
Owner Name:	<b>BAUTISTA DIANA/MONTEON JANET</b>		
Seller Name:	<b>ALEXANDER JOSEPH</b>		
APN:	<b>2650-034-010</b>	Map Reference:	<b>8-D5 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1171.01</b>
Subdivision:	<b>20337</b>	Zoning:	<b>LARS</b>
Rec Date:	<b>07/03/2014</b>	Prior Rec Date:	<b>05/12/2014</b>
Sale Date:	<b>06/24/2014</b>	Prior Sale Date:	<b>05/02/2014</b>
Sale Price:	<b>\$438,000</b>	Prior Sale Price:	<b>\$340,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>690376</b>	Acres:	<b>0.18</b>
1st Mtg Amt:	<b>\$430,066</b>	Lot Area:	<b>7,754</b>
Total Value:	<b>\$319,273</b>	# of Stories:	<b>1.00</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/ 2</b>
		Living Area:	<b>1,214</b>
		Total Rooms:	<b>5</b>
		Bedrooms:	<b>3</b>
		Bath(F/H):	<b>2 /</b>
		Yr Built/Eff:	<b>1955 / 1955</b>
		Air Cond:	<b>EVAP COOLER</b>
		Style:	<b>CONVENTIONAL</b>
		Fireplace:	<b>/</b>
		Pool:	<b>POOL</b>
		Roof Mat:	<b>COMPOSITION SHINGLE</b>
		Parking:	<b>PARKING AVAIL</b>

Comp #:	<b>6</b>	Distance From Subject:	<b>0.48 (miles)</b>
Address:	<b>15132 PLUMMER ST, NORTH HILLS, CA 91343-3437</b>		
Owner Name:	<b>FLOYD EDITH</b>		
Seller Name:	<b>ROBERTS FAMILY TRUST</b>		
APN:	<b>2656-021-043</b>	Map Reference:	<b>8-C5 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1171.01</b>
Subdivision:	<b>2070</b>	Zoning:	<b>LARA</b>
Rec Date:	<b>10/30/2014</b>	Prior Rec Date:	<b>11/07/1967</b>
Sale Date:	<b>09/22/2014</b>	Prior Sale Date:	
Sale Price:	<b>\$490,000</b>	Prior Sale Price:	<b>\$25,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>1148042</b>	Acres:	<b>0.35</b>
1st Mtg Amt:	<b>\$343,000</b>	Lot Area:	<b>15,241</b>
Total Value:	<b>\$107,218</b>	# of Stories:	<b>1.00</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/ 2</b>
		Living Area:	<b>1,296</b>
		Total Rooms:	<b>6</b>
		Bedrooms:	<b>3</b>
		Bath(F/H):	<b>2 /</b>
		Yr Built/Eff:	<b>1953 / 1956</b>
		Air Cond:	<b>CENTRAL</b>
		Style:	<b>CONVENTIONAL</b>
		Fireplace:	<b>/</b>
		Pool:	<b>POOL</b>
		Roof Mat:	<b>TILE</b>
		Parking:	<b>PARKING AVAIL</b>

Comp #:	<b>7</b>	Distance From Subject:	<b>0.48 (miles)</b>
Address:	<b>9651 DORRINGTON AVE, ARLETA, CA 91331-5251</b>		
Owner Name:	<b>GONZALEZ ARMANDO</b>		
Seller Name:	<b>MCDRAGS INVESTMENT LLC</b>		
APN:	<b>2644-019-014</b>	Map Reference:	<b>8-E4 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1192.01</b>
Subdivision:	<b>18</b>	Zoning:	<b>LAR1</b>
Rec Date:	<b>11/24/2014</b>	Prior Rec Date:	<b>07/14/2014</b>
Sale Date:	<b>10/17/2014</b>	Prior Sale Date:	<b>06/10/2014</b>
Sale Price:	<b>\$379,000</b>	Prior Sale Price:	<b>\$290,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>1264201</b>	Acres:	<b>0.14</b>
1st Mtg Amt:	<b>\$303,200</b>	Lot Area:	<b>6,003</b>
Total Value:	<b>\$118,216</b>	# of Stories:	<b>1.00</b>
		Living Area:	<b>1,231</b>
		Total Rooms:	<b>5</b>
		Bedrooms:	<b>3</b>
		Bath(F/H):	<b>2 /</b>
		Yr Built/Eff:	<b>1953 / 1953</b>
		Air Cond:	
		Style:	<b>CONVENTIONAL</b>
		Fireplace:	<b>/</b>
		Pool:	
		Roof Mat:	<b>COMPOSITION SHINGLE</b>
		Parking:	<b>ATTACHED</b>

Land Use: **SFR**Park Area/Cap#: **/ 2**Parking: **GARAGE**Comp #: **8**Distance From Subject: **0.5 (miles)**Address: **9551 DORRINGTON AVE, ARLETA, CA 91331-5373**Owner Name: **SALAZAR JUDITH E**Seller Name: **AVALOS DIANE**APN: **2644-019-001**County: **LOS ANGELES, CA**Subdivision: **18**Rec Date: **10/10/2014**Sale Date: **10/07/2014**Sale Price: **\$271,000**Sale Type: **FULL**Document #: **1073072**

1st Mtg Amt:

Total Value: **\$276,747**Land Use: **SFR**Map Reference: **8-E4 /**Census Tract: **1192.01**Zoning: **LAR1**

Prior Rec Date:

Prior Sale Date:

Prior Sale Price:

Prior Sale Type:

Acres: **0.15**Lot Area: **6,531**# of Stories: **1.00**Park Area/Cap#: **/ 2**Living Area: **1,217**Total Rooms: **5**Bedrooms: **3**Bath(F/H): **2 /**Yr Built/Eff: **1953 / 1954**

Air Cond:

Style: **CONVENTIONAL**Fireplace: **/**Pool: **POOL**Roof Mat: **COMPOSITION**Parking: **SHINGLE  
PARKING AVAIL**

# EXHIBIT D

ASSIGNED INSPECTOR: **RUSSELL SCHOONOVER**

Date: **March 4, 2015**

JOB ADDRESS: **14709 WEST PLUMMER STREET, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2650-025-008**

CASE#: **430615**

ORDER NO: **A-2866407**

EFFECTIVE DATE OF ORDER TO COMPLY: **October 7, 2011**

COMPLIANCE EXPECTED DATE: **November 6, 2011**

DATE COMPLIANCE OBTAINED: **March 18, 2014**

---

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

**VIOLATIONS:**

SEE ATTACHED ORDER # A-2866407

101022120124889

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

MARSHA L. BROWN  
PRESIDENT

HELENA JUBANY  
VICE-PRESIDENT

VAN AMBATELOS  
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

ORDER TO COMPLY AND NOTICE OF FEE

GUTIERREZ,ARNOLDO  
8201 ALLOTT AVE  
PANORAMA CITY, CA 91402

OCT 05 2011

CASE #: 430615  
ORDER #: A-2866407

EFFECTIVE DATE: October 07, 2011  
COMPLIANCE DATE: November 06, 2011

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

Signature

OWNER OF  
SITE ADDRESS: 14709 W PLUMMER ST  
ASSESSORS PARCEL NO.: 2650-025-008  
ZONE: RA; Suburban Zone

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

FURTHER, YOU ARE ORDERED TO PAY THE CODE VIOLATION INSPECTION FEE (C.V.I.F) OF \$ 356.16 (\$336 fee plus a six percent Systems Development Surcharge of \$20.16) WHICH WILL BE BILLED TO YOU SEPARATELY. Section 98.0421 L.A.M.C.

NOTE: FAILURE TO PAY THE C.V.I.F. WITHIN 30 DAYS OF THE INVOICE DATE OF THE BILL NOTED ABOVE WILL RESULT IN A LATE CHARGE OF TWO (2) TIMES THE C.V.I.F. PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$1,176.00.

Any person who fails to pay the fee, late charge and collection fee, shall also pay interest. Interest shall be calculated at the rate of one percent per month.

The inspection has revealed that the property is in violation of the Los Angeles Municipal Code as follows:

VIOLATION(S):

1. Storage of commercial vehicle(s) in the R-A zone.

You are therefore ordered to: Discontinue the storage of the commercial vehicle(s) which have a registered net weight in excess of 5,600 lbs.

Code Section(s) in Violation: 12.21A.1.(a) and 12.03 of the L.A.M.C.

2. Open storage of inoperable vehicles.

You are therefore ordered to: Discontinue the open storage of inoperable vehicle(s).

Code Section(s) in Violation: 12.21A.1.(a) and 12.21A.8.(b) of the L.A.M.C.

3. Open storage within the required yards.

You are therefore ordered to: Discontinue the open storage of vehicles in the required yard(s).

Code Section(s) in Violation: 12.03, 12.21A.1.(a) and 12.21C.1.(g) of the L.A.M.C.

3-18-14



**4. Rubbish, garbage, trash and debris on the premises.**

- You are therefore ordered to:
- 1) Remove the rubbish, garbage, trash and debris from the premises.
  - 2) Maintain the premises in a clean and sanitary condition.

Code Section(s) in Violation: 91.8104, 91.8104.2, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

**NON-COMPLIANCE FEE WARNING:**

In addition to the C.V.I.F. noted above, a proposed noncompliance fee in the amount of **\$550.00** may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or request for slight modification is filed within 15 days of the compliance date.

If an appeal or request for slight modification is not filed within 15 days of the compliance date or extensions granted therefrom, the determination of the department to impose and collect a non-compliance fee shall be final. Section 98.0411 L.A.M.C.

**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:**

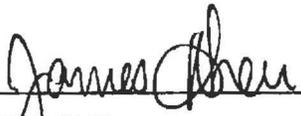
Any person who violates or causes or permits another person to violate any provision of the Los Angeles Municipal Code (L.A.M.C.) is guilty of a misdemeanor which is punishable by a fine of not more than \$1000.00 and/or six (6) months imprisonment for each violation. Section 11.00 (m) L.A.M.C.

**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.

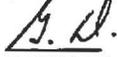
If you have any questions or require any additional information please feel free to contact me at (818)374-9862. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector:



Date: October 05, 2011

JAMES ABREU  
14410 SYLVAN STREET SUITE 105  
VAN NUYS, CA 91401  
(818)374-9862

  
REVIEWED BY