

BOARD OF
BUILDING AND SAFETY
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CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

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

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

FRANK BUSH
EXECUTIVE OFFICER

January 15, 2015

Council District: # 7

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

JOB ADDRESS: 14466 WEST ORO GRANDE STREET, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 2505-018-048

On May 18, 2012 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: **14466 West Oro Grande 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 April 18, 2012 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)	923.95
Title Report fee	42.00
Grand Total	\$ 4,137.51

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed a lien for a total sum of **\$4,137.51** recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "City Council") designate the time and place protest can be heard concerning this matter, as set forth in Sections 7.35.3 and 7.35.5 of the Los Angeles Administrative Code.

It is further requested that the City Council instruct the Department to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$4,137.51** 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. T10657
Dated as of: 08/07/2014

Prepared for: City of Los Angeles

SCHEDULE A (Reported Property Information)

APN #: 2505-018-048

Property Address: 14466 W ORO GRANDE ST ✓ City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Instrument GRANT DEED

Grantor: RAFAEL VALDEZ AND MARIA G. VALDEZ, HUSBAND AND WIFE

Grantee: JOSEPH PEREZ, A SINGLE MAN

Instrument: 05/2958441 Book/Page: N/A

Dated: 10/17/2005 Recorded: 12/05/2005

MAILING ADDRESS: JOSEPH PEREZ,
14466 ORO GRANDE STREET, SYLMAR, CA 91342

SCHEDULE B

LEGAL DESCRIPTION

LOT(S) 10 OF TRACT NO. 29249, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 728 PAGE(S) 17 AND 18 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

MORTGAGES/LIENS

Type of Instrument DEED OF TRUST

Trustor/Mortgagor: JOSEPH E. PEREZ, A SINGLE MAN

Lender/Beneficiary: MERS AS NOMINEE FOR RMR FINANCIAL, DBA PRINCETON CAPITAL

Trustee: SOUTHLAND TITLE

Instrument: 05/2958442

Amount: \$452,000.00

Dated: 11/30/2005

Maturity Date: 12/01/2035

Book/Page: N/A

Open Ended: NO

Recorded: 12/05/2005

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. T10657

SCHEDULE B (Continued)

MAILING ADDRESS: RMR FINANCIAL, DBA PRINCETON CAPITAL, 16780 LARK AVENUE, LOS GATOS, CALIFORNIA, 95032

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

SAID DEED OF TRUST IS SUBJECT TO A ASSIGNMENT OF DEED OF TRUST, FROM MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC, AS NOMINEE FOR RMR FINANCIAL DBA PRINCETON CAPITAL(ASSIGNOR) TO CITIBANK, N.A. AS SUCCESSOR TRUSTEE TO U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR MAST SEC TRUST 2006-1, DATED 07/19/2010 RECORDED 07/30/2010 AS INSTRUMENT NO. 20101049563

MAILING ADDRESS: NDEX WEST, L.L.C., 15000 SURVEYOR BOULEVARD, SUITE 500 ADDISON, TEXAS 75001-9013.

SAID DEED OF TRUST IS FURTHER SUBJECT TO A SUBSTITUTION OF TRUSTEE, DATED 08/11/2010 RECORDED 08/25/2010 AS INSTRUMENT NO. 20101183406

MAILING ADDRESS: NDEX WEST, L.L.C., 15000 SURVEYOR BOULEVARD, SUITE 500 ADDISON, TEXAS 75001-9013

SAID DEED OF TRUST IS FURTHER SUBJECT TO A NOTICE OF TRUSTEE'S SALE, DATED 08/04/2009 RECORDED 09/30/2010 AS INSTRUMENT NO. 20101392864

MAILING ADDRESS: NDEX WEST, L.L.C., 15000 SURVEYOR BOULEVARD, SUITE 500 ADDISON, TEXAS 75001-9013

MAILING ADDRESS: NATIONWIDE POSTING & PUBLICATION, INC., 5005 WINDPLAY DRIVE, SUITE 1, EL DORADO HILLS, CA 95762-9334.

SAID DEED OF TRUST IS FURTHER SUBJECT TO A LOAN MODIFICATION AGREEMENT, DATED 01/01/2011 RECORDED 02/10/2011, AS INSTRUMENT NO. 20110227120

MAILING ADDRESS: MORTGAGE SERVICES, 1 MORTGAGE WAY, P.O. BOX 5449, MT. LAUREL, NJ 08054.

SAID DEED OF TRUST IS SUBJECT TO A CORPORATION ASSIGNMENT OF DEED OF TRUST, FROM MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR RMR FINANCIAL, DBA PRINCETON CAPITAL, ITS SUCCESSORS AND ASSIGNS (ASSIGNOR) TO CITIBANK, N.A. AS SUCCESSOR TRUSTEE TO U.S. BANK NATIONAL ASSOCIATION (ASSIGNEE), DATED 07/25/2013 RECORDED 09/04/2013 AS INSTRUMENT NO. 20131288775

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. T10657

SCHEDULE B (Continued)

MAILING ADDRESS: LEGAL ENTITY REVIEW DEPARTMENT, PHH MORTGAGE CORPORATION (PHHM) 1 MORTGAGE WAY, PO BOX 5449 MT. LAUREL, NJ 08054.

SAID DEED OF TRUST IS FURTHER SUBJECT TO A SUBSTITUTION OF TRUSTEE, DATED 11/07/2013 RECORDED 11/14/2013, AS INSTRUMENT NO. 20131622380

MAILING ADDRESS: NDEX WEST, L.L.C., 15000 SURVEYOR BOULEVARD, SUITE 500 ADDISON, TEXAS 75001-9013

SAID DEED OF TRUST IS FURTHER SUBJECT TO A IMPORTANT NOTICE OF DEFALUT AND ELECTION TO SELL UNDER DEED OF TRUST, DATED 04/09/2014 RECORDED 04/11/2014, AS INSTRUMENT NO. 20140371132

MAILING ADDRESS: NDEX WEST, L.L.C., 15000 SURVEYOR BOULEVARD, SUITE 500 ADDISON, TEXAS 75001-9013

Type of Instrument DEED OF TRUST AND ASSIGNMENT OF RENTS

Trustor/Mortgagor: JOSEPH E. PEREZ, A SINGLE MAN

Lender/Beneficiary: MERS AS NOMINEE FOR RMR FINANCIAL, DBA PRINCETON CAPITAL

Trustee: SOUTHLAND TITLE

Instrument: 05/2958443

Book/Page: N/A

Amount: \$56,500.00

Open Ended: NO

Dated: 11/30/2005

Recorded: 12/05/2005

Maturity Date: 11/30/2035

MAILING ADDRESS: RMR FINANCIAL, DBA PRINCETON CAPITAL, 16780 LARK AVENUE, LOS GATOS, CALIFORNIA 95032.

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

Type of Instrument MISCELLANEOUS

NOTICE OF PENING LIEN, DATED 11/06/2012 RECORDED 11/30/2012 AS INSTRUMENT NO. 20121836199

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

MAILING ADDRESS: PEREZ JOSEPH, 14466 ORO GRANDE ST, SYLMAR CA, 91342.

Southland Title Corporation

12/5/05

RECORDING REQUESTED BY

05 2958441

AND WHEN RECORDED MAIL TO:
Joseph Perez
14466 Oro Grande Street
Sylmar, CA 91342

A.P.N.: 2505-018-048

Order No.: 15096059

Space Above This Line for Recorder's Use Only

Escrow No.: 54513-SG

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS: COUNTY \$654.50 & CITY \$2,677.50
 computed on full value of property conveyed, or
 computed on full value less value of liens or encumbrances remaining at time of sale,
unincorporated area; City of Los Angeles, and

FOR A VALUABLE CONSIDERATION, Receipt of which is hereby acknowledged,
Rafael Valdez and Maria G. Valdez, husband and wife

hereby GRANT(S) to Joseph Perez, a single man

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

Lot 10 of Tract No. 29249, as per map recorded in Book 728, Page(s) 17 and 18 of Maps, in the Office of the County Recorder of said County. See exhibit "A" attached hereto and made a part hereof for complete legal description.

2005-18-48

Rafael Valdez
Rafael Valdez

Maria G. Valdez
Maria G. Valdez

Document Date: October 17, 2005

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)

On October 29, 2005 before me, Dulce Melody Gonzalez
personally appeared Rafael Valdez ; Maria G. Valdez

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 Dulce Gonzalez



Mail Tax Statements to: SAME AS ABOVE or Address Noted Below 15096059

12/5/05

Southland Title Corporation

05 2958442

Y

Recording Requested By:
RMR FINANCIAL, DBA PRINCETON
CAPITAL

And After Recording Return To:
RMR FINANCIAL, DBA PRINCETON CAPITAL
16780 LARK AVENUE
LOS GATOS, CALIFORNIA 95032
Loan Number: 0005110297

[Space Above This Line For Recording Data]

DEED OF TRUST

MIN: 1001154-0005110297-0

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 NOVEMBER 30, 2005 , together with all Riders to this document.
- (B) "Borrower" is JOSEPH E. PEREZ, A SINGLE MAN

Borrower is the trustor under this Security Instrument.

- (C) "Lender" is RMR FINANCIAL, DBA PRINCETON CAPITAL

Lender is a LIMITED LIABILITY COMPANY organized and existing under the laws of CALIFORNIA
Lender's address is 16780 LARK AVENUE, LOS GATOS, CALIFORNIA 95032

- (D) "Trustee" is SOUTHLAND TITLE

(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 NOVEMBER 30, 2005
The Note states that Borrower owes Lender FOUR HUNDRED FIFTY-TWO THOUSAND AND 00/100 Dollars (U.S. \$ 452,000.00) plus interest.

85-81-5050

15096059

EXHIBIT B

ASSIGNED INSPECTOR: **JOHN HAMILTON**
JOB ADDRESS: **14466 WEST ORO GRANDE STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2505-018-048**

Date: **January 15, 2015**

Last Full Title: **08/07/2014**

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1). JOSEPH PEREZ
14466 ORO GRANDE STREET
SYLMAR, CA. 91342-4044
CAPACITY: OWNER

- 2). RMR FINANCIAL
DBA PRINCETON CAPITAL
16780 LARK AVENUE
LOS GATOS, CA. 95032
CAPACITY: INTERESTED PARTIES

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

- 4). NDEX WEST, LLC
15000 SURVEYOR BLVD., SUITE 500
ADDISON, TX. 75001-9013
CAPACITY: INTERESTED PARTIES

- 5). NATIONWIDE POSTING AND PUBLICATION, INC.
5005 WINDPLAY DRIVE, SUITE 1
EL DORADO HILLS, CA. 95762-9334
CAPACITY: INTERESTED PARTIES

- 6). MORTGAGE SERVICES
1 MORTGAGE WAY
P.O. BOX 5449
MT. LAUREL, NJ. 08054
CAPACITY: INTERESTED PARTIES

- 7). PHH MORTGAGE CORPORATION (PHHM)
LEGAL ENTITY REVIEW DEPARTMENT
1 MORTGAGE WAY
P.O. BOX 5449
MT. LAUREL, NJ. 08054
CAPACITY: INTERESTED PARTIES

Property Detail Report

For Property Located At :
14466 ORO GRANDE ST, SYLMAR, CA 91342-4044



Owner Information

Owner Name: **PEREZ JOSEPH**
 Mailing Address: **14466 ORO GRANDE ST, SYLMAR CA 91342-4044 C020**
 Vesting Codes: **SM //**

Location Information

Legal Description:	TRACT NO 29249 LOT 10	APN:	2505-018-048
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	1070.10 / 1	Subdivision:	29249
Township-Range-Sect:		Map Reference:	2-D3 / 482-A4
Legal Book/Page:	728-17	Tract #:	29249
Legal Lot:	10	School District:	LOS ANGELES
Legal Block:		School District Name:	
Market Area:	SYL	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	/	Deed Type:	
Sale Price:		1st Mtg Document #:	
Document #:			

Last Market Sale Information

Recording/Sale Date:	12/05/2005 / 10/17/2005	1st Mtg Amount/Type:	\$452,000 / CONV
Sale Price:	\$595,000	1st Mtg Int. Rate/Type:	/ FIXED
Sale Type:	FULL	1st Mtg Document #:	2958442
Document #:	2958441	2nd Mtg Amount/Type:	\$56,500 / CONV
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/ ADJ
Transfer Document #:		Price Per SqFt:	\$309.90
New Construction:		Multi/Split Sale:	
Title Company:	SOUTHLAND TITLE CO.		
Lender:	PRINCETON CAP		
Seller Name:	VALDEZ RAFAEL & MARIA G		

Prior Sale Information

Prior Rec/Sale Date:	10/24/1990 / 08/1990	Prior Lender:	
Prior Sale Price:	\$186,000	Prior 1st Mtg Amt/Type:	\$139,500 / PRIVATE PARTY
Prior Doc Number:	1799496	Prior 1st Mtg Rate/Type:	/ ADJ
Prior Deed Type:	GRANT DEED		

Property Characteristics

Gross Area:		Parking Type:	ATTACHED GARAGE	Construction:	
Living Area:	1,920	Garage Area:		Heat Type:	CENTRAL
Tot Adj Area:		Garage Capacity:	2	Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:	6	Basement Area:		Patio Type:	COVERED PATIO
Bedrooms:	4	Finish Bsmnt Area:		Pool:	
Bath(F/H):	3 /	Basement Type:		Air Cond:	EVAP COOLER
Year Built / Eff:	1965 / 1965	Roof Type:		Style:	CONVENTIONAL
Fireplace:	Y / 1	Foundation:	SLAB	Quality:	AVERAGE
# of Stories:	1.00	Roof Material:	COMPOSITION SHINGLE	Condition:	GOOD
Other Improvements:	FENCE;FENCED YARD				

Site Information

Zoning:	LAR1	Acres:	0.14	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	6,278	Lot Width/Depth:	60 x 104	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$389,000	Assessed Year:	2014	Property Tax:	\$4,894.52
Land Value:	\$156,000	Improved %:	60%	Tax Area:	16
Improvement Value:	\$233,000	Tax Year:	2014	Tax Exemption:	HOMEOWNER
Total Taxable Value:	\$382,000				

1st Mtg Amt:	Lot Area:	6,742	Pool:	
Total Value: \$280,782	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use: SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:4	Distance From Subject:0.49 (miles)		
Address:	12965 NORRIS AVE, SYLMAR, CA 91342-3808		
Owner Name:	LIANOS CRUZ JR & SILVIA		
Seller Name:	JAMES VANDERBERG CONSTRUCTIONS		
APN:	2506-013-009	Map Reference:	2-D3 / 481-J4
County:	LOS ANGELES, CA	Census Tract:	1065.20
Subdivision:	17996	Zoning:	LAR1
Rec Date:	04/11/2014	Prior Rec Date:	06/26/2013
Sale Date:	02/28/2014	Prior Sale Date:	06/05/2013
Sale Price:	\$395,000	Prior Sale Price:	\$245,500
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	368877	Acres:	0.27
1st Mtg Amt:	\$387,845	Lot Area:	11,949
Total Value:	\$304,375	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	1,657
		Total Rooms:	7
		Bedrooms:	4
		Bath(F/H):	2 /
		Yr Built/Eff:	1955 / 1955
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	/
		Pool:	
		Roof Mat:	GRAVEL & ROCK
		Parking:	PARKING AVAIL

EXHIBIT D

ASSIGNED INSPECTOR: **JOHN HAMILTON**

Date: **January 15, 2015**

JOB ADDRESS: **14466 WEST ORO GRANDE STREET, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2505-018-048**

CASE#: **458387**

ORDER NO: **A-2986956**

EFFECTIVE DATE OF ORDER TO COMPLY: **April 18, 2012**

COMPLIANCE EXPECTED DATE: **May 18, 2012**

DATE COMPLIANCE OBTAINED: **August 23, 2012**

LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-2986956

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

MARSHA L. BROWN
PRESIDENT
HELENA JUBANY
VICE-PRESIDENT
VAN AMBATELOS
VICTOR H. CUEVAS

CITY OF LOS ANGELES
CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

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

ROBERT R. "Bud" OVROM
GENERAL MANAGER
RAYMOND S. CHAN, C.E., S.E.
EXECUTIVE OFFICER

SUBSTANDARD ORDER AND NOTICE OF FEE

JOSEPH PEREZ
15981 YARNEL ST. UNIT 229
SYLMAR, CA. 91342

On JUN 15 2012 the
Date
undersigned mailed this notice by
regular mail, postage prepaid, to
the addressee as shown on the last
equalized assessment roll.

CASE #: 458387
ORDER #: A-2986956
EFFECTIVE DATE: April 18, 2012
COMPLIANCE DATE: May 18, 2012

OWNER OF
SITE ADDRESS: 14466 W ORO GRANDE ST
ASSESSORS PARCEL NO.: 2505-018-048
ZONE: R1; One-Family Zone

Signature

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

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

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

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

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

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

VIOLATION(S):

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

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

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

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

8-23-12



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

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.

Comments: Remove second kitchen and make all rooms accessible to each other.

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

NON-COMPLIANCE FEE WARNING:

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

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

NOTE: FAILURE TO PAY THE NON-COMPLIANCE FEE WITHIN 30 DAYS AFTER THE DATE OF MAILING THE INVOICE, MAY RESULT IN A LATE CHARGE OF TWO (2) TIMES THE NON-COMPLIANCE FEE PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$1,925.00.

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

PENALTY WARNING:

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

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 (818)374-9856. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector:



Date: April 05, 2012

JOHN HAMILTON
14410 SYLVAN STREET SUITE 105
VAN NUYS, CA 91401
(818)374-9856



REVIEWED BY