

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

May 6, 2015

Council District: # 9

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

JOB ADDRESS: **855 EAST 87<sup>th</sup> STREET, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **6042-022-014**

On April 12, 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: **855 East 87<sup>th</sup> 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.

Pursuant to Section 98.0421, the property owner was issued an order on April 12, 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)	641.24
Title Report fee	42.00
<b>Grand Total</b>	<b>\$ <u>1,929.80</u></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 **\$1,929.80** 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 **\$1,929.80** 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

# 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. T11153  
Dated as of: 03/12/2015

Prepared for: City of Los Angeles

### SCHEDULE A (Reported Property Information)

APN #: 6042-022-014

Property Address: 855 E 87TH ST

City: Los Angeles

County: Los Angeles

### VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : Ricardo Fajardo, a single man

Grantor : Ricardo Fajardo, a single man and Maria Dolores Lomeli, a single woman

Deed Date : 1/22/2007

Recorded : 1/24/2007

Instr No. : 20070146337

Mailing Address: Ricardo Fajardo,  
855 East 87th street, Los Angeles, CA 90002.

### SCHEDULE B

#### LEGAL DESCRIPTION

The following described property:

Lot 428 of Tract No. 6631, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 71, Pages 50 and 51 of Maps, in the office of the County recorder of said County.

Assessor's Parcel No: 6042-022-014

#### MORTGAGES/LIENS

Type of Document:

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

Amount : \$264,000.00

Dated : 1/17/2008

Trustor : Ricardo Fajardo

Trustee : DSL Service Company, a California Corporation

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. T11153

**SCHEDULE B (Continued)**

**Beneficiary :** Downey Savings and Loan Association, F.A.  
**Recorded :** 1/31/2008 **Instr No. :** 20080187148  
**Maturity Date is:** 2/1/2038  
*This Deed of Trust is an ARM*

**Mailing Address:** Downey Savings and Loan Association, F.A.,  
3501 Jamboree Road, Newport Beach, CA 92660.

**Mailing Address:** DSL Service Company, a California Corporation – Not Shown.

*Assignment of the above referenced security instrument is as follows:*  
**Assignee :** U.S. Bank National Association  
**Recorded :** 9/24/2009 **Instr No. :** 20091457908

**Mailing Address:** U.S. Bank National Association, 4801 Frederica Street, Owensboro, KY 42301.

*A Substitution of Trustee under said deed of trust which names as the substituted trustee, the following:*  
**Trustee :** National Default Servicing Corporation, an Arizona Corporation  
**Recorded :** 5/3/2013 **Instr No. :** 20130672561

**Mailing Address:** National Default Servicing Corporation, an Arizona Corporation-  
7720 N. 16th street, Suite 300, Phoenix, AZ 85020.

92- 307092

RECORDING REQUESTED BY

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

NAME Ricardo Fajardo  
ADDRESS Maria Dolores Lomeli  
855 E. 87th St  
Los Angeles, CA  
CITY STATE ZIP

RECORDED IN OFFICIAL RECORDS  
RECORDER'S OFFICE  
LOS ANGELES COUNTY  
CALIFORNIA  
1 MIN. 1 P.M. FEB 25 1992

SPACE ABOVE THIS LINE FOR RECORDER'S USE

FEE \$:

Title Order No. 4131041-22  
Escrow or Loan No. 77485

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) <sup>County = 104.50 City = 427.50 (CM)</sup>  
DOCUMENTARY TRANSFER TAX IS \$ \_\_\_\_\_ CITY TAX \$ \_\_\_\_\_  
 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 \_\_\_\_\_ and \_\_\_\_\_

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
JESSE BATTLE AND ROBERT LEE BATTLE, SR. AND MARGARET SIMPSON

hereby GRANT(s) to

RICARDO FAJARDO, A SINGLE MAN AND MARIA DULORES LOMELI, A SINGLE WOMAN, ALL AS JOINT TENANTS

the following described real property in the City of Los Angeles

County of Los Angeles State of California:

Lot 428 of Tract No. 6631, in the City of Los Angeles, in the County of Los Angeles, State of California, as per map recorded in Book 71, Pages 50 and 51 of maps, in the office of the county recorder of said county.

Dated 11/1/91

STATE OF CALIFORNIA  
COUNTY OF Los Angeles } SS  
On December 15, 1991 before me, the undersigned, a Notary Public in and for said State, personally appeared  
Jesse Battle  
Robert Lee Battle  
Margaret Simpson

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 that they executed the same. WITNESS my hand and official seal

Signature Margaret M. Skyrme

Jesse Battle  
Jesse Battle

Robert Lee Battle, Sr.  
Robert Lee Battle, Sr.

Margaret Simpson  
Margaret Simpson



(This area for official notarial seal)

ED ABOVE

RECORDING REQUESTED BY:  
NORTH AMERICAN TITLE CO.

2

RECORDING REQUESTED BY:  
Ultra Escrow, Inc



20070146337

AND WHEN RECORDED MAIL TO:

Ricardo Fajardo  
855 East 87th Street  
Los Angeles, CA 90002

Escrow No 4972-TD  
Order No 2091635  
Parcel No 6042-022-014

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED *no consideration - or title for financing purposes only*

THE UNDERSIGNED THAT DOCUMENTARY TRANSFER TAX IS \$  
 computed on full value of property conveyed, or  
 computed on full value less liens or encumbrances remaining at the time of sale.  
 unincorporated area. X Los Angeles, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
Ricardo Fajardo, a Single Man and Maria Dolores Lomeli, A Single Woman  
hereby Grants to Ricardo Fajardo, a single man  
the following described real property in the County of Los Angeles, State of California

"THIS IS A BONAFIDE GIFT AND  
THE GRANTOR RECEIVED NOTHING  
IN RETURN, R & T 11311"

SEE ATTACHED LEGAL DESCRIPTION EXHIBIT "A" ATTACHED HERETO AND MADE PART  
HEREOF.

*Ricardo Fajardo*  
Ricardo Fajardo

*Maria D. Lomeli*  
Maria Dolores Lomeli AKA MARIA D. LOVELI

Date January 23<sup>rd</sup> 2007

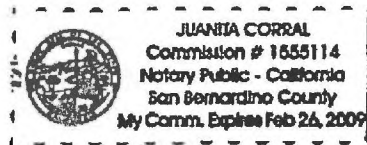
STATE OF CALIFORNIA

COUNTY OF *Los Angeles*

On *1/23/07*, before me, *Juanita Corral, Notary Public*  
personally appeared *Ricardo Fajardo & Maria D. Lomeli*  
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s)  
were 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 *Juanita Corral*

This area for official notarial seal



20-91635-70

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GOVERNMENT CODE  
[27361-7]

I certify under the penalty of perjury that the notary  
acknowledgement on the document to which this statement  
is attached reads as follows:

Name of notary: *Guamta Coual*

Date commission expires: *2-26-2009*

Commission #: *1555114*

County where bond is filed: *San Bernardino*

Manufacture/Vendor #: *NNA1*

Place of execution: *Orange Ca*

Date: *1/23/2007*

Signature: *N. Coual*

North American Title Company

07 0146337

*Recording Requested By  
Investors Title Company*

Recording Requested By  
Downey Savings and Loan  
Association, F.A.  
Return To:  
Downey Savings and Loan  
Association, F.A.  
P.O. Box 6060, 3501 Jamboree Rd,  
Newport Beach, CA 92658-6060

2



Prepared By  
Downey Savings and Loan  
Association, F.A.  
P.O. Box 6060, 3501 Jamboree Rd,  
Newport Beach, CA 92658-6060

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[Space Above This Line For Recording Data]

DEED OF TRUST

Title Order No.: 103185  
Escrow No.: ATW1094-GM11  
APN: 6042-022-014

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 January 17, 2008 together with all Riders to this document.
- (B) "Borrower" is RICARDO FAJARDO, A Single Man

Borrower's address is 855 EAST 87TH STREET, LOS ANGELES, CA 90002

Borrower is the trustor under this Security Instrument.

(C) "Lender" is Downey Savings and Loan Association, F.A.

Lender is a federally chartered savings association organized and existing under the laws of the United States of America

9042622951

CALIFORNIA-Single Family-Fannie Mae/Freddie Mac UNIFORM INSTRUMENT  
Walters Kluwer Financial Services  
VMP®-6(CA) (0711)  
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Initials



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Lender's address is 3501 Jamboree Road, Newport Beach, CA 92660

Lender is the beneficiary under this Security Instrument

(D) "Trustee" is DSL Service Company, A California Corporation

(E) "Note" means the promissory note signed by Borrower and dated January 17, 2008

The Note states that Borrower owes Lender two hundred sixty-four thousand and 00/100 Dollars

(U.S. \$ 264,000.00 ) plus interest Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than February 1, 2038

(F) "Property" means the property that is described below under the heading "Transfer of Rights in the Property"

(G) "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

(H) "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]

- Adjustable Rate Rider
- Balloon Rider
- VA Rider
- Condominium Rider
- Planned Unit Development Rider
- Biweekly Payment Rider
- Second Home Rider
- 1-4 Family Rider
- Other(s) [specify]

(I) "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.

(J) "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

(K) "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

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

(M) "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.

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

(O) "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

(P) "RESPA" means the Real Estate Settlement Procedures Act (12 U.S.C. Section 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

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CALIFORNIA-Single Family-Fannie Mae/Freddie Mac UNIFORM INSTRUMENT  
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Initials

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to a "federally related mortgage loan" even if the Loan does not qualify as a "federally related mortgage loan" under RESPA

(Q) "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

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]

LOT 428 OF TRACT NO. 6631, AS PER MAP RECORDED IN BOOK 71, PAGES 50 AND 51 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Parcel ID Number.  
855 EAST 87TH STREET  
LOS ANGELES  
("Property Address")

which currently has the address of  
[Street]  
[City], California 90002 [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 COVENANTS that Borrower is lawfully seized 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.

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Form 3005 1/01

CALIFORNIA-Single Family-Fannie Mae/Freddie Mac UNIFORM INSTRUMENT  
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Initials

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The undersigned Borrower requests that a copy of any Notice of Default and any Notice of Sale under this Security Instrument be mailed to the Borrower at the address set forth above. A copy of any Notice of Default and any Notice of Sale will be sent only to the address contained in this recorded request. If the Borrower's address changes, a new request must be recorded.

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

Witnesses

\_\_\_\_\_  
RICARDO FAJARDO (Seal)  
-Borrower

\_\_\_\_\_  
(Seal)  
-Borrower

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(Seal)  
-Borrower

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-Borrower

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CALIFORNIA-Single Family-Fannie Mae/Freddie Mac UNIFORM INSTRUMENT  
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State of California  
County of *Los Angeles*

} ss.

On *01/20/2008*

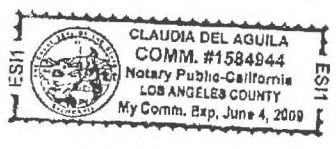
before me, *Claudia Del Aguila, Notary Public*, personally appeared

RICARDO FAJARDO

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

WITNESS my hand and official seal.

*Claudia Del Aguila* (Seal)



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J)  
K)

CALIFORNIA-Single Family-Fannie Mae/Freddie Mac UNIFORM INSTRUMENT  
VMP-8(CA) (0711)

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Initials *RF*

9042622951  
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This document prepared by and returns to:  
MARYJO IRWIN  
U S BANK NATIONAL ASSOCIATION  
809 S. 60th Street, West Allis, WI 53214  
(414) 773-3831 1-866-787-91671x3831



### ASSIGNMENT OF DEEDS OF TRUST

For value received, the undersigned FEDERAL DEPOSIT INSURANCE CORPORATION AS RECEIVER OF DOWNEY SAVINGS AND LOAN ASSOCIATION, F. A. BY U.S. BANK NATIONAL ASSOCIATION UNDER LIMITED POWER OF ATTORNEY DATED FEBRUARY 3, 2009 RECORDED MARCH 5, 2009 IN DALLAS COUNTY, TEXAS IN DOCUMENT NUMBER 200900065149, (herein "Assignor"), whose address is 3501 Jamboree Road, Newport Beach, CA 92660, does hereby grant, sell, assign, transfer and convey unto U.S. BANK NATIONAL ASSOCIATION (herein "Assignee") whose address is 4801 FEDERICA STREET, OWENSBORO, KY 42301, all interest under that certain mortgage described as follows.


Those deeds of trust which encumber the real property described therein, and are described in Schedule "A", attached hereto and made a part hereof, together with the certain note(s) described therein with all interest, all liens, and any rights due or to become due thereon.

Said deeds of trust are recorded in the State of CA, County of LOS ANGELES

TO HAVE AND TO HOLD the same unto Assignee, its successors and assigns, forever, subject only to the terms and conditions of the above described Deeds of Trust.

IN WITNESS WHEREOF, the undersigned has executed this Assignment of Deeds of Trust on SEPTEMBER 1, 2009, but effective JULY 1, 2009

FEDERAL DEPOSIT INSURANCE CORPORATION AS RECEIVER OF DOWNEY SAVINGS AND LOAN ASSOCIATION, F. A. BY U.S. BANK NATIONAL ASSOCIATION UNDER LIMITED POWER OF ATTORNEY DATED FEBRUARY 3, 2009 RECORDED MARCH 5, 2009 IN DALLAS COUNTY, TEXAS IN DOCUMENT NUMBER 200900065149

  
KAREN J. CANON, ASSOCIATE GENERAL COUNSEL

### CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

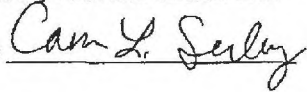
STATE OF MINNESOTA)SS  
COUNTY OF HENNEPIN)

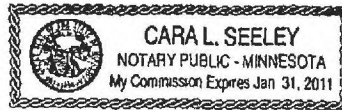
On SEPTEMBER 1, 2009 before me, Cara L. Seeley, Notary Public, personally appeared Karen J. Canon who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature





This area for official notarial seal.

RECORDING REQUESTED BY:  
National Default Servicing Corporation  
WHEN RECORDED MAIL TO:  
National Default Servicing Corporation  
7720 N. 16<sup>th</sup> Street, Suite 300  
Phoenix, AZ 85020



NDSC File No. : 12-02272-US CA

APN : 6042-022-014  
120345566

### SUBSTITUTION OF TRUSTEE

WHEREAS, RICARDO FAJARDO, A SINGLE MAN was the original Trustor(s), DSL SERVICE COMPANY, A CALIFORNIA CORPORATION was the original Trustee and DOWNEY SAVINGS AND LOAN ASSOCIATION, F.A. was the original Beneficiary under that certain Deed of Trust dated 01/17/2008 and recorded on 01/31/2008 as Instrument No. 20080187148 (or Book, Page) of the Official Records of LOS ANGELES County, State of CA and

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

WHEREAS, the undersigned desires to substitute a new Trustee under said Deed of Trust in place of said original Trustee, or Successor Trustee, thereunder, in the manner in said Deed of Trust provided,

NOW, THEREFORE, the undersigned hereby substitutes NATIONAL DEFAULT SERVICING CORPORATION, An Arizona Corporation, whose address is 7720 N. 16<sup>th</sup> Street, Suite 300, Phoenix, Arizona 85020, as Trustee under said Deed of Trust. Said Substitute Trustee is qualified to serve as Trustee under the laws of this state.

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

U.S. Bank National Association

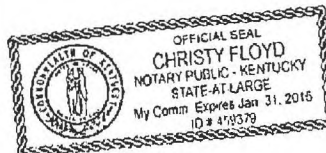
Dated : April 25, 2013 Amber R. Coleman  
By : Amber R. Coleman  
Its : Officer

STATE OF Kentucky  
COUNTY OF Daviess

On April 25, 2013, before me, the undersigned, a Notary Public for said State, personally appeared Amber R. Coleman Officer who personally known to me (or who proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

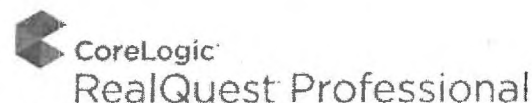
Signature Christy Floyd





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

For Property Located At :  
**855 E 87TH ST, LOS ANGELES, CA 90002-1020**

**Owner Information**

Owner Name: **FAJARDO RICARDO**  
 Mailing Address: **855 E 87TH ST, LOS ANGELES CA 90002-1020 C001**  
 Vesting Codes: **SM //**

**Location Information**

Legal Description:	<b>TRACT NO. 6631 LOT 428</b>	APN:	<b>6042-022-014</b>
County:	<b>LOS ANGELES, CA</b>	Alternate APN:	
Census Tract / Block:	<b>2400.10 / 3</b>	Subdivision:	<b>6631</b>
Township-Range-Sect:		Map Reference:	<b>58-C2 /</b>
Legal Book/Page:	<b>71-50</b>	Tract #:	<b>6631</b>
Legal Lot:	<b>428</b>	School District:	<b>LOS ANGELES</b>
Legal Block:		School District Name:	
Market Area:	<b>C37</b>	Munic/Township:	
Neighbor Code:			

**Owner Transfer Information**

Recording/Sale Date:	<b>01/24/2007 / 01/22/2007</b>	Deed Type:	<b>GRANT DEED</b>
Sale Price:		1st Mtg Document #:	<b>146338</b>
Document #:	<b>146337</b>		

**Last Market Sale Information**

Recording/Sale Date:	<b>02/25/1992 / 11/1991</b>	1st Mtg Amount/Type:	<b>\$85,500 / CONV</b>
Sale Price:	<b>\$95,000</b>	1st Mtg Int. Rate/Type:	<b>/ FIXED</b>
Sale Type:	<b>FULL</b>	1st Mtg Document #:	
Document #:	<b>307092</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>\$79.97</b>
New Construction:		Multi/Split Sale:	
Title Company:			
Lender:	<b>FUNDERS MTG CORP</b>		
Seller Name:	<b>BATTLE JESSE</b>		

**Prior Sale Information**

Prior Rec/Sale Date:	<b>02/25/1992 /</b>	Prior Lender:	
Prior Sale Price:		Prior 1st Mtg Amt/Type:	<b>/</b>
Prior Doc Number:	<b>307089</b>	Prior 1st Mtg Rate/Type:	<b>/</b>
Prior Deed Type:	<b>MISCELLANEOUS DOCUMENT</b>		

**Property Characteristics**

Gross Area:		Parking Type:		Construction:	
Living Area:	<b>1,188</b>	Garage Area:		Heat Type:	<b>HEATED</b>
Tot Adj Area:		Garage Capacity:		Exterior wall:	
Above Grade:		Parking Spaces:		Porch Type:	
Total Rooms:		Basement Area:		Patio Type:	
Bedrooms:	<b>2</b>	Finish Bsmnt Area:		Pool:	
Bath(F/H):	<b>1 /</b>	Basement Type:		Air Cond:	
Year Built / Eff:	<b>1925 / 1939</b>	Roof Type:		Style:	
Fireplace:	<b>/</b>	Foundation:		Quality:	
# of Stories:	<b>1.00</b>	Roof Material:		Condition:	
Other Improvements:	<b>ADDITION</b>				

**Site Information**

Zoning:	<b>LAR2</b>	Acres:	<b>0.10</b>	County Use:	<b>SINGLE FAMILY RESID (0100)</b>
Lot Area:	<b>4,473</b>	Lot Width/Depth:	<b>40 x 112</b>	State Use:	
Land Use:	<b>SFR</b>	Res/Comm Units:	<b>/</b>	Water Type:	
Site Influence:	<b>CORNER</b>			Sewer Type:	<b>TYPE UNKNOWN</b>

**Tax Information**

Total Value:	<b>\$191,000</b>	Assessed Year:	<b>2014</b>	Property Tax:	<b>\$2,575.40</b>
Land Value:	<b>\$150,000</b>	Improved %:	<b>21%</b>	Tax Area:	<b>460</b>
Improvement Value:	<b>\$41,000</b>	Tax Year:	<b>2014</b>	Tax Exemption:	<b>HOMEOWNER</b>
Total Taxable Value:	<b>\$184,000</b>				

**Comparable Sales Report**

For Property Located At



**855 E 87TH ST, LOS ANGELES, CA 90002-1020****11 Comparable(s) Selected.**

Report Date: 05/05/2015

**Summary Statistics:**

	Subject	Low	High	Average
Sale Price	\$95,000	\$175,000	\$555,000	\$314,864
Bldg/Living Area	1,188	1,056	1,350	1,186
Price/Sqft	\$79.97	\$151.91	\$447.49	\$265.87
Year Built	1925	1923	1980	1937
Lot Area	4,473	4,341	6,032	5,210
Bedrooms	2	2	5	3
Bathrooms/Restrooms	1	1	2	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$191,000	\$29,544	\$257,000	\$150,723
Distance From Subject	0.00	0.18	0.46	0.35

\* = user supplied for search only

Comp #:	1	Distance From Subject:	0.18 (miles)
Address:	1018 E 85TH ST, LOS ANGELES, CA 90001-3728		
Owner Name:	MARTINEZ MIGUEL A/RAMIREZ CARMEN		
Seller Name:	MENENDEZ JUAN P & ANA H		
APN:	6029-029-026	Map Reference:	58-C1 /
County:	LOS ANGELES, CA	Census Tract:	2398.02
Subdivision:	62	Zoning:	LAR2
Rec Date:	12/24/2014	Prior Rec Date:	08/20/1990
Sale Date:	12/04/2014	Prior Sale Date:	08/1990
Sale Price:	\$260,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	1405074	Acres:	0.13
1st Mtg Amt:	\$255,290	Lot Area:	5,830
Total Value:	\$117,489	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 3
		Living Area:	1,096
		Total Rooms:	5
		Bedrooms:	2
		Bath (F/H):	1 /
		Yr Built/Eff:	1926 / 1926
		Air Cond:	
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	COMPOSITION SHINGLE DETACHED GARAGE
		Parking:	

Comp #:	2	Distance From Subject:	0.27 (miles)
Address:	1115 E 88TH ST, LOS ANGELES, CA 90002-1142		
Owner Name:	WILLIAMS JERRY		
Seller Name:	BOWMAN NATHANIEL A		
APN:	6043-003-021	Map Reference:	58-C2 /
County:	LOS ANGELES, CA	Census Tract:	5351.02
Subdivision:	7421	Zoning:	LCR2*
Rec Date:	12/22/2014	Prior Rec Date:	11/13/1970
Sale Date:	11/13/2014	Prior Sale Date:	
Sale Price:	\$260,000	Prior Sale Price:	\$15,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1391360	Acres:	0.12
1st Mtg Amt:	\$247,000	Lot Area:	5,259
Total Value:	\$29,544	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,056
		Total Rooms:	
		Bedrooms:	3
		Bath (F/H):	1 /
		Yr Built/Eff:	1953 / 1953
		Air Cond:	
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	
		Parking:	

Comp #:	3	Distance From Subject:	0.31 (miles)
Address:	827 E 90TH ST, LOS ANGELES, CA 90002-1615		
Owner Name:	ALVAREZ SELVIN R		
Seller Name:	ARGUETA VICTOR		
APN:	6042-017-009	Map Reference:	58-C2 /
County:	LOS ANGELES, CA	Census Tract:	2400.20
Subdivision:	6631	Zoning:	LAR1
Rec Date:	02/25/2015	Prior Rec Date:	08/21/2014
Sale Date:	12/02/2014	Prior Sale Date:	08/01/2014
Sale Price:	\$279,500	Prior Sale Price:	\$216,000
Sale Type:	FULL	Prior Sale Type:	UNKNOWN
Document #:	204952	Acres:	0.12
1st Mtg Amt:	\$251,550	Lot Area:	5,045
Total Value:	\$31,947	# of Stories:	1.00
		Living Area:	1,321
		Total Rooms:	
		Bedrooms:	4
		Bath (F/H):	2 /
		Yr Built/Eff:	1941 / 1947
		Air Cond:	
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	

Land Use: **SFR** Park Area/Cap#: **/** Parking:

Comp #:**4** Distance From Subject:**0.32 (miles)**  
 Address: **819 E 83RD ST, LOS ANGELES, CA 90001-3605**  
 Owner Name: **ISHII BLAINE**  
 Seller Name: **OCEAN DEV INC**  
 APN: **6029-014-005** Map Reference: **58-C1 /** Living Area: **1,276**  
 County: **LOS ANGELES, CA** Census Tract: **2398.02** Total Rooms: **6**  
 Subdivision: **6** Zoning: **LAR2** Bedrooms: **2**  
 Rec Date: **09/22/2014** Prior Rec Date: **04/08/1974** Bath(F/H): **1 /**  
 Sale Date: **08/04/2014** Prior Sale Date: **1928 / 1943** Yr Built/Eff: **1928 / 1943**  
 Sale Price: **\$555,000** Prior Sale Price: **\$30,000** Air Cond: **WINDOW**  
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **/**  
 Document #: **998722** Acres: **0.12** Fireplace: **/**  
 1st Mtg Amt: **Lot Area: 5,100** Pool: **/**  
 Total Value: **\$185,000** # of Stories: **1.00** Roof Mat: **COMPOSITION SHINGLE**  
 Land Use: **SFR** Park Area/Cap#: **/** Parking: **GARAGE**

Comp #:**5** Distance From Subject:**0.32 (miles)**  
 Address: **8755 HOOPER AVE, LOS ANGELES, CA 90002-1148**  
 Owner Name: **MALDONADO ERLINDA/CORTEZ ARMANDO**  
 Seller Name: **SUBSIDIZED HOUSING II CORP**  
 APN: **6043-003-002** Map Reference: **58-C2 /** Living Area: **1,350**  
 County: **LOS ANGELES, CA** Census Tract: **5351.02** Total Rooms: **6**  
 Subdivision: **7421** Zoning: **LCR2\*** Bedrooms: **5**  
 Rec Date: **01/20/2015** Prior Rec Date: **11/24/1982** Bath(F/H): **2 /**  
 Sale Date: **10/31/2014** Prior Sale Date: **1980 / 1980** Yr Built/Eff: **1980 / 1980**  
 Sale Price: **\$310,000** Prior Sale Price: **\$62,000** Air Cond: **/**  
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **/**  
 Document #: **66031** Acres: **0.10** Fireplace: **/**  
 1st Mtg Amt: **Lot Area: 4,509** Pool: **/**  
 Total Value: **\$125,894** # of Stories: **1.00** Roof Mat: **/**  
 Land Use: **SFR** Park Area/Cap#: **/** Parking: **/**

Comp #:**6** Distance From Subject:**0.32 (miles)**  
 Address: **915 E 83RD ST, LOS ANGELES, CA 90001-3703**  
 Owner Name: **GARCIA JOSE P**  
 Seller Name: **SOLORIO CESARIO**  
 APN: **6029-013-009** Map Reference: **58-C1 /** Living Area: **1,140**  
 County: **LOS ANGELES, CA** Census Tract: **2398.02** Total Rooms: **5**  
 Subdivision: **6** Zoning: **LAR2** Bedrooms: **2**  
 Rec Date: **08/18/2014** Prior Rec Date: **12/27/1989** Bath(F/H): **1 /**  
 Sale Date: **06/27/2014** Prior Sale Date: **09/1989** Yr Built/Eff: **1930 / 1930**  
 Sale Price: **\$255,000** Prior Sale Price: **\$103,000** Air Cond: **/**  
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**  
 Document #: **863755** Acres: **0.12** Fireplace: **Y / 1**  
 1st Mtg Amt: **\$250,381** Lot Area: **5,099** Pool: **/**  
 Total Value: **\$155,608** # of Stories: **1.00** Roof Mat: **COMPOSITION SHINGLE**  
 Land Use: **SFR** Park Area/Cap#: **/** Parking: **/**

Comp #:**7** Distance From Subject:**0.38 (miles)**  
 Address: **742 E 82ND ST, LOS ANGELES, CA 90001-3222**  
 Owner Name: **MCCARTHY BRUCE**  
 Seller Name: **PUNTES GERARDO**  
 APN: **6029-015-020** Map Reference: **58-C1 /** Living Area: **1,157**  
 County: **LOS ANGELES, CA** Census Tract: **2398.02** Total Rooms: **6**  
 Subdivision: **6** Zoning: **LAR2** Bedrooms: **3**  
 Rec Date: **10/09/2014** Prior Rec Date: **01/06/2011** Bath(F/H): **2 /**  
 Sale Date: **07/30/2014** Prior Sale Date: **12/23/2010** Yr Built/Eff: **1928 / 1928**  
 Sale Price: **\$289,000** Prior Sale Price: **\$224,000** Air Cond: **/**  
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **/**  
 Document #: **1072134** Acres: **0.12** Fireplace: **Y / 1**  
 1st Mtg Amt: **\$231,200** Lot Area: **5,100** Pool: **/**  
 Total Value: **\$234,002** # of Stories: **1.00** Roof Mat: **/**  
 Land Use: **SFR** Park Area/Cap#: **/** Parking: **/**

Comp #:**8** Distance From Subject:**0.39 (miles)**  
 Address: **836 E 91ST ST, LOS ANGELES, CA 90002-1624**  
 Owner Name: **NEW WAY OF LIFE REENTRY PROJECT**  
 Seller Name: **MCDONALD LESLIE TRUST**  
 APN: **6042-015-023** Map Reference: **58-C2 /** Living Area: **1,244**  
 County: **LOS ANGELES, CA** Census Tract: **2400.20** Total Rooms: **6**  
 Subdivision: **6631** Zoning: **LAR1** Bedrooms: **3**  
 Rec Date: **04/10/2015** Prior Rec Date: **12/10/2002** Bath(F/H): **1 /**  
 Sale Date: **03/30/2015** Prior Sale Date: **10/08/2002** Yr Built/Eff: **1940 / 1944**  
 Sale Price: **\$280,000** Prior Sale Price: **\$160,000** Air Cond: **/**  
 Sale Type: **FULL** Prior Sale Type: **UNKNOWN** Style: **/**

Document #:	<b>398583</b>	Acres:	<b>0.13</b>	Fireplace:	<b>/</b>
1st Mtg Amt:		Lot Area:	<b>5,800</b>	Pool:	
Total Value:	<b>\$189,027</b>	# of Stories:	<b>1.00</b>	Roof Mat:	
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>	Parking:	

Comp #:	<b>9</b>				Distance From Subject:	<b>0.43 (miles)</b>
Address:	<b>902 E 81ST ST, LOS ANGELES, CA 90001-2926</b>					
Owner Name:	<b>DURAN OSCAR V</b>					
Seller Name:	<b>DCT ENTS LLC</b>					
APN:	<b>6029-012-028</b>	Map Reference:	<b>58-C1 /</b>	Living Area:	<b>1,095</b>	
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2398.01</b>	Total Rooms:		
Subdivision:	<b>6</b>	Zoning:	<b>LAR2</b>	Bedrooms:	<b>2</b>	
Rec Date:	<b>04/23/2015</b>	Prior Rec Date:	<b>03/10/2014</b>	Bath(F/H):	<b>1 /</b>	
Sale Date:	<b>04/16/2015</b>	Prior Sale Date:	<b>02/03/2014</b>	Yr Built/Eff:	<b>1926 / 1926</b>	
Sale Price:	<b>\$490,000</b>	Prior Sale Price:	<b>\$215,000</b>	Air Cond:		
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Style:		
Document #:	<b>456142</b>	Acres:	<b>0.14</b>	Fireplace:	<b>/</b>	
1st Mtg Amt:	<b>\$481,124</b>	Lot Area:	<b>6,032</b>	Pool:		
Total Value:	<b>\$186,442</b>	# of Stories:	<b>1.00</b>	Roof Mat:		
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>	Parking:		

Comp #:	<b>10</b>				Distance From Subject:	<b>0.44 (miles)</b>
Address:	<b>438 E 84TH ST, LOS ANGELES, CA 90003-3104</b>					
Owner Name:	<b>STATEWIDE HOLDINGS INC</b>					
Seller Name:	<b>SANCHEZ GISELA</b>					
APN:	<b>6030-028-020</b>	Map Reference:	<b>58-B1 /</b>	Living Area:	<b>1,152</b>	
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2398.02</b>	Total Rooms:		
Subdivision:	<b>26</b>	Zoning:	<b>LAR2</b>	Bedrooms:	<b>3</b>	
Rec Date:	<b>12/18/2014</b>	Prior Rec Date:	<b>10/27/2006</b>	Bath(F/H):	<b>2 /</b>	
Sale Date:	<b>09/22/2014</b>	Prior Sale Date:	<b>09/29/2006</b>	Yr Built/Eff:	<b>1923 / 1948</b>	
Sale Price:	<b>\$175,000</b>	Prior Sale Price:	<b>\$424,000</b>	Air Cond:		
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Style:		
Document #:	<b>1378118</b>	Acres:	<b>0.12</b>	Fireplace:	<b>/</b>	
1st Mtg Amt:	<b>\$175,000</b>	Lot Area:	<b>5,200</b>	Pool:		
Total Value:	<b>\$257,000</b>	# of Stories:	<b>1.00</b>	Roof Mat:		
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>	Parking:		

Comp #:	<b>11</b>				Distance From Subject:	<b>0.46 (miles)</b>
Address:	<b>816 E 92ND ST, LOS ANGELES, CA 90002-1633</b>					
Owner Name:	<b>ARROYO JORGE/VERA MIGUEL A</b>					
Seller Name:	<b>MAIWANDI PROPERTIES LLC</b>					
APN:	<b>6050-003-011</b>	Map Reference:	<b>58-C2 /</b>	Living Area:	<b>1,161</b>	
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2400.20</b>	Total Rooms:		
Subdivision:	<b>8359</b>	Zoning:	<b>LAR1</b>	Bedrooms:	<b>2</b>	
Rec Date:	<b>11/06/2014</b>	Prior Rec Date:	<b>11/15/2013</b>	Bath(F/H):	<b>1 /</b>	
Sale Date:	<b>09/12/2014</b>	Prior Sale Date:	<b>10/23/2013</b>	Yr Built/Eff:	<b>1941 / 1943</b>	
Sale Price:	<b>\$310,000</b>	Prior Sale Price:	<b>\$146,500</b>	Air Cond:		
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Style:		
Document #:	<b>1179264</b>	Acres:	<b>0.10</b>	Fireplace:	<b>/</b>	
1st Mtg Amt:	<b>\$304,385</b>	Lot Area:	<b>4,341</b>	Pool:		
Total Value:	<b>\$146,000</b>	# of Stories:	<b>1.00</b>	Roof Mat:		
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>	Parking:		

# EXHIBIT D

ASSIGNED INSPECTOR: **MARIAN PODPORA**  
JOB ADDRESS: **855 EAST 87<sup>TH</sup> STREET, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **6042-022-014**

**Date: May 6, 2015**

**CASE#: 410965**  
**ORDER NO: A-2742257**

EFFECTIVE DATE OF ORDER TO COMPLY: **April 12, 2011**  
COMPLIANCE EXPECTED DATE: **May 12, 2011**  
DATE COMPLIANCE OBTAINED: **May 25, 2011**

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

### **VIOLATIONS:**

SEE ATTACHED ORDER # A-2742257

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

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

CITY OF LOS ANGELES  
CALIFORNIA



ANTONIO R. VILLARAIGOSA  
MAYOR

CASE #	BUILDING AND SAFETY 201 NORTH FIGUEROA STREET LOS ANGELES, CA 90012
IMSP	ROBERT R. "Bud" OVROM GENERAL MANAGER
CARTS	RAYMOND S. CHAN, C.E., S.E. EXECUTIVE OFFICER
PCIS	
CNAT	

**ORDER TO COMPLY AND NOTICE OF FEE**

FAJARDO, RICARDO  
855 E 87TH ST  
LOS ANGELES, CA 90002

CASE #: 410965  
ORDER #: A-2742257  
EFFECTIVE DATE: April 12, 2011  
COMPLIANCE DATE: May 12, 2011

OWNER OF  
SITE ADDRESS: 855 E 87TH ST  
ASSESSORS PARCEL NO.: 6042-022-014  
ZONE: R2; Two Family Zone

5/23/11

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 \$ 336.00 WHICH WILL BE BILLED TO YOU SEPARATELY. Section 98.042 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. Unapproved construction.**

You are therefore ordered to: 1) Demolish and remove the unapproved construction or make it conform to the provisions of this Code.

Code Section(s) in Violation: 91.8105, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Comments: Remove all unapproved construction including electrical, plumbing, sewer line, gas line and restore garage to its original use.

**2. Unapproved construction.**

You are therefore ordered to: 1) Demolish and remove the unapproved construction or make it conform to the provisions of this Code.

Code Section(s) in Violation: 91.8105, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

**3. The building or premises is Substandard due to illegal occupancy.**

You are therefore ordered to: 1) Discontinue the use and occupancy of all buildings or portions thereof occupied for living, sleeping, cooking or dining purposes which were not designed or intended to be



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

PDJ  
APR 05 2011  
Page 1 of 2

ed for such occupancies.

- 2) Demolish and remove all construction work performed without the required permit(s).
- 3) Restore the building(s) or portion(s) thereof to its originally approved condition.

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

**4. The building or premises is Substandard due to hazardous plumbing.**

You are therefore ordered to: Obtain required permits and make plumbing comply with all provisions of the L.A.M.C.

Code Section(s) in Violation: 91.8902.5, 91.8902, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Comments: Remove or permit exterior gas line as per the Los Angeles Building Code.

**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 (323)789-1488.

Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

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

Date: April 05, 2011

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

REVIEWED BY