

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

June 09, 2015

Council District: # 3

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

JOB ADDRESS: **7400 NORTH JORDAN AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2111-009-018**

On September 18, 2013 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: **7400 North Jordan 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.

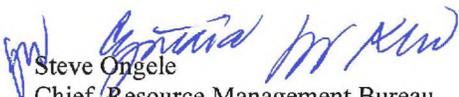
In addition, pursuant to Section 98.0421, the property owner was issued an order August 19, 2013 to pay a code violation inspection fee after violations were identified and verified upon inspection. The non-compliance and code violation inspection fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance Code Enforcement fee	\$ 550.00
Late Charge/Collection fee (250%)	2,215.00
Code Violation Investigation fee	336.00
System Development Surcharge	20.16
System Development Surcharge late fee	50.40
Accumulated Interest (1%/month)	215.80
Title Report fee	<u>42.00</u>
Grand Total	\$ <u>3,429.36</u>

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 **\$3,429.36** 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 **\$3,429.36** 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. T11496
Dated as of: 05/15/2015

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 2111-009-018

Property Address: 7400 N JORDAN AVE ✓ **City: Los Angeles** **County: Los Angeles**

VESTING INFORMATION

Type of Document: Corporation Grant Deed

Grantee : Ramgarhia Sabha Los Angeles, a California Non-profit Corporation

**Grantor : Ramgarhia Sabha Los Angeles, a California Non-Profit Corporation, who acquired title as:
Ramgarhia Sabha Los Angeles, a California Corporation**

Deed Date : 2/12/2003

Recorded : 2/26/2003

Instr No. : 03 0552288

**Mailing Address : Ramgarhia Sabha Los Angeles, a California Non-profit Corporation
7400 JORDAN AVE CANOGA PARK CA 91303**

**Mailing Address : Ramgarhia Sabha Los Angeles, a California Non-profit Corporation
P.O. Box 7336, Mission Hills, CA, 91346**

SCHEDULE B

LEGAL DESCRIPTION

The following described property:

Situated in the City of Los Angeles, County of Los Angeles, State of California: Lot 4 in Block 30 of Owensmouth, in the City of Los Angeles as per Map recorded in Book 19, Page 36 of Maps, in the Office of the County Recorder of Los Angeles County, California.

Assessor's Parcel No: 2111-009-018

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. T11496

SCHEDULE B (Continued)

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 : \$360,000.00

Dated : 2/11/2003

Trustor : Ramgarhia Sabha Los Angeles, a California Non-profit Corporation.

Trustee : PRLAP, Inc.,

Beneficiary : Bank of America, N.A.

Recorded : 2/26/2003

Instr No. : 03 0552289

Mailing Address : PRLAP, P.O. Box 2240, Brea, CA 92622.

Mailing Address: Bank of America, N.A., CA9-703-11-11,
333 South Beaudry Avenue, 11th Floor, Los Angeles, CA, 90017-1486.

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 : 9/5/2014

Instr No. : 20140934239

MAILING ADDRESS: Ramgarhia Sabha Los Angeles, 7400 N Jordan Ave, Canoga Park, CA 91303

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

Handmade title
RECORDING REQUESTED BY
Landsafe Title of California, Inc
Escrow No 28359 TWA
Title Order No 03119029

7
99 0392242

When Recorded Mail Document
and Tax Statement To
Ramgarhia Sabha Los Angeles
P O Box 7336
Mission Hills, CA 91346

R. Jankemerc

APN 211-009-018

GRANT DEED

SPACE ABOVE THIS LINE FOR RECORDER'S USE

The undersigned grantor(s) declare(s) ^{(CO) LACO} LA ^{(44) LACITY}
Documentary transfer tax is \$693 00 City tax \$ 2 835 00
 [X] computed on full value of property conveyed, or
 [] computed on full value less value of liens or encumbrances remaining at time of sale,
 [] Unincorporated Area City of Los Angeles

FOR A VALUABLE CONSIDERATION receipt of which is hereby acknowledged TWENTY-FOUR CHURCH OF CHRIST SCIENTIST OF LOS ANGELES, A CALIFORNIA CORPORATION

hereby GRANT(S) to RAMGARHIA SABHA LOS ANGELES, a California corporation

the following described real property in the City of Los Angeles, County of Los Angeles, State of California
Lot 4 in Block 30 of Owensmouth, in the City of Los Angeles, County of Los Angeles State of California, as per map
recorded in Book 19 Page 36 of Maps, in the office of the County Recorder of said County

EXCEPT all minerals, coal, oil, petroleum and kindred substances and natural gas under and in said land

More commonly known as 7400 Jordan Avenue, (Canoga Park Area) Los Angeles, California 91303

DATED December 22nd, 1998

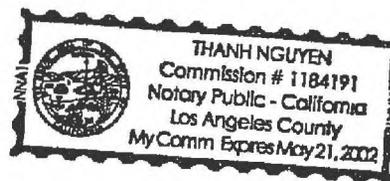
STATE OF CALIFORNIA
COUNTY OF Los Angeles
ON 18 February 1999 before me,
THANH NGUYEN personally appeared
CATHYRN ANN CHASE, Marilyn
LEE RICE

TWENTY-FOUR CHURCH OF CHRIST SCIENTIST OF
LOS ANGELES, A CALIFORNIA CORPORATION

By *[Signature]* Title President
CATHYRN ANN CHASE
By *[Signature]* Title Clark
MARILYN LEE RICE

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]*



MAIL TAX STATEMENTS AS DIRECTED ABOVE

RECORDING REQUESTED BY:
North American Title Company
AND WHEN RECORDED MAIL TO:

03 0552288

2

Ramgarhia Sabha Los Angeles
P.O. Box 7336
Mission Hills, CA 91346

THIS SPACE FOR RECORDER'S USE ONLY

ESCROW NO. 015888-PD

TITLE ORDER NO 61-21181-63

CORPORATION GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$NONE

THIS CONVEYANCE IS A CORRECTION OF THE MANNER IN WHICH TITLE IS HELD, R&T 11911

- computed on full value of property conveyed, or
- computed on full value less value of liens or encumbrances remaining at time of sale.
- Unincorporated area City of Los Angeles, **AND**

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

RAMGARHIA SABHA LOS ANGELES, a California Non-Profit Corporation, who acquired title as:
RAMGARHIA SABHA LOS ANGELES, a California Corporation

hereby GRANT(s) to:

RAMGARHIA SABHA LOS ANGELES, a California Non-Profit Corporation

the real property in the city of Los Angeles, County of Los Angeles, State of California, described as:
Lot 4 in Block 30 of Owensmouth, in the City of Los Angeles as per Map recorded in Book 19, Page 36
of Maps, in the Office of the County Recorder of Los Angeles County, California.

ALSO KNOWN AS: 7400 Jordan Avenue, Canoga Park, CA 91303
A.P. # 211-009-018

THE GRANTOR AND THE GRANTEE IN THIS
CONVEYANCE ARE COMPRISED OF THE SAME
PARTIES WHO CONTINUE TO HOLD THE SAME
PROPORTIONATE INTEREST IN THE PROPERTY
R&T 11923 (d)

810-600-1112

DATED February 12, 2003
STATE OF CALIFORNIA
COUNTY OF Los Angeles
On February 13, 2003
before me, Pamela S. DelPaine
a Notary Public in and for said State, personally appeared
Joginder S. Bhui
Jaswant S. Bhogal

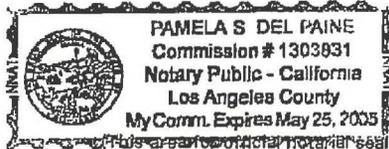
RAMGARHIA SABHA LOS ANGELES, A
CALIFORNIA NON-PROFIT CORPORATION

BY: Joginder S. Bhui
Joginder S. Bhui, Chairman

BY: Jaswant S. Bhogal
Jaswant S. Bhogal, Secretary

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 Pamela S DelPaine



Mail tax statements to: Ramgarhia Sabha Los Angeles, P.O. Box 7336, Mission Hills, CA 91346

NATC

WHEN RECORDED MAIL TO:

Bank of America, N.A.
CA9-703-11-1
333 South Beaudry Avenue, 11th Floor
Los Angeles, CA 90017-1486

6/21/82-63

FOR RECORDER'S USE ONLY

DEED OF TRUST

THIS DEED OF TRUST is dated February 11, 2003, among Ramgarhia Sabha Los Angeles, A California Non-Profit Corporation. ("Trustor"); Bank of America, N.A., whose address is CCS-Small Business/ Premier, CA9-703-11-11, 333 South Beaudry Avenue, 11th Flr, Los Angeles, CA 90017-1486 (referred to below sometimes as "Lender" and sometimes as "Beneficiary"); and PRLAP, Inc., whose address is P. O. Box 2240, Brea, CA 92622 (referred to below as "Trustee").

211-009-018

CONVEYANCE AND GRANT. For valuable consideration, Trustor irrevocably grants, transfers and assigns to Trustee in trust, with power of sale, for the benefit of Lender as Beneficiary, all of Trustor's right, title, and interest in and to the following described real property, together with all existing or subsequently erected or affixed buildings, improvements and fixtures; all easements, rights of way, and appurtenances; all water, water rights and ditch rights (including stock in utilities with ditch or irrigation rights); and all other rights, royalties, and profits relating to the real property, including without limitation all minerals, oil, gas, geothermal and similar matters, (the "Real Property") located in Los Angeles County, State of California:

LOT 4 IN BLOCK 30 OF OWENSMOUTH, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 19 PAGE 36 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT ALL MINERALS, COAL, OIL, PETROLEUM AND KINDRED SUBSTANCES AND NATURAL GAS, UNDER AND IN SAID LAND.

The Real Property or its address is commonly known as 7400 Jordan Avenue, Canoga Park, CA 91303. The Assessor's Parcel Number for the Real Property is 2111-009-018

Trustor presently assigns to Lender (also known as Beneficiary in this Deed of Trust) all of Trustor's right, title, and interest in and to all present and future leases of the Property and all Rents from the Property. This is an absolute assignment of Rents made in connection with an obligation secured by real property pursuant to California Civil Code Section 2938. In addition, Trustor grants to Lender a Uniform Commercial Code security interest in the Personal Property and Rents.

THIS DEED OF TRUST, INCLUDING THE ASSIGNMENT OF RENTS AND THE SECURITY INTEREST IN THE RENTS AND PERSONAL PROPERTY, IS GIVEN TO SECURE (A) PAYMENT OF THE INDEBTEDNESS AND (B) PERFORMANCE OF ANY AND ALL OBLIGATIONS UNDER THE NOTE, THE RELATED DOCUMENTS, AND THIS DEED OF TRUST. THIS DEED OF TRUST IS GIVEN AND ACCEPTED ON THE FOLLOWING TERMS:

PAYMENT AND PERFORMANCE. Except as otherwise provided in this Deed of Trust, Trustor shall pay to Lender all amounts secured by this Deed of Trust as they become due, and shall strictly and in a timely manner perform all of Trustor's obligations under the Note, this Deed of Trust, and the Related Documents.

POSSESSION AND MAINTENANCE OF THE PROPERTY. Trustor agrees that Trustor's possession and use of the Property shall be governed by the following provisions:

Possession and Use. Until the occurrence of an Event of Default, Trustor may (1) remain in possession and control of the Property, (2) use, operate or manage the Property; and (3) collect the Rents from the Property.

Duty to Maintain. Trustor shall maintain the Property in tenantable condition and promptly perform all repairs, replacements, and maintenance necessary to preserve its value.

Compliance With Environmental Laws. Trustor represents and warrants to Lender that: (1) During the period of Trustor's ownership of the Property, there has been no use, generation, manufacture, storage, treatment, disposal, release or threatened release of any Hazardous Substance by any person on, under, about or from the Property; (2) Trustor has no knowledge of, or reason to believe that there has been, except as previously disclosed to and acknowledged by Lender in writing, (a) any breach or violation of any Environmental Laws, (b) any use, generation, manufacture, storage, treatment, disposal, release or threatened release of any Hazardous Substance on, under, about or from the Property by any prior owners or occupants of the Property, or (c) any actual or threatened litigation or claims of any kind by any person relating to such matters; and (3) Except as previously disclosed to and acknowledged by Lender in writing, (a) neither Trustor nor any tenant, contractor, agent or other authorized user of the Property

10

Property. The word "Property" means collectively the Real Property and the Personal Property.

Real Property. The words "Real Property" mean the real property, interests and rights, as further described in this Deed of Trust

Related Documents. The words "Related Documents" mean all promissory notes, credit agreements, loan agreements, environmental agreements, guarantes, security agreements, mortgages, deeds of trust, security deeds, collateral mortgages, and all other instruments, agreements and documents, whether now or hereafter existing, executed in connection with the Indebtedness.

Rents. The word "Rents" means all present and future leases, rents, revenues, income, issues, royalties, profits, and other benefits derived from the Property together with the cash proceeds of the Rents.

Trustee. The word "Trustee" means PRLAP, Inc., whose address is P. O. Box 2240, Brea, CA 92622 and any substitute or successor trustees.

Trustor. The word "Trustor" means Ramgarhia Sabha Los Angeles, A California Non-Profit Corporation.

TRUSTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS DEED OF TRUST, AND TRUSTOR AGREES TO ITS TERMS.

TRUSTOR:

RAMGARHIA SABHA LOS ANGELES, A CALIFORNIA NON-PROFIT CORPORATION

By: Joginder S. Bhul
Joginder S. Bhul, Chairman of Ramgarhia Sabha Los Angeles, A California Non-Profit Corporation

By: Jaswant S. Bhogal
Jaswant S. Bhogal, Secretary of Ramgarhia Sabha Los Angeles, A California Non-Profit Corporation

ATTEST:

Secretary or Assistant Secretary

(Corporate Seal)

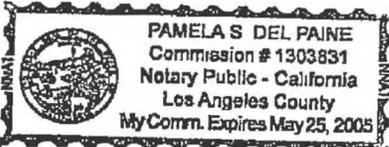
CERTIFICATE OF ACKNOWLEDGMENT

STATE OF California)
) SS
COUNTY OF Los Angeles)

On February 13, 2003 before me, Pamela S. DelPaine, personally appeared Joginder S. Bhul, Jaswant S. Bhogal, 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 Pamela S. DelPaine



(Seal)

03 0552289

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. 6110882)

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:

OWENSMOUTH 30 4 1 M B 19-36 (SHT 1)

OWENSMOUTH 30 4 2 M B 19-36 (SHT 1)

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.

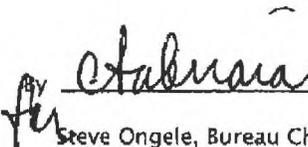
APN 2111-009-018
AKA 7400 N JORDAN AVE
LOS ANGELES

Owner:

RAMGARHIA SABHA LOS ANGELES
7400 JORDAN AVE
CANOGA PARK CA, 91303

DATED: This 20th Day of August, 2014

CITY OF LOS ANGELES



Steve Ongele, Bureau Chief
Resource Management Bureau

Ramgarhia title
RECORDATION REQUESTED BY

2

99 0392245

WHEN RECORDED MAIL TO

Centennial Bank
18837 Brookhurst Street, Suite 100
Fountain Valley, CA 92708

SEND TAX NOTICES TO

RAMGARHIA SABHA LOS ANGELES, A
CALIFORNIA CORPORATION
P O BOX 7336
MISSION HILLS, CA 91346

R. Sushmar

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

HAZARDOUS SUBSTANCES CERTIFICATE AND INDEMNITY

THIS HAZARDOUS SUBSTANCES CERTIFICATE AND INDEMNITY AGREEMENT DATED MARCH 3, 1999, IS MADE BY RAMGARHIA SABHA LOS ANGELES, A CALIFORNIA CORPORATION (referred to below as "Borrower"), and Centennial Bank (referred to below as "Lender") For good and valuable consideration and to induce Lender to make a Loan to Borrower, each party executing this Agreement hereby represents and agrees with Lender as follows

DEFINITIONS The following words shall have the following meanings when used in this Agreement. All references to dollar amounts shall mean amounts in lawful money of the United States of America

Agreement The word Agreement means this Hazardous Substances Certificate and Indemnity Agreement as this Hazardous Substances Certificate and Indemnity Agreement may be modified from time to time together with all exhibits and schedules attached to this Hazardous Substances Certificate and Indemnity Agreement

Borrower The word "Borrower" means individually and collectively RAMGARHIA SABHA LOS ANGELES A CALIFORNIA CORPORATION its successors and assigns

Environmental Laws The words "Environmental Laws" mean any and all state federal and local statutes regulations and ordinances relating to the protection of human health or the environment including without limitation the Comprehensive Environmental Response Compensation and Liability Act of 1980, as amended 42 U.S.C. Section 9601 et seq (CERCLA) the Superfund Amendments and Reauthorization Act of 1986 Pub L No 99-499 (SARA) the Hazardous Materials Transportation Act 49 U.S.C. Section 1801, et seq the Resource Conservation and Recovery Act 42 U.S.C. Section 6901 et seq Chapters 6.5 through 7.7 of Division 20 of the California Health and Safety Code Section 25100 et seq and other applicable state or federal laws rules or regulations adopted pursuant to any of the foregoing

Hazardous Substance The words "Hazardous Substance" are used in their very broadest sense and refer to materials that because of their quantity concentration or physical chemical or infectious characteristics may cause or pose a present or potential hazard to human health or the environment when improperly used treated stored disposed of generated manufactured transported or otherwise handled Hazardous Substances include without limitation any and all hazardous or toxic substances materials or waste as defined by or listed under the Environmental Laws Hazardous Substances also includes without limitation petroleum and petroleum by-products or any fraction thereof and asbestos

Lender The word "Lender" means Centennial Bank its successors and assigns

Loan The word "Loan" or "Loans" means and includes without limitation any and all commercial loans and financial accommodations from Lender to Borrower whether now or hereafter existing, and however evidenced including without limitation those loans and financial accommodations described herein or described on any exhibit or schedule attached to this Agreement from time to time

Occupant The word "Occupant" means individually and collectively all persons or entities occupying or utilizing the Property whether as owner, tenant operator or other occupant

Property The word "Property" means the following described real property, and all improvements thereon located in LOS ANGELES County the State of California

LOT 4 IN BLOCK 30 OF OWENSMOUTH, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 19 PAGE 36 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

EXCEPT ALL MINERALS, COAL, OIL, PETROLEUM AND KINDRED SUBSTANCES AND NATURAL GAS, UNDER AND IN SAID LAND

The Real Property or its address is commonly known as **7400 JORDAN AVENUE, CANOGA PARK, CA 91303**

REPRESENTATIONS The following representations are made to Lender subject to disclosures made and accepted by Lender in writing

Use Of Property After due inquiry and investigation Borrower has no knowledge or reason to believe, that there has been any use generation manufacture storage treatment, refinement transportation disposal release or threatened release of any Hazardous Substance by any person on under or about the Property

PAYMENT FULL RECOURSE TO BORROWER Lender and Borrower intend that Lender shall have full recourse to Borrower for Borrower's obligations hereunder as they become due to Lender under this Agreement. Such liabilities, losses, claims, damages and expenses shall be reimbursable to Lender as Lender's obligations to make payments with respect thereto are incurred without any requirement of waiting for the ultimate outcome of any litigation, claim or other proceeding and Borrower shall pay such liability, losses, claims, damages and expenses to Lender as so incurred within thirty (30) days after written notice from Lender. Lender's notice shall contain a brief itemization of the amounts incurred to the date of such notice. In addition to any remedy available for failure to pay periodically such amounts, such amounts shall thereafter bear interest at the Loan default rate or in the absence of a default rate at the Loan interest rate.

SURVIVAL The covenants contained in this Agreement shall survive (a) the repayment of the Loan, (b) any foreclosure whether judicial or nonjudicial of the Property, and (c) any delivery of a deed in lieu of foreclosure to Lender or any successor of Lender. The covenants contained in this Agreement shall be for the benefit of Lender and any successor to Lender, as holder of any security interest in the Property or the indebtedness secured thereby, or as owner of the Property following foreclosure or the delivery of a deed in lieu of foreclosure.

MISCELLANEOUS PROVISIONS The following miscellaneous provisions are a part of this Agreement:

Applicable Law This Agreement has been delivered to Lender and accepted by Lender in the State of California. This Agreement shall be governed by and construed in accordance with the laws of the State of California.

Attorneys' Fees, Expenses Borrower agrees to pay upon demand all of Lender's costs and expenses including attorneys' fees and Lender's legal expenses incurred in connection with the enforcement of this Agreement. Lender may pay someone else to help enforce this Agreement and Borrower shall pay the costs and expenses of such enforcement. Costs and expenses include Lender's attorneys' fees and legal expenses whether or not there is a lawsuit including attorneys' fees and legal expenses for bankruptcy proceedings (and including efforts to modify or vacate any automatic stay or injunction), appeals, and any anticipated post-judgment collection services. Borrower also shall pay all court costs and such additional fees as may be directed by the court.

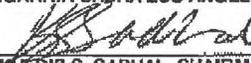
Severability If a court of competent jurisdiction finds any provision of this Agreement to be invalid or unenforceable as to any person or circumstance, such finding shall not render that provision invalid or unenforceable as to any other persons or circumstances. If feasible, any such offending provision shall be deemed to be modified to be within the limits of enforceability or validity, however, if the offending provision cannot be so modified, it shall be stricken and all other provisions of this Agreement in all other respects shall remain valid and enforceable.

Waivers and Consents Lender shall not be deemed to have waived any rights under this Agreement unless such waiver is in writing and signed by Lender. No delay or omission on the part of Lender in exercising any right shall operate as a waiver of such right or any other right. A waiver by any party of a provision of this Agreement shall not constitute a waiver of or prejudice the party's right otherwise to demand strict compliance with that provision or any other provision. No prior waiver by Lender nor any course of dealing between Lender and Borrower shall constitute a waiver of any of Lender's rights or any of Borrower's obligations as to any future transactions. Whenever consent by Lender is required in this Agreement, the granting of such consent by Lender in any instance shall not constitute continuing consent to subsequent instances where such consent is required. Borrower hereby waives notice of acceptance of this Agreement by Lender.

EACH PARTY TO THIS AGREEMENT ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS AGREEMENT, AND EACH AGREES TO ITS TERMS. NO FORMAL ACCEPTANCE BY LENDER IS NECESSARY TO MAKE THIS AGREEMENT EFFECTIVE.

INDEMNITOR

RAMGARHIA SABHA LOS ANGELES, A CALIFORNIA CORPORATION

By  
KULDIP S. SADHAL, CHAIRMAN OF THE BOARD OF TRUSTEES Jaswant Bhogal, Secretary

LENDER

Centennial Bank

By 
Authorized Officer

99 0392245

5

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF California)
) ss
COUNTY OF Los Angeles)

On March 8th 1999, before me, Janice L Winter, Notary Public, personally appeared KULDIP S SADHAL 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 James L Winter

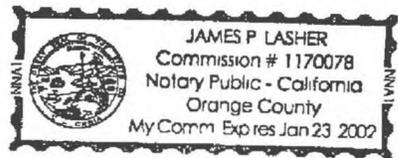
(Seal)

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF California)
) ss
COUNTY OF Orange)

On March 2, 1999, before me, James P Lasher, Notary Public, personally appeared Ron Robertson 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]

(Seal)

LASER PRO Reg U S Pat & T M Off Ver 3.24 (c) 1999 CF1 ProServices Inc All rights reserved (CA-G210 RAMGARHI LN R3 OVL)

99 0392245

STATE OF California

COUNTY OF Los Angeles

On March 8th 1999 before me, Janice L Winter, Notary Public
(Name, Title of Officer)

personally appeared Jaswant Bhogal

~~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

Janice L Winter
(Signature of Notary Public)



(This area for notarial seal)

99 0392245

EXHIBIT B

ASSIGNED INSPECTOR: **ROBERT GOLD**

Date: **June 09, 2015**

JOB ADDRESS: **7400 NORTH JORDAN AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2111-009-018**

Last Full Title: **05/15/2015**

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1). RAMGARHIA SABHA LOS ANGELES
7400 JORDAN AVE
CANOGA PARK, CA 91303
CAPACITY: OWNER

- 2). RAMGARHIA SABHA LOS ANGELES
P.O. BOX 7336
MISSION HILLS, CA 91346
CAPACITY: OWNER

- 3). BANK OF AMERICA, N.A CA9-703-11-11
333 S. BEAUDRY AVE., 11TH FL
LOS ANGELES, CA 90017
CAPACITY: INTERESTED PARTY

Property Detail Report

For Property Located At :
7400 JORDAN AVE, CANOGA PARK, CA 91303-1206



Owner Information

Owner Name: **RAMGARHIA SABHA LOS ANGELES**
 Mailing Address: **7400 JORDAN AVE, CANOGA PARK CA 91303-1206 C007**
 Vesting Codes: **// CO**

Location Information

Legal Description:	OWENSMOUTH LOT 4	APN:	2111-009-018
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	1345.22 / 1	Subdivision:	OWENSMOUTH
Township-Range-Sect:		Map Reference:	12-C3 /
Legal Book/Page:	21-29	Tract #:	
Legal Lot:	4	School District:	LOS ANGELES
Legal Block:	30	School District Name:	
Market Area:	CP	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	02/26/2003 / 02/12/2003	Deed Type:	CORPORATION GRANT DEED
Sale Price:		1st Mtg Document #:	552289
Document #:	552288		

Last Market Sale Information

Recording/Sale Date:	03/10/1999 / 12/22/1998	1st Mtg Amount/Type:	\$275,000 / CONV
Sale Price:	\$630,000	1st Mtg Int. Rate/Type:	/ ADJ
Sale Type:	FULL	1st Mtg Document #:	392243
Document #:	392242	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$83.85
New Construction:		Multi/Split Sale:	
Title Company:	WESTERN CITIES TITLE		
Lender:	CENTENNIAL BK		
Seller Name:	TWENTY FOURTH CH OF CHRIST SCIENTIS		

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

Year Built / Eff:	1952 / 1970	Total Rooms/Offices:		Garage Area:	
Gross Area:	7,513	Total Restrooms:	3.00	Garage Capacity:	
Building Area:	7,513	Roof Type:		Parking Spaces:	
Tot Adj Area:		Roof Material:		Heat Type:	
Above Grade:		Construction:		Air Cond:	
# of Stories:		Foundation:		Pool:	
Other Improvements:		Exterior wall:		Quality:	
		Basement Area:		Condition:	

Site Information

Zoning:	LAR1	Acres:	1.10	County Use:	CHURCH (7100)
Lot Area:	48,009	Lot Width/Depth:	150 x 320	State Use:	
Land Use:	RELIGIOUS	Commercial Units:		Water Type:	
Site Influence:	CORNER	Sewer Type:		Building Class:	

Tax Information

Total Value:	\$1,061,873	Assessed Year:	2014	Property Tax:	\$5,125.76
Land Value:	\$242,980	Improved %:	77%	Tax Area:	8852
Improvement Value:	\$818,893	Tax Year:	2014	Tax Exemption:	MISC
Total Taxable Value:	\$280,495				

Comparable Summary

For Property Located At



7400 JORDAN AVE, CANOGA PARK, CA 91303-1206

9 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: 9

	Subject Property	Low	High	Average
Sale Price	\$630,000	\$425,000	\$3,750,000	\$2,137,222
Bldg/Living Area	7,513	6,396	8,580	7,485
Price/Sqft	\$83.85	\$52.73	\$549.85	\$291.27
Year Built	1952	1925	1977	1950
Lot Area	48,009	6,832	180,603	44,086
Bedrooms	0	2	2	2
Bathrooms/Restrooms	3	1	5	3
Stories	0.00	1.00	1.00	1.00
Total Value	\$1,061,873	\$23,213	\$3,344,382	\$1,089,250
Distance From Subject	0.00	18.89	40.41	29.81

*= user supplied for search only

<input checked="" type="checkbox"/>	# F	Address	Sale Price	Yr Blt	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
Subject Property										
		7400 JORDAN AVE	\$630,000	1952		3	03/10/1999	7,513	48,009	0.0
Comparables										
<input checked="" type="checkbox"/>	1	39150 10TH ST W	\$1,300,000	1967			10/24/2014	6,396	180,603	37.35
<input checked="" type="checkbox"/>	2	6625 4TH AVE	\$550,000	1929	2	1	01/26/2015	8,137	14,391	22.39
<input checked="" type="checkbox"/>	3	4975 W SUNSET BLVD	\$3,750,000	1925			12/03/2014	7,562	11,250	18.92
<input checked="" type="checkbox"/>	4	15246 BARNWALL ST	\$2,100,000	1958	2	5	04/10/2015	7,378	70,842	40.41
<input checked="" type="checkbox"/>	5	1512 N ALEXANDRIA AVE	\$3,750,000	1948			12/03/2014	6,820	6,832	18.89
<input checked="" type="checkbox"/>	6	12051 DEL AMO BLVD	\$2,180,000	1963		2	03/03/2015	6,728	67,498	39.04
<input checked="" type="checkbox"/>	7	12061 DEL AMO BLVD	\$2,180,000	1977			03/03/2015	8,580	8,583	39.07
<input checked="" type="checkbox"/>	8	5301 S WESTERN AVE	\$425,000	1930			02/13/2015	8,060	8,758	22.23
<input checked="" type="checkbox"/>	9	526 E OAKS ST	\$3,000,000	1960		4	03/31/2015	7,704	28,021	30.03

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

7400 JORDAN AVE, CANOGA PARK, CA 91303-1206**9 Comparable(s) Selected.**

Report Date: 06/08/2015

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$630,000	\$425,000	\$3,750,000	\$2,137,222
Bldg/Living Area	7,513	6,396	8,580	7,485
Price/Sqft	\$83.85	\$52.73	\$549.85	\$291.27
Year Built	1952	1925	1977	1950
Lot Area	48,009	6,832	180,603	44,086
Bedrooms	0	2	2	2
Bathrooms/Restrooms	3	1	5	3
Stories	0.00	1.00	1.00	1.00
Total Value	\$1,061,873	\$23,213	\$3,344,382	\$1,089,250
Distance From Subject	0.00	18.89	40.41	29.81

* = user supplied for search only

Comp #:	1	Distance From Subject:	37.35 (miles)
Address:	39150 10TH ST W, PALMDALE, CA 93551-3755		
Owner Name:	ZEROUNIAN P & H FAMILY TRUST/ORCHID TREE LLC		
Seller Name:	RAI RESTAURANTS INC		
APN:	3003-079-018	Map Reference:	/
County:	LOS ANGELES, CA	Census Tract:	9102.01
Subdivision:		Zoning:	PDCPD*
Rec Date:	10/24/2014	Prior Rec Date:	
Sale Date:	10/21/2014	Prior Sale Date:	
Sale Price:	\$1,300,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	1128075	Acres:	4.15
1st Mtg Amt:		Lot Area:	180,603
Total Value:	\$3,344,382	# of Stories:	
Land Use:	RELIGIOUS	Park Area/Cap#:	/

Comp #:	2	Distance From Subject:	22.39 (miles)
Address:	6625 4TH AVE, LOS ANGELES, CA 90043-4556		
Owner Name:	CHRIST APOSTOLIC CHURCH OF AME		
Seller Name:	MARTIN LUTHER KING JR UNITED		
APN:	4008-005-030	Map Reference:	51-D5 /
County:	LOS ANGELES, CA	Census Tract:	2348.00
Subdivision:	6543	Zoning:	LAR1
Rec Date:	01/26/2015	Prior Rec Date:	05/25/1984
Sale Date:	01/08/2015	Prior Sale Date:	
Sale Price:	\$550,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	86990	Acres:	0.33
1st Mtg Amt:		Lot Area:	14,391
Total Value:	\$422,518	# of Stories:	
Land Use:	RELIGIOUS	Park Area/Cap#:	/

Comp #:	3	Distance From Subject:	18.92 (miles)
Address:	4975 W SUNSET BLVD, LOS ANGELES, CA 90027-5813		
Owner Name:	4975 SUNSET LLC		
Seller Name:	FULL GRACE CHURCH		
APN:	5543-006-024	Map Reference:	34-F3 /
County:	LOS ANGELES, CA	Census Tract:	1912.01
Subdivision:	WELCH	Zoning:	LAC2
Rec Date:	12/03/2014	Prior Rec Date:	01/02/2008
Sale Date:	11/21/2014	Prior Sale Date:	11/30/2007
Sale Price:	\$3,750,000	Prior Sale Price:	\$2,950,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1296737	Acres:	0.26
1st Mtg Amt:	\$3,000,000	Lot Area:	11,250
Total Value:	\$2,360,669	# of Stories:	
Land Use:	RELIGIOUS	Park Area/Cap#:	/

Comp #:	4	Distance From Subject:	40.41 (miles)
Address:	15246 BARNWALL ST, LA MIRADA, CA 90638-5325		
Owner Name:	CENTRAL KOREAN CHURCH		
Seller Name:	PACIFICA SYNOD OF EVANGELICAL LUT		
APN:	8088-017-028	Map Reference:	83-B3 /
County:	LOS ANGELES, CA	Census Tract:	5039.01
Subdivision:		Zoning:	LMR1*
Rec Date:	04/10/2015	Prior Rec Date:	
Sale Date:	02/24/2015	Prior Sale Date:	
Sale Price:	\$2,100,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	396055	Acres:	1.63
1st Mtg Amt:		Lot Area:	70,842
Total Value:	\$1,808,172	# of Stories:	
Land Use:	RELIGIOUS	Park Area/Cap#:	/

Comp #:	5			Distance From Subject:	18.89 (miles)
Address:	1512 N ALEXANDRIA AVE, LOS ANGELES, CA 90027				
Owner Name:	4975 SUNSET LLC				
Seller Name:	FULL GRACE CHURCH				
APN:	5543-006-010	Map Reference:	34-E3 /	Building Area:	6,820
County:	LOS ANGELES, CA	Census Tract:	1912.01	Total Rooms/Offices:	
Subdivision:	SUNSET BLVD	Zoning:	LARD1.5	Total Restrooms:	
Rec Date:	12/03/2014	Prior Rec Date:	12/27/2012	Yr Built/Eff:	1948 / 1948
Sale Date:	11/21/2014	Prior Sale Date:	12/13/2012	Air Cond:	
Sale Price:	\$3,750,000	Prior Sale Price:	\$750,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	1296737	Acres:	0.16		
1st Mtg Amt:	\$3,000,000	Lot Area:	6,832		
Total Value:	\$753,404	# of Stories:			
Land Use:	RELIGIOUS	Park Area/Cap#:	/		

Comp #:	6			Distance From Subject:	39.04 (miles)
Address:	12051 DEL AMO BLVD, CERRITOS, CA 90703-7629				
Owner Name:	CHURCH IN CERRITOS				
Seller Name:	GRACE INTERNATOINAL CHURCHES				
APN:	7055-023-066	Map Reference:	81-B3 /	Building Area:	6,728
County:	LOS ANGELES, CA	Census Tract:	5545.15	Total Rooms/Offices:	
Subdivision:	32609	Zoning:	CERS6500	Total Restrooms:	2.00
Rec Date:	03/03/2015	Prior Rec Date:		Yr Built/Eff:	1963 /
Sale Date:	01/21/2015	Prior Sale Date:		Air Cond:	
Sale Price:	\$2,180,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	228180	Acres:	1.55		
1st Mtg Amt:		Lot Area:	67,498		
Total Value:	\$192,157	# of Stories:			
Land Use:	RELIGIOUS	Park Area/Cap#:	/		

Comp #:	7			Distance From Subject:	39.07 (miles)
Address:	12061 DEL AMO BLVD, CERRITOS, CA 90703-7629				
Owner Name:	CHURCH IN CERRITOS				
Seller Name:	GRACE INTERNATOINAL CHURCHES				
APN:	7055-023-065	Map Reference:	81-B3 /	Building Area:	8,580
County:	LOS ANGELES, CA	Census Tract:	5545.15	Total Rooms/Offices:	
Subdivision:	32609	Zoning:	CERS6500	Total Restrooms:	
Rec Date:	03/03/2015	Prior Rec Date:		Yr Built/Eff:	1977 / 1977
Sale Date:	01/21/2015	Prior Sale Date:		Air Cond:	
Sale Price:	\$2,180,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	228180	Acres:	0.20		
1st Mtg Amt:		Lot Area:	8,583		
Total Value:	\$23,213	# of Stories:			
Land Use:	RELIGIOUS	Park Area/Cap#:	/		

Comp #:	8			Distance From Subject:	22.23 (miles)
Address:	5301 S WESTERN AVE, LOS ANGELES, CA 90062-2703				
Owner Name:	RAYSACK HOLDING LLC				
Seller Name:	RICO JULIO				
APN:	5005-030-008	Map Reference:	51-E3 /	Building Area:	8,060
County:	LOS ANGELES, CA	Census Tract:	2325.00	Total Rooms/Offices:	
Subdivision:	CHESTERFIELD SQUARE	Zoning:	LAC2	Total Restrooms:	
Rec Date:	02/13/2015	Prior Rec Date:	01/30/2013	Yr Built/Eff:	1930 / 1970
Sale Date:	12/05/2014	Prior Sale Date:	05/04/2012	Air Cond:	
Sale Price:	\$425,000	Prior Sale Price:	\$210,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	ROLL COMPOSITION
Document #:	167690	Acres:	0.20		
1st Mtg Amt:		Lot Area:	8,758		
Total Value:	\$602,724	# of Stories:	1.00		
Land Use:	RELIGIOUS	Park Area/Cap#:	/		

Comp #:	9	Distance From Subject: 30.03 (miles)	
Address:	526 E OAKS ST, COMPTON, CA 90221		
Owner Name:	526 E OAKS ST LLC		
Seller Name:	EAST OAKS INVESTMENTS		
APN:	6167-014-021	Map Reference:	65-A1 /
County:	LOS ANGELES, CA	Census Tract:	5416.03
Subdivision:	BELLE VERNON ACRES	Zoning:	COML*
Rec Date:	03/31/2015	Prior Rec Date:	07/03/1990
Sale Date:	03/19/2015	Prior Sale Date:	06/1990
Sale Price:	\$3,000,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	350255	Acres:	0.64
1st Mtg Amt:	\$1,500,000	Lot Area:	28,021
Total Value:	\$296,010	# of Stories:	
Land Use:	RELIGIOUS	Park Area/Cap#:	/

EXHIBIT D

ASSIGNED INSPECTOR: **ROBERT GOLD**

Date: **June 09, 2015**

JOB ADDRESS: **7400 NORTH JORDAN AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2111-009-018**

CASE#: **508381**

ORDER NO: **A-3306492**

EFFECTIVE DATE OF ORDER TO COMPLY: **August 19, 2013**

COMPLIANCE EXPECTED DATE: **September 18, 2013**

DATE COMPLIANCE OBTAINED: **September 12, 2014**

LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3306492

1-2
1-3
1-4
1-5
1-6
1-7
1-8
1-9
1-10
1-11
1-12
1-13
1-14
1-15
1-16
1-17
1-18
1-19
1-20

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

HELENA JUBANY
PRESIDENT
VAN AMBATIELOS
VICE-PRESIDENT
E. FELICIA BRANNON
VICTOR H. CUEVAS
SEPAND SAMZADEH

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

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

RAYMOND S. CHAN, C.E., S.E.
SUPERINTENDENT OF BUILDING
INTERIM GENERAL MANAGER

ORDER TO COMPLY AND NOTICE OF FEE

RAMGARHIA SABHA LOS ANGELES
7400 JORDAN AVE
CANOGA PARK, CA 91303

On AUG 08 2013 the
Date

CASE #: 508381
ORDER #: A-3306492
EFFECTIVE DATE: August 19, 2013
COMPLIANCE DATE: September 18, 2013

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

OWNER OF
SITE ADDRESS: 7400 N JORDAN AVE
ASSESSORS PARCEL NO.: 2111-009-018
ZONE: R1; One-Family Zone

Signature

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, THE CODE VIOLATION INSPECTION FEE (C.V.I.F) OF \$ 356.16 (\$336 fee plus a six percent Systems Development Surcharge of \$20.16) WILL BE BILLED TO THE PROPERTY OWNER as it appears on the last equalized assessment roll. Section 98.0421 L.A.M.C

NOTE: FAILURE TO PAY THE C.V.I.F. WITHIN 30 DAYS OF THE INVOICE DATE OF THE BILL NOTED ABOVE WILL RESULT IN A LATE CHARGE OF TWO (2) TIMES THE C.V.I.F. PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$1,176.00. Any person who fails to pay the fee, late charge and collection fee, shall also pay interest. Interest shall be calculated at the rate of one percent per month.

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

VIOLATION(S):

1. Construction work is being performed without the required permits.

You are therefore ordered to: 1) Stop all work being performed without the required permit(s).
2) Obtain all required permits and approvals prior to commencing any work.

Code Section(s) in Violation: 91.104.2.4, 91.106.1.1, 93.0310A, 94.102.2.3 and 95.108.5 of the L.A.M.C.

2. The remodel of the building was/is 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, 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: Front of building



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

NON-COMPLIANCE FEE WARNING:

YOU ARE IN VIOLATION OF THE L.A.M.C. IT IS YOUR RESPONSIBILITY TO CORRECT THE VIOLATION(S) AND CONTACT THE INSPECTOR LISTED BELOW TO ARRANGE FOR A COMPLIANCE INSPECTION BEFORE THE NON-COMPLIANCE FEE IS IMPOSED. Failure to correct the violations and arrange for the compliance inspection within 15 day from the Compliance Date, will result in imposition of the fee noted below.

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 98.04 II 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.

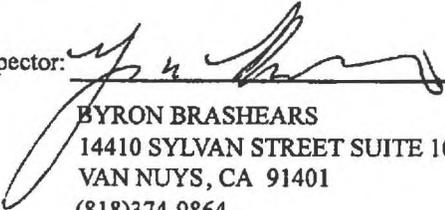
APPEAL PROCEDURES:

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 (818)374-9864. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: _____

Date: August 07, 2013


BYRON BRASHEARS
14410 SYLVAN STREET SUITE 105
VAN NUYS, CA 91401
(818)374-9864

Byron.Brashears@lacity.org


REVIEWED BY