

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
PRESIDENT

E. FELICIA BRANNON
VICE PRESIDENT

JOSELYN GEAGA-ROSENTHAL
GEORGE HOVAGUIMIAN
JAVIER NUNEZ

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

DEPARTMENT OF
BUILDING AND SAFETY
201 NORTH FIGUEROA STREET
LOS ANGELES, CA 90012

RAYMOND S. CHAN, C.E., S.E.
GENERAL MANAGER

FRANK BUSH
EXECUTIVE OFFICER

January 21, 2015

Council District: # 7

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

JOB ADDRESS: **13709 WEST FILMORE STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2619-010-017**

On December 28, 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: **13709 West Filmore Street, Los Angeles California** (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

Following the Department's investigation an order or orders to comply were issued to the property owner and all interested parties. Pursuant to Section 98.0411(a) the order warned that "a proposed noncompliance fee may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or slight modification is filed within 15 days after the compliance date." The owners failed to comply within the time prescribed by ordinance.

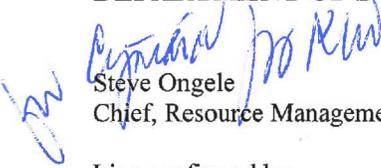
In addition, pursuant to Section 98.0421, the property owner was issued an order November 28, 2013 to pay a code violation inspection fee after violations were identified and verified upon inspection. The non-compliance and code violation inspection fees imposed by the Department are as follows:

<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)	270.64
Title Report fee	42.00
Grand Total	\$ 3,484.20

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 **\$3,484.20** 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 **\$3,484.20** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY


Steve Ongele
Chief, Resource Management Bureau

ATTEST: HOLLY WOLCOTT, CITY CLERK

Lien confirmed by
City Council on:

BY: _____
DEPUTY

EXHIBIT A



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

Property Title Report

Work Order No. T10475
Dated as of: 07/22/2014

Prepared for: City of Los Angeles

SCHEDULE A (Reported Property Information)

APN #: 2619-010-017

Property Address: 13709 W FILMORE ST ✓ City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Instrument GRANT DEED

Grantor: LUIS RIOS AND ROBERTINA RIOS HUSBAND & WIFE AS JOINT TENANTS.

Grantee: MARTHA ALICIA PORTUGAL, MARRIED WOMAN AND ESPERANZA RIOS, A SINGLE WOMAN, AS JOINT TENANTS.

Instrument: 2001 / 1815212

Book/Page: N/A

Dated: 09/23/2001

Recorded: 09/25/2001

MAILING ADDRESS: ESPERANZA RIOS AND MARTHA ALICIA PORTUGAL
13709 FILMORE PACOIMA, CA 91331

SCHEDULE B

LEGAL DESCRIPTION

LOT 44 OF TRACT 6135, IN THE CITY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 94, PAGE 53 AND 54 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. AKA: 13709 FILMORE PACOIMA, CA 91331.

MORTGAGES/LIENS

Type of Instrument DEED OF TRUST

Trustor/Mortgagor: MARTHA ALICIA PORTUGAL, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY AND ESPERANZA RIOS, A SINGLE WOMAN, AS JOINT TENANTS.

Lender/Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., AS NOMINEE FOR FLAGSTAR BANK, FSB.

Trustee: JOAN H. ANDERSON

Instrument: 2002 / 2621528 Book/Page: N/A

Amount: \$126,000.00 Open Ended: NO

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

Work Order No. T10475

SCHEDULE B (Continued)

Dated: 10/19/2002 **Recorded:** 11/04/2002

Maturity Date: 11/01/2017

MAILING ADDRESS: FLAGSTAR BANK, FSB
5151 CORPORATE DRIVE, MAIL STOP W-530-3 TROY, MICHIGAN 48098.

ADDITIONAL MAILING ADDRESS: FLAGSTAR BANK, FSB,
5151 CORPORATE DRIVE, TROY, MICHIGAN 48098

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

Type of Instrument MISCELLANEOUS

Comments: NOTICE OF BUILDING(S), STRUCTURE(S), OR PREMISES CLASSIFIED AS
EITHER HAZARDOUS, SUBSTANDARD OR A NUISANCE – ABATEMENT PROCEEDINGS,
DATED 11/22/2013, RECORDED 11/22/2013 AS INST# 20131668969

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

ADDITIONAL MAILING ADDRESS: PORTUGAL, MARTHA A,
13709 FILMORE ST PACOIMA, CA 91331

NOTICE OF PENDING LIEN, DATED 05/21/2014, RECORDED 05/30/2014 AS INST#
20140563481

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

ADDITIONAL MAILING ADDRESS: PORTUGAL, MARTHA A,
13709 FILMORE ST PACOIMA, CA 91331

- RECORDING REQUESTED BY

01-1815212

2

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

NAME: ESPERANZA RIOS
STREET ADDRESS: 13709 FILMORE
CITY: PACOIMA, CA 91331
STATE:
ZIP:
L:

Title Order No. _____ Escrow No. _____

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

DOCUMENTARY TRANSFER TAX \$ none
 computed on full value of property conveyed, or
 computed on full value less liens and encumbrances remaining at time of sale.
Luis Rios
SIGNATURE OF DECLARANT OR AGENT DETERMINING TAX FIRM NAME

FOR VALUABLE CONSIDERATION, receipt of which is acknowledged, I (We), LUIS RIOS AND ROBERTINA RIOS HUSBAND & WIFE AS JOINT TENANTS. (NAME OF GRANTOR(S))

grant to MARTHA ALICIA PORTUGAL, MARRIED WOMAN AND ESPERANZA RIOS, A SINGLE WOMAN, AS JOINT TENANTS. (NAME OF GRANTEE(S))

all that real property situated in the City of PACOIMA (or in an unincorporated area of) LOS ANGELES County, State of CALIFORNIA, described as follows (insert legal description):

LOT 44 OF TRACT 6135, IN THE CITY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 94, PAGE 53 AND 54 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. AKA: 13709 FILMORE PACOIMA, CA 91331

"THIS IS A BONIFIED GIFT AND THE GRANTOR RECEIVED NOTHING IN RETURN"
"R & T 11911"

Assessor's parcel No. 2619-10-17

Executed on SEPTEMBER 23, 2001, at EL MONTE, CALIFORNIA (CITY AND STATE)

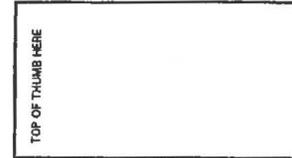
STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

Luis Rios
ROBERTINA RIOS

On 09/23/01 before me, IRMA PINEDO, NOTARY PUBLIC (NAME/TITLE, I.E. "JANE DOE, NOTARY PUBLIC")

personally appeared LUIS RIOS AND ROBERTINA RIOS

RIGHT THUMBPRINT (Optional)



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]
(SIGNATURE)



CAPACITY CLAIMED BY SIGNER(S)
 INDIVIDUAL(S)
 CORPORATE

OFFICERS (TITLES)
 PARTNER(S) LIMITED GENERAL
 ATTORNEY IN FACT
 TRUSTEE(S)
 GUARDIAN/CONSERVATOR
 OTHER

MAIL TAX STATEMENT TO: ESPERANZA RIOS AND MARTHA ALICIA PORTUGAL 13709 FILMORE PACOIMA, CA 91331

Before you use this form, fill in all blanks, and make whatever changes are appropriate and necessary to your particular transaction. Consult a lawyer if you doubt the form's fitness for your purpose and use. Wolcotts makes no representation or warranty, express or implied, with respect to the merchantability or fitness of this form for an intended use or purpose.

WOLCOTTS FORM 778 - rev. 7-99
GRANT DEED - (price class 3A)
© 1999 WOLCOTTS FORMS, INC.



SIGNER IS REPRESENTING: (NAME OF PERSON(S) OR ENTITY(IES))

Recording Requested By
FLAGSTAR BANK, FSB

02 2621528

2

And After Recording Return To:
FLAGSTAR BANK, FSB
5151 CORPORATE DRIVE, MAIL STOP
W-530-3
TROY, MICHIGAN 48098

1832841-16

[Space Above This Line For Recording Data]

Loan Number: 998977221 **DEED OF TRUST**

This instrument filed for record by North American Title Company as an accommodation only. It has not been examined as to its execution or as to its effect upon the title.

MIN: 1000525-9989772216-7

DEFINITIONS

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

(A) "Security Instrument" means this document, which is dated **OCTOBER 19, 2002**, together with all Riders to this document.

(B) "Borrower" is **MARTHA ALICIA PORTUGAL, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY AND ESPERANZA RIOS, A SINGLE WOMAN AS JOINT TENANTS**

Borrower is the trustor under this Security Instrument.

(C) "Lender" is **FLAGSTAR BANK, FSB**

Lender is a **FEDERALLY CHARTERED SAVINGS BANK** organized and existing under the laws of **MICHIGAN**

Lender's address is **5151 CORPORATE DRIVE, TROY, MICHIGAN 48098**

(D) "Trustee" is **JOAN H. ANDERSON**

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

(F) "Note" means the promissory note signed by Borrower and dated **OCTOBER 19, 2002**. The Note states that Borrower owes Lender **ONE HUNDRED TWENTY SIX THOUSAND AND 00/100** Dollars (U.S. \$ **126,000.00**) plus interest.

Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than **NOVEMBER 1, 2017**



- (G) "Property" means the property that is described below under the heading "Transfer of Rights in the Property"
- (H) "Loan" means the debt evidenced by the Note, plus interest, any prepayment charges and late charges due under the Note, and all sums due under this Security Instrument, plus interest.
- (I) "Riders" means all Riders to this Security Instrument that are executed by Borrower. The following Riders are to be executed by Borrower [check box as applicable]:

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

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

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

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

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

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

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

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

(Q) "RESPA" means the Real Estate Settlement Procedures Act (12 U.S.C. §2601 et seq.) and its implementing regulation, Regulation X (24 C.F.R. Part 3500), as they might be amended from time to time, or any additional or successor legislation or regulation that governs the same subject matter. As used in this Security Instrument, "RESPA" refers to all requirements and restrictions that are imposed in regard to a "federally related mortgage loan" even if the Loan does not qualify as a "federally related mortgage loan" under RESPA.

(R) "Successor in Interest of Borrower" means any party that has taken title to the Property, whether or not that party has assumed Borrower's obligations under the Note and/or this Security Instrument.

TRANSFER OF RIGHTS IN THE PROPERTY

The beneficiary of this Security Instrument is MERS (solely as nominee for Lender and Lender's successors and assigns) and the successors and assigns of MERS. This Security Instrument secures to Lender: (i) the repayment of the Loan, and all renewals, extensions and modifications of the Note; and (ii) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower irrevocably grants and conveys to Trustee, in trust, with power of sale, the following described property located in the

COUNTY of LOS ANGELES ;
 [Type of Recording Jurisdiction] [Name of Recording Jurisdiction]



SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS
EXHIBIT "A".
A.P.N. #: 2619-010-017

4

which currently has the address of 13709 FILMORE STREET
[Street]
LOS ANGELES (PACOIMA AREA), California 91331 ("Property Address"):
[City] [Zip Code]

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property." Borrower understands and agrees that MERS holds only legal title to the interests granted by Borrower in this Security Instrument, but, if necessary to comply with law or custom, MERS (as nominee for Lender and Lender's successors and assigns) has the right: to exercise any or all of those interests, including, but not limited to, the right to foreclose and sell the Property; and to take any action required of Lender including, but not limited to, releasing and canceling this Security Instrument.

BORROWER COVENANTS that Borrower is lawfully seised of the estate hereby conveyed and has the right to grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. **Payment of Principal, Interest, Escrow Items, Prepayment Charges, and Late Charges.** Borrower shall pay when due the principal of, and interest on, the debt evidenced by the Note and any prepayment charges and late charges due under the Note. Borrower shall also pay funds for Escrow Items pursuant to Section 3. Payments due under the Note and this Security Instrument shall be made in U.S. currency. However, if any check or other instrument received by Lender as payment under the Note or this Security Instrument is returned to Lender unpaid, Lender may require that any or all subsequent payments due under the Note and this Security Instrument be made in one or more of the following forms, as selected by Lender: (a) cash; (b) money order; (c) certified check, bank check, treasurer's check or cashier's check, provided any such check is drawn upon an institution whose deposits are insured by a federal agency, instrumentality, or entity; or (d) Electronic Funds Transfer.

Payments are deemed received by Lender when received at the location designated in the Note or at such other location as may be designated by Lender in accordance with the notice provisions in Section 15. Lender may return any payment or partial payment if the payment or partial payments are insufficient to bring the Loan current. Lender may accept any payment or partial payment insufficient to bring the Loan current, without waiver of any rights hereunder or prejudice to its rights to refuse such payment or partial payments in the future, but Lender is not obligated to apply such payments at the time such payments are accepted. If each Periodic Payment is applied as of its scheduled due date, then Lender need not pay interest on unapplied funds. Lender may hold such unapplied funds until Borrower makes payment to bring the Loan current. If Borrower does not do so within a reasonable period of time, Lender shall either apply such funds or return them to Borrower. If not applied earlier, such funds will be

02 2621528

13

cause this notice to be recorded in each county in which any part of the Property is located. Lender or Trustee shall mail copies of the notice as prescribed by Applicable Law to Borrower and to the other persons prescribed by Applicable Law. Trustee shall give public notice of sale to the persons and in the manner prescribed by Applicable Law. After the time required by Applicable Law, Trustee, without demand on Borrower, shall sell the Property at public auction to the highest bidder at the time and place and under the terms designated in the notice of sale in one or more parcels and in any order Trustee determines. Trustee may postpone sale of all or any parcel of the Property by public announcement at the time and place of any previously scheduled sale. Lender or its designee may purchase the Property at any sale.

Trustee shall deliver to the purchaser Trustee's deed conveying the Property without any covenant or warranty, expressed or implied. The recitals in the Trustee's deed shall be prima facie evidence of the truth of the statements made therein. Trustee shall apply the proceeds of the sale in the following order: (a) to all expenses of the sale, including, but not limited to, reasonable Trustee's and attorneys' fees; (b) to all sums secured by this Security Instrument; and (c) any excess to the person or persons legally entitled to it.

23. Reconveyance. Upon payment of all sums secured by this Security Instrument, Lender shall request Trustee to reconvey the Property and shall surrender this Security Instrument and all notes evidencing debt secured by this Security Instrument to Trustee. Trustee shall reconvey the Property without warranty to the person or persons legally entitled to it. Lender may charge such person or persons a reasonable fee for reconveying the Property, but only if the fee is paid to a third party (such as the Trustee) for services rendered and the charging of the fee is permitted under Applicable Law. If the fee charged does not exceed the fee set by Applicable Law, the fee is conclusively presumed to be reasonable.

24. Substitute Trustee. Lender, at its option, may from time to time appoint a successor trustee to any Trustee appointed hereunder by an instrument executed and acknowledged by Lender and recorded in the office of the Recorder of the county in which the Property is located. The instrument shall contain the name of the original Lender, Trustee and Borrower, the book and page where this Security Instrument is recorded and the name and address of the successor trustee. Without conveyance of the Property, the successor trustee shall succeed to all the title, powers and duties conferred upon the Trustee herein and by Applicable Law. This procedure for substitution of trustee shall govern to the exclusion of all other provisions for substitution.

25. Statement of Obligation Fee. Lender may collect a fee not to exceed the maximum amount permitted by Applicable Law for furnishing the statement of obligation as provided by Section 2943 of the Civil Code of California.

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



MARTHA ALICIA PORTUGAL -Borrower



ESPERANZA RIOS -Borrower

(Seal)
-Borrower

(Seal)
-Borrower

(Seal)
-Borrower

(Seal)
-Borrower

Witness:

Witness:

State of California

) ss.

County of LOS ANGELES

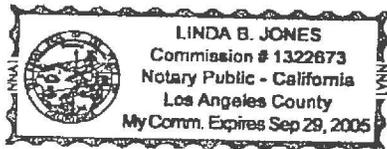
)

14

On OCTOBER 22, 2002 before me, LINDA B. JONES, NOTARY PUBLIC
personally appeared MARTHA ALICIA PORTUGAL , ESPERANZA RIOS

~~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.



Linda B. Jones
NOTARY SIGNATURE

LINDA B. JONES
(Typed Name of Notary)

NOTARY SEAL



02 2621528

RECORDING REQUEST BY
City of Los Angeles

WHEN RECORDED MAIL TO

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



SPACE ABOVE THIS LINE FOR RECORDER'S USE

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

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

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

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

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

14410 SYLVAN STREET SUITE 105
VAN NUYS, CA 91401-

Case No.: 520504

Assessor's Map Book: 2619 Page: 010 Parcel: 017

Identified by Los Angeles County Tax Assessors records as:

13709 W FILMORE ST
LOS ANGELES, CA 91331

DATED: This 22nd day of November, 2013

Owner:
PORTUGAL, MARTHA A
13709 FILMORE ST
PACOIMA, CA 91331

Gene Davis

November 22, 2013

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

RECORDING REQUESTED BY:
CITY OF LOS ANGELES

WHEN RECORDED MAIL TO

Department of Building and Safety
Financial Services Division
201 N. Figueroa St., 9th Floor
Los Angeles, CA 90012



SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF PENDING LIEN

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

For further information regarding this notice and the status of Department proceedings, please contact Nancy Truong of the Department of Building and Safety between 9:00 a.m. and 11:00 a.m., Monday through Friday. (Invoice No. 6045816)

Telephone Number: (213) 482-6890

Office Location: 201 N. Figueroa St., Suite 940

The property subject to this Notice of Pending Lien is that certain real property in the City of Los Angeles, County of Los Angeles, State of California, described as follows:

TR 6135 44 M B 94-53/54

THIS NOTICE WILL CONTINUE IN FULL FORCE AND EFFECT UNTIL THE CITY OF LOS ANGELES RECORDS A SUBSEQUENT NOTICE OF TERMINATION OF PENDING LIEN OR A NOTICE OF LIEN.

APN 2619-010-017
AKA 13709 W FILMORE ST
LOS ANGELES

Owner:

PORTUGAL MARTHA A
13709 FILMORE ST
PACOIMA CA,91331

DATED: This 21st Day of May, 2014

CITY OF LOS ANGELES

By *Steve Ongele*

Steve Ongele, Bureau Chief
Resource Management Bureau

EXHIBIT B

ASSIGNED INSPECTOR: JAMES ABREU

Date: January 21, 2015

JOB ADDRESS: 13709 WEST FILMORE STREET, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 2619-010-017

Last Full Title: 07/22/2014

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1). ESPERANZA RIOS AND MARTHA ALICIA PORTUGAL
13709 FILMORE STREET
PACOIMA, CA. 91331-2912
CAPACITY: OWNER

- 2). FLAGSTAR BANK, FSB
5151 CORPORATE DRIVE, MAIL STOP W-530-3
TROY, MI. 48098
CAPACITY: INTERESTED PARTIES

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

Property Detail Report

For Property Located At :
13709 FILMORE ST, PACOIMA, CA 91331-2912



Owner Information

Owner Name: PORTUGAL MARTHA A/RIOS ESPERANZA
 Mailing Address: 13709 FILMORE ST, PACOIMA CA 91331-2912 C008
 Vesting Codes: / A / JT

Location Information

Legal Description:	TRACT NO 6135 LOT 44	APN:	2619-010-017
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	1044.01 / 2	Subdivision:	6135
Township-Range-Sect:		Map Reference:	8-F2 / 502-C3
Legal Book/Page:	94-53	Tract #:	6135
Legal Lot:	44	School District:	LOS ANGELES
Legal Block:		School District Name:	
Market Area:	PAC	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	09/25/2001 / 09/23/2001	Deed Type:	GRANT DEED
Sale Price:		1st Mtg Document #:	
Document #:	1815212		

Last Market Sale Information

Recording/Sale Date:	04/30/1992 / 04/1992	1st Mtg Amount/Type:	/
Sale Price:		1st Mtg Int. Rate/Type:	/
Sale Type:		1st Mtg Document #:	/
Document #:	778615	2nd Mtg Amount/Type:	/
Deed Type:	QUIT CLAIM DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	
New Construction:		Multi/Split Sale:	
Title Company:			
Lender:			
Seller Name:	SANCHEZ MANUEL		

Prior Sale Information

Prior Rec/Sale Date:	06/26/1980 /	Prior Lender:	/
Prior Sale Price:	\$17,000	Prior 1st Mtg Amt/Type:	/
Prior Doc Number:	615465	Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	DEED (REG)		

Property Characteristics

Gross Area:	1,606	Parking Type:	PARKING AVAIL	Construction:	HEATED
Living Area:		Garage Area:		Heat Type:	STUCCO
Tot Adj Area:		Garage Capacity:	2	Exterior wall:	
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:	4	Basement Area:		Patio Type:	
Bedrooms:	4	Finish Bsmnt Area:		Pool:	
Bath(F/H):	3 /	Basement Type:		Air Cond:	CONVENTIONAL
Year Built / Eff:	1945 / 1945	Roof Type:	RAISED	Style:	
Fireplace:	/	Foundation:	COMPOSITION	Quality:	
# of Stories:	1.00	Roof Material:	SHINGLE	Condition:	

Other Improvements: FENCE

Site Information

Zoning:	LAR1	Acres:	0.16	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	6,903	Lot Width/Depth:	46 x 150	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$216,911	Assessed Year:	2014	Property Tax:	\$2,799.11
Land Value:	\$97,609	Improved %:	55%	Tax Area:	13
Improvement Value:	\$119,302	Tax Year:	2014	Tax Exemption:	HOMEOWNER
Total Taxable Value:	\$209,911				

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

13709 FILMORE ST, PACOIMA, CA 91331-2912**8 Comparable(s) Selected.**

Report Date: 12/30/2014

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$0	\$250,000	\$370,500	\$328,312
Bldg/Living Area	1,606	1,392	1,663	1,518
Price/Sqft	\$0.00	\$173.37	\$251.44	\$216.65
Year Built	1945	1915	1964	1940
Lot Area	6,903	6,132	8,741	7,364
Bedrooms	4	3	4	3
Bathrooms/Restrooms	3	1	3	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$216,911	\$56,553	\$349,000	\$180,402
Distance From Subject	0.00	0.21	0.41	0.28

* = user supplied for search only

Comp #: 1		Distance From Subject:0.21 (miles)	
Address: 10534 AMBOY AVE, PACOIMA, CA 91331-3628			
Owner Name: NHS NEIGHBORHOOD REDEVELOPMENT			
Seller Name: FEDERAL HM LN MTG CORP			
APN:	2618-016-012	Map Reference:	8-F2 / 502-B3
County:	LOS ANGELES, CA	Census Tract:	1044.04
Subdivision:	669	Zoning:	LAR1
Rec Date:	05/09/2014	Prior Rec Date:	09/28/1989
Sale Date:	04/30/2014	Prior Sale Date:	06/1989
Sale Price:	\$271,000	Prior Sale Price:	\$111,590
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	482784	Acres:	0.16
1st Mtg Amt:		Lot Area:	6,782
Total Value:	\$223,369	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 1
			Living Area: 1,560
			Total Rooms: 6
			Bedrooms: 3
			Bath(F/H): 2 /
			Yr Built/Eff: 1937 / 1953
			Air Cond: CENTRAL
			Style: CONVENTIONAL
			Fireplace: Y / 1
			Pool:
			Roof Mat: COMPOSITION SHINGLE
			Parking: ATTACHED GARAGE

Comp #: 2		Distance From Subject:0.23 (miles)	
Address: 13633 PINNEY ST, PACOIMA, CA 91331-3607			
Owner Name: NAVARRETE GUSTAVO			
Seller Name: VERDYAN MNATSAKAN			
APN:	2618-022-001	Map Reference:	8-F2 / 502-C3
County:	LOS ANGELES, CA	Census Tract:	1044.04
Subdivision:	669	Zoning:	LAR1
Rec Date:	06/30/2014	Prior Rec Date:	12/23/2013
Sale Date:	06/25/2014	Prior Sale Date:	11/12/2013
Sale Price:	\$360,000	Prior Sale Price:	\$349,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	671731	Acres:	0.15
1st Mtg Amt:	\$342,000	Lot Area:	6,740
Total Value:	\$349,000	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
			Living Area: 1,537
			Total Rooms: 6
			Bedrooms: 3
			Bath(F/H): 2 /
			Yr Built/Eff: 1915 / 1950
			Air Cond: CENTRAL
			Style: CONVENTIONAL
			Fireplace: Y / 1
			Pool:
			Roof Mat: COMPOSITION SHINGLE
			Parking: PARKING AVAIL

Comp #: 3		Distance From Subject:0.26 (miles)	
Address: 13860 PAXTON ST, PACOIMA, CA 91331-3561			
Owner Name: BARRIENTOS MIGUEL A			
Seller Name: MORALES FELIPE			
APN:	2618-003-023	Map Reference:	8-E2 / 502-B2
County:	LOS ANGELES, CA	Census Tract:	1044.01
Subdivision:	7241	Zoning:	LAR1
Rec Date:	10/10/2014	Prior Rec Date:	05/07/1998
Sale Date:	09/10/2014	Prior Sale Date:	05/05/1998
Sale Price:	\$370,500	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	1075512	Acres:	0.20
1st Mtg Amt:	\$363,788	Lot Area:	8,741
Total Value:	\$123,725	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
			Living Area: 1,588
			Total Rooms: 6
			Bedrooms: 3
			Bath(F/H): 1 /
			Yr Built/Eff: 1920 / 1920
			Air Cond:
			Style: CONVENTIONAL
			Fireplace: /
			Pool:
			Roof Mat: ROLL
			Parking: COMPOSITION PARKING AVAIL

Comp #: 4		Distance From Subject:0.27 (miles)	
Address: 10865 TAMARACK AVE, PACOIMA, CA 91331-2814			
Owner Name: CURIEL BAUDELIO			
Seller Name: GONZALEZ R G 2009 TRUST			
APN:	2619-013-027	Map Reference:	8-F2 / 502-C2
County:	LOS ANGELES, CA	Census Tract:	1044.01
Subdivision:	7231	Zoning:	LAR1
Rec Date:	05/05/2014	Prior Rec Date:	
Sale Date:	04/24/2014	Prior Sale Date:	
Sale Price:	\$330,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	461371	Acres:	0.20
1st Mtg Amt:		Lot Area:	8,686
Total Value:	\$85,982	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
			Living Area: 1,404
			Total Rooms: 6
			Bedrooms: 3
			Bath(F/H): 2 /
			Yr Built/Eff: 1939 / 1950
			Air Cond:
			Style: CONVENTIONAL
			Fireplace: /
			Pool:
			Roof Mat: COMPOSITION SHINGLE
			Parking: PARKING AVAIL

Comp #: 5		Distance From Subject: 0.28 (miles)	
Address: 13859 PAXTON ST, PACOIMA, CA 91331-2847			
Owner Name: MARTINEZ JUAN C & ANA M/MARTINEZ JUAN C JR			
Seller Name: MARTINEZ FAMILY TRUST			
APN: 2616-027-012	Map Reference: 8-E2 / 502-B2	Living Area: 1,392	
County: LOS ANGELES, CA	Census Tract: 1044.01	Total Rooms: 6	
Subdivision: 27412	Zoning: LAR1	Bedrooms: 3	
Rec Date: 11/03/2014	Prior Rec Date:	Bath(F/H): 2 /	
Sale Date: 10/29/2014	Prior Sale Date:	Yr Built/Eff: 1964 / 1964	
Sale Price: \$350,000	Prior Sale Price:	Air Cond: EVAP COOLER	
Sale Type: FULL	Prior Sale Type:	Style: CONVENTIONAL	
Document #: 1162719	Acres: 0.15	Fireplace: Y / 1	
1st Mtg Amt: \$280,000	Lot Area: 6,722	Pool:	
Total Value: \$56,553	# of Stories: 1.00	Roof Mat: COMPOSITION SHINGLE	
Land Use: SFR	Park Area/Cap#: / 2	Parking: PARKING AVAIL	

Comp #: 6		Distance From Subject: 0.28 (miles)	
Address: 10925 TAMARACK AVE, PACOIMA, CA 91331-2816			
Owner Name: PIZANO ANDRES			
Seller Name: GURROLA JESUS & MICAELA			
APN: 2619-013-001	Map Reference: 8-F2 / 502-C2	Living Area: 1,663	
County: LOS ANGELES, CA	Census Tract: 1044.01	Total Rooms: 5	
Subdivision: 7231	Zoning: LAR1	Bedrooms: 3	
Rec Date: 07/31/2014	Prior Rec Date: 02/12/1992	Bath(F/H): 3 /	
Sale Date: 06/25/2014	Prior Sale Date: 02/1992	Yr Built/Eff: 1942 / 1970	
Sale Price: \$345,000	Prior Sale Price:	Air Cond:	
Sale Type: FULL	Prior Sale Type:	Style: CONVENTIONAL	
Document #: 793928	Acres: 0.17	Fireplace: /	
1st Mtg Amt: \$338,751	Lot Area: 7,604	Pool:	
Total Value: \$206,693	# of Stories: 1.00	Roof Mat: COMPOSITION SHINGLE	
Land Use: SFR	Park Area/Cap#: / 2	Parking: DETACHED GARAGE	

Comp #: 7		Distance From Subject: 0.28 (miles)	
Address: 10935 TAMARACK AVE, PACOIMA, CA 91331-2816			
Owner Name: GALAVIZ HORACIO R			
Seller Name: PEREZ FAUSTINO			
APN: 2619-013-041	Map Reference: 8-F2 / 502-C2	Living Area: 1,442	
County: LOS ANGELES, CA	Census Tract: 1044.01	Total Rooms: 5	
Subdivision: 17	Zoning: LAR1	Bedrooms: 4	
Rec Date: 09/18/2014	Prior Rec Date: 08/09/2001	Bath(F/H): 3 /	
Sale Date: 08/29/2014	Prior Sale Date: 05/24/2001	Yr Built/Eff: 1952 / 1954	
Sale Price: \$250,000	Prior Sale Price: \$192,000	Air Cond: EVAP COOLER	
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL	
Document #: 989078	Acres: 0.14	Fireplace: /	
1st Mtg Amt: \$245,471	Lot Area: 6,132	Pool:	
Total Value: \$332,000	# of Stories: 1.00	Roof Mat: COMPOSITION SHINGLE	
Land Use: SFR	Park Area/Cap#: / 2	Parking: PARKING AVAIL	

Comp #: 8		Distance From Subject: 0.41 (miles)	
Address: 13881 EUSTACE ST, PACOIMA, CA 91331-2716			
Owner Name: ZELAYA JUAN R & MORENA/ZELAYA KAREN			
Seller Name: CARRILLO HERLINDA TRUST			
APN: 2616-025-029	Map Reference: 8-F1 / 502-B2	Living Area: 1,558	
County: LOS ANGELES, CA	Census Tract: 1043.10	Total Rooms: 7	
Subdivision: 14558	Zoning: LAR1	Bedrooms: 3	
Rec Date: 09/16/2014	Prior Rec Date: 06/13/1972	Bath(F/H): 2 /	
Sale Date: 08/29/2014	Prior Sale Date:	Yr Built/Eff: 1956 / 1958	
Sale Price: \$350,000	Prior Sale Price: \$2,500	Air Cond: EVAP COOLER	
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL	
Document #: 975485	Acres: 0.17	Fireplace: /	
1st Mtg Amt: \$332,500	Lot Area: 7,503	Pool:	
Total Value: \$65,892	# of Stories: 1.00	Roof Mat: GRAVEL & ROCK	
Land Use: SFR	Park Area/Cap#: / 2	Parking: PARKING AVAIL	

EXHIBIT D

ASSIGNED INSPECTOR: **JAMES ABREU**

Date: **January 21, 2015**

JOB ADDRESS: **13709 WEST FILMORE STREET, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2619-010-017**

CASE#: **520504**

ORDER NO: **A-3381084**

EFFECTIVE DATE OF ORDER TO COMPLY: **November 28, 2013**

COMPLIANCE EXPECTED DATE: **December 28, 2013**

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

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3381084

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
PRESIDENT

E. FELICIA BRANNON
VICE-PRESIDENT

JOSELYN GEAGA-ROSENTHAL

GEORGE HOVAGUIMIAN

JAVIER NUNEZ

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

DEPARTMENT OF
BUILDING AND SAFETY
201 NORTH FIGUEROA STREET
LOS ANGELES, CA 90012

RAYMOND S. CHAN, C.E., S.E.
GENERAL MANAGER

FRANK BUSH
EXECUTIVE OFFICER

SUBSTANDARD ORDER AND NOTICE OF FEE

RIOS, ESPERANZA AND PORTUGAL, MARTHA A
13709 FILMORE ST
PACOIMA, CA 91331

CASE #: 520504
ORDER #: A-3381084
EFFECTIVE DATE: November 28, 2013
COMPLIANCE DATE: December 28, 2013

OWNER OF
SITE ADDRESS: 13709 W FILMORE ST

ASSESSORS PARCEL NO.: 2619-010-017
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.

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. The invoice/notice will be sent to the owner as it appears on the last equalized assessment roll. Section 98.0421 L.A.M.C.

NOTE: FAILURE TO PAY THE C.V.I.F. WITHIN 30 DAYS OF THE INVOICE DATE OF THE BILL NOTED ABOVE WILL RESULT IN A LATE CHARGE OF TWO (2) TIMES THE C.V.I.F. PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$1,176.00. Any person who fails to pay the fee, late charge and collection fee, shall also pay interest. Interest shall be calculated at the rate of one percent per month.

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

As a result of an inspection of the property (Site Address) listed above, this office has determined the building(s) to be **SUBSTANDARD** as pursuant to the provisions of Division 89 of Article 1 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.). You are therefore ordered to secure all required permits and begin the necessary work to eliminate the following code violations within 30 days from the effective date of this order. All necessary work shall be completed within 90 days from the effective date of this order. If the necessary permits are not obtained or the required work is not physically commenced within 45 days from the effective date of this order, the Department of Building and Safety may order the owner to cause the building(s) to be vacated.

VIOLATION(S)

1. The building or premises is Substandard due to illegal occupancy..

You are therefore ordered to: Discontinue the use and occupancy of all buildings or portions thereof occupied for living, sleeping, cooking or dining purposes which were not designed or intended to be used for such occupancies.

Code Section(s) in Violation: 91.3902.14, 91.8902, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

Location: Main house.

Comments: Converted to duplex with second kitchen.

2. Unapproved occupancy or use of the single family dwelling as a duplex.

You are therefore ordered to: Discontinue the unapproved occupancy or use of the single family dwelling as a duplex

Code Section(s) in Violation: 91.104.2.5, 91.103.1, 12.26E and 12.21A.1.(a) of the L.A.M.C.

Location: Main house.

Comments: Door way sealed off to create duplex and second kitchen added

3. The construction of a kitchen,sealed off doorway and Three(3)detached building in the back yard was/is constructed without the required permits and approvals.

You are therefore ordered to: 1) Demolish and remove all construction work performed without the required permit(s). 2) Restore the existing structure(s) to its originally approved condition, OR 3) Submit plans, obtain the required permits and expose the work for proper inspections

Code Section(s) in Violation: 91.8105, 91.106.1.1, 91.106.1.2, 91.108.4, 91.106.3.2, 91.103.1, 93.0104, 94.103.1.1, 95.112.1, 91.5R106.1.1, 91.5R106.1.2, 91.5R108.4, 91.5R106.3.2, 91.5R103.1, 12.21A.1.(a) of the L.A.M.C.

Location: Main house and back yard

Comments: Detached buildings in back yard to be removed or permitted with inspections

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 days 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 & 163.00 to 163.07) For information, call the Los Angeles Housing Department (LAHD) at (213) 808-8888 or go to: <http://lahd.lacity.org>

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

Inspector: *James Abreu*

Date: November 15, 2013

JAMES ABREU
1440 SYLVAN STREET SUITE 105
VAN NUYS CA 91401
(818)374-9862
James.Abreu@lacity.org

REVIEWED BY

