

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

July 07, 2015

Council District: # 8

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

JOB ADDRESS: **5508 SOUTH VAN NESS AVENUE, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **5005-010-008**

On February 04, 2006 and July 06, 2006, 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: **5508 South Van Ness Avenue, 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. The Department imposed non-compliance fee as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance Code Enforcement fee	\$ 200.00
Late Charge/Collection fee (250%)	500.00
Accumulated Interest (1%/month)	714.11
Title Report fee	42.00
<b>Grand Total</b>	<b>\$ 1,456.11</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 **\$1,456.11** 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 **\$1,456.11** 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



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

**Property Title Report**

Work Order No. T11557  
Dated as of: 05/21/2015

Prepared for: City of Los Angeles

**SCHEDULE A**  
(Reported Property Information)

APN #: 5005-010-008

Property Address: 5508 S VAN NESS AVE ✓ City: Los Angeles County: Los Angeles

**VESTING INFORMATION**

Type of Document: Joint Tenancy Grant Deed

Grantee : Robert Prince and Susan J. Prince, husband and wife, as joint tenants

Grantor : Delma Frames, a married woman

Deed Date : 12/17/1963

Recorded : 1/15/1964

Instr No. : 2341

Mailing Address: Robert Prince and Susan J. Prince  
5508 S VAN NESS AVE LOS ANGELES CA 90062

**SCHEDULE B**

**LEGAL DESCRIPTION**

The following described property:

Situated in the County of Los Angeles, State of California. Lot 456 of Chesterfield Square as per map recorded in Book 21 Pages 90 and 91 of Maps, in the office of the County Recorder of said County.

Assessor's Parcel No: 5005-010-008

**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 : \$2,675.00

Dated : 1/10/1964

Trustor : Robert Prince and Susan J. Prince

Trustee : Title Insurance and Trust Company, a California corporation

Beneficiary : Leonard C. City and Maxine City

**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. T11557**

**SCHEDULE B (Continued)**

**Recorded :** 1/15/1964

**Instr No. :** 2343

**Mailing Address:** Title Insurance and Trust Company, a California corporation, not shown.

**Mailing Address:** Leonard C City and Maxine City, 4580 Don Timoteo Drive Los Angeles, California.

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

**Amount :** \$5,000.00

**Dated :** 1/17/1985

**Trustor :** Robert Prince

**Trustee :** Ron Givens or Marcella Givens

**Beneficiary :** American Bankers Ins. Co of Florida, a Florida Corporation

**Recorded :** 8/6/1985

**Instr No. :** 1985-905874

**Mailing Address:** Ron Givens or Marcella Givens, Not Shown.

**Mailing Address:** American Bankers Ins. Co of Florida, a Florida Corporation, Not Shown.

**Type of Document:** A mortgage to secure an indebtedness as shown below, and any other obligations secured thereby

**Amount :** \$5,000.00

**Dated :** 1/17/1985

**Mortgagor :** Robert Prince

**Mortgagee :** American Bankers Ins. Co of Florida, a Florida Corporation

**Recorded :** 8/6/1985

**Instr No. :** 1985-305874

**MAILING ADDRESS :** American Bankers Ins. Co of Florida, None Shown.

**Type of Document:** A claim of lien for the amount shown and any other amounts due.

**Claimant :** Department of Building and Safety Financial Services Division

**Recorded :** 11/30/2007

**Instr No. :** 20072636901

**Type of Document:** A claim of lien for the amount shown and any other amounts due.

**Claimant :** Department of Building and Safety Financial Services Division

**Recorded :** 1/30/2009

**Instr No. :** 2009122919

**MAILING ADDRESS:** Susan S. Prince & Robert Prince, 5508 S Van Ness CA, 900622531

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

RECORDING REQUESTED BY  
RECORDED AT THE REQUEST OF  
THE CITY OF LOS ANGELES  
AND WHEN RECORDED MAIL TO

1910

RECORDED IN OFFICIAL RECORDS  
OF LOS ANGELES COUNTY, CALIF.  
20 Min. Post 10 AM JAN 13 1970  
RAY E. LEE, Registrar-Recorder

Name  
Street  
Address  
City &  
State

PLEASE DELIVER TO:  
CITY CLERK MAIL BOX

FREE 2 N

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### Affidavit-Death of Joint Tenant

TD 476 C

THIS FORM FURNISHED BY TITLE INSURANCE AND TRUST COMPANY

R/W 26926-47C

STATE OF CALIFORNIA,  
COUNTY OF Los Angeles } ss.

VERA J. JACKSON \_\_\_\_\_, of legal age, being first duly sworn, deposes and says:  
That Lloyd W. Jackson \_\_\_\_\_, the decedent mentioned in the attached certified copy of  
Certificate of Death, is the same person as Lloyd W. Jackson \_\_\_\_\_  
named as one of the trustees in Deed of Trust \_\_\_\_\_ dated January 10, 1964 \_\_\_\_\_  
executed by Robert Prince and Susan J. Prince, husband and wife, and assigned  
to Lloyd W. Jackson and Vera J. Jackson, husband and wife \_\_\_\_\_  
as joint tenants, recorded as Instrument No. 2343 \_\_\_\_\_ on January 15, 1964 \_\_\_\_\_, in  
book T-3469 \_\_\_\_\_, page 998 \_\_\_\_\_, of Official Records of Los Angeles \_\_\_\_\_  
County, California, covering the following described property situated in the City of Los Angeles \_\_\_\_\_  
County of Los Angeles \_\_\_\_\_, State of California:

Lot 456 of Chesterfield Square, as per map recorded in Book 21,  
pages 90 and 91 of Maps, in the office of the County Recorder of  
said County.

ATTACHED HERETO IS A CERTIFIED COPY OF A DEATH CERTIFICATE FROM L.A. COUNTY  
OF Lloyd W. Jackson WHO DIED ON 7-11-65

JAN 13 1970

Presented For Recordation

Presented For Recordation By The City of Los Angeles  
Judea Gov't. Code Section 6103, Bureau of W & Land  
A. M. Hill, Director, By M. [Signature] Rec. Clerk

#### NECESSARY IN CHAIN OF TITLE

That the value of all real and personal property owned by said decedent at date of death, including the full value of  
the property above described, did not then exceed the sum of \$ \_\_\_\_\_

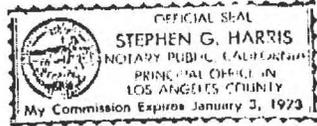
Dated 17 November 1969

Vera J. Jackson

SUBSCRIBED AND SWORN TO before me

this 17th day of November 1969  
Signature [Signature]  
STEPHEN GARRIS  
Name (Typed or Printed)

Vera J. Jackson



(This area for official notarial seal)

Title Order No. \_\_\_\_\_ Escrow or Lump No. \_\_\_\_\_

1910

2341

AND WHEN RECORDED MAIL TO

RECORDED IN OFFICIAL RECORDS  
OF LOS ANGELES COUNTY, CALIF.  
FOR SECURITY TITLE INSURANCE CO

JAN 15 1964 AT 8:01 A.M

RAY E. LEE, County Recorder

FEE  
\$2  
M

Name Thrift Escrow  
Address 450F Crenshaw  
City & State Los Angeles California

SPACE ABOVE THIS LINE FOR RECORDER'S USE



APPLY \$ 20.90 J. R. STAMPS IN THIS SPACE

### Joint Tenancy Grant Deed

THIS FORM FURNISHED BY TITLE INSURANCE AND TRUST COMPANY

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

Delma Frames, a married woman

hereby GRANT(S) to

Robert Prince and Susan J. Prince, husband and wife

AS JOINT TENANTS,

the real property in the  
County of

Los Angeles

State of California, described as:

Lot 456 of Chesterfield Square as per map recorded  
in Book 21 Pages 90 and 91 of Maps, in the office  
of the County Recorder of said County.

Dated December 17, 1963

STATE OF CALIFORNIA.

COUNTY OF Los Angeles

On December 18, 1963 before me, the undersigned, a Notary Public in and for said State, personally appeared  
Delma Frames

*Delma Frames*  
Delma Frames

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

WITNESS my hand and official seal.

*Will J. Yeldell*  
Signature WILL J. YELDELL

MY COMMISSION EXPIRES JAN. 15, 1966

Name (Typed or Printed)

Notary Public in and for said State

It executed by a Corporation the Corporation Form of Acknowledgment must be used.

Title Order No. 6347699

Escrow or Loan No. 1876-E

SECTION 15 JAN 15 1964

2341

2343

RECORDED IN OFFICIAL RECORDS OF LOS ANGELES COUNTY, CALIF. FOR SECURITY TITLE INSURANCE CO  
JAN 15 1964 AT 8:01 A.M.  
RAY E. LEE, County Recorder

FEE \$2 M

Name  
Street Address  
City & State

Leonard C. City and Maxine City  
1460 West Vernon Avenue  
Los Angeles, California

TO 449-1-C SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS AND REQUEST FOR SPECIAL NOTICE

RECORDER: Please index as Deed of Trust, Assignment of Rents and Request for Special Notice

This Deed of Trust, made this 10th day of January 1964, between Robert Prince and Susan J. Prince, husband and wife, herein called TRUSTOR, whose address is 5508 S. Van Ness Avenue Los Angeles, California and Leonard C. City and Maxine City, husband and wife as joint tenants, herein called BENEFICIARY, whose address is 4580 Don Timoteo Drive Los Angeles, California and TITLE INSURANCE AND TRUST COMPANY, a California corporation, herein called TRUSTEE, Witnesseth: That Trustor IRREVOCABLY GRANTS, TRANSFERS AND ASSIGNS TO TRUSTEE IN TRUST, WITH POWER OF SALE, that property in Los Angeles County, California, described as:

Lot 56 of Chesterfield Square as per map recorded on Book 21 pages 90 and 91 of Maps in the office of the County Recorder of said County

This is a purchase money deed of trust given to secure a portion of the purchase price of the within described property and is second and junior to a deed of trust recording concurrently herewith in favor of Pacific Savings and Loan Association

TOGETHER WITH the rents, issues and profits thereof, SUBJECT, HOWEVER, to the right, power and authority given to and conferred upon Beneficiary by Paragraph 110 of the provisions incorporated herein by reference to collect and apply such rents, issues and profits. For the Purpose of Securing: 1. Performance of each agreement of Trustor incorporated by reference or contained herein. 2. Payment of the indebtedness evidenced by one promissory note of even date herewith, and any extension or renewal thereof, in the principal sum of \$26,500.00 executed by Trustor in favor of Beneficiary or order.

To Protect the Security of This Deed of Trust, Trustor Agrees: By the execution and delivery of this Deed of Trust and the note secured hereby, that provisions 111 to 141, inclusive, of the fictitious deed of trust recorded in Santa Barbara County and Sonoma County October 18, 1961, and in all other counties October 23, 1961, in the book and at the page of Official Records in the office of the county recorder of the county where said property is located, noted below opposite the name of such county, viz:

COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE
Alameda	435	684	Kings	792	833	Placer	895	301	Sierra	29	335
Alpine	1	250	Lake	362	39	Plumas	131	5	Siskiyou	448	181
Amador	108	348	Lassen	171	471	Butte	2005	523	Solano	1105	182
Butte	2145	7	Los Angeles	22035	899	Sacramento	4331	42	Sonoma	783	689
Calaveras	145	132	Madras	810	170	San Benito	271	383	Stanislaus	1715	456
Calvea	296	617	Marin	1508	339	San Bernardino	5547	61	Sutter	572	297
Contra Costa	2978	47	Mariposa	77	292	San Francisco	4322	905	Tehama	401	289
Del Norte	78	414	Mendocino	579	530	San Joaquin	2470	311	Trinity	93	366
El Dorado	568	456	Monterey	1547	538	San Luis Obispo	1151	12	Yuba	2294	273
Fresno	4626	372	Moore	184	851	San Mateo	4078	420	Tuolumne	125	47
Humboldt	422	184	Monterey	53	429	Santa Barbara	1878	840	Ventura	2045	384
Inyo	637	527	Napa	2194	538	Santa Clara	5326	341	Yale	653	245
Imperial	1091	501	Nevada	629	86	Santa Cruz	1431	494	Yuba	334	486
Irwin	147	398	Orange	305	320	Shasta	684	528			
Kern	3427	60		5889	611	San Diego					

(which provisions, identical in all counties, are printed on the reverse hereof) hereby are adopted and incorporated herein and made a part hereof as fully as though set forth herein at length; that he will observe and perform said provisions; and that the references to property, obligations, and parties in said provisions shall be construed to refer to the property, obligations, and parties set forth in this Deed of Trust.

The undersigned Trustor requests that a copy of any Notice of Default and of any Notice of Sale hereunder be mailed to him at his address hereinbefore set forth.

In accordance with Section 2924b, Civil Code, request is hereby made by the undersigned TRUSTOR that a copy of any Notice of Default and a copy of any Notice of Sale under Deed of Trust recorded concurrently herewith in Book 2343 Page \_\_\_\_\_ Official Records of Los Angeles County, California, at affecting above described property, executed by Robert Prince and Susan J. Prince as Trustor in which Pacific Savings and Loan Association is named as Beneficiary, and First Federal Escrow Corporation as Trustee, be mailed to Leonard C. City and Maxine City whose address is 4580 Don Timoteo Drive Los Angeles, California

Signature of Trustor Robert Prince  
Signature of Trustor Susan J. Prince

STATE OF CALIFORNIA, COUNTY OF Los Angeles  
On January 13, 1964 before me, the undersigned, a Notary Public in and for said County and State, personally appeared Robert Prince and Susan J. Prince

known to me to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same. If Trustor is a corporation, the corporation form of acknowledgment must be used.

WITNESS my hand and official seal  
Signature Stenola M. Yedell  
Name STENOLO M. YEDELL  
Notary Public in and for said County and State

Title Order No. 634699-6  
Escrow or Loan No. 1816-E

SECT. 1, JAN 15 1964

2343

RECORDING REQUESTED BY

~~klloydwxfjackson~~  
Lloyd W Jackson

AND WHEN RECORDED MAIL TO

Lloyd W Jackson  
7717 S Western  
Los Angeles 47 Calif.

3239

RECORDED IN OFFICIAL RECORDS  
OF LOS ANGELES COUNTY, CALIF.

1 Min. 10 A.M. APR 7 1965  
-Post

RAY C. LEE, County Recorder

2

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### Assignment of Deed of Trust

THIS FORM FURNISHED BY TITLE INSURANCE AND TRUST COMPANY

For Value Received, the undersigned hereby grants, assigns and transfers to  
Lloyd W Jackson and Vera J Jackson, husband and wife as joint tenants,  
all beneficial interest under that certain Deed of Trust dated January 10th, 1964,  
executed by Robert Prince and Susan J Prince, husband and wife,

Trustee  
a Title Insurance and Trust Company, a California Corporation, Trustee,  
and recorded as Instrument No. 2342 on January 15, 1965 in book T3469  
page 998, of Official Records in the County Recorder's office of Los Angeles County,  
California, describing land therein as:

Lot 346 of Chesterfield Square as per map recorded in book 21  
pages 90 and 91 of Maps in the office of the County recorder  
of said County.

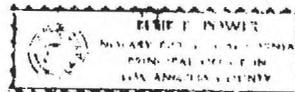
Together with the note or notes therein described or referred to, the money due and to become due thereon with  
interest and all rights appurtenant or incident under said Deed of Trust  
Dated April 24, 1965

Edward R. Elby

Witness my hand and seal this 24th day of April, 1965  
at Los Angeles, California  
Raymond C. Elby

Maxine C. Elby

Witness my hand and seal this 24th day of April, 1965  
at Los Angeles, California  
Raymond C. Elby



My Commission Expires September 24, 1967

APR 7 1965

1965

1911

RECORDING REQUESTED BY  
CITY OF LOS ANGELES

WHEN RECORDED MAIL TO  
City Clerk's Mail Box

RECORDED IN OFFICIAL RECORDS  
OF LOS ANGELES COUNTY, CALIF.

20 Min. 10 AM JAN 13 1970  
Past

RAY E. LEE, Registrar-Recorder

FREE 2-N

SPACE ABOVE THIS LINE FOR RECORDER'S USE

R/W No. 25926-47D

**CONSENT TO GRANT OF EASEMENT AND DECLARATION OF SUBORDINATION**

THIS INDENTURE WITNESSETH; That for and in consideration of the sum of One Dollar (\$1.00) and other valuable considerations, the undersigned, VERA J. JACKSON

hereby certifies that she is ~~(owner)~~ the Beneficiary under, and owner and holder of the note secured by that certain deed of trust dated January 10, 1964, executed by Robert Prince and Susan J. Prince, husband and wife

as Trustor, recorded as Document No. 2343 on January 15, 1964, in Book T-3469, Page 998 of Official Records, in the office of the County Recorder of Los Angeles County, do hereby consent to the grant of a permanent easement and right of way for public street purposes, by the owner or owners of record, to The City of Los Angeles, covering the following described parcel of land in THE City of Los Angeles, County of Los Angeles, State of California:

The westerly 10 feet of Lot 456, Chesterfield Square, as per map recorded in Book 21, pages 90 and 91 of Maps, in the office of the County Recorder of Los Angeles County.

JAN 13 1970

Form and Purpose  
Checked by: CW  
Date SEP 23 1968

Presented For Recordation By The City Of Los Angeles  
Under Gov't. Code Section 6103. Bureau Of R/W & Land  
A. M. Hill, Director, By M. [Signature] Rec. Clerk

Approved for Recordation:  
[Signature]

and FURTHERMORE the undersigned Beneficiary doos hereby Subordinate the lien of said Deed of Trust to the above easement to The City of Los Angeles, over the property herein above described.

Dated 17 November, 19 67

Vera J. Jackson  
Vera J. Jackson

1911



RECORDING DEPARTMENT  
 Bail Bonds — Insurance — Surety Bonds  
 1530 W. Martin Luther King Blvd.  
 Los Angeles, Calif. 90062 (1797)  
 C21 213 — 299-1234

AND WHEN RECORDED MAIL TO:  
 GETES KING III  
 Bail Bonds — Insurance — Surety Bonds  
 1530 W. Martin Luther King Blvd.  
 Los Angeles, Calif. 90062 (1797)  
 C21 213 — 299-1234

88 305874

RECORDED IN OFFICIAL RECORDS  
 RECORDER'S OFFICE  
 LOS ANGELES COUNTY  
 CALIFORNIA  
 21 MIN. PAST 1 PM AUG 6 1985

FEE \$7 M  
 2

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**TRUST DEED and NOTE SECURING BAIL BOND**  
 NO. ABS 010349 DEFENDANT Angela T. Davis

**ORIGINAL PROMISSORY NOTE SECURED BY DEED OF TRUST**

\$ 5,000.00 Los Angeles California January 17 1985

ON DEMAND after date for value received, I promise to pay to the order of AMERICAN BANKERS INS. CO. OF FLORIDA the sum of Five thousand Dollars

with interest from date of payment after entry of Summary Judgment on Bail Bond until paid at the rate of 10 percent per annum, payable ON DEMAND, plus reasonable attorneys fees, court costs and costs of collection.

Should interest not be so paid it shall thereafter bear like interest as the principal, but such unpaid interest so compounded shall not exceed an amount equal to simple interest on the unpaid principal at the maximum rate permitted by law. Should default be made in payment of interest when due the whole sum of principal and interest shall become immediately due, at the option of the holder of this note. Principal and interest payable in lawful money of the United States. If action be instituted on this note I promise to pay such sum as the Court may fix as attorney's fees, and private investigation fees, court assessments and all other losses sustained by the company. This note is secured by a DEED OF TRUST to the AMERICAN BANKERS INS. CO. OF FLORIDA, Beneficiary: Ron Givens or Marcella Givens Trustee.

Robert Prince X

This Deed of Trust, made this 17th day of January, 1985, between ROBERT PRINCE herein called TRUSTOR, whose address is 5505 So Van Ness L.A. Calif 90062 and Ron Givens or Marcella Givens herein called TRUSTEE, and AMERICAN BANKERS INS. CO. OF FLORIDA, a Florida Corporation, herein called BENEFICIARY, Witnesses that TRUSTOR hereby GRANTS TO TRUSTEE, IN TRUST, WITH POWER OF SALE, all of that property in Los Angeles County, California described as:

Lot 456 of Chesterfield square as per map recorded in book 21 page 90 and 91 of maps in the office of the County recorder of said County

FOR THE PURPOSE OF SECURING the performance of each agreement of the TRUSTOR herein contained and the payment of the sum of \$ 5000.00 with interest thereon according to terms of the original promissory note of even date, made by the TRUSTOR in favor of the BENEFICIARY.

In addition to that set forth herein above, this DEED OF TRUST secures payment of all indebtedness, fees and expenses incurred by way of a BAIL BOND AGREEMENT executed by the undersigned on or about the date thereof in favor of above-detailed defendant and bond number.

To Protect the Security of this Deed of Trust, Trustor agrees: by execution and delivery of this Deed of Trust and the Note it secures, to be bound by provisions (1) thru (12) and (14) to (17), inclusive, contained in this Deed of Trust. The said provisions are hereby adopted and incorporated herein, by reference, and made a part hereof as fully as though set forth at length herein; that the references to property, obligations and parties in said provisions are construed to mean the property, obligations and the parties set forth in this Deed of Trust.

The Undersigned Trustor requests that a copy of any notice of default and of any notice of sale hereafter be mailed to him at his address hereinabove set forth.

Robert Prince X  
ROBERT PRINCE (NAME PRINTED OR TYPED)

STATE OF CALIFORNIA Los Angeles } SS.  
 COUNTY OF Los Angeles

On 1-17-85 before me, the undersigned, a Notary Public in and for said State, personally appeared ROBERT PRINCE 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 he executed the same. Witness my hand and official seal.

C. A. BARBER  
 C. A. BARBER

OFFICIAL SEAL  
 C. A. BARBER  
 NOTARY PUBLIC - CALIFORNIA  
 LOS ANGELES COUNTY  
 My Commission Expires April 12, 1988



JUN 18 1973

2060

Recording Requested by  
CITY OF LOS ANGELES  
When Recorded Mail to  
CITY CLERK'S MAIL BOX

RECORDED IN OFFICIAL RECORDS  
OF LOS ANGELES COUNTY, CALIF.  
11 Min. Post 9 A.M. JUN 18 1973  
Registrar-Recorder

(above space for Recorder's use)

NOTICE OF TERMINATION OF TEMPORARY EASEMENTS

FREE 1J

Notice is hereby given that the termination date of the temporary easements granted to the City of Los Angeles for the construction of the improvement known as Arlington Avenue - Van Ness Avenue between 54th Street and Slauson Avenue is to be calculated from March 2, 1973, which is the date of acceptance of the work mentioned in said easements.

The temporary easements in, over, along, upon and across properties affected by the above project are shown on Right of Way Map No. 26926 on file in the office of the Bureau of Right of Way and Land of said City, and were acquired in connection with work performed upon the following streets, rights of way or other public places:

GRANTOR(S): Clara H. Decker, et al

STREET	LIMITS
<u>Van Ness Avenue</u>	from <u>54th Street</u> to <u>South of Slauson Avenue</u>
<u>Arlington Avenue</u>	between <u>52nd Street</u> and <u>54th Street</u>

Approved:

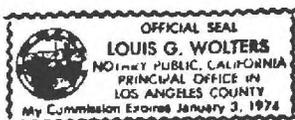
FOR THE CITY OF LOS ANGELES

Louis G. Wolters  
STATE OF CALIFORNIA )  
COUNTY OF LOS ANGELES) SS

Tadao Isomoto  
Division Engineer  
Street Opening and Widening Division  
Bureau of Engineering

On this 15th day of June in the year Nineteen hundred and seventy-three before me, LOUIS G. WOLTERS, a Notary Public in and for said County of Los Angeles, State of California, duly commissioned and sworn; personally appeared Tadao Isomoto, known to me to be the Division Engineer of the Street Opening and Widening Division of the Bureau of Engineering of The City of Los Angeles, that he has read said notice and knows the contents thereof; and that the facts therein stated are true and acknowledged to me that he executed the same on behalf of said City.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Louis G. Wolters  
Notary Public in and for Los Angeles  
County, State of California

Approved for Recordation  
NOVA  
PRESENTED FOR RECORDATION BY THE CITY OF LOS ANGELES UNDER GOVT. CODE SECTION 4104.  
BUREAU OF R.W. & LAND  
ROBERT A. MEADE, DIRECTOR, BY J. P. Feltus  
REC. CLERK

JUN 18 1973

2060

This page is part of your document - DO NOT DISCARD



20072636901

Pages:  
002



Recorded/Filed in Official Records  
Recorder's Office, Los Angeles County,  
California

Fee: 0.00  
Tax: 0.00  
Other: 0.00  

---

Total: 0.00

11/30/07 AT 01:07PM

1416429      200711300760043      Mail

TITLE(S) :

\_\_\_\_\_



L E A D   S H E E T

Assessor's Identification Number (AIN)

To be completed by Examiner OR Title Company in black ink.

Number of AIN's Shown

RECORDING REQUESTED BY  
CITY OF LOS ANGELES

WHEN RECORDED MAIL TO

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

11/30/07



20072636901

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF PENDING LIEN

Notice is hereby given that, pursuant to the provisions of Section 98.0402 of Division 4 of Article 8 of Chapter IX of the Los Angeles Municipal Code (LAMC), the City of Los Angeles has incurred the cost of inspections of the property described below. The City of Los Angeles intends to impose a lien against the property described below to recover the cost of such inspections, plus appropriate fees and fines, as authorized by LAMC Section 98.0402 and Section 7.35.5 of Article 4.6 of Chapter 1 of Division 7 of the Los Angeles Administrative Code, upon confirmation of the City Council.

For further information regarding this notice and the status of Department proceedings, please contact Nancy Truong of the Department of Building and Safety between 9:00 a.m. and 11:00 a.m., Monday through Friday. (Invoice No. 4300221)

Telephone Number (213) 482-6890

Office Location 201 N. Figueroa St., Suite 940

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

CHESTERFIELD SQUARE 456 M B 21-90/91

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

APN 5005-010-008  
AKA 5508 S VAN NESS AVE  
LOS ANGELES

Owner

SUSAN S. PRINCE ROBERT PRINCE &  
5508 S VAN NESS AVENUE  
LOS ANGELES CA, 900622531

DATED This 02nd Day of November, 2007

CITY OF LOS ANGELES  
ANDREW A. ADELMAN, P.E.  
General Manager, Department of Building and Safety

By

Grace Harper, Bureau Chief  
Resource Management Bureau

This page is part of your document - DO NOT DISCARD



20090122919



Pages:  
0002

Recorded/Filed in Official Records  
Recorder's Office, Los Angeles County,  
California

01/30/09 AT 12:48PM

FEEs:	0.00
TAXES:	0.00
OTHER:	0.00
PAID:	0.00

TITLE(S) : NOTICE



LEADSHEET



200901300830014



001199883

SEQ:  
39

DAR - Mail (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY  
CITY OF LOS ANGELES

WHEN RECORDED MAIL TO

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



SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF PENDING LIEN

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

For further information regarding this notice and the status of Department proceedings, please contact Nancy Truong of the Department of Building and Safety between 9:00 a.m. and 11:00 a.m., Monday through Friday. (Invoice No. 4532011)

Telephone Number: (213) 482-6890 Office Location: 201 N. Figueroa St., Suite 940

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

CHESTERFIELD SQUARE 456 M B 21-90/91

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

APN 5005-010-008  
AKA 5508 S VAN NESS AVE  
LOS ANGELES

Owner.  
SUSAN S. PRINCE ROBERT PRINCE &  
5508 S VAN NESS AVENUE  
LOS ANGELES CA, 900622531

DATED This 26th Day of January, 2009

CITY OF LOS ANGELES  
ANDREW A. ADELMAN, P.E.  
General Manager, Department of Building and Safety

By *Karen Penner*  
*KP* Karen Penner, Bureau Chief  
Resource Management Bureau

**Property Information**

**Assessor's ID No:** 5005-010-008  
**Address:** 5508 S VAN NESS  
AVE LOS ANGELES CA  
90062

**Property Type:** Multi-Family  
Residential

**Region / Cluster:** 09 / 09401

**Tax Rate Area (TRA):** 00212

- [View Assessor Map](#)
- [View Inrix map](#)

**Recent Sales Information**

**Latest Sale Date:**

**Indicated Sale Price:**

[Search for Recent Sales](#)

**2014 Roll Values**

**Recording Date:** 01/15/1964

**Land:** \$20,376

**Improvements:** \$10,575

**Personal Property:** \$0

**Fixtures:** \$0

**Homeowners'** \$7,000

**Exemption:**

**Real Estate Exemption:** \$0

**Personal Property** \$0

**Exemption:**

**Fixture Exemptions:** \$0

- [2014 Annual taxes](#)
- [Property tax payment FAQs](#)
- [Estimate supplemental taxes](#)

**Property Boundary Description**

CHESTERFIELD SQUARE (EX OF ST)  
LOT 456

**Building Description****Building Improvement 1**

**Square Footage:** 1,410

# EXHIBIT B

ASSIGNED INSPECTOR: ANTONIO MONSISVAIS

Date: July 07, 2015

JOB ADDRESS: 5508 SOUTH VAN NESS AVENUE, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 5005-010-008

Last Full Title: 05/21/2015

Last Update to Title:

---

## LIST OF OWNERS AND INTERESTED PARTIES

- 1). ROBERT PRINCE AND SUSAN J. PRINCE  
5508 S. VAN NESS AVE.  
LOS ANGELES, CA 90062  
CAPACITY: OWNERS
  
- 2). LEONARD C. CITY AND MAXINE CITY  
4580 DON TIMOTEO DR.  
LOS ANGELES, CA 90008  
CAPACITY: INTERESTED PARTIES

# Property Detail Report

For Property Located At :  
**5508 S VAN NESS AVE, LOS ANGELES, CA 90062-2531**



### Owner Information

Owner Name: **PRINCE ROBERT & SUSAN S**  
 Mailing Address: **5508 S VAN NESS AVE, LOS ANGELES CA 90062-2531 C025**  
 Vesting Codes: **//**

### Location Information

Legal Description:	<b>CHESTERFIELD SQUARE (EX OF ST) LOT 456</b>		
County:	<b>LOS ANGELES, CA</b>	APN:	<b>5005-010-008</b>
Census Tract / Block:	<b>2325.00 / 4</b>	Alternate APN:	
Township-Range-Sect:		Subdivision:	<b>CHESTERFIELD SQUARE</b>
Legal Book/Page:		Map Reference:	<b>51-D4 /</b>
Legal Lot:	<b>456</b>	Tract #:	
Legal Block:		School District:	<b>LOS ANGELES</b>
Market Area:	<b>PHHT</b>	School District Name:	
Neighbor Code:		Munic/Township:	

### Owner Transfer Information

Recording/Sale Date:	<b>01/15/1964 /</b>	Deed Type:	<b>DEED (REG)</b>
Sale Price:		1st Mtg Document #:	
Document #:			

### Last Market Sale Information

Recording/Sale Date:	<b>/</b>	1st Mtg Amount/Type:	<b>/</b>
Sale Price:		1st Mtg Int. Rate/Type:	<b>/</b>
Sale Type:		1st Mtg Document #:	
Document #:		2nd Mtg Amount/Type:	<b>/</b>
Deed Type:		2nd Mtg Int. Rate/Type:	<b>/</b>
Transfer Document #:		Price Per SqFt:	
New Construction:		Multi/Split Sale:	

Title Company:  
 Lender:  
 Seller Name:

### Prior Sale Information

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

### Property Characteristics

Gross Area:		Parking Type:		Construction:	
Living Area:	<b>1,410</b>	Garage Area:		Heat Type:	
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>2 /</b>	Basement Type:		Air Cond:	<b>YES</b>
Year Built / Eff:	<b>1922 / 1922</b>	Roof Type:		Style:	
Fireplace:	<b>/</b>	Foundation:		Quality:	
# of Stories:		Roof Material:		Condition:	

Other Improvements:

### Site Information

Zoning:	<b>LAR2</b>	Acres:	<b>0.12</b>	County Use:	<b>DUPLEX (0200)</b>
Lot Area:	<b>5,039</b>	Lot Width/Depth:	<b>x</b>	State Use:	
Land Use:	<b>DUPLEX</b>	Res/Comm Units:	<b>2 /</b>	Water Type:	
Site Influence:				Sewer Type:	

### Tax Information

Total Value:	<b>\$30,951</b>	Assessed Year:	<b>2014</b>	Property Tax:	<b>\$494.46</b>
Land Value:	<b>\$20,376</b>	Improved %:	<b>34%</b>	Tax Area:	<b>212</b>
Improvement Value:	<b>\$10,575</b>	Tax Year:	<b>2014</b>	Tax Exemption:	<b>HOMEOWNER</b>
Total Taxable Value:	<b>\$23,951</b>				

### Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

**5508 S VAN NESS AVE, LOS ANGELES, CA 90062-2531**

**1 Comparable(s) Selected.**

Report Date: 07/06/2015

**Summary Statistics:**

	<b>Subject</b>	<b>Low</b>	<b>High</b>	<b>Average</b>
Sale Price	\$0	\$290,000	\$290,000	\$290,000
Bldg/Living Area	1,410	1,409	1,409	1,409
Price/Sqft	\$0.00	\$205.82	\$205.82	\$205.82
Year Built	1922	1912	1912	1912
Lot Area	5,039	6,077	6,077	6,077
Bedrooms	2	3	3	3
Bathrooms/Restrooms	2	3	3	3
Stories	0.00	0.00	0.00	0.00
Total Value	\$30,951	\$420,795	\$420,795	\$420,795
Distance From Subject	0.00	0.50	0.50	0.50

\*= user supplied for search only

Comp #:	1	Distance From Subject: 0.5 (miles)	
Address:	5408 8TH AVE, LOS ANGELES, CA 90043-2518		
Owner Name:	RADICAL ENTS INC		
Seller Name:	BANKS FAMILY TRUST		
APN:	5006-020-015	Map Reference:	51-C3 /
County:	LOS ANGELES, CA	Census Tract:	2346.00
Subdivision:	940	Zoning:	LAR1
Rec Date:	06/05/2015	Prior Rec Date:	07/06/2004
Sale Date:	05/13/2015	Prior Sale Date:	06/09/2004
Sale Price:	\$290,000	Prior Sale Price:	\$365,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	660120	Acres:	0.14
1st Mtg Amt:	\$318,800	Lot Area:	6,077
Total Value:	\$420,795	# of Stories:	/
Land Use:	DUPLEX	Park Area/Cap#:	/
		Living Area:	1,409
		Total Rooms:	3
		Bedrooms:	3
		Bath(F/H):	3 /
		Yr Built/Eff:	1912 / 1931
		Air Cond:	CENTRAL
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	
		Parking:	

**Foreclosure Activity Report**

For Property Located At



CoreLogic

RealQuest Professional

**5508 S VAN NESS AVE, LOS ANGELES, CA 90062-2531**

The selected property does not contain active foreclosure information.

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

EFREN R. ABRATIQUE, P.E.  
PRESIDENT  
JAVIER NUNEZ  
VICE-PRESIDENT  
VAN AMBATIELOS  
PEDRO BIRBA  
MARSHA L. BROWN

CITY OF LOS ANGELES  
CALIFORNIA



ANTONIO R. VILLARAIGOSA  
MAYOR

ED

CDG  
J.A

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

ANDREW A. ADELMAN, P.E.  
GENERAL MANAGER  
RAYMOND CHAN  
EXECUTIVE OFFICER

ORDER TO COMPLY

ROBERT PRINCE & SUSAN S. PRINCE  
5508 S. VAN NESS AVENUE  
LOS ANGELES, CA 90062-2531

CASE #: 161869  
ORDER #: A-1220578  
EFFECTIVE DATE: June 21, 2006  
COMPLIANCE DATE: July 06, 2006



MAILED  
6/22/06  
my

OWNER OF  
SITE ADDRESS: 5508 S VAN NESS AVE  
ASSESSORS PARCEL NO.: 5005-010-008  
ZONE: R2; Two Family Zone

COPY

This order is a supplement to any and all preceding orders issued by the Department of Building and Safety relative to the case number noted above. You are hereby required to comply with the terms of this and all preceding orders.

Further investigation of the property (Site Address) listed above has revealed that there are additional violations of the Los Angeles Municipal Code (L.A.M.C.). Following is a current list of violations:

VIOLATION(S):

1. Open storage within the required yards.

You are therefore ordered to: 1) Discontinue the open storage of MISC. ITEMS in the required Yard(s).  
Code Section(s) in Violation: 12.21A.1.(a) and 12.21C.1.(g) of the L.A.M.C.

2. Open storage of inoperable vehicles.

You are therefore ordered to: 1) Discontinue the open storage of inoperable vehicle(s).  
Code Section(s) in Violation: 12.21A.1.(a), and 12.21A.8.(b) of the L.A.M.C.

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

You are therefore ordered to: 1) Discontinue the open storage of AUTO PARTS in a residential zone.  
Code Section(s) in Violation: 12.21A.1.(a), 12.21A.8.(a) and 12.21A.8.(b) of the L.A.M.C.

4. Excessive or overgrown vegetation on the premises.

You are therefore ordered to: 1) Remove the excessive or overgrown vegetation from the premises.  
Code Section(s) in Violation: 91.8104 and 91.8104.2 of the L.A.M.C.

5. 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 ENFORCEMENT BUREAU  
1-888-LA4-BUILD (1-888-524-2845)  
www.ladbs.org

Code Section(s) in Violation: 91.8104 and 91.8104.2 of the L.A.M.C.

**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.

**NON-COMPLIANCE FEE WARNING:**

You must comply with this order by the compliance date shown. A Non-Compliance Fee may be imposed for failure to comply with this order within 15 days of the compliance date, 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, 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 NOTICE, MAY RESULT IN A PENALTY OF TWO (2) TIMES THE NON-COMPLIANCE FEE PLUS A 50 PERCENT COLLECTION FEE.**

**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 err and 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 5:00 p.m. Monday through Friday.

Inspector: Randerson / for J. Stephens

Date: June 14, 2006

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

  
REVIEWED BY

# EXHIBIT D

ASSIGNED INSPECTOR: ANTONIO MONSISVAIS  
JOB ADDRESS: 5508 SOUTH VAN NESS AVENUE, LOS ANGELES, CA  
ASSESSORS PARCEL NO. (APN): 5005-010-008

Date: July 07, 2015

CASE#: 161869  
ORDER NO: A-1220578

EFFECTIVE DATE OF ORDER TO COMPLY: June 21, 2006  
COMPLIANCE EXPECTED DATE: July 06, 2006  
DATE COMPLIANCE OBTAINED: No Compliance To Date

---

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

### VIOLATIONS:

SEE ATTACHED ORDER # A-1220578

# EXHIBIT D

ASSIGNED INSPECTOR: ANTONIO MONSISVAIS  
JOB ADDRESS: 5508 SOUTH VAN NESS AVENUE, LOS ANGELES, CA  
ASSESSORS PARCEL NO. (APN): 5005-010-008

Date: July 07, 2015

CASE#: 161869  
ORDER NO: A-1108212

EFFECTIVE DATE OF ORDER TO COMPLY: January 05, 2006  
COMPLIANCE EXPECTED DATE: February 04, 2006  
DATE COMPLIANCE OBTAINED: No Compliance To Date

---

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

### VIOLATIONS:

SEE ATTACHED ORDER # A-1108212

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

EFREN R. ABRATIQUÉ, P.E.  
PRESIDENT

JAVIER NUNEZ  
VICE-PRESIDENT

PEDRO BIRBA  
MARSHA L. BROWN  
WILLIAM J. ROUSE

CITY OF LOS ANGELES  
CALIFORNIA



ANTONIO R. VILLARAIGOSA  
MAYOR

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

ANDREW A. ADELMAN, P.E.  
GENERAL MANAGER

RAYMOND CHAN  
EXECUTIVE OFFICER

ORDER TO COMPLY

PRINCE, ROBERT AND  
5508 S VAN NESS AVE  
LOS ANGELES, CA 90062

DEC 30 2005

On \_\_\_\_\_ the  
FLM  
undersigned mailed this notice by  
regular mail, postage prepaid, to  
the addressee as shown on the last  
equalized assessment roll.

CASE #: 161869  
ORDER #: A-1108212  
EFFECTIVE DATE: January 05, 2006  
COMPLIANCE DATE: February 04, 2006

OWNER OF

SITE ADDRESS: 5508 S VAN NESS AVE  
ASSESSORS PARCEL NO.: 5005-010-008  
ZONE: R2; Two Family Zone

1010201200744266

An inspection has revealed that the property (Site Address) listed above is in violation of the Los Angeles Municipal Code (L.A.M.C.) as follows:

VIOLATION(S):

1. Open storage within the required yards.

You are therefore ordered to: 1) Discontinue the open storage of misc. recyclables such as paper, plastics and used metal in the required Yard(s).

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

Comments: There is an excessive amount of used metal product stored in the rear yard.

2. 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 and 91.8104.2 of the L.A.M.C.

Contact Inspector J. Stephens to schedule a progress inspection on or before the compliance date by calling 323-789-1488.

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.



CODE ENFORCEMENT BUREAU  
1-888-LA4-BUILD (1-888-524-2845)  
www.ladbs.org

**NON-COMPLIANCE FEE WARNING:**

You must comply with this order by the compliance date shown. A Non-Compliance Fee may be imposed for failure to comply with this order within 15 days of the compliance date, 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, 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 NOTICE, MAY RESULT IN A PENALTY OF TWO (2) TIMES THE NON-COMPLIANCE FEE PLUS A 50 PERCENT COLLECTION FEE.**

**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 err and 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 5:00 p.m. Monday through Friday.

Inspector: 

Date: December 29, 2005

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

  
REVIEWED BY

1010201200744266

