

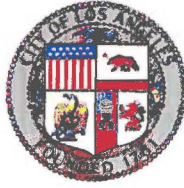
BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
PRESIDENT

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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 20, 2015

Council District: # 1

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

JOB ADDRESS: **1512 WEST 11TH PLACE, LOS ANGELES, CA**
(AKA: 1510 WEST 11TH PLACE, LOS ANGELES, CA)
ASSESSORS PARCEL NO. (APN): **5137-025-018**

On November 7, 2011, pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code, the Department of Building and Safety (the "Department") investigated and identified code violations at: **1512 West 11th Place (AKA: 1510 West 11th 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.

Pursuant to Section 98.0421, the property owner was issued an order on November 7, 2011, to pay a code violation inspection fee after violations were identified and verified upon inspection. The code violation inspection fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
Code Violation Investigation fee	336.00
System Development Surcharge	20.16
System Development Surcharge late fee	50.40
Late Charge/Collection fee (250%)	840.00
Accumulated Interest (1%/month)	454.28
Title Report fee	42.00
Grand Total	\$ 1,742.84

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 **\$1,742.84** 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 **\$1,742.84**, 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 L. WOLCOTT, CITY CLERK

Lien confirmed by
City Council on:

BY: _____
DEPUTY



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

Property Title Report

Work Order No. T10680
Dated as of: 08/13/2014

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)

APN #: 5137-025-018

Property Address: 1512 W 11TH PL **City:** Los Angeles **County:** Los Angeles

VESTING INFORMATION

Type of Instrument ADMINISTRATOR'S DEED

Grantor: GORDON W. TREHARNE, PUBLIC ADMINISTRATOR, AS ADMINISTRATOR OF THE ESTATE OF EMMA MALONE, DECEASED

Grantee: CHUN SHONG CHIAO, A SINGLE MAN.

Instrument: 87/140738

Book/Page: N/A

Dated: 01/08/1987

Recorded: 01/30/1987

MAILING ADDRESS: CHUN SHONG CHIAO,
7816 STEWART AVE, LOS ANGELES, CA 90045

SCHEDULE B

LEGAL DESCRIPTION

LOT 2 IN BLOCK 3 OF THE CITY CENTRE TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 13, PAGE 11, MISCELLANEOUS RECORDS OF SAID COUNTY.

MORTGAGES/LIENS

NO OPEN DEED OF TRUST FOUND ON SUBJECT PROPERTY

87 140738

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO

Name
Street Address
City & State
Chun shong Chiao
7816 Stewart Ave.
Los Angeles, CA 90045
4337

RECORDED IN OFFICIAL RECORDS
OF LOS ANGELES COUNTY, CA.
JAN 30 1987 AT 8 A.M.
Recorder's Office

FEE \$27 L
A.F.N. 2

DOCUMENTARY TRANSFER TAX \$ 82.50 "COMPUTED ON FULL VALUE OF PROPERTY CONVEYED"
SPACE ABOVE THIS LINE FOR RECORDER'S USE
LOS ANGELES COUNTY PUBLIC ADMINISTRATOR

Signed *[Signature]* Party or Agent
BERT B. LANGI

ADMINISTRATOR'S DEED

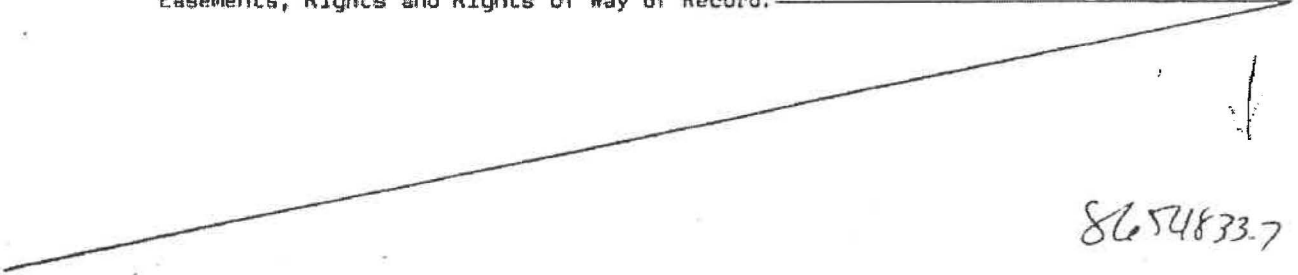
In consideration of the sum of \$ 75,000.00 , receipt of which is hereby acknowledged, I, GORDON W. TREHARNE , Public Administrator, as administrator of the Estate of EMMA MALONE , Deceased, pursuant to the order of the Superior Court of the State of California for the County of Los Angeles, made in the Matter of the Estate of EMMA MALONE , Deceased, Probate No. 685-510 , on December 5 , 1986 , confirming sale of real estate and directing the execution of a conveyance, hereby grant to Chun Shong Chiao, a single man.

all right, title, interest, and estate of the decedent at the time of her death and all right, title, and interest that the estate may have subsequently acquired by operation of law or otherwise in and to the real property situated in the County of Los Angeles , State of California, described as follows:

Lot 2 in Block 3 of the City Centre Tract, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 13, Page 11, Miscellaneous Records of said County.

SAID REAL PROPERTY AND IMPROVEMENTS THEREON ARE SOLD IN AN "AS IS PHYSICAL CONDITION. NO TERMITE CLEARANCE."

Subject to: Covenants, Conditions, Restrictions, Reservations, Easements, Rights and Rights of Way of Record.



8654833.7

GBL:sd

January 7, 1987
STATE OF CALIFORNIA

COUNTY OF LOS ANGELES SS

On JANUARY 3, 1986 before me, the undersigned, a Notary Public in and for said State, personally appeared

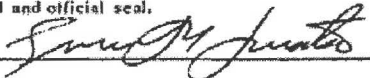
GORDON W. TREHARNE Public Administrator,
as administrator of the estate of

EMMA MALONE

deceased known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same.

WITNESS my hand and official seal.

Signature



ERNEST U. IWATA

Name (Typed or Printed)

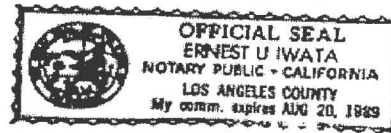
MAIL TAX
STATEMENT TO:

NAME

ADDRESS

ZIP

Gordon W. Treharne
GORDON W. TREHARNE, Public Administrator,
as administrator of the Estate of Deceased.



(This area for official notarial seal)

87 140738

EXHIBIT B

ASSIGNED INSPECTOR: **LUIS ALVAREZ**

Date: **January 20, 2015**

JOB ADDRESS: **1512 WEST 11TH PLACE, LOS ANGELES, CA**

(AKA: **1510 WEST 11TH PLACE, LOS ANGELES, CA**)

ASSESSORS PARCEL NO. (APN): **5137-025-018**

Last Full Title: **08/13/2014**

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

1). CHUN SHONG CHIAO
7816 STEWART AVE
LOS ANGELES, CA 90045

CAPACITY: OWNER

Property Detail Report

For Property Located At :
1510 W 11TH PL, LOS ANGELES, CA 90015



Owner Information

Owner Name: **CHUN SHONG CHIAO**
 Mailing Address: **7816 STEWART AVE, LOS ANGELES CA 90045-1056 C023**
 Vesting Codes: **//**

Location Information

Legal Description:	CITY CENTRE TRACT LOT 2	APN:	5137-025-018
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	2100.10 / 3	Subdivision:	CITY CENTRE TR
Township-Range-Sect:		Map Reference:	44-B3 / 634-C4
Legal Book/Page:		Tract #:	
Legal Lot:	2	School District:	LOS ANGELES
Legal Block:	3	School District Name:	
Market Area:	C42	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:	01/30/1987 / 01/1987	1st Mtg Amount/Type:	/
Sale Price:	\$75,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	
Document #:	140738	2nd Mtg Amount/Type:	/
Deed Type:	ADMINISTRATOR'S DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$60.78
New Construction:		Multi/Split Sale:	

Title Company: **FIRST AMERICAN TITLE INS CO/NY**

Lender:
 Seller Name: **TREHARNE GORDON W**

Prior Sale Information

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

Property Characteristics

Gross Area:		Parking Type:		Construction:	
Living Area:	1,234	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:	3	Finish Bsmnt Area:		Pool:	
Bath(F/H):	1 /	Basement Type:		Air Cond:	EVAP COOLER
Year Built / Eff:	1902 / 1915	Roof Type:		Style:	
Fireplace:	Y / 1	Foundation:		Quality:	
# of Stories:	1.00	Roof Material:		Condition:	

Site Information

Zoning:	LAR4	Acres:	0.14	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	6,250	Lot Width/Depth:	50 x 125	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	
Site Influence:	CORNER			Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$119,427	Assessed Year:	2014	Property Tax:	\$1,967.58
Land Value:	\$87,584	Improved %:	27%	Tax Area:	29
Improvement Value:	\$31,843	Tax Year:	2014	Tax Exemption:	
Total Taxable Value:	\$119,427				

Comparable Summary

For Property Located At



1510 W 11TH PL, LOS ANGELES, CA 90015

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	\$75,000	\$395,000	\$395,000	\$395,000
Bldg/Living Area	1,234	1,159	1,159	1,159
Price/Sqft	\$60.78	\$340.81	\$340.81	\$340.81
Year Built	1902	1910	1910	1910
Lot Area	6,250	4,376	4,376	4,376
Bedrooms	3	3	3	3
Bathrooms/Restrooms	1	1	1	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$119,427	\$276,955	\$276,955	\$276,955
Distance From Subject	0.00	0.23	0.23	0.23

*= 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										
		1510 W 11TH PL	\$75,000	1902	3	1	01/30/1987	1,234	6,250	0.0
Comparables										
<input checked="" type="checkbox"/>	1	1670 W 12TH PL	\$395,000	1910	3	1	08/27/2014	1,159	4,376	0.23

Comparable Sales Report

For Property Located At

**1510 W 11TH PL, LOS ANGELES, CA 90015****1 Comparable(s) Selected.**

Report Date: 01/15/2015

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$75,000	\$395,000	\$395,000	\$395,000
Bldg/Living Area	1,234	1,159	1,159	1,159
Price/Sqft	\$60.78	\$340.81	\$340.81	\$340.81
Year Built	1902	1910	1910	1910
Lot Area	6,250	4,376	4,376	4,376
Bedrooms	3	3	3	3
Bathrooms/Restrooms	1	1	1	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$119,427	\$276,955	\$276,955	\$276,955
Distance From Subject	0.00	0.23	0.23	0.23

* = user supplied for search only

Comp #:	1	Distance From Subject:0.23 (miles)	
Address:	1670 W 12TH PL, LOS ANGELES, CA 90015-1906		
Owner Name:	KIM HONG M		
Seller Name:	ZAINY MUHAMMAD A & RAJHA		
APN:	5137-034-012	Map Reference:	44-A3 / 634-C4
County:	LOS ANGELES, CA	Census Tract:	2098.20
Subdivision:	WILLIAMSON	Zoning:	LARD1.5
Rec Date:	08/27/2014	Prior Rec Date:	04/18/2011
Sale Date:	08/11/2014	Prior Sale Date:	04/07/2011
Sale Price:	\$395,000	Prior Sale Price:	\$265,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	899938	Acres:	0.10
1st Mtg Amt:	\$100,000	Lot Area:	4,376
Total Value:	\$276,955	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,159
		Total Rooms:	
		Bedrooms:	3
		Bath(F/H):	1 /
		Yr Built/Eff:	1910 / 1910
		Air Cond:	
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	
		Parking:	

EXHIBIT D

ASSIGNED INSPECTOR: **LUIS ALVAREZ**

Date: **January 20, 2015**

JOB ADDRESS: **1512 WEST 11TH PLACE, LOS ANGELES, CA**

(AKA: **1510 WEST 11TH PLACE, LOS ANGELES, CA**)

ASSESSORS PARCEL NO. (APN): **5137-025-018**

CASE#: **432097**

ORDER NO: **A-2882283**

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

COMPLIANCE EXPECTED DATE: **December 7, 2011**

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

LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-2882283

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

MARSHA L. BROWN
PRESIDENT
HELENA JUBANY
VICE-PRESIDENT
VAN AMBATIELOS
VICTOR H. CUEVAS
ELENORE A. WILLIAMS

CITY OF LOS ANGELES
CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

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

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

ORDER TO COMPLY AND NOTICE OF FEE

CHUN SHONG CHIAO
7816 STEWART AVE
LOS ANGELES, CA 90045

LPK
OCT 31 2011

CASE #: 432097
ORDER #: A-2882283
EFFECTIVE DATE: November 07, 2011
COMPLIANCE DATE: December 07, 2011

OWNER OF
SITE ADDRESS: 1512 W 11TH PL
ASSESSORS PARCEL NO.: 5137-025-018
ZONE: R4; Multiple Dwelling Zone

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

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

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

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

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

VIOLATION(S):

1. The approximate 25'x20' construction of a attached roof cover to the SFD was 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.

2. Open storage of inoperable vehicles.

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

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

3. Open storage of commercial vehicles in a R-4 zone.

You are therefore ordered to: Discontinue the open storage of commercial vehicles with a net registered weight in excess of 5,600 pounds which are for rental, storage or storage for rental purposes.

Code Section(s) in Violation: 12.14A.42.(e), 12.21A.1.(a) of the L.A.M.C.

4. Open storage of Auto parts, machine, motor, appliance or other similar device in a residential zone.

You are therefore ordered to: Discontinue the open storage of automotive parts in a residential zone.

Code Section(s) in Violation: 12.03, 12.21A.1.(a), 12.21A.8.(a) and 12.21A.8.(b) of the L.A.M.C.

5. Open storage within the required yards.

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

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

6. Rubbish, garbage, trash and debris on the premises.

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

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

NON-COMPLIANCE FEE WARNING:

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

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

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

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

PENALTY WARNING:

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

INVESTIGATION FEE REQUIRED:

Whenever any work has been commenced without authorization by a permit or application for inspection, and which violates provisions of Articles 1 through 8 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.), and if no order has been issued by the department or a court of law requiring said work to proceed, a special investigation fee which shall be double the amount charged for an application for inspection, license or permit fee, but not less than \$400.00, shall be collected on each permit, license or application for inspection. Section 98.0402 (a) L.A.M.C.

APPEAL PROCEDURES:

There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine error or abuse of discretion, or requests for slight modification of the requirements contained in this order when appropriate fees have been paid. Section 98.0403.1 and 98.0403.2 L.A.M.C.

If you have any questions or require any additional information please feel free to contact me at (213)252-3032.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector:

Hector Rodriguez

Date: October 31, 2011

HECTOR RODRIGUEZ
3550 WILSHIRE BLVD. SUITE 1800
LOS ANGELES, CA 90010
(213)252-3032

[Signature]
REVIEWED BY

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