

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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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

January 20, 2015

Council District: # 5

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

JOB ADDRESS: **2810 SOUTH GLENDON AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **4255-013-032**

On October 25, 2006, and June 25, 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: **2810 South Glendon Avenue, 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 June 8, 2012, and June 10, 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	\$ 650.00
Late Charge/Collection fee (250%)	3,305.00
Code Violation Investigation fee	672.00
System Development Surcharge	40.32
System Development Surcharge late fee	100.80
Accumulated Interest (1%/month)	1,168.86
Title Report fee	42.00
Grand Total	\$ 5,978.98

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 **\$5,978.98** 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 **\$5,978.98** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY


Steve Ongele
Chief, Resource Management Bureau

Lien confirmed by
City Council on:

ATTEST: HOLLY WOLCOTT, CITY CLERK

BY: _____
DEPUTY

EXHIBIT A



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

Property Title Report

Work Order No. T10931
Dated as of: 1/8/2015

Prepared for: City of Los Angeles

SCHEDULE A (Reported Property Information)

APN #: 4255-013-032

Property Address: 2810 S GLENDON AVE City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Instrument: Grant Deed

Grantee : Neysa Christeale Washington

Grantor : Robert Charles Dafferner

Deed Date : 12/30/2013

Recorded : 3/7/2014

Instr No. : 20140238790

Mailing Address: Robert Charles Dafferner and Neysa Christeale Washington as Joint Tenants
2810 Glendon Ave, L.A., CA 90064

SCHEDULE B

LEGAL DESCRIPTION

The following described property:

In the City of Los Angeles, County of Los Angeles, State of California, described as:
Lot No. 70, Tract No. 12388 in the City of Los Angeles, as per map recorded in Book 261, Pages 31-33 of
maps, in the office of the county recorder of said county.

Assessor's Parcel No: 4255-013-032

MORTGAGES/LIENS

We find no Open Mortgages/Deeds of Trust of Record.

Recording Requested By:

R.C. DAFFERNER
NE. WASHINGTON

When Recorded mail document to:

NAME ROBERT CHARLES
DAFFERNER

NEYSA CHRISTEAL WASHINGTON

CITY 2810 GLENDON AVE

STATE & ZIP L.A., CA 90064

Above Space for Recorder's Use Only

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) (GIFT) 0

DOCUMENTARY TRANSFER TAX is \$

CITY TAX \$ N/A

- computed on full value of property conveyed, or
- computed on full value of items or encumbrances remaining at time of sale,
- Unincorporated area City of LOS ANGELES and

FOR A FULL VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
ROBERT CHARLES DAFFERNER

hereby GRANT(s) to NEYSA CHRISTEAL WASHINGTON
HEREINAFTER VESTED AS JOINT TENANTS
the following described real property in the City of LOS ANGELES County
of LOS ANGELES, State of California:

A.P.N. 4255-013-032, LOT 70, TRACT # 12388
2810 GLENDON AVENUE, LOS ANGELES, CA 90064

Dated 12-30-2013

ROBERT CHARLES DAFFERNER
NEYSA CHRISTEAL WASHINGTON

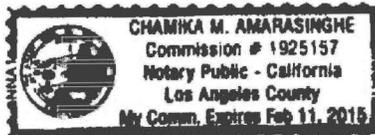
STATE OF CALIFORNIA
COUNTY OF Los Angeles) SS.

On 12/30/13 before me, Chamika M Amarasinghe a Notary Public, personally appeared Robert Charles Dafferner and Neysa Christeale Washington 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/their/their authorized capacity (ies), and that by his/her/their signatures(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)

MAIL TAX STATEMENTS TO ADDRESS AS SHOWN ABOVE

81- 701043

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO:

NAME: Robert Charles Dafferner
 STREET ADDRESS: 2410 Glenwood av
 CITY: LA STATE: CA ZIP: 90024

RECORDED IN OFFICIAL RECORDS
 RECORDER'S OFFICE
 LOS ANGELES COUNTY
 CALIFORNIA
31 MIN. 1 P.M. JUL 14 1981
 PAST.

Title Order No. _____ Escrow No. _____

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

Parcel #032

THE UNDERSIGNED GRANTOR(S) DECLARE(S)
 DOCUMENTARY TRANSFER TAX IS \$ None
 computed on full value of property conveyed, or
 computed on full value less value of liens or encumbrances remaining at time of sale, and

FEE
\$4
 P

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Susan A. Coughlin a married-woman
 hereby remise, release and forever quitclaim to
Robert Dafferner
 the following described real property in the City of Los Angeles
 County of Los Angeles, State of California:

Lot 70, Tract 12388, recorded in book 261,
 page 31-33 of maps in the office of
 Los Angeles County Recorder's office

Dated March 21, 1981 Susan A. Coughlin
Susan A. Coughlin

STATE OF CALIFORNIA }
 COUNTY OF Los Angeles } SS.
 On March 21, 1981 before me, the
 undersigned, a Notary Public in and for said State, personally appeared
Susan A. Coughlin

_____ known to me
 to be the person _____ whose name is subscribed to the within
 instrument and acknowledged that _____ executed the same.
 WITNESS my hand and official seal.

Signature: _____



(This area for official notarial seal)

MAIL TAX STATEMENTS TO NAME ADDRESS ZIP

Parcel 4255 013 032

DEED - QUITCLAIM WOLCOTT Form 730 Rev. 2-78

This standard form covers most legal problems in the field indicated. Before you sign, read it, fill in all blanks, and make changes proper to your transaction. Consult a lawyer if you doubt the form's fitness for your purpose.



JUL 2 1973

RECORDING REQUESTED BY

COMMONWEALTH LAND
Title Company

1968

AND WHEN RECORDED MAIL TO

Name Mr. Robert C. Dafferner
Street Address 2810 Glendon Avenue
City & State LOS ANGELES, California 90064

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO
Name SAME AS ABOVE
Street Address
City & State

DOCUMENTARY TRANSFER TAX \$ 36.30
COMPUTED ON FULL VALUE OF PROPERTY CONVEYED,
OR COMPUTED ON FULL VALUE LESS LIENS AND
ENCUMBRANCES REMAINING AT TIME OF SALE.
Signature of Declarant or Agent determining Tax
Name

Joint Tenancy Grant Deed

THIS FORM FURNISHED BY TITLE INSURANCE AND TRUST COMPANY

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

IRVING SCHUMAN AND ETHEL SCHUMAN, husband and wife,

hereby GRANT(S) to

ROBERT C. DAFFERNER, an unmarried man and
SUSAN ANNE COUGHLIN, an unmarried woman
the real property in the City of Los Angeles
County of Los Angeles

, AS JOINT TENANTS,

State of California, described as:

Lot 70, Tract No. 12388 in the City of Los Angeles,
as per map recorded in Book 261, Pages 31-33 of Maps,
in the office of the County Recorder of said County.

"Together with all right, title and interest accruing to the Grantor
under that certain Community Oil and Gas Lease recorded in AUGUST 8,
1958, Official Records of Los Angeles County, California insofar as
the Grantor is entitled to participate in production and other
benefits under said lease." (Recorded as instrument #2467 in Book
M 87, Page 539, Official Records.)

Dated: May 24, 1973

Irving Schuman
Irving Schuman

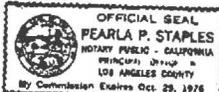
STATE OF CALIFORNIA }
COUNTY OF Los Angeles } ss.

On June 4, 1973 before me, the under-
signed a Notary Public in and for said State, personally appeared
Irving Schuman
Ethel Schuman

Ethel Schuman
Ethel Schuman

known to me
to be the person whose name is subscribed to the within
instrument and acknowledged that they executed the same.
WITNESS my hand and official seal.

Signature *Pearla P. Staples*



Name (Typed or Printed)

(This area for official notarial seal)

Title Order No. Escrow or Loan No. 4-159-E

MAIL TAX STATEMENTS AS DIRECTED ABOVE

73-3397 ①

COMM WITH 8:02 JUL 2 73

1968

EXHIBIT B

ASSIGNED INSPECTOR: **JOHN MATTILLO**

Date: **January 20, 2015**

JOB ADDRESS: **2810 SOUTH GLENDON AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **4255-013-032**

Last Full Title: **01/08/2015**

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

1). ROBERT CHARLES DAFFERNER AND
NEYSA CRISTEAL WASHINGTON
2810 GLENDON AVENUE
LOS ANGELES, CA. 90064-4102

CAPACITY: OWNERS

Property Detail Report

For Property Located At :
2810 GLENDON AVE, LOS ANGELES, CA 90064-4102

 CoreLogic
 RealQuest Professional

Owner Information

Owner Name: **WASHINGTON NEYSA C**
 Mailing Address: **2810 GLENDON AVE, LOS ANGELES CA 90064-4102 C051**
 Vesting Codes: **// JT**

Location Information

Legal Description:	TRACT # 12388 LOT 70	APN:	4255-013-032
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	2711.00 / 1	Subdivision:	12388
Township-Range-Sect:		Map Reference:	42-A5 / 632-D6
Legal Book/Page:	261-31	Tract #:	12388
Legal Lot:	70	School District:	LOS ANGELES
Legal Block:		School District Name:	
Market Area:	C08	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	03/07/2014 / 12/30/2013	Deed Type:	GRANT DEED
Sale Price:		1st Mtg Document #:	
Document #:	238790		

Last Market Sale Information

Recording/Sale Date:	07/14/1981 /	1st Mtg Amount/Type:	/
Sale Price:		1st Mtg Int. Rate/Type:	/
Sale Type:		1st Mtg Document #:	
Document #:	701043	2nd Mtg Amount/Type:	/
Deed Type:	DEED (REG)	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	
New Construction:		Multi/Split Sale:	

Lender:
 Seller Name: **OWNER RECORD**

Prior Sale Information

Prior Rec/Sale Date:	07/02/1973 /	Prior Lender:	
Prior Sale Price:	\$33,000	Prior 1st Mtg Amt/Type:	/
Prior Doc Number:		Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	DEED (REG)		

Property Characteristics

Gross Area:		Parking Type:	PARKING AVAIL	Construction:	
Living Area:	1,011	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:	3	Finish Bsmnt Area:		Pool:	
Bath(F/H):	1 /	Basement Type:		Air Cond:	
Year Built / Eff:	1945 / 1945	Roof Type:		Style:	CONVENTIONAL
Fireplace:	Y / 1	Foundation:	RAISED	Quality:	
# of Stories:	1.00	Roof Material:	WOOD SHAKE	Condition:	
Other Improvements:	FENCE				

Site Information

Zoning:	LAR1	Acres:	0.13	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	5,751	Lot Width/Depth:	50 x 115	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$160,978	Assessed Year:	2014	Property Tax:	\$2,065.59
Land Value:	\$111,294	Improved %:	31%	Tax Area:	67
Improvement Value:	\$49,684	Tax Year:	2014	Tax Exemption:	
Total Taxable Value:	\$153,978				

Comparable Summary

For Property Located At



2810 GLENDON AVE, LOS ANGELES, CA 90064-4102

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

▶ View Report

▶ Configure Display Fields

▶ Modify Comparable Search Criteria

Summary Statistics For Selected Properties: 16

	Subject Property	Low	High	Average
Sale Price	\$0	\$704,000	\$1,650,000	\$997,688
Bldg/Living Area	1,011	872	1,157	1,019
Price/Sqft	\$0.00	\$653.41	\$1,707.59	\$985.62
Year Built	1945	1932	1950	1942
Lot Area	5,751	5,093	8,010	6,168
Bedrooms	3	2	3	3
Bathrooms/Restrooms	1	1	2	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$160,978	\$74,358	\$763,640	\$446,628
Distance From Subject	0.00	0.17	0.49	0.38

*= user supplied for search only

<input checked="" type="checkbox"/>	#	F	Address	Sale Price	Yr Blt	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
Subject Property											
			2810 GLENDON AVE		1945	3	1	07/14/1981	1,011	5,751	0.0
Comparables											
<input checked="" type="checkbox"/>	1		2646 WESTWOOD BLVD	\$845,000	1945	3	1	06/03/2014	1,004	7,222	0.17
<input checked="" type="checkbox"/>	2		10756 ASHBY AVE	\$850,000	1945	3	1	01/09/2015	984	5,996	0.26
<input checked="" type="checkbox"/>	3		10801 ASHBY AVE	\$800,000	1944	3	1	10/24/2014	991	5,752	0.29
<input checked="" type="checkbox"/>	4		2588 WESTWOOD BLVD	\$704,000	1945	3	1	09/19/2014	991	6,070	0.3
<input checked="" type="checkbox"/>	5		10624 PUTNEY RD	\$939,000	1950	2	1	08/15/2014	872	5,093	0.33
<input checked="" type="checkbox"/>	6		10707 ESTHER AVE	\$850,000	1944	3	1	12/03/2014	1,014	6,896	0.34
<input checked="" type="checkbox"/>	7		3110 MIDVALE AVE	\$1,530,000	1940	2	1	12/24/2014	896	5,252	0.36
<input checked="" type="checkbox"/>	8		10710 CUSHDON AVE	\$750,000	1944	3	1	04/29/2014	1,014	6,707	0.38
<input checked="" type="checkbox"/>	9		10755 CUSHDON AVE	\$1,650,000	1944	3	1	07/31/2014	1,047	5,750	0.39
<input checked="" type="checkbox"/>	10		2531 WESTWOOD BLVD	\$810,000	1945	3	2	07/08/2014	1,100	5,804	0.41
<input checked="" type="checkbox"/>	11		3226 SELBY AVE	\$861,000	1940	2	1	11/04/2014	896	6,256	0.45
<input checked="" type="checkbox"/>	12		3213 GLENDON AVE	\$1,594,000	1940	3	1	08/22/2014	1,102	6,371	0.45
<input checked="" type="checkbox"/>	13		3220 GLENDON AVE	\$1,050,000	1940	2	1	04/30/2014	1,102	6,607	0.46
<input checked="" type="checkbox"/>	14		2520 MIDVALE AVE	\$1,010,000	1944	3	2	11/04/2014	1,116	5,497	0.46
<input checked="" type="checkbox"/>	15		2507 MIDVALE AVE	\$964,000	1944	3	1	09/23/2014	1,011	8,010	0.49
<input checked="" type="checkbox"/>	16		2621 TILDEN AVE	\$756,000	1932	2	2	07/09/2014	1,157	5,405	0.49

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

2810 GLENDON AVE, LOS ANGELES, CA 90064-4102**16 Comparable(s) Selected.**

Report Date: 01/15/2015

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$0	\$704,000	\$1,650,000	\$997,688
Bldg/Living Area	1,011	872	1,157	1,019
Price/Sqft	\$0.00	\$653.41	\$1,707.59	\$985.62
Year Built	1945	1932	1950	1942
Lot Area	5,751	5,093	8,010	6,168
Bedrooms	3	2	3	3
Bathrooms/Restrooms	1	1	2	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$160,978	\$74,358	\$763,640	\$446,628
Distance From Subject	0.00	0.17	0.49	0.38

* = user supplied for search only

Comp #1 Distance From Subject:0.17 (miles)
 Address: **2646 WESTWOOD BLVD, LOS ANGELES, CA 90064-4241**
 Owner Name: **TENG WEN H/KE ZHU Z T**
 Seller Name: **DELAFIELD JOSEPH & NIM**
 APN: **4255-015-014** Map Reference: **41-F4 / 632-D6** Living Area: **1,004**
 County: **LOS ANGELES, CA** Census Tract: **2711.00** Total Rooms: **5**
 Subdivision: **12385** Zoning: **LAR1** Bedrooms: **3**
 Rec Date: **06/03/2014** Prior Rec Date: **11/13/2008** Bath(F/H): **1 /**
 Sale Date: **05/22/2014** Prior Sale Date: **10/21/2008** Yr Built/Eff: **1945 / 1945**
 Sale Price: **\$845,000** Prior Sale Price: **\$777,500** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **UNKNOWN** Style: **CONVENTIONAL**
 Document #: **572083** Acres: **0.17** Fireplace: **Y / 1**
 1st Mtg Amt: Lot Area: **7,222** Pool:
 Total Value: **\$713,000** # of Stories: **1.00** Roof Mat: **WOOD SHAKE**
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **PARKING AVAIL**

Comp #2 Distance From Subject:0.26 (miles)
 Address: **10756 ASHBY AVE, LOS ANGELES, CA 90064-3211**
 Owner Name: **TNC REAL ESTATE LLC**
 Seller Name: **OCONNOR JAMES M**
 APN: **4255-021-038** Map Reference: **42-A4 / 632-D6** Living Area: **984**
 County: **LOS ANGELES, CA** Census Tract: **2678.00** Total Rooms: **5**
 Subdivision: **13037** Zoning: **LAR1** Bedrooms: **3**
 Rec Date: **01/09/2015** Prior Rec Date: **04/17/2008** Bath(F/H): **1 /**
 Sale Date: **12/16/2014** Prior Sale Date: **02/28/2008** Yr Built/Eff: **1945 / 1947**
 Sale Price: **\$850,000** Prior Sale Price: **\$695,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **25569** Acres: **0.14** Fireplace: **Y / 1**
 1st Mtg Amt: Lot Area: **5,996** Pool:
 Total Value: **\$685,000** # of Stories: **1.00** Roof Mat: **WOOD SHAKE**
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **PARKING AVAIL**

Comp #3 Distance From Subject:0.29 (miles)
 Address: **10801 ASHBY AVE, LOS ANGELES, CA 90064-3212**
 Owner Name: **TIGER BASS PROPERTIES LLC**
 Seller Name: **BASKIN SIDNEY & RUTH TRUST**
 APN: **4255-022-022** Map Reference: **41-F4 / 632-D6** Living Area: **991**
 County: **LOS ANGELES, CA** Census Tract: **2678.00** Total Rooms: **5**
 Subdivision: **13037** Zoning: **LAR1** Bedrooms: **3**
 Rec Date: **10/24/2014** Prior Rec Date: Bath(F/H): **1 /**
 Sale Date: **09/19/2014** Prior Sale Date: Yr Built/Eff: **1944 / 1944**
 Sale Price: **\$800,000** Prior Sale Price: Air Cond:
 Sale Type: **FULL** Prior Sale Type: Style: **CONVENTIONAL**
 Document #: **1129411** Acres: **0.13** Fireplace: **Y / 1**
 1st Mtg Amt: Lot Area: **5,752** Pool:
 Total Value: **\$74,749** # of Stories: **1.00** Roof Mat: **WOOD SHAKE**
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **PARKING AVAIL**

Comp #4 Distance From Subject:0.3 (miles)
 Address: **2588 WESTWOOD BLVD, LOS ANGELES, CA 90064-3239**
 Owner Name: **CA PROJECTS LLC**
 Seller Name: **BICKNELL FAMILY TRUST**
 APN: **4255-021-027** Map Reference: **41-F4 / 632-D6** Living Area: **991**
 County: **LOS ANGELES, CA** Census Tract: **2678.00** Total Rooms: **5**
 Subdivision: **12376** Zoning: **LAR1** Bedrooms: **3**
 Rec Date: **09/19/2014** Prior Rec Date: **09/14/1964** Bath(F/H): **1 /**
 Sale Date: **08/26/2014** Prior Sale Date: Yr Built/Eff: **1945 / 1945**
 Sale Price: **\$704,000** Prior Sale Price: **\$25,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **994669** Acres: **0.14** Fireplace: **Y / 1**
 1st Mtg Amt: Lot Area: **6,070** Pool:
 Total Value: **\$74,358** # of Stories: **1.00** Roof Mat: **WOOD SHAKE**
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **PARKING AVAIL**

Comp #:5 Distance From Subject:0.33 (miles)
 Address: 10624 PUTNEY RD, LOS ANGELES, CA 90064-3207
 Owner Name: KHOSROVANI ALI/RUIZ MARIA L
 Seller Name: GAUTHIER A & N 2009 TRUST
 APN: 4318-042-010 Map Reference: 42-A4 / 632-D6 Living Area: 872
 County: LOS ANGELES, CA Census Tract: 2693.00 Total Rooms: 4
 Subdivision: 10440 Zoning: LAR1 Bedrooms: 2
 Rec Date: 08/15/2014 Prior Rec Date: 11/04/2008 Bath(F/H): 1 /
 Sale Date: 07/09/2014 Prior Sale Date: 10/27/2008 Yr Built/Eff: 1950 / 1950
 Sale Price: \$939,000 Prior Sale Price: \$660,000 Air Cond:
 Sale Type: FULL Prior Sale Type: UNKNOWN Style: CONVENTIONAL
 Document #: 859604 Acres: 0.12 Fireplace: /
 1st Mtg Amt: \$748,150 Lot Area: 5,093 Pool:
 Total Value: \$685,400 # of Stories: 1.00 Roof Mat: COMPOSITION
 Land Use: SFR Park Area/Cap#: / 1 Parking: SHINGLE
 PARKING AVAIL

Comp #:6 Distance From Subject:0.34 (miles)
 Address: 10707 ESTHER AVE, LOS ANGELES, CA 90064-3222
 Owner Name: HAUSMAN FAMILY TRUST
 Seller Name: DUBINS ANNETTA R
 APN: 4255-024-019 Map Reference: 42-A4 / 632-D6 Living Area: 1,014
 County: LOS ANGELES, CA Census Tract: 2678.00 Total Rooms: 5
 Subdivision: 13037 Zoning: LAR1 Bedrooms: 3
 Rec Date: 12/03/2014 Prior Rec Date: Bath(F/H): 1 /
 Sale Date: 11/20/2014 Prior Sale Date: Yr Built/Eff: 1944 / 1945
 Sale Price: \$850,000 Prior Sale Price: Air Cond:
 Sale Type: FULL Prior Sale Type: Style: CONVENTIONAL
 Document #: 1301657 Acres: 0.16 Fireplace: Y / 1
 1st Mtg Amt: \$637,500 Lot Area: 6,896 Pool:
 Total Value: \$79,552 # of Stories: 1.00 Roof Mat: WOOD SHAKE
 Land Use: SFR Park Area/Cap#: / 1 Parking:

Comp #:7 Distance From Subject:0.36 (miles)
 Address: 3110 MIDVALE AVE, LOS ANGELES, CA 90034-3410
 Owner Name: CHEL COURTNEY/CHAI SHANE
 Seller Name: MIDVALE AVENUE LLC
 APN: 4254-008-014 Map Reference: 42-A5 / 632-D7 Living Area: 896
 County: LOS ANGELES, CA Census Tract: 2717.01 Total Rooms: 5
 Subdivision: 11966 Zoning: LAR1 Bedrooms: 2
 Rec Date: 12/24/2014 Prior Rec Date: 01/31/2013 Bath(F/H): 1 /
 Sale Date: 11/04/2014 Prior Sale Date: 12/21/2012 Yr Built/Eff: 1940 / 1940
 Sale Price: \$1,530,000 Prior Sale Price: \$630,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 1402547 Acres: 0.12 Fireplace: Y / 1
 1st Mtg Amt: Total Value: \$632,860 # of Stories: 1.00 Pool:
 Land Use: SFR Park Area/Cap#: / 1 Roof Mat: WOOD SHAKE
 Parking: ATTACHED GARAGE

Comp #:8 Distance From Subject:0.38 (miles)
 Address: 10710 CUSHDON AVE, LOS ANGELES, CA 90064-3219
 Owner Name: FEIFER RICHARD S/CHUN DORI
 Seller Name: WHELAN JAMES P
 APN: 4255-024-003 Map Reference: 42-A4 / 632-D6 Living Area: 1,014
 County: LOS ANGELES, CA Census Tract: 2678.00 Total Rooms: 5
 Subdivision: 13037 Zoning: LAR1 Bedrooms: 3
 Rec Date: 04/29/2014 Prior Rec Date: Bath(F/H): 1 /
 Sale Date: 04/24/2014 Prior Sale Date: Yr Built/Eff: 1944 / 1944
 Sale Price: \$750,000 Prior Sale Price: Air Cond:
 Sale Type: FULL Prior Sale Type: Style: CONVENTIONAL
 Document #: 438772 Acres: 0.15 Fireplace: Y / 1
 1st Mtg Amt: \$325,000 Lot Area: 6,707 Pool:
 Total Value: \$229,031 # of Stories: 1.00 Roof Mat: WOOD SHAKE
 Land Use: SFR Park Area/Cap#: / 2 Parking: PARKING AVAIL

Comp #:9 Distance From Subject:0.39 (miles)
 Address: 10755 CUSHDON AVE, LOS ANGELES, CA 90064-3218
 Owner Name: SUTER BRADLEY J
 Seller Name: LIU OF PHILLIPS FAMILY TRUST
 APN: 4255-027-011 Map Reference: 42-A4 / 632-D6 Living Area: 1,047
 County: LOS ANGELES, CA Census Tract: 2678.00 Total Rooms: 5
 Subdivision: 13037 Zoning: LAR1 Bedrooms: 3
 Rec Date: 07/31/2014 Prior Rec Date: 05/14/1999 Bath(F/H): 1 /
 Sale Date: 07/28/2014 Prior Sale Date: 04/22/1999 Yr Built/Eff: 1944 / 1944
 Sale Price: \$1,650,000 Prior Sale Price: \$372,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 795104 Acres: 0.13 Fireplace: Y / 1
 1st Mtg Amt: \$800,000 Lot Area: 5,750 Pool:
 Total Value: \$672,360 # of Stories: 1.00 Roof Mat: WOOD SHAKE
 Land Use: SFR Park Area/Cap#: / 2 Parking: PARKING AVAIL

Comp #:10 Distance From Subject:0.41 (miles)
 Address: 2531 WESTWOOD BLVD, LOS ANGELES, CA 90064-3236
 Owner Name: TRANSFORM LP
 Seller Name: HELMI SAM
 APN: 4256-002-007 Map Reference: 41-F4 / 632-D6 Living Area: 1,100
 County: LOS ANGELES, CA Census Tract: 2678.00 Total Rooms: 5
 Subdivision: 12376 Zoning: LAR1 Bedrooms: 3
 Rec Date: 07/08/2014 Prior Rec Date: 07/31/2008 Bath(F/H): 2 /
 Sale Date: 06/24/2014 Prior Sale Date: 07/14/2008 Yr Built/Eff: 1945 / 1955
 Sale Price: \$810,000 Prior Sale Price: \$715,000 Air Cond:
 Sale Type: FULL Prior Sale Type: UNKNOWN Style: CONVENTIONAL
 Document #: 700281 Acres: 0.13 Fireplace: Y / 1
 1st Mtg Amt: Total Value: \$763,640 # of Stories: 1.00 Roof Mat: WOOD SHAKE
 Land Use: SFR Park Area/Cap#: / 2 Parking: PARKING AVAIL

Comp #:11 Distance From Subject:0.45 (miles)
 Address: 3226 SELBY AVE, LOS ANGELES, CA 90034-4415
 Owner Name: YOUSEFZADEH GEORGE
 Seller Name: HAROONIAN DAVID
 APN: 4254-011-017 Map Reference: 42-A5 / 632-E7 Living Area: 896
 County: LOS ANGELES, CA Census Tract: 2717.01 Total Rooms: 5
 Subdivision: 11785 Zoning: LAR1 Bedrooms: 2
 Rec Date: 11/04/2014 Prior Rec Date: 03/07/2014 Bath(F/H): 1 /
 Sale Date: 10/28/2014 Prior Sale Date: 02/04/2014 Yr Built/Eff: 1940 / 1940
 Sale Price: \$861,000 Prior Sale Price: \$815,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 1165282 Acres: 0.14 Fireplace: /
 1st Mtg Amt: Total Value: \$342,541 # of Stories: 1.00 Roof Mat: COMPOSITION
 Land Use: SFR Park Area/Cap#: / 2 Parking: SHINGLE
 Parking: PARKING AVAIL

Comp #:12 Distance From Subject:0.45 (miles)
 Address: 3213 GLENDON AVE, LOS ANGELES, CA 90034-4405
 Owner Name: SOLOMON ADAM & ANNETTE
 Seller Name: 3213 GLENDON HOLDINGS LLC
 APN: 4254-015-033 Map Reference: 42-A5 / 632-E7 Living Area: 1,102
 County: LOS ANGELES, CA Census Tract: 2717.01 Total Rooms: 6
 Subdivision: 11785 Zoning: LAR1 Bedrooms: 3
 Rec Date: 08/22/2014 Prior Rec Date: 10/04/2013 Bath(F/H): 1 /
 Sale Date: 07/28/2014 Prior Sale Date: 09/13/2013 Yr Built/Eff: 1940 / 1940
 Sale Price: \$1,594,000 Prior Sale Price: \$585,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 887419 Acres: 0.15 Fireplace: /
 1st Mtg Amt: \$1,234,000 Lot Area: 6,371 Pool:
 Total Value: \$585,000 # of Stories: 1.00 Roof Mat: WOOD SHAKE
 Land Use: SFR Park Area/Cap#: / 2 Parking: PARKING AVAIL

Comp #:13
 Address: 3220 GLENDON AVE, LOS ANGELES, CA 90034-4406
 Owner Name: WLA PRESERVATION TRUST
 Seller Name: ODZA B 2004 LIVING TRUST
 APN: 4254-014-004 Map Reference: 42-A5 / 632-E7
 County: LOS ANGELES, CA Census Tract: 2717.01
 Subdivision: 11785 Zoning: LAR1
 Rec Date: 04/30/2014 Prior Rec Date: 10/12/2001
 Sale Date: 04/02/2014 Prior Sale Date: 08/21/2001
 Sale Price: \$1,050,000 Prior Sale Price: \$439,000
 Sale Type: FULL Prior Sale Type: FULL
 Document #: 444208 Acres: 0.15
 1st Mtg Amt: \$800,000 Lot Area: 6,607
 Total Value: \$529,032 # of Stories: 1.00
 Land Use: SFR Park Area/Cap#: / 2

Distance From Subject:0.46 (miles)
 Living Area: 1,102
 Total Rooms: 6
 Bedrooms: 2
 Bath(F/H): 1 /
 Yr Built/Eff: 1940 / 1940
 Air Cond:
 Style: CONVENTIONAL
 Fireplace: /
 Pool:
 Roof Mat: COMPOSITION SHINGLE
 Parking: PARKING AVAIL

Comp #:14
 Address: 2520 MIDVALE AVE, LOS ANGELES, CA 90064-3229
 Owner Name: JIANG BOSCO X/MENG WENJING
 Seller Name: KAPLAN S S LIVING TRUST
 APN: 4256-002-032 Map Reference: 41-F4 / 632-C6
 County: LOS ANGELES, CA Census Tract: 2678.00
 Subdivision: 12376 Zoning: LAR1
 Rec Date: 11/04/2014 Prior Rec Date: 07/01/1981
 Sale Date: 10/07/2014 Prior Sale Date:
 Sale Price: \$1,010,000 Prior Sale Price: \$164,000
 Sale Type: FULL Prior Sale Type: FULL
 Document #: 1167771 Acres: 0.13
 1st Mtg Amt: \$394,000 Lot Area: 5,497
 Total Value: \$302,743 # of Stories: 1.00
 Land Use: SFR Park Area/Cap#: / 2

Distance From Subject:0.46 (miles)
 Living Area: 1,116
 Total Rooms: 5
 Bedrooms: 3
 Bath(F/H): 2 /
 Yr Built/Eff: 1944 / 1944
 Air Cond:
 Style: CONVENTIONAL
 Fireplace: Y / 1
 Pool:
 Roof Mat: COMPOSITION SHINGLE
 Parking: DETACHED GARAGE

Comp #:15
 Address: 2507 MIDVALE AVE, LOS ANGELES, CA 90064-3228
 Owner Name: ZHENG LI/JIANG CHANGAN
 Seller Name: HERON BRETT & DENISE
 APN: 4256-003-002 Map Reference: 41-F4 / 632-C6
 County: LOS ANGELES, CA Census Tract: 2678.00
 Subdivision: 12376 Zoning: LAR1
 Rec Date: 09/23/2014 Prior Rec Date: 02/19/2003
 Sale Date: 08/21/2014 Prior Sale Date: 02/04/2003
 Sale Price: \$964,000 Prior Sale Price: \$450,000
 Sale Type: FULL Prior Sale Type:
 Document #: 1003646 Acres: 0.18
 1st Mtg Amt: \$600,000 Lot Area: 8,010
 Total Value: \$531,659 # of Stories: 1.00
 Land Use: SFR Park Area/Cap#: / 2

Distance From Subject:0.49 (miles)
 Living Area: 1,011
 Total Rooms: 5
 Bedrooms: 3
 Bath(F/H): 1 /
 Yr Built/Eff: 1944 / 1944
 Air Cond:
 Style: CONVENTIONAL
 Fireplace: Y / 1
 Pool:
 Roof Mat: COMPOSITION SHINGLE
 Parking: PARKING AVAIL

Comp #:16
 Address: 2621 TILDEN AVE, LOS ANGELES, CA 90064-3110
 Owner Name: SHEMIRANI VANDAD & ALEJANDRA
 Seller Name: HOY BRENDA
 APN: 4256-018-019 Map Reference: 41-F5 / 632-C7
 County: LOS ANGELES, CA Census Tract: 2711.00
 Subdivision: 7417 Zoning: LAR1
 Rec Date: 07/09/2014 Prior Rec Date: 01/28/1993
 Sale Date: 06/13/2014 Prior Sale Date:
 Sale Price: \$756,000 Prior Sale Price:
 Sale Type: FULL Prior Sale Type:
 Document #: 705027 Acres: 0.12
 1st Mtg Amt: \$604,800 Lot Area: 5,405
 Total Value: \$245,124 # of Stories: 1.00
 Land Use: SFR Park Area/Cap#: / 1

Distance From Subject:0.49 (miles)
 Living Area: 1,157
 Total Rooms: 3
 Bedrooms: 2
 Bath(F/H): 2 /
 Yr Built/Eff: 1932 / 1940
 Air Cond:
 Style: CONVENTIONAL
 Fireplace: Y / 1
 Pool:
 Roof Mat: WOOD SHAKE
 Parking: PARKING AVAIL

EXHIBIT D

ASSIGNED INSPECTOR: JOHN MATTILLO

Date: January 20, 2015

JOB ADDRESS: 2810 SOUTH GLENDON AVENUE, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 4255-013-032

CASE#: 180163

ORDER NO: A-1282238

EFFECTIVE DATE OF ORDER TO COMPLY: September 25, 2006

COMPLIANCE EXPECTED DATE: October 25, 2006

DATE COMPLIANCE OBTAINED: No Compliance to Date

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-1282238

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

JAVIER NUNEZ
PRESIDENT
MARSHA L. BROWN
VICE-PRESIDENT
VAN AMBATIELOS
PEDRO BIRBA
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

ANDREW A. ADELMAN, P.E.
GENERAL MANAGER

RAYMOND CHAN
EXECUTIVE OFFICER

ORDER TO COMPLY

DAFFERNER, ROBERT
2810 GLENDON AVE
LOS ANGELES, CA 90064

CASE #: 180163
ORDER #: A-1282238
EFFECTIVE DATE: September 25, 2006
COMPLIANCE DATE: October 25, 2006

OWNER OF
SITE ADDRESS: 2810 S GLENDON AVE
ASSESSORS PARCEL NO.: 4255-013-032
ZONE: R1; One-Family Zone

An inspection has revealed that the property (Site Address) listed above is in violation of the Los Angeles Municipal Code (L.A.M.C.) as follows:

VIOLATION(S):

1. Open storage of inoperable vehicles.

You are therefore ordered to: 1) 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.

2. An access driveway is required.

You are therefore ordered to: 1) Provide/maintain the required access driveway between the street and the garage.

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

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.

NON-COMPLIANCE FEE WARNING:

You must comply with this order by the compliance date shown. A Non-Compliance Fee may be imposed for failure to comply with this order within 15 days of the compliance date, 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, 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 NOTICE, MAY RESULT IN A PENALTY OF TWO (2) TIMES THE NON-COMPLIANCE FEE PLUS A 50 PERCENT COLLECTION FEE.



CODE ENFORCEMENT BUREAU

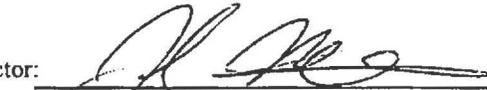
1-888-LA4-BUILD (1-888-524-2845)

www.ladbs.org 1030530298749371

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 and 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 (213)252-3050.
Office hours are 7:00 a.m. to 5:00 p.m. Monday through Friday.

Inspector: 

Date: September 19, 2006

JOHN MATTILLO
3550 WILSHIRE BLVD. SUITE 1800
LOS ANGELES, CA 90010
(213)252-3050


REVIEWED BY

On 9-21-06 the
Date
undersigned mailed this notice by
regular mail, postage prepaid, to
the addressee as shown on the last
equalized assessment roll.
RC
Signature

EXHIBIT D

ASSIGNED INSPECTOR: **JOHN MATTILLO**

Date: January 20, 2015

JOB ADDRESS: **2810 SOUTH GLENDON AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **4255-013-032**

CASE#: 467690

ORDER NO: A-3022205

EFFECTIVE DATE OF ORDER TO COMPLY: **June 8, 2012**

COMPLIANCE EXPECTED DATE: **July 8, 2012**

DATE COMPLIANCE OBTAINED: **August 29, 2012**

LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3022205

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:

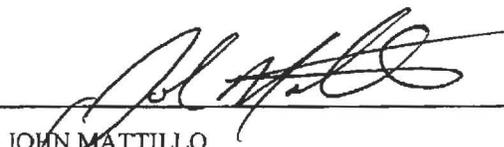
Any person who violates or causes or permits another person to violate any provision of the Los Angeles Municipal Code (L.A.M.C.) is guilty of a misdemeanor which is punishable by a fine of not more than \$1000.00 and/or six (6) months imprisonment for each violation. Section 11.00 (m) L.A.M.C.

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

If you have any questions or require any additional information please feel free to contact me at (213)252-3035. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: _____



Date: June 01, 2012

JOHN MATTILLO
3550 WILSHIRE BLVD. SUITE 1800
LOS ANGELES, CA 90010
(213)252-3035


REVIEWED BY

EXHIBIT D

ASSIGNED INSPECTOR: **JOHN MATTILLO**

Date: January 20, 2015

JOB ADDRESS: **2810 SOUTH GLENDON AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **4255-013-032**

CASE#: 180163

ORDER NO: A-3265413

EFFECTIVE DATE OF ORDER TO COMPLY: **June 10, 2013**

COMPLIANCE EXPECTED DATE: **June 25, 2013**

DATE COMPLIANCE OBTAINED: **No Compliance to Date**

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3265413

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



ANTONIO R. VILLARAIGOSA
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

ORDER TO COMPLY-SUPPLEMENTAL

JUN 05 2013

EG

DAFFERNER, ROBERT
2810 GLENDON AVE
LOS ANGELES, CA 90064

CASE #: 180163
ORDER #: A-3265413
EFFECTIVE DATE: June 10, 2013
COMPLIANCE DATE: June 25, 2013

OWNER OF

SITE ADDRESS: 2810 S GLENDON AVE
ASSESSORS PARCEL NO.: 4255-013-032
ZONE: R1; One-Family Zone

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

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.

Further investigation of the property (Site Address) listed above has revealed that there are additional violations of the Los Angeles Municipal Code (L.A.M.C.). Following is a current list of violations:

VIOLATION(S):

1. Permit number 08016-30000-17739 has expired.

You are therefore ordered to: 1) Renew the expired permit and diligently pursue the remaining work and call for inspection.

Code Section(s) in Violation: 91.106.4.4.3, 91.5R106.4.4.3, 98.0602.(a) and 98.0602.(b) of the L.A.M.C.

2. Smoke alarms are missing or disabled.

You are therefore ordered to: Replace or repair the smoke alarms in the dwelling units.

Code Section(s) in Violation: 91.5R314.3, 91.5R314.1, 91.5R314.6, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

3. Maintenance and repair of existing building and premises.

You are therefore ordered to: Repair and maintain all walls and ceilings in a clean and sanitary condition.

Code Section(s) in Violation: 91.8104.4, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

4. Open storage of inoperable vehicles.

You are therefore ordered to: 1) 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.



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

5. An access driveway is required.

You are therefore ordered to: 1) Provide/maintain the required access driveway between the street and the garage.

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

6. Open storage within the required yards.

You are therefore ordered to: 1) Discontinue the open storage of miscellaneous junk in the required yard.

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

7. 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.

8. Excessive or overgrown vegetation on the premises.

You are therefore ordered to: 1) Remove the excessive or overgrown vegetation from the premises.

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:

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.

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.



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.

If you have any questions or require any additional information please feel free to contact me at (213)252-3035.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: _____

Date: June 03, 2013

JOHN MATTILLO
3550 WILSHIRE BLVD. SUITE 1800
LOS ANGELES, CA 90010
(213)252-3035
John.Mattillo@lacity.org

REVIEWED BY