

BOARD OF  
BUILDING AND SAFETY  
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CITY OF LOS ANGELES  
CALIFORNIA



ERIC GARCETTI  
MAYOR

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

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

FRANK BUSH  
EXECUTIVE OFFICER

June 11, 2015

Council District: # 13

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

JOB ADDRESS: **5235 WEST VIRGINIA AVENUE, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **5537-010-022**

On January 27, 2012, pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code, the Department of Building and Safety (the "Department") investigated and identified code violations at: **5235 West Virginia 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.

Pursuant to Section 98.0421, the property owner was issued an order on January 27, 2012, to pay a code violation inspection fee after violations were identified and verified upon inspection. The code violation inspection fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
Code Violation Investigation fee	336.00
System Development Surcharge	20.16
System Development Surcharge late fee	50.40
Late Charge/Collection fee (250%)	840.00
Accumulated Interest (1%/month)	476.83
Title Report fee	42.00
<b>Grand Total</b>	<b>\$ 1,765.39</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 **\$1,765.39** 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 **\$1,765.39** 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*  
An Steve Ongele  
Chief, Resource Management Bureau

ATTEST: HOLLY L. WOLCOTT, CITY CLERK

Lien confirmed by  
City Council on:

BY: \_\_\_\_\_  
DEPUTY



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

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**Property Title Report**

**Work Order No. T11351**  
Dated as of: 05/02/2015

**Prepared for:** City of Los Angeles

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**SCHEDULE A**  
(Reported Property Information)

APN #: 5537-010-022

**Property Address:** 5235 W VIRGINIA AVE ✓ **City:** Los Angeles **County:** Los Angeles

**VESTING INFORMATION**

**Type of Document:** Grant Deed

**Grantee :** Narciso Calderon and Milagro P. Calderon, husband and wife, as joint tenants

**Grantor :** Corazon M. Lamila, a married woman, as her sole and separate property

**Deed Date :** 12/14/1998

**Recorded :** 1/8/1999

**Instr No. :** 99 0025926

**Mailing Address:** Narciso Calderon and Milagro P. Calderon  
5235 Virginia Ave., Los Angeles, CA, 90029.

**SCHEDULE B**

**LEGAL DESCRIPTION**

The following described property:

Lot 4 of Zahn Tract, in the City of Los Angeles, County of Los Angeles, State of California, as per Map recorded in Book 12, Page 127 of Maps, in the office of the county recorder of said County.

Assessor's Parcel No: 5537-010-022

**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 :** \$271,000.00

**Dated :** 3/2/2006

**Trustor :** Narciso Calderon and Milagro P. Calderon

**Trustee :** Commonwealth Land Title

**Beneficiary :** MERS, Inc., as nominee for Aegis Wholesale Corporation

**INTUITIVE REAL ESTATE SOLUTIONS**  
5711 W. SLAUSON AVE., SUITE 170  
CULVER CITY, CA 90230  
Phone 310-649-2020 310-649-0030 Fax

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**Work Order No. T11351**

**SCHEDULE B (Continued)**

**Loan No. :** MIN 100053030009016180

**Recorded :** 3/10/2006

**Instr No. :** 06 0515480

**Maturity Date is:** 4/1/2036

**Mailing Address:** Commonwealth Land Title, None Shown

**Mailing Address:** Mortgage Electronic Registration Systems, Inc., P.O. Box 2026, Flint, MI 48501-2026.

**Mailing Address:** Aegis Wholesale Corporation, 3010 Briarpark Drive, Suite 700, Houston, Texas 77042.

99 0025926

RECORDING REQUESTED BY:

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

Mr. Narciso Calderon  
5235 Virginia Ave.,  
Los Angeles, Ca. 90029

E

2650411

5537-10-22

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Grant Deed

A.P.N. 5537-010-022

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$ 167.20 CITY TAX: 684.00

( X ) computed on full value of property conveyed, or

( ) computed on full value less value of liens and encumbrances remaining at time of sale.

( ) Unincorporated area: ( X ) City of LOS ANGELES

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

CORAZON M. LAMILA, A MARRIED WOMAN, AS HER SOLE AND SEPARATE PROPERTY

hereby GRANT(S) to

NARCISO CALDERON AND MILAGRO P. CALDERON, HUSBAND AND WIFE, AS JOINT TENANTS

the real property in the City of LOS ANGELES, County of LOS ANGELES  
State of California, described as

LOT 4 OF ZAHN TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 12, PAGE 127 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Dated DECEMBER 14, 1998

State of California  
County of Los Angeles } ss.

On Dec 29, 1998 before me, the undersigned  
Corazon M. Lamila personally appeared

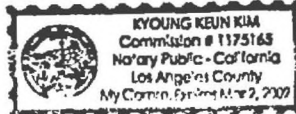
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature *[Signature]*

Signature of Grantor

*[Signature]*  
CORAZON M. LAMILA



MAIL TAX STATEMENTS TO, 5235 Virginia Ave., Los Angeles, Ca. 90029

Form 3185-4 (8-94)

THIS FORM FURNISHED BY COMMONWEALTH LAND TITLE COMPANY

STEWART

JAN 08 1999

3/10/06

2

INVESTORS TITLE COMPANY

06 0515480

Return to  
AEGIS WHOLESALE  
CORPORATION  
ATTENTION LOAN SHIPPING  
3010 BRIARPARK DRIVE, #700  
HOUSTON, TX 77042

14104329

\_\_\_\_\_[Space Above This Line For Recording Data]\_\_\_\_\_

Loan No 3000901618 Data ID 993  
Borrower NARCISO CALDERON

DEED OF TRUST MIN 100053030009016180

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 March 2, 2006, together with all Riders to this document.

(B) "Borrower" is NARCISO CALDERON AND MILAGRO P CALDERON, HUSBAND AND WIFE, AS JOINT TENANTS. Borrower is the trustor under this Security Instrument.

(C) "Lender" is AEGIS WHOLESALE CORPORATION. Lender is A CORPORATION organized and existing under the laws of the State of DELAWARE. Lender's address is 3010 BRIARPARK DRIVE, SUITE 700, HOUSTON, TEXAS 77042.

(D) "Trustee" is COMMONWEALTH LAND TITLE.

(E) "MERS" is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as a nominee for Lender and Lender's successors and assigns. MERS is the beneficiary under this Security Instrument. MERS is organized and existing under the laws of Delaware, and has an address and telephone number of PO Box 2026, Flint, MI 48501-2026, tel (888) 679-MERS.

5537-010-022

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

Form 3005 1/01

(Page 1 of 16 Pages)

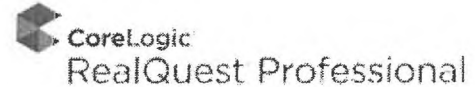


30009016180130



## Property Detail Report

For Property Located At :  
**5235 VIRGINIA AVE, LOS ANGELES, CA 90029-1211**



## Owner Information

Owner Name: CALDERON NARCISO & MILAGRO P  
 Mailing Address: 5235 VIRGINIA AVE, LOS ANGELES CA 90029-1211 C045  
 Vesting Codes: HW //

## Location Information

Legal Description:	ZAHN TRACT LOT 4	APN:	5537-010-022
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	1911.20 / 1	Subdivision:	ZAHN
Township-Range-Sect:		Map Reference:	34-E4 /
Legal Book/Page:		Tract #:	
Legal Lot:	4	School District:	LOS ANGELES
Legal Block:		School District Name:	
Market Area:	C20	Munic/Township:	
Neighbor Code:			

## Owner Transfer Information

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

## Last Market Sale Information

Recording/Sale Date:	01/08/1999 / 12/14/1998	1st Mtg Amount/Type:	\$144,400 / CONV
Sale Price:	\$152,000	1st Mtg Int. Rate/Type:	/ ADJ
Sale Type:	FULL	1st Mtg Document #:	25927
Document #:	25926	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$125.83
New Construction:		Multi/Split Sale:	
Title Company:			
Lender:	FIRST FED'L BK/CA		
Seller Name:	LAMILA CORAZON M		

## Prior Sale Information

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

## Property Characteristics

Gross Area:		Parking Type:	PARKING AVAIL	Construction:	
Living Area:	1,208	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:	3	Exterior wall:	
Above Grade:		Parking Spaces:	3	Porch Type:	
Total Rooms:		Basement Area:		Patio Type:	
Bedrooms:	2	Finish Bsmnt Area:		Pool:	
Bath(F/H):	1 /	Basement Type:		Air Cond:	
Year Built / Eff:	1916 / 1916	Roof Type:		Style:	
Fireplace:	Y / 1	Foundation:		Quality:	
# of Stories:	1.00	Roof Material:		Condition:	
Other Improvements:					

## Site Information

Zoning:	LARD1.5	Acres:	0.19	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	8,363	Lot Width/Depth:	50 x 167	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

## Tax Information

Total Value:	\$194,374	Assessed Year:	2014	Property Tax:	\$2,533.48
Land Value:	\$155,504	Improved %:	20%	Tax Area:	13
Improvement Value:	\$38,870	Tax Year:	2014	Tax Exemption:	
Total Taxable Value:	\$194,374				

## Comparable Summary

For Property Located At



CoreLogic

RealQuest Professional

**5235 VIRGINIA AVE, LOS ANGELES, CA 90029-1211**

**1 Comparable(s) found.** (Click on the address to view more property information)

▶ View Report

▶ Configure Display Fields

▶ Modify Comparable Search Criteria

### Summary Statistics For Selected Properties: 1

	Subject Property	Low	High	Average
Sale Price	\$152,000	\$782,500	\$782,500	\$782,500
Bldg/Living Area	1,208	1,288	1,288	1,288
Price/Sqft	\$125.83	\$607.53	\$607.53	\$607.53
Year Built	1916	1925	1925	1925
Lot Area	8,363	6,077	6,077	6,077
Bedrooms	2	2	2	2
Bathrooms/Restrooms	1	1	1	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$194,374	\$554,000	\$554,000	\$554,000
Distance From Subject	0.00	0.35	0.35	0.35

\*= user supplied for search only

<input checked="" type="checkbox"/>	# F	Address	Sale Price	Yr Blt	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
<b>Subject Property</b>										
		5235 VIRGINIA AVE	\$152,000	1916	2	1	01/08/1999	1,208	8,363	0.0
<b>Comparables</b>										
<input checked="" type="checkbox"/>	1	1163 N KENMORE AVE	\$782,500	1925	2	1	05/12/2015	1,288	6,077	0.35

**Comparable Sales Report**

For Property Located At



CoreLogic

RealQuest Professional

**5235 VIRGINIA AVE, LOS ANGELES, CA 90029-1211****1 Comparable(s) Selected.**

Report Date: 06/11/2015

**Summary Statistics:**

	<b>Subject</b>	<b>Low</b>	<b>High</b>	<b>Average</b>
Sale Price	\$152,000	\$782,500	\$782,500	\$782,500
Bldg/Living Area	1,208	1,288	1,288	1,288
Price/Sqft	\$125.83	\$607.53	\$607.53	\$607.53
Year Built	1916	1925	1925	1925
Lot Area	8,363	6,077	6,077	6,077
Bedrooms	2	2	2	2
Bathrooms/Restrooms	1	1	1	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$194,374	\$554,000	\$554,000	\$554,000
Distance From Subject	0.00	0.35	0.35	0.35

\* = user supplied for search only

Comp #:	1	Distance From Subject:0.35 (miles)			
Address:	1163 N KENMORE AVE, LOS ANGELES, CA 90029-1503				
Owner Name:	DURRANT WILLIAM/HARBA MURISA				
Seller Name:	ALLEY KIRSTIE				
APN:	5540-008-012	Map Reference:	34-F4 /	Living Area:	1,288
County:	LOS ANGELES, CA	Census Tract:	1912.04	Total Rooms:	
Subdivision:	2563	Zoning:	LARD1.5	Bedrooms:	2
Rec Date:	05/12/2015	Prior Rec Date:	03/23/2007	Bath(F/H):	1 /
Sale Date:	04/13/2015	Prior Sale Date:	03/08/2007	Yr Built/Eff:	1925 / 1925
Sale Price:	\$782,500	Prior Sale Price:	\$700,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	548376	Acres:	0.14	Fireplace:	Y / 1
1st Mtg Amt:	\$626,000	Lot Area:	6,077	Pool:	
Total Value:	\$554,000	# of Stories:	1.00	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

# EXHIBIT D

ASSIGNED INSPECTOR: CHRISTOPHER LEKO  
JOB ADDRESS: 5235 WEST VIRGINIA AVENUE, LOS ANGELES, CA  
ASSESSORS PARCEL NO. (APN): 5537-010-022

Date: June 11, 2015

CASE#: 443089  
ORDER NO: A-2935823

EFFECTIVE DATE OF ORDER TO COMPLY: January 27, 2012  
COMPLIANCE EXPECTED DATE: February 26, 2012  
DATE COMPLIANCE OBTAINED: February 29, 2012

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

### VIOLATIONS:

SEE ATTACHED ORDER # A-2935823

1010709201249794

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

MARSHA L. BROWN  
PRESIDENT

HELENA JUBANY  
VICE-PRESIDENT

VAN AMBATIELOS  
VICTOR H. CUEVAS  
ELENORE A. WILLIAMS

CITY OF LOS ANGELES  
CALIFORNIA



ANTONIO R. VILLARAIGOSA  
MAYOR

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

ROBERT R. "Bud" OVROM  
GENERAL MANAGER

RAYMOND S. CHAN, C.E., S.E.  
EXECUTIVE OFFICER

ORDER TO COMPLY AND NOTICE OF FEE

CALDERON, NARCISO AND MILAGRO P  
5235 VIRGINIA AVE  
LOS ANGELES, CA 90029

JAN 27 2012

EG

CASE #: 443089  
ORDER #: A-2935823  
EFFECTIVE DATE: January 27, 2012  
COMPLIANCE DATE: February 26, 2012

OWNER OF

SITE ADDRESS: 5235 W VIRGINIA AVE

ASSESSORS PARCEL NO.: 5537-010-022

ZONE: RD1.5; Min. Per Unit 1,500

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

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

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

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

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

This order supersedes any and all previous orders issued by the Department of Building and Safety relative to the case number noted above. You are hereby directed to disregard all previous orders and comply with the terms of this order by the compliance date noted above.

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. The approximate 10'x 20' addition to the front of the garage was constructed without the required permits and approvals.

You are therefore ordered to: 1) Demolish and remove all construction work performed without the required permit(s). 2) Restore the existing structure(s) to its originally approved condition, OR 3) Submit plans, obtain the required permits and expose the work for proper inspections.

Code Section(s) in Violation: 91.8105, 91.106.1.1, 91.106.1.2, 91.108.4, 91.106.3.2, 91.103.1, 93.0104, 94.103.1.1, 95.112.1, 91.5R106.1.1, 91.5R106.1.2, 91.5R108.4, 91.5R106.3.2, 91.5R103.1, 12.21A.1.(a) of the L.A.M.C.



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

**2. Over height fence in the required front yard.**

You are therefore ordered to: Reduce the height of the fence in the required front yard to the maximum allowable height of 42 inches above grade.

Code Section(s) in Violation: 12.21A.1.(a), 12.22C.20.(f)(2) and 12.22C.20.(f)(3) of the L.A.M.C.

**3. The approximate 8' x 8' construction of a bathroom to the single family dwelling was constructed without the required permits and approvals.**

You are therefore ordered to: 1) Demolish and remove all construction work performed without the required permit(s). 2) Restore the existing structure(s) to its originally approved condition, OR 3) Submit plans, obtain the required permits and expose the work for proper inspections.

Code Section(s) in Violation: 91.8105, 91.106.1.1, 91.106.1.2, 91.108.4, 91.106.3.2, 91.103.1, 93.0104, 94.103.1.1, 95.112.1, 91.5R106.1.1, 91.5R106.1.2, 91.5R108.4, 91.5R106.3.2, 91.5R103.1, 12.21A.1.(a) of the L.A.M.C.

Location: West side yard

**4. The approximate 8' x 20' construction of a patio addition to the rear of the single family dwelling was constructed without the required permits and approvals.**

You are therefore ordered to: 1) Demolish and remove all construction work performed without the required permit(s). 2) Restore the existing structure(s) to its originally approved condition, OR 3) Submit plans, obtain the required permits and expose the work for proper inspections.

Code Section(s) in Violation: 91.8105, 91.106.1.1, 91.106.1.2, 91.108.4, 91.106.3.2, 91.103.1, 93.0104, 94.103.1.1, 95.112.1, 91.5R106.1.1, 91.5R106.1.2, 91.5R108.4, 91.5R106.3.2, 91.5R103.1, 12.21A.1.(a) of the L.A.M.C.

**5. The approximate 8' x 20' construction of an addition to the west side of the garage was constructed without the required permits and approvals.**

You are therefore ordered to: 1) Demolish and remove all construction work performed without the required permit(s). 2) Restore the existing structure(s) to its originally approved condition, OR 3) Submit plans, obtain the required permits and expose the work for proper inspections.

Code Section(s) in Violation: 91.8105, 91.106.1.1, 91.106.1.2, 91.108.4, 91.106.3.2, 91.103.1, 93.0104, 94.103.1.1, 95.112.1, 91.5R106.1.1, 91.5R106.1.2, 91.5R108.4, 91.5R106.3.2, 91.5R103.1, 12.21A.1.(a) of the L.A.M.C.

**6. The approximate 10' x 30' construction of an addition to the rear of the garage was constructed without the required permits and approvals.**

You are therefore ordered to: 1) Demolish and remove all construction work performed without the required permit(s). 2) Restore the existing structure(s) to its originally approved condition, OR 3) Submit plans, obtain the required permits and expose the work for proper inspections.

Code Section(s) in Violation: 91.8105, 91.106.1.1, 91.106.1.2, 91.108.4, 91.106.3.2, 91.103.1, 93.0104, 94.103.1.1, 95.112.1, 91.5R106.1.1, 91.5R106.1.2, 91.5R108.4, 91.5R106.3.2, 91.5R103.1, 12.21A.1.(a) of the L.A.M.C.

**7. Rubbish, garbage, trash and debris on the premises.**

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

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

1010709201249794

**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.

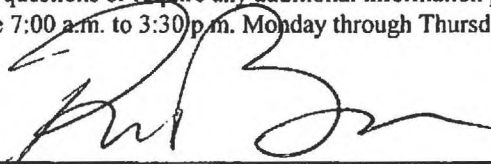
**APPEAL PROCEDURES:**

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 err or abuse of discretion, or requests for slight modification of the requirements contained in this order when appropriate fees have been paid. Section 98.0403.1 and 98.0403.2 L.A.M.C.

If you have any questions or require any additional information please feel free to contact me at (213)252-3053.

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

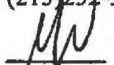
Inspector: \_\_\_\_\_



Date: \_\_\_\_\_

January 25, 2012

ROGER BRUCE  
3550 WILSHIRE BLVD. SUITE 1800  
LOS ANGELES, CA 90010  
(213)252-3053

  
REVIEWED BY