

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

May 6, 2015

Council District: # 2

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

JOB ADDRESS: **8823 WEST RIDERWOOD DRIVE, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **2547-003-015**

On August 16, 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: **8823 West Riderwood Drive, 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 August 16, 2012, 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)	375.15
Title Report fee	42.00
<b>Grand Total</b>	<b>\$ 1,663.71</b>

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 **\$1,663.71** 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 **\$1,663.71** 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 L. 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. T11183  
Dated as of: 03/12/2015

Prepared for: City of Los Angeles

### SCHEDULE A (Reported Property Information)

APN #: 2547-003-015

Property Address: 8823 W RIDERWOOD DR ✓ City: Los Angeles County: Los Angeles

### VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : Stephanie L. Mines, an unmarried woman

Grantor : Stephanie Mines

Deed Date : 6/11/2002

Recorded : 6/20/2002

Instr No. : 02 1400374

Mailing Address: Stephanie L. Mines,  
8823 Riderwood Drive, Sunland, CA 91040-2624

### SCHEDULE B

#### LEGAL DESCRIPTION

The following described property:

Lot 83, of Tract No. 22208, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 703, Page(S) 92 to 97 inclusive of Maps, in the office of the County Recorder of said County.

Assessor's Parcel No: 2547-003-015

#### MORTGAGES/LIENS

We find no Open Mortgages/Deeds of Trust of Record

93 1361523



A Full-Service, Independent Escrow Company

RECORDING REQUESTED BY  
FIDELITY NATIONAL TITLE INS. CO.

RECORDING REQUESTED BY:

AND WHEN RECORDED MAIL THIS DEED  
AND MAIL TAX STATEMENTS TO:

STEPHEN D. MINES III and STEPHANIE L.  
MINES  
8823 RIDERWOOD DRIVE  
SUNLAND, CA 91040

RECORDED IN OFFICIAL RECORDS  
OF LOS ANGELES COUNTY, CA  
JUL 15 1993 AT 8 AM  
Recorder's Office

FEE  
\$5  
G

TITLE ORDER NO. 1518645

ESCROW NO. 4615-3

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INDIVIDUAL GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) 80 1,064.00 DEED  
DOCUMENTARY TRANSFER TAX is \$ 259.00  
CITY TRANSFER TAX is \$355.00 94

- 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,

DALMAR WARREN DAVIS, an Unmarried Man

hereby GRANT(s) to:

STEPHEN D. MINES III and STEPHANIE L. MINES, Husband and Wife, as Community Property.

the real property in the city of LOS ANGELES county of Los Angeles, State of California, described as:

Lot 83 in Tract 22208 as shown on a map thereof recorded in Book 703 pages 92 to 97 inclusive of Maps in the Office of the County Recorder of Los Angeles County, California.

ALSO KNOWN AS: 8823 RIDERWOOD DRIVE, SUNLAND, CA 91040  
A.P. # 2547-3-15

DATED June 8, 1993  
STATE OF CALIFORNIA

COUNTY OF Los Angeles

On July 1, 1993

before me, a Notary Public in and for said State, personally  
appeared DALMAR WARREN DAVIS

*Dalmar Warren Davis*  
DALMAR WARREN DAVIS

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.



*Karon M. Robertson*

(This area for official notarial seal)

JUN 20 2002

SOUTH COAST

SOUTH COAST TITLE COMPANY

RECORDING REQUESTED BY  
STEPHANIE MINES

02 1400373

AND WHEN RECORDED MAIL TO:

Name: Stephanie Mines  
Address: 8823 Riderwood Drive  
City & State: Sunland, CA  
Zip: 91040

1030003-3

ASSESSOR'S PARCEL NO.

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERSPOUSAL TRANSFER DEED

Grant Deed (Excluded from Reappraisal Under Proposition 13, L.C., Calif. Const. Art 13A§1 et seq.)

The undersigned Grantor(s) declare(s) under penalty of perjury that the following is true and correct:

Documentary transfer tax is \$

Computed on full value of property conveyed, or  Computed on full value less value of liens and encumbrances remaining at time of sale, or  is exempt from imposition of the Documentary Transfer Tax pursuant to Revenue and Tax Code §11927(a), on transferring community, quasi-community, or quasi-marital property, assets between spouses, pursuant to a judgment, an order, or a written agreement between spouses in contemplation of any such judgment or order.

Other exemptions: (state reason and give Code § or Ordinance number)

Unincorporated area:  City of \_\_\_\_\_ and \_\_\_\_\_

This is an Interspousal Transfer under §63 of the Revenue and Taxation Code and Grantor(s) has (have) checked the applicable exclusion from Reappraisal under Proposition 13:

A transfer to a trustee for the beneficial use of a spouse, or the surviving spouse of a deceased transferor, or by a trustee of such a trust to the spouse of the trustor,

A transfer which takes effect upon the death of a spouse,

A transfer to a spouse or former spouse in connection with a property settlement agreement or decree of dissolution of a marriage or legal separation, or

A creation, transfer, or termination, solely between spouses, of any co-owner's interest.

The distribution of a legal entity's property to a spouse or former spouse in exchange for the interest of such spouse in the legal entity in connection with a property settlement agreement or a decree of dissolution of a marriage or legal separation.

Other:

GRANTOR(S): STEPHEN MINES, III

hereby GRANT(S) to STEPHANIE MINES

the following described real property in the County of Los Angeles, State of California  
LOT 53 OF TRACT NO. 22208, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 703 PAGES 92 TO 97 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Dated 3/27/01

State of California

County of LOS ANGELES

On MARCH 27, 2001

before me, J. EGGERS NOTARY PUBLIC

personally appeared STEPHEN MINES III

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



MAIL TAX STATEMENTS TO SAME AS ABOVE

ADDRESS

CITY STATE ZIP

NORJUG-011  
Marine County's Essential Forms 1/04

INTERSPOUSAL TRANSFER DEED

JUN 20 2002

SOUTH COAST

RECORDING REQUESTED BY  
South Coast Title Company  
When recorded mail document and tax statement to:  
Stephanie L. Mines  
8823 Riverwood Drive  
Sunland, CA 91040-2624

02 1400374

Space Above This Line for Recorder's Use Only  
A.P.N.: 2547-3-15 Order No.: 10300003-03 Escrow No.: 10128-SB

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS: COUNTY S  
[ ] 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; [ X ] City of Sunland, and

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

herby GRANT(s) to Stephanie L. Mines, an Unmarried Woman

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

See Exhibit "A" attached hereto and made a part hereof.

Stephanie Mines  
Stephanie Mines

Document Date: June 11, 2002

STATE OF CALIFORNIA )  
COUNTY OF Los Angeles )  
On June 13, 2002 before me, Dina Saremi  
personally appeared Stephanie Mines

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 Dina Saremi

This area for official notarial seal.





**EXHIBIT C****Property Detail Report**

For Property Located At :  
**8823 RIDERWOOD DR, SUNLAND, CA 91040-2624**

**Owner Information**

Owner Name: **MINES STEPHANIE L/STEPHANIE L MINES**  
 Mailing Address: **PO BOX 4498, SUNLAND CA 91041-4498 B012**  
 Vesting Codes: **// TR**

**Location Information**

Legal Description:	<b>TRACT NO 22208 LOT 83</b>	APN:	<b>2547-003-015</b>
County:	<b>LOS ANGELES, CA</b>	Alternate APN:	
Census Tract / Block:	<b>1032.00 / 2</b>	Subdivision:	<b>22208</b>
Township-Range-Sect:		Map Reference:	<b>10-C2 /</b>
Legal Book/Page:	<b>703-92</b>	Tract #:	<b>22208</b>
Legal Lot:	<b>83</b>	School District:	<b>LOS ANGELES</b>
Legal Block:		School District Name:	
Market Area:	<b>659</b>	Munic/Township:	
Neighbor Code:			

**Owner Transfer Information**

Recording/Sale Date:	<b>07/28/2006 / 07/27/2006</b>	Deed Type:	<b>QUIT CLAIM DEED</b>
Sale Price:		1st Mtg Document #:	
Document #:	<b>1680215</b>		

**Last Market Sale Information**

Recording/Sale Date:	<b>07/15/1993 /</b>	1st Mtg Amount/Type:	<b>\$171,000 / CONV</b>
Sale Price:	<b>\$190,000</b>	1st Mtg Int. Rate/Type:	<b>/ FIXED</b>
Sale Type:	<b>FULL</b>	1st Mtg Document #:	
Document #:	<b>1361523</b>	2nd Mtg Amount/Type:	<b>/</b>
Deed Type:	<b>GRANT DEED</b>	2nd Mtg Int. Rate/Type:	<b>/</b>
Transfer Document #:		Price Per SqFt:	<b>\$131.49</b>
New Construction:		Multi/Split Sale:	
Title Company:	<b>FIDELITY NAT'L TITLE INS CO/NY</b>		
Lender:	<b>INSTITUTIONAL CREDIT/CA</b>		
Seller Name:	<b>DAVIS DALMAR W</b>		

**Prior Sale Information**

Prior Rec/Sale Date:	<b>03/30/1984 /</b>	Prior Lender:	
Prior Sale Price:	<b>\$133,000</b>	Prior 1st Mtg Amt/Type:	<b>\$118,000 / PRIVATE PARTY</b>
Prior Doc Number:	<b>390211</b>	Prior 1st Mtg Rate/Type:	<b>/</b>
Prior Deed Type:	<b>DEED (REG)</b>		

**Property Characteristics**

Gross Area:		Parking Type:	<b>ATTACHED GARAGE</b>	Construction:	
Living Area:	<b>1,445</b>	Garage Area:		Heat Type:	<b>CENTRAL</b>
Tot Adj Area:		Garage Capacity:	<b>2</b>	Exterior wall:	<b>STUCCO</b>
Above Grade:		Parking Spaces:	<b>2</b>	Porch Type:	
Total Rooms:	<b>6</b>	Basement Area:		Patio Type:	
Bedrooms:	<b>3</b>	Finish Bsmnt Area:		Pool:	<b>POOL</b>
Bath(F/H):	<b>2 /</b>	Basement Type:		Air Cond:	<b>CENTRAL</b>
Year Built / Eff:	<b>1964 / 1964</b>	Roof Type:		Style:	<b>CONVENTIONAL</b>
Fireplace:	<b>Y / 1</b>	Foundation:	<b>SLAB</b>	Quality:	<b>AVERAGE</b>
# of Stories:	<b>1.00</b>	Roof Material:	<b>COMPOSITION SHINGLE</b>	Condition:	<b>GOOD</b>
Other Improvements:	<b>FENCE;SHED</b>				

**Site Information**

Zoning:	<b>LARS</b>	Acres:	<b>0.35</b>	County Use:	<b>SINGLE FAMILY RESID (0101)</b>
Lot Area:	<b>15,113</b>	Lot Width/Depth:	<b>61 x 248</b>	State Use:	
Land Use:	<b>SFR</b>	Res/Comm Units:	<b>/</b>	Water Type:	
Site Influence:				Sewer Type:	<b>TYPE UNKNOWN</b>

**Tax Information**

Total Value:	<b>\$263,424</b>	Assessed Year:	<b>2014</b>	Property Tax:	<b>\$3,420.21</b>
Land Value:	<b>\$210,744</b>	Improved %:	<b>20%</b>	Tax Area:	<b>13</b>
Improvement Value:	<b>\$52,680</b>	Tax Year:	<b>2014</b>	Tax Exemption:	<b>HOMEOWNER</b>
Total Taxable Value:	<b>\$256,424</b>				

**Comparable Sales Report**

For Property Located At

CoreLogic  
RealQuest Professional**8823 RIDERWOOD DR, SUNLAND, CA 91040-2624****5 Comparable(s) Selected.**

Report Date: 05/05/2015

**Summary Statistics:**

	Subject	Low	High	Average
Sale Price	\$190,000	\$390,000	\$536,500	\$464,300
Bldg/Living Area	1,445	1,307	1,605	1,407
Price/Sqft	\$131.49	\$298.39	\$355.41	\$329.41
Year Built	1964	1951	1964	1957
Lot Area	15,113	5,287	15,455	9,660
Bedrooms	3	3	3	3
Bathrooms/Restrooms	2	1	2	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$263,424	\$64,271	\$478,000	\$233,251
Distance From Subject	0.00	0.22	0.47	0.32

\* = user supplied for search only

Comp #:	1			Distance From Subject:	0.22 (miles)
Address:	8953 HILLROSE ST, SUNLAND, CA 91040-2643				
Owner Name:	MUSTAIN JAMES & GOHAR				
Seller Name:	SEXTON JOANN TRUST				
APN:	2547-014-009	Map Reference:	10-C2 /	Living Area:	1,307
County:	LOS ANGELES, CA	Census Tract:	1032.00	Total Rooms:	5
Subdivision:	8837	Zoning:	LAR1	Bedrooms:	3
Rec Date:	12/04/2014	Prior Rec Date:	05/31/2000	Bath(F/H):	1 /
Sale Date:	11/06/2014	Prior Sale Date:	04/12/2000	Yr Built/Eff:	1951 / 1954
Sale Price:	\$390,000	Prior Sale Price:	\$219,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	MODERN
Document #:	1304784	Acres:	0.16	Fireplace:	Y / 1
1st Mtg Amt:	\$370,500	Lot Area:	6,847	Pool:	
Total Value:	\$274,570	# of Stories:	1.00	Roof Mat:	GRAVEL & ROCK
Land Use:	SFR	Park Area/Cap#:	1 / 2	Parking:	PARKING AVAIL

Comp #:	2			Distance From Subject:	0.23 (miles)
Address:	9056 OSWEGO ST, SUNLAND, CA 91040-2623				
Owner Name:	VARGAS STEVEN				
Seller Name:	DAVTYAN VARDAN				
APN:	2547-029-001	Map Reference:	10-C2 /	Living Area:	1,404
County:	LOS ANGELES, CA	Census Tract:	1032.00	Total Rooms:	6
Subdivision:	22208	Zoning:	LARS	Bedrooms:	3
Rec Date:	02/26/2015	Prior Rec Date:	07/15/2014	Bath(F/H):	2 /
Sale Date:	12/31/2014	Prior Sale Date:	06/19/2014	Yr Built/Eff:	1964 / 1964
Sale Price:	\$499,000	Prior Sale Price:	\$480,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	212345	Acres:	0.35	Fireplace:	Y / 1
1st Mtg Amt:	\$456,959	Lot Area:	15,455	Pool:	
Total Value:	\$77,353	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	1 / 2	Parking:	ATTACHED GARAGE

Comp #:	3			Distance From Subject:	0.3 (miles)
Address:	10715 RUSSETT AVE, SUNLAND, CA 91040-2306				
Owner Name:	KIM TAE H				
Seller Name:	SELLER BRUNO TRUST				
APN:	2555-006-026	Map Reference:	10-D2 /	Living Area:	1,389
County:	LOS ANGELES, CA	Census Tract:	1032.00	Total Rooms:	5
Subdivision:	23706	Zoning:	LAR1	Bedrooms:	3
Rec Date:	11/25/2014	Prior Rec Date:	09/24/1999	Bath(F/H):	2 /

Sale Date:	10/20/2014	Prior Sale Date:		Yr Built/Eff:	1957 / 1957
Sale Price:	\$475,000	Prior Sale Price:	\$217,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	UNKNOWN
Document #:	1271198	Acres:	0.14	Fireplace:	Y / 1
1st Mtg Amt:	\$403,750	Lot Area:	6,120	Pool:	POOL
Total Value:	\$272,059	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

## Comp #:4

Distance From Subject:0.39 (miles)

Address:	10647 FLORALITA AVE, SUNLAND, CA 91040-2825			Living Area:	1,605
Owner Name:	VARTKESSIAN ALEEN/JENEVIZIAN ROBERT & WENDY			Total Rooms:	6
Seller Name:	BARGHI EDWIN			Bedrooms:	3
APN:	2555-029-012	Map Reference:	10-D2 /	Bath(F/H):	2 /
County:	LOS ANGELES, CA	Census Tract:	1032.00	Yr Built/Eff:	1954 / 1955
Subdivision:	MONTE VISTA	Zoning:	LAR1	Air Cond:	EVAP COOLER
Rec Date:	08/08/2014	Prior Rec Date:	03/01/2004	Style:	UNKNOWN
Sale Date:	06/30/2014	Prior Sale Date:	01/08/2004	Fireplace:	Y / 1
Sale Price:	\$536,500	Prior Sale Price:	\$475,000	Pool:	POOL
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	GRAVEL & ROCK
Document #:	829985	Acres:	0.33	Parking:	PARKING AVAIL
1st Mtg Amt:	\$275,000	Lot Area:	14,590		
Total Value:	\$478,000	# of Stories:	1.00		
Land Use:	SFR	Park Area/Cap#:	/ 2		

## Comp #:5

Distance From Subject:0.47 (miles)

Address:	10931 QUILL AVE, SUNLAND, CA 91040-2322			Living Area:	1,328
Owner Name:	HAFTVANI JOEZIK & PERUZ/HAFTVANI ALEXIS & ANDREH			Total Rooms:	5
Seller Name:	NEUHAUSER P & M TRUST			Bedrooms:	3
APN:	2551-033-063	Map Reference:	10-D2 /	Bath(F/H):	2 /
County:	LOS ANGELES, CA	Census Tract:	1032.00	Yr Built/Eff:	1961 / 1961
Subdivision:	11681	Zoning:	LAR1	Air Cond:	EVAP COOLER
Rec Date:	11/20/2014	Prior Rec Date:		Style:	CONVENTIONAL
Sale Date:	10/24/2014	Prior Sale Date:		Fireplace:	Y / 1
Sale Price:	\$421,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	COMPOSITION SHINGLE
Document #:	1243470	Acres:	0.12	Parking:	PARKING AVAIL
1st Mtg Amt:	\$378,450	Lot Area:	5,287		
Total Value:	\$64,271	# of Stories:	1.00		
Land Use:	SFR	Park Area/Cap#:	/ 2		

# EXHIBIT D

ASSIGNED INSPECTOR: **FELIPE PENICHE**

Date: **May 6, 2015**

JOB ADDRESS: **8823 WEST RIDERWOOD DRIVE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2547-003-015**

CASE#: **476666**

ORDER NO: **A-3084613**

EFFECTIVE DATE OF ORDER TO COMPLY: **August 16, 2012**

COMPLIANCE EXPECTED DATE: **September 15, 2012**

DATE COMPLIANCE OBTAINED: **October 30, 2012**

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

**VIOLATIONS:**

SEE ATTACHED ORDER # A-3084613



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

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

**PENALTY WARNING:**

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

**APPEAL PROCEDURES:**

There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine 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 (818)374-9854. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: \_\_\_\_\_

Date: August 16, 2012

  
RUSSELL SCHOONOVER  
14410 SYLVAN STREET SUITE 105  
VAN NUYS, CA 91401  
(818)374-9854

  
REVIEWED BY