

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

March 20, 2015

Council District: # 9

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

JOB ADDRESS: **135 EAST 47TH PLACE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5109-002-026**

On December 6, 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: **135 East 47th Place, 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 November 6, 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)	78.47
Title Report fee	42.00
Grand Total	\$ 3,292.03

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 **\$3,292.03** 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 **\$3,292.03** 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. T11020
Dated as of: 03/07/2015

Prepared for: City of Los Angeles

SCHEDULE A (Reported Property Information)

APN #: 5109-002-026

Property Address: 135 E 47TH PL

City: Los Angeles

County: Los Angeles

VESTING INFORMATION

Type of Instrument: Interspousal Transfer Grant Deed

Grantee : Arcadio Iniguez, a married man as his sole and separate property

Grantor : Maria I. Alvarado, spouse of Grantee

Deed Date : 5/14/2014

Recorded : 5/23/2014

Instr No. : 20140535973

Mailing Address: Arcadio Iniguez,
16845 Paine Street, Fontana, CA 92336.

SCHEDULE B

LEGAL DESCRIPTION

The following described property:

Lot 24 in Block 1 of Oswald Home Tract, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 7 Page 6 of Maps, in the office of the County recorder of said County.

Assessor's Parcel No: 5109-002-026

MORTGAGES/LIENS

Type of Instrument: A deed of trust to secure an indebtedness in the amount shown below, and any other obligations secured thereby

Amount : \$110,000.00

Dated : 1/3/2013

Trustor : Arcadio Iniguez

Trustee : Orange Coast Mortgage Services, Inc., a California Corporation

Beneficiary : Linden Properties Inc. a California Corporation

Recorded : 1/10/2013

Instr No. : 20130046471

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

Work Order No. T11020

SCHEDULE B (Continued)

Mailing Address: Linden Properties Inc. a California Corporation, C/O OCMS,
2717 E 7th Street, Long Beach, CA 90804.

Mailing Address: Orange Coast Mortgage Services, Inc., a California Corporation,
2717 E. 7th Street, Long Beach, CA 90804.

Type of Instrument: A deed of trust to secure an indebtedness in the amount shown below, and any other obligations secured thereby

Amount : \$75,000.00

Dated : 5/13/2014

Trustor : Arcadio Iniguez

Trustee : First American Title Company, a California Corporation

Beneficiary : John A. Chaky Retirement Trust

Recorded : 5/23/2014

Instr No. : 20140535974

Mailing Address: John A. Chaky Retirement Trust, Not Shown.

Mailing Address: First American Title Company, a California Corporation, Not Shown.

A Substitution of Trustee under said deed of trust which names as the substituted trustee, the following:

Trustee : Assured Lender Services, Inc.

Recorded : 11/14/2014

Instr No. : 20141215819

Mailing Address: Assured Lender Services, Inc., 2552 Walnut Avenue, Suite 100, Tustin, CA 92780.

A Notice of Default under the terms of said Deed of Trust

Executed by : Assured Lender Services, Inc.

Recorded : 11/14/2014

Instr No. : 20141215820

Mailing Address: Assured Lender Services, Inc., 2552 Walnut Avenue, Suite 100, Tustin, CA 92780.

Type of Instrument: A claim of lien for the amount shown and any other amounts due.

Claimant : Department of Building and Safety Code Enforcement Bureau

Recorded : 11/8/2013

Instr No. : 20131597141

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

Mailing Address: Arcadio Iniguez, 16842 Paine St, Rialto, CA 92376.

RECORDING REQUESTED BY

92-1481666

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

Juan Manuel Hernandez
Tomas Hernandez
135 E. 47th Place
Los Angeles, CA 90012

RECORDED IN OFFICIAL RECORDS
OF LOS ANGELES COUNTY, CA.

AUG 11 1992 AT 8 A.M.

Recorder's Office

FEE
\$5
D

ESCROW NO. 27701-3

TITLE ORDER NO. 2024135-01

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

The undersigned grantor(s) declare(s):
Documentary transfer tax is \$ 780.00 City 176.00 County
(X) computed on full value of property conveyed, or
() computed on full value less value of liens and encumbrances remaining at time of sale.
() Unincorporated area: (X) City of Los Angeles, and

By this instrument dated July 28, 1992, for a valuable consideration,
OTIS LOFTIS and JEAN LOFTIS, husband and wife

hereby GRANTS to
JUAN MANUEL HERNANDEZ, A Single Man, and TOMAS HERNANDEZ, A Single Man,
AS JOINT TENANTS

the following described real property in the State of California, County of Los Angeles
Lot 24 in Block 1 of Oswald Home Tract, as per Map recorded in Book 7 Page 6 of Maps,
in the office of the County Recorder of said County.

STATE OF CALIFORNIA } ss.
COUNTY OF LOS ANGELES

On JULY 29, 1992, before me, the under-
signed, a Notary Public in and for said County and State, personally
appeared OTIS LOFTIS and JEAN LOFTIS

personally known to me (or proved to me on the basis of satisfactory
evidence) to be the person(s) whose name(s) is subscribed to the
within instrument and acknowledged that they executed the same.

Signature Karen Young

Otis Loftis
Otis Loftis
Jean Loftis
Jean Loftis



COURIER ESCROW COMPANY

8109 Second Street
Downey, CA 90241-3823
(213) 923-0361

81

RECORDING REQUESTED BY

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

JUAN MANUEL HERNANDEZ
135 EAST 47TH PLACE
LOS ANGELES, CA 90011

99 1044948



80 Quitclaim Deed

APN / 5109-002-026

The undersigned grantor(s) declare(s)

Documentary transfer tax is \$7.70 + 31.50 (44)

(X) computed on full value of property conveyed, or

() computed on full value less value of liens and encumbrances remaining at time of sale

() Unincorporated area () City of _____, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged

TOMAS HERNANDEZ, A SINGLE MAN

do hereby REMISE, RELEASE AND QUITCLAIM to

JUAN HERNANDEZ, A SINGLE MAN

the real property in the City of LOS ANGELES

County of LOS ANGELES

State of California described as

LOT 24, BLOCK 1, OF OSWALD HOME TRACT, AS PER MAP RECORDED IN BOOK 7, PAGE 6
OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

ALSO KNOWN AS 135 EAST 47TH PLACE

Dated June 7, 1999

TOMAS HERNANDEZ

State of California

County of LOS ANGELES

SS

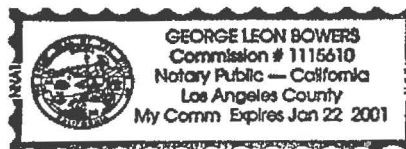
On June 7, 1999 before me George Leon Bowers

Notary Public personally appeared TOMAS HERNANDEZ

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:



(This and the official notarial seal)

MAIL TAX STATEMENTS TO _____

Recording requested by:
ARCADIO INIGUEZ

And when recorded, mail this deed and tax
statements to:

ARCADIO INIGUEZ
16842 PAINE ST.
FONTANA, CA 92336

GRANT DEED

TRA: _____
APN: 5109-002-026

DOCUMENTARY TRANSFER TAX \$ 0
EXEMPTION (R&T CODE) ✓ R&T 11911
EXPLANATION Bonafide Gift
[Signature]
Signature of Declarant or Agent determining tax

For a valuable consideration, receipt of which is hereby acknowledged,

JUAN HERNANDEZ, A SINGLE MAN

hereby grant(s) to

ARCADIO INIGUEZ, A SINGLE MAN

the following real property in the City of LOS ANGELES, County of LOS ANGELES,
California:

Described as: LOT 24, BLOCK 1, OF OSWALD HOME TRACT, AS PER MAP RECORDED IN BOOK 7, PAGE 6 OF MAPS, IN THE
OFFICE OF THE COUNTY RECORDED OF SAID COUNTY.

ALSO SKNOWN AS 135 EAST 47TH PLACE

Date: 9-17-2012

[Signature]
(Signature of declarant)

Juan Hernandez

Date: _____

(Signature of declarant)

State of California

County of San Bernardino

On September 17, 2012, before me, Katie Ganser, Notary Public, personally appeared Juan Hernandez, 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]
Signature of Notary



RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL DOCUMENT TO:
Arcadio Iniguez
16845 Paine Street
Fontana, CA 92336

Mail Tax Statements To:
Same as Above



Space Above This Line for Recorder's Use Only

A.P.N.: 5100-002-026

File No.: SSB-4551525 (CZ)

INTERSPOUSAL TRANSFER GRANT DEED

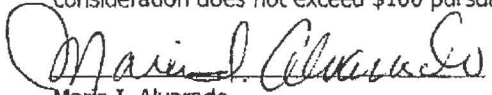
This is an Interspousal Transfer and not a change in ownership under Section 63 of the Revenue and Taxation Code, and transfer by Grantor(s) is excluded from reappraisal as a creation, transfer, or termination, solely between the spouses of any co-owner's interest.

SURVEY MONUMENT FEE \$0

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

The Undersigned Grantor(s) declare(s): DOCUMENTARY TRANSFER TAX \$0; CITY TRANSFER TAX \$0;

This conveyance is solely between spouses and is EXEMPT from the imposition of Documentary Transfer Tax because it is an inter vivos gift pursuant to Section 11930 of the Revenue and Taxation Code and therefore consideration does not exceed \$100 pursuant to 11911 of the Revenue and Taxation Code.


Maria I. Alvarado

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Maria I. Alvarado, Spouse of Grantee**

hereby GRANTS to **Arcadio Iniguez, a married man as his sole and separate property**

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

See Exhibit A attached hereto for legal description.

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.

Dated: 05/14/2014


Maria I. Alvarado

Mail Tax Statements To: SAME AS ABOVE

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A.P.N.: 5109-002-026

Interspousal Transfer Grant Deed - continued

File No.: SSB-4551525 (CZ)

STATE OF California)SS

COUNTY OF San Bernardino)

On May 15, 2014 before me, W. Nelson, Notary
Public, personally appeared Maria J. ALVARADO WN

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.

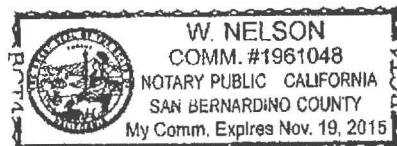
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is
true and correct.

WITNESS my hand and official seal.

Signature

W. Nelson

My Commission Expires: Nov 19, 2015 This area for official notarial seal



Recording requested by
ORANGE COAST MORTGAGE

SERVICES INC
When recorded mail to:
SERVICES INC
ORANGE COAST MORTGAGE
2717 E. 7TH STREET
LONG BEACH CA 90804

01/10/2013



20130046471

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DEED OF TRUST

THIS DEED OF TRUST, made this 3RD day of JANUARY 2013,
between ARCADIO INIGUEZ, A SINGLE MAN (the "Trustor"), whose
address is 15493 MC DONNELL, FONTANA CA 92336, and LINDEN
PROPERTIES INC. A CALIFORNIA CORPORATION (the "Beneficiary"),
whose address is C/O OCMS 2717 E 7TH STREET, LONG BEACH CA 90804,
and Orange Coast Mortgage Services, Inc., a California
corporation (the "Trustee");

J
21

1216334
TRUSTOR HEREBY irrevocably grants, transfers, and assigns to
Trustee, in trust, with power of sale, all that property in the
City of LOS ANGELES, County of LOS ANGELES, State of CALIFORNIA,
commonly described as 135 E. 47TH PLACE, LOS ANGELES CA 90011,
and formally described as follows:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

(the "Property"), together with the rents, issues, and profits of
the Property, subject, however, to the right, power, and
authority given to and conferred upon Beneficiary by Paragraph
(10) of the fictitious Deed of Trust referred to below and the
provisions incorporated in this Deed of Trust by reference to
collect and apply those rents, issues and profits.

FOR THE PURPOSE OF SECURING:

(1) Performance of each agreement of Trustor incorporated
by reference or contained in this Deed of Trust;

(2) Payment of the indebtedness evidenced by one promissory
note, and any extension or renewal of that note, in the principal
sum of \$110,000.00, executed by Trustor on JANUARY 3, 2013 in
favor of Beneficiary or order; and

(3) Payment of any further sums that the then record owner
of the Property hereafter may borrow from Beneficiary, when
evidenced by another note or notes reciting it is so secured.

ORIGINAL

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TO PROTECT THE SECURITY OF THIS DEED OF TRUST, TRUSTOR AGREES:

(1) By the execution and delivery of this Deed of Trust and the note secured by this Deed of Trust, that provisions (1) to (13), inclusive, of the fictitious Deeds of Trust recorded on April 10, 1969, in Book T6168 page 257, of Official Records in the office of the Recorder of Los Angeles County, California and recorded November 20, 1968 in Book 8793 Page 602, of Official records in the office of the Recorder of Orange County, California and recorded on February 15, 1977 in Book 1977 page 24850 of Official Records in the office of the Recorder of Riverside County, California and recorded February 15, 1977 in Book 9115 page 1984 of Official Records in the office of the Recorder of San Bernardino County, California, and recorded February 15, 1977 as Document Number 77-057045 in the office of the recorder of San Diego County, California and recorded February 15, 1977 as Document Number 77-7016 in the office of the Recorder of Santa Barbara County, California and recorded February 15, 1977 in Book 4771 Page 423 in the office of the Recorder of Ventura County, California are hereby adopted and incorporated by reference;

(2) That Trustor acknowledges receipt of a full copy of the provisions numbered (1) to (13), inclusive, of the fictitious Deed of Trust referred to above, and understands them;


(3) That Trustor will observe and perform those provisions; and

(4) That the references to property, obligations, and parties in those provisions shall be construed to refer to the Property, obligations, and parties set forth in this Deed of Trust.

The undersigned Trustor requests that a copy of any Notice of Default and of any Notice of Sale under this deed of Trust be mailed to Trustor at the address of the Trustor set forth above.

In the event that all or any part of the Property, or any interest in the Property, is sold, agreed to be sold, conveyed, transferred, disposed of, or alienated by Trustor or by the operation of law or otherwise, without the prior written consent of Beneficiary, all sums secured by this Deed of Trust shall, at the option of Beneficiary, immediately become due and payable. Consent to one such transaction shall not be deemed to be a waiver of the right to require consent to future or successive transactions.

TRUSTOR


ARCADIO INIGUEZ

4

ACKNOWLEDGMENT

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

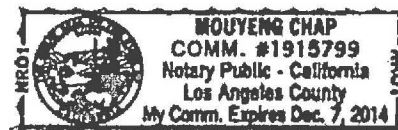
On JANUARY 15th, 2013 Before me Mouyeng Chap A NOTARY

Public, personally appeared ***** ARCADIO INIGUEZ *****

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature 



(SEAL)

Recording Requested By:
ORANGE COAST TITLE

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO

Assured Lender Services, Inc.
2552 Walnut Avenue
Suite 100
Tustin, CA 92780

1611022-05

Space above this line for recorder's use only

Trustee Sale No. F14-00080 Loan No. SSB-4551525 Title Order No.

SUBSTITUTION OF TRUSTEE

WHEREAS, Arcadio Iniguez, a married man as his sole and separate property, was the original trustor, First American Title Company, a California corporation, was the original trustee, and John A. Chaky Retirement Trust, was the original beneficiary under that certain Deed of Trust with Assignment of Rents dated 05/13/2014 (the "Deed of Trust"), recorded on 05/23/2014 as Document No. 2014-0535974 of official records in the office of the Recorder of Los Angeles County, California, and

WHEREAS, the undersigned is the present beneficiary under the Deed of Trust, and

WHEREAS, the undersigned desires to substitute a new trustee under the Deed of Trust in the place of and stead of said original trustee, or successor trustee, thereunder, in the manner provided for in the Deed of Trust,

Now, THEREFORE, the undersigned beneficiary hereby substitutes Assured Lender Services, Inc., 2552 Walnut Avenue, Suite 100, Tustin, CA 92780, as trustee under the Deed of Trust.

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

DATE: NOVEMBER 12, 2014

John A. Chaky Retirement Trust

By:

Name: John A. Chaky

STATE OF Nevada

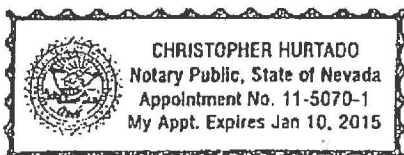
COUNTY OF Clark

On 11-12-2014 before me, Christopher Hurtado, Notary Public personally appeared John A. Chaky 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.

CE me
Notary Public in and for said County and State



Recording Requested By:
ORANGE COAST TITLE

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO

Assured Lender Services, Inc.
2552 Walnut Avenue
Suite 100
Tustin, CA 92780

1611022-05

Space above this line for recorder's use only

Trustee Sale No. F14-00080 Loan No. SSB-4551525 Title Order No. 109393

APN: 5109-002-026

NOTE: THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT ATTACHED

注：本文件包含一个信息摘要

참고사항: 본 첨부 문서에 정보 요약서가 있습니다

NOTA: SE ADJUNTA UN RESUMEN DE LA INFORMACIÓN DE ESTE DOCUMENTO

TALA: MAYROONG BUOD NG IMPORMASYON SA DOKUMENTONG ITO NA NAKALAKIP
LƯU Ý: KÈM THEO ĐÂY LÀ BẢN TRÌNH BÀY TÓM LƯỢC VỀ THÔNG TIN TRONG TÀI LIỆU NÀY

PURSUANT TO CIVIL CODE 2923.3(a), THE SUMMARY OF INFORMATION REFERRED TO ABOVE IS NOT
ATTACHED TO THE RECORDED COPY OF THIS DOCUMENT BUT ONLY TO THE COPIES
PROVIDED TO THE TRUSTOR.

IMPORTANT NOTICE

NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST
WITH ASSIGNMENT OF RENTS

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
ninety days from the date this Notice of Default and Election to Sell Under Deed of Trust with Assignment of
Rents (this "Notice of Default") is recorded (which date of recordation appears on this notice).

This amount is \$33,951.48 as of 11/12/2014 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 ninety day 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).

Trustee Sale No. F14-00080 Loan No. SSB-4551525 Title Order No. 109393

Following the expiration of the time period referred to in this Notice of Default, unless the obligation being foreclosed upon or a separate written agreement between you and your creditor permits a longer period, you have only the legal right to stop the sale of property by paying the entire amount demanded by your creditor.

To find out the amount you must pay, to arrange for payment to stop the foreclosure, or if your property is in foreclosure for any other reason, contact:

John A. Chaky Retirement Trust (the "Beneficiary")
c/o Assured Lender Services, Inc. 714/508-7373
2552 Walnut Avenue, Suite 100
Tustin, CA 92780

If you have any questions, you should contact a lawyer or the governmental agency which may have insured your loan. Notwithstanding the fact that your property is in foreclosure, you may offer your property for sale, provided the sale is concluded prior to the conclusion of the foreclosure.

REMEMBER, YOU MAY LOSE LEGAL RIGHTS IF YOU DO NOT TAKE PROMPT ACTION. NOTICE IS HEREBY GIVEN THAT: Assured Lender Services, Inc. (the "Trustee") is either the original trustee, the duly appointed substituted trustee or acting as agent for the Beneficiary under a Deed of Trust with Assignment of Rents dated 05/13/2014 (the "Deed of Trust"), executed by Arcadio Iniguez, a married man as his sole and separate property, as trustor, to secure obligations in favor of John A. Chaky Retirement Trust, as beneficiary, recorded on 05/23/2014 as Document No. 2014-0535974 of official records in the Office of the Recorder of Los Angeles County, California, as more fully described on the Deed of Trust.

Said obligations include 1 NOTE(S) FOR THE ORIGINAL sum of \$75,000.00; the beneficial interest under the Deed of Trust and the obligations secured thereby are presently held by the Beneficiary; and a breach of, and default in, the obligations for which the Deed of Trust is security has occurred in that payment has not been made of the following:

Installment of interest which became due on 09/23/2014 plus all subsequent installments of interest, plus amounts that are due for the following: advances made to the senior lien in the amount of \$30,761.00, plus interest on that advance, trustees fees, and attorney fees and court costs arising or associated with the beneficiaries effort to protect and preserve its security must be cured as a condition of reinstatement.

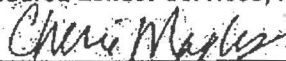
SENIOR LIEN HAS MATURED, PROOF OF PAYOFF TO SENIOR LIEN IS A CONDITION OF REINSTATEMENT.

That by reason thereof, the Beneficiary, the current beneficiary under the Deed of Trust, has executed and delivered to the Trustee, a written Declaration and Demand for Sale, and has deposited with said duly appointed Trustee, such Deed of Trust and all documents evidencing the obligations secured thereby, and has declared and does hereby declare all sums secured thereby immediately due and payable and has elected and does hereby elect to cause the trust property to be sold to satisfy the obligations secured thereby.

California Civil Code Section 2923.5 does not apply. See attached Exhibit "A".

DATE: 11/13/14

Assured Lender Services, Inc., as Agent for the Beneficiary



Cherie Maples, Vice President of Trustee Operations

EXHIBIT "A"

**BENEFICIARY DECLARATION OF COMPLIANCE WITH (OR EXCEPTION FROM) CIVIL CODE
§2923.5 AND AUTHORIZATION OF AGENT (FOR NOTICE OF DEFAULT)**

Assured Lender Services, Inc.
2552 Walnut Avenue, Suite 100
Tustin, CA 92780

Borrower(s): ARCADIO INIGUEZ

Beneficiary: JOHN A. CHAKY RETIREMENT TRUST

Property: 135 E. 47TH PLACE, LOS ANGELES, CA 90011

Loan No.: SSB-4551525

TS No.: F14-00080

The undersigned beneficiary or authorized agent for the beneficiary hereby represents and declares that [check the applicable box and fill in any blanks so that the trustee/foreclosure agent can insert, on the beneficiary's behalf, the applicable declaration in the notice of default required pursuant to Civil Code]:

☐ The beneficiary or beneficiary's authorized agent has contacted the borrower pursuant to, and has complied with, Civil Code § 2923.5(a)(2) (contact provision to "assess the borrower's financial situation and explore options for the borrower to avoid foreclosure"). State the date "contact" with the borrower(s) was accomplished pursuant to Civil Code § 2923.5(a)(2): _____, 20____.

☐ The beneficiary or beneficiary's authorized agent has exercised due diligence to contact the borrower as required by California Civil Code § 2923.5(g) and, after waiting two weeks after the telephone call requirements of Civil Code § 2923.5(g)(2) were satisfied, the beneficiary or the beneficiary's authorized agent sent to the borrower(s), by certified mail, return receipt requested, the letter required by Civil Code § 2923.5(g)(3), which was mailed on: _____, 20____ [State mailing date, not date on the letter].

☐ Pursuant to Civil Code § 2923.5(h)(1), the borrower has surrendered the secured property as evidenced by either a letter confirming the surrender or by delivery of the keys to the secured property to the beneficiary, the beneficiary's authorized agent and/or their authorized agent. The surrender letter was received on _____ [date]; the keys were received on: _____ [date].

☐ Pursuant to Civil Code § 2923.5(h)(2), the beneficiary or beneficiary's authorized agent has evidence in its file, and reasonably believes, that the borrower has contracted with an organization, person, or entity whose primary business is advising people who have decided to leave their homes on how to extend the foreclosure process and to avoid their contractual obligations to beneficiaries.

☐ Pursuant to Civil Code § 2923.5(h)(3), the beneficiary or the beneficiary's authorized agent has verified information that, on or before the date of this declaration, the borrower(s) has filed for bankruptcy, and the proceedings have not been finalized. "Finalized" is not defined by § 2923.5(h)(3). For purposes of this Code section, trustee, foreclosure agent and/or their authorized agent define the term as either: (1) an order entered on the court's docket closing the file by the court; or (2) an order entered on the court's docket dismissing the bankruptcy case. If the beneficiary or the beneficiary's agent interprets "finalized" in another manner, please state the basis upon which the beneficiary believes that the bankruptcy has not been "finalized": _____

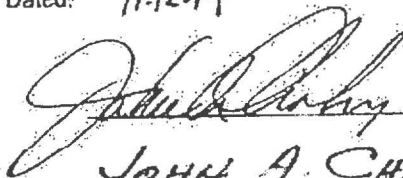
☒ The provisions of Civil Code § 2923.5 do not apply, because ☒ the property is not the borrower's principal residence, or ☐ the property is commercial property.

☐ The requirements of Civil Code § 2923.5 do not apply because the loan is not secured by a first mortgage or first deed of trust that secures a loan, or that encumbers real property as described in Civil Code § 2924.15(a).

The undersigned authorizes the trustee, foreclosure agent and/or their authorized agent to sign, on behalf of the beneficiary/authorized agent, the notice of default containing the declaration required pursuant to Civil Code § 2923.5(b).

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Dated: 11-12-14



JOHN A. CHAKY TRUSTEE

Print Name John A. Chaky Retirement Trust

EXHIBIT B

ASSIGNED INSPECTOR: **JOHN KLARIN**

Date: **March 20, 2015**

JOB ADDRESS: **135 EAST 47TH PLACE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5109-002-026**

Last Full Title: **03/07/2015**

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- | | | |
|-----|------------------------------------------------------------------------------------------------|------------------------------|
| 1). | ARCADIO INIGUEZ
16845 PAINE ST.
FONTANA, CA. 92336 | CAPACITY: OWNER |
| 2). | LINDEN PROPERTIES INC.
C/O OCMS
2717 EAST 7 TH ST.
LONG BEACH, CA. 90804 | CAPACITY: INTERESTED PARTIES |
| 3). | ORANGE COAST MORTGAGE SERVICES, INC.
2717 EAST 7 TH ST.
LONG BEACH, CA. 90804 | CAPACITY: INTERESTED PARTIES |
| 4). | ASSURED LENDER SERVICES, INC.
2552 WALNUT AVE., SUITE 100
TUSTIN, CA. 92780 | CAPACITY: INTERESTED PARTIES |

Property Detail Report

For Property Located At :
135 E 47TH PL, LOS ANGELES, CA 90011-3911



Owner Information

Owner Name: **INIGUEZ ARCADIO**
 Mailing Address: **16845 PAINE ST, FONTANA CA 92336 C055**
 Vesting Codes: **MM // SE**

Location Information

Legal Description:	OSWALD HOME TRACT LOT 24	APN:	5109-002-026
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	2293.00 / 3	Subdivision:	OSWALD HOME
Township-Range-Sect:		Map Reference:	52-B3 /
Legal Book/Page:		Tract #:	
Legal Lot:	24	School District:	LOS ANGELES
Legal Block:	1	School District Name:	
Market Area:	C42	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	05/23/2014 / 05/14/2014	Deed Type:	INTERSPOUSAL DEED TRANSFER
Sale Price:		1st Mtg Document #:	535974
Document #:	535973		

Last Market Sale Information

Recording/Sale Date:	08/11/1992 / 07/1992	1st Mtg Amount/Type:	\$144,000 / CONV
Sale Price:	\$160,000	1st Mtg Int. Rate/Type:	/ FIXED
Sale Type:	FULL	1st Mtg Document #:	/
Document #:	1481666	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$59.93
New Construction:		Multi/Split Sale:	
Title Company:	WORLD TITLE CO.		
Lender:	LENDER SELLER		
Seller Name:	LOFTIS OTIS		

Prior Sale Information

Prior Rec/Sale Date:	02/22/1991 / 02/1991	Prior Lender:	/
Prior Sale Price:	\$90,000	Prior 1st Mtg Amt/Type:	/
Prior Doc Number:	258314	Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	ADMINISTRATOR'S DEED		

Property Characteristics

Gross Area:		Parking Type:		Construction:	
Living Area:	2,670	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:		Exterior wall:	
Above Grade:		Parking Spaces:		Porch Type:	
Total Rooms:		Basement Area:		Patio Type:	
Bedrooms:	4	Finish Bsmnt Area:		Pool:	
Bath(F/H):	1 /	Basement Type:		Air Cond:	
Year Built / Eff:	1908 / 1910	Roof Type:		Style:	
Fireplace:	Y / 1	Foundation:		Quality:	
# of Stories:	2.00	Roof Material:		Condition:	
Other Improvements:	ADDITION				

Site Information

Zoning:	LAR2	Acres:	0.16	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	6,787	Lot Width/Depth:	50 x 136	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	
Site Influence:	CORNER			Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$244,805	Assessed Year:	2014	Property Tax:	\$3,248.43
Land Value:	\$122,453	Improved %:	50%	Tax Area:	7
Improvement Value:	\$122,352	Tax Year:	2014	Tax Exemption:	
Total Taxable Value:	\$244,805				

Comparable Summary

For Property Located At



CoreLogic

RealQuest Professional

135 E 47TH PL, LOS ANGELES, CA 90011-3911**1 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: 1**

	Subject Property	Low	High	Average
Sale Price	\$160,000	\$280,000	\$280,000	\$280,000
Bldg/Living Area	2,670	2,390	2,390	2,390
Price/Sqft	\$59.93	\$117.15	\$117.15	\$117.15
Year Built	1908	1908	1908	1908
Lot Area	6,787	6,707	6,707	6,707
Bedrooms	4	5	5	5
Bathrooms/Restrooms	1	2	2	2
Stories	2.00	2.00	2.00	2.00
Total Value	\$244,805	\$184,433	\$184,433	\$184,433
Distance From Subject	0.00	0.44	0.44	0.44

*= 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											
			135 E 47TH PL	\$160,000	1908	4	1	08/11/1992	2,670	6,787	0.0
Comparables											
<input checked="" type="checkbox"/>	1		331 W 51ST ST	\$280,000	1908	5	2	02/13/2015	2,390	6,707	0.44

Comparable Sales Report

For Property Located At

**135 E 47TH PL, LOS ANGELES, CA 90011-3911****1 Comparable(s) Selected.**

Report Date: 03/13/2015

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$160,000	\$280,000	\$280,000	\$280,000
Bldg/Living Area	2,670	2,390	2,390	2,390
Price/Sqft	\$59.93	\$117.15	\$117.15	\$117.15
Year Built	1908	1908	1908	1908
Lot Area	6,787	6,707	6,707	6,707
Bedrooms	4	5	5	5
Bathrooms/Restrooms	1	2	2	2
Stories	2.00	2.00	2.00	2.00
Total Value	\$244,805	\$184,433	\$184,433	\$184,433
Distance From Subject	0.00	0.44	0.44	0.44

*= user supplied for search only


Comp #:	1			Distance From Subject:	0.44 (miles)
Address:	331 W 51ST ST, LOS ANGELES, CA 90037-3816				
Owner Name:	POWELL HOMES LLC				
Seller Name:	ALVAREZ JOSE				
APN:	5110-022-003	Map Reference:	52-A3 /	Living Area:	2,390
County:	LOS ANGELES, CA	Census Tract:	2319.00	Total Rooms:	10
Subdivision:	WARE MONETA AVE & FIGUEROA ST TR	Zoning:	LARD2	Bedrooms:	5
Rec Date:	02/13/2015	Prior Rec Date:	11/10/2011	Bath(F/H):	2 /
Sale Date:	01/30/2015	Prior Sale Date:	05/09/2011	Yr Built/Eff:	1908 / 1918
Sale Price:	\$280,000	Prior Sale Price:	\$180,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	164198	Acres:	0.15	Fireplace:	Y / 1
1st Mtg Amt:		Lot Area:	6,707	Pool:	
Total Value:	\$184,433	# of Stories:	2.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	1 2	Parking:	ATTACHED GARAGE

EXHIBIT D

ASSIGNED INSPECTOR: **JOHN KLARIN**
JOB ADDRESS: **135 EAST 47TH PLACE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5109-002-026**

Date: **March 20, 2015**

CASE#: **519857**
ORDER NO: **A-3366226**

EFFECTIVE DATE OF ORDER TO COMPLY: **November 6, 2013**
COMPLIANCE EXPECTED DATE: **December 6, 2013**
DATE COMPLIANCE OBTAINED: **No Compliance to Date**

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

VIOLATIONS:

SEE ATTACHED ORDER # A-3366226

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

INIGUEZ, ARCADIO
16842 PAINE ST
RIALTO, CA 92376

CASE #: 519857
ORDER #: A-3366226
EFFECTIVE DATE: November 06, 2013
COMPLIANCE DATE: December 06, 2013

OWNER OF

SITE ADDRESS: 135 E 47TH PL
ASSESSORS PARCEL NO.: 5109-002-026
ZONE: R2; Two Family Zone



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

FURTHER, 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: 1) Discontinue the use and occupancy of all buildings or portions thereof occupied for living, sleeping, cooking or dining purposes which were not designed or intended to be used for such occupancies. 2) Demolish and remove all construction work performed and return the property to its permitted state.

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

Location: Single family dwelling and detached garage.

2. The interior remodel of the single family dwelling to a multiple dwellings 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, 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: Single family dwelling.

3. The remodel of the attic to a dwelling 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, 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: Single family dwelling.

4. The interior remodel of the detached garage to a dwelling 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, 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: Detached Garage

5. The building or premises is Substandard due to inadequate maintenance.

You are therefore ordered to: Maintain the single family dwelling in a safe and sanitary condition and good repair

Code Section(s) in Violation: 91.8902.11, 91.8902, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Location: Single family dwelling.

6. Electrical work has been done without the required permits and approvals.

You are therefore ordered to: Obtain all required electrical permits and approvals.

Code Section(s) in Violation: 93.0201, 93.0104, 91.103.1 12.21A.1.(a) of the L.A.M.C.

Location: Single family dwelling.

7. Plumbing work has been done without the required permits and approvals.

You are therefore ordered to: Obtain all required plumbing permits and approvals.

Code Section(s) in Violation: 94.103.1.1, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Location: Single family dwelling.

8. Mechanical (heating, air conditioning, refrigeration or ventilation) work has been done without the required permits and approvals.

You are therefore ordered to: Obtain all required mechanical permits and approvals.

Code Section(s) in Violation: 95.112.1, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Location: Single family dwelling.

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 98.0411 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.

NOTICE:

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

If you have any questions or require any additional information please feel free to contact me at (323)789-1488.
Office hours are 7:00 a.m. to 8:30 p.m. Monday through Thursday.

Inspector: _____

Date: October 29, 2013

JOHN KLARIN
8475 S. VERMONT AVE.
LOS ANGELES, CA 90044
(323)789-1488

John.Klarin@lacity.org

REVIEWED BY