

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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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

July 29, 2015

Council District: # 8

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

JOB ADDRESS: **3135 WEST HYDE PARK BLVD., LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **4006-012-043**

On September 8, 2009, and May 15, 2010, 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: **3135 West Hyde Park Blvd., 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 a non-compliance fee as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance Code Enforcement fee	\$ 100.00
Late Charge/Collection Fee (250%)	150.00
Accumulated Interest (1%/month)	234.22
Title Report fee	42.00
Grand Total	\$ 526.22

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 **\$526.22** 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 **\$526.22** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY


Steve Ongele
Chief, Resource Management Bureau

Lien confirmed by
City Council on:

ATTEST: HOLLY WOLCOTT, CITY CLERK

BY: _____
DEPUTY

EXHIBIT A



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

Property Title Report

Work Order No. T11841
Dated as of: 07/02/2015

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 4006-012-043

Property Address: 3135 W HYDE PARK BLVD **City:** Los Angeles **County:** Los Angeles

VESTING INFORMATION

Type of Document: Grant Deed:

Grantee : John Crawford, a married man as his sole and separate property

Grantor : Olga M. Lozano, a single woman

Deed Date : 3/10/2000

Recorded : 5/16/2000

Instr No. : 00 0752545

MAILING ADDRESS: John Crawford,
3731 Stocker St., Suite 110, Los Angeles, CA 90008

SCHEDULE B

LEGAL DESCRIPTION

The following described property:

That portion of Lot 323 of Hyde Park Tract, in the City of Los Angeles, County of Los Angeles, State of California, as per Map recorded in Book 14, Page 21 of Miscellaneous Records, in the Office of the County Recorder of said Los Angeles County, lying West of a straight line drawn North at right angles to the South line of said Lot, from a point 49.24 feet East thereof from the Southwest corner of said Lot.

Assessor's Parcel No: 4006-012-043

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 : \$119,683.00

Dated : 7/6/2006

Trustor : John Crawford

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. T11841

SCHEDULE B (Continued)

Trustee : Security Union Title

Beneficiary : MERS, Inc., as nominee for Homewide Lending, Corp.

Loan No. : MIN 1003113-0006001389-9

Recorded : 7/26/2006

Instr No. : 06 1651983

Maturity Date is: 8/1/2036

MAILING ADDRESS: Security Union Title,
1440 Bride Gate Dr., No. 300, Diamond Bar, California, 91765

MAILING ADDRESS: Homewide Lending, Corp.,
70 South Lake Ave., No. 690, Pasadena, California, 91101

MAILING ADDRESS: MERS, P.O. Box 2026, Flint, MI 48501-2026.

00 0752545

RECORDING REQUESTED BY:
Escrow-Eze
AND WHEN RECORDED MAIL TO:

Mr. John Crawford
c/o R.S. Cooper & Associates
3731 Stocker St., Suite 110
Los Angeles, CA 90008

30

A.P. #4006-12-43

THIS SPACE FOR RECORDER'S USE ONLY:

ESCROW NO. 015984-SD

TITLE ORDER NO.

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)
DOCUMENTARY TRANSFER TAX is none **CITY TRANSFER TAX** is none
 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,

OLGA M. LOZANO, a Single Woman

hereby **GRANT(s) to:**

JOHN CRAWFORD, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY

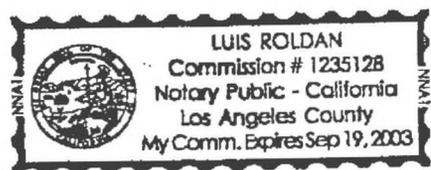
the real property in the city of Los Angeles, County of Los Angeles, State of California, described as:
LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A AND MADE A PART HEREOF.

*Sole and separate Properties of
the spouse*

DATED MARCH 10, 2000
STATE OF CALIFORNIA
COUNTY OF LOS ANGELES.
On 03-14-2000
before me, LUIS ROLDAN
a Notary Public in and for said State, personally appeared
OLGA M. LOZANO.

Olga M. Lozano
X Olga M. Lozano

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 *Luis Roldan*

(This area for official notarial seal)

Mail tax statements to: SAME AS SHOWN ABOVE

RECORDING REQUESTED BY:
Fidelity National Title Insurance Company
AND WHEN RECORDED MAIL TO:

John Crawford
c/o R.S. Cooper & Associates
3731 Stocker St., Suite 110
Los Angeles, CA 90008

THIS SPACE FOR RECORDER'S USE ONLY:

ESCROW NO. 015984-SD

TITLE ORDER NO.

INTERSPOUSAL TRANSFER GRANT DEED

(Excluded from reappraisal under California Constitution Article 13 A Section 1 et seq.)

DOCUMENTARY TRANSFER TAX is \$none CITY TRANSFER TAX is \$none *Gift 1*
 computed on full value of property conveyed, or
 computed on full value less value of liens or encumbrances remaining at time of sale.
 is exempt from imposition of the Documentary Transfer Tax pursuant to Revenue and Taxation Code Section 11927(a),
on transferring community, quasi-community, or quasi-marital property, assets between spouses pursuant to a
judgement, and order, or a written agreement between spouses in contemplation of any such judgement or order.

[Signature]

Signature of declaring grantor or grantee

This is an Interspousal Transfer and not a change in ownership under Section 63 of the Revenue and Taxation Code and Grantor(s) has (have) checked the applicable exclusion from reappraisal:

- _____ A transfer to a trustee for the beneficial use of a spouse, or the surviving spouse of a deceased transferor, or by a trustee of such a trust to the spouse of the trustor.
- _____ A transfer to a spouse or former spouse in connection with property settlement agreement of decree of dissolution of a marriage or legal separation, or
- A creation, transfer, or termination, solely between spouses, of any co-owner's interest.
- _____ The distribution of a legal entity's property to a spouse or former spouse in exchange for the interest of such spouse in the legal entity in connection with a property settlement agreement or a decree of dissolution of a marriage or legal separation.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
HARUMI D. CRAWFORD
hereby GRANT(s) to:
JOHN CRAWFORD
the real property in the city of Los Angeles, County of Los Angeles, State of California, described as:

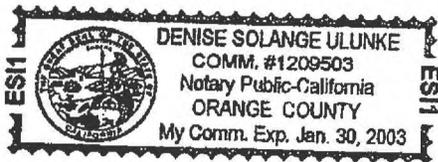
LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.
A.P. # 4006-12-43

DATED March 10, 2000
STATE OF CALIFORNIA
COUNTY OF Orange
On 3-20-2000
before me, Denise Solange Ulunke
a Notary Public in and for said State, personally appeared
Harumi D Crawford

[Signature]

HARUMI D. CRAWFORD

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]*

(This area for official notarial seal)

Mail tax statements to: John Crawford, c/o R.S. Cooper & Associates, 3731 Stocker St., Suite 110

SECURITY UNION TITLE

000006123

Recording Requested By:
HOMEWIDE LENDING, CORP.

2

And After Recording Return To:
HOMEWIDE LENDING, CORP.
70 SOUTH LAKE AVE., #690
PASADENA, CALIFORNIA 91101
Loan Number: 6001389

06 1651983

[Space Above This Line For Recording Data]

DEED OF TRUST

MIN: 1003113-0006001389-9

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 JULY 6, 2006, together with all Riders to this document.
- (B) "Borrower" is JOHN CRAWFORD, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY

Borrower is the trustor under this Security Instrument.

- (C) "Lender" is HOMEWIDE LENDING, CORP.

Lender is a CORPORATION organized and existing under the laws of CALIFORNIA
Lender's address is 70 SOUTH LAKE AVE., #690, PASADENA, CALIFORNIA 91101

- (D) "Trustee" is SECURITY UNION TITLE
1440 BRIDGE GATE DR., #300, DIAMOND BAR, CALIFORNIA 91765

(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 P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS.

- (F) "Note" means the promissory note signed by Borrower and dated JULY 6, 2006
The Note states that Borrower owes Lender ONE HUNDRED NINETEEN THOUSAND SIX HUNDRED EIGHTY-THREE AND 00/100 Dollars (U.S. \$ 119,683.00) plus interest.

4006-012-043

10 00 10

Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than AUGUST 1, 2036

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

(H) "Loan" means the debt evidenced by the Note, plus interest, any prepayment charges and late charges due under the Note, and all sums due under this Security Instrument, plus interest.

(I) "Riders" means all Riders to this Security Instrument that are executed by Borrower. The following Riders are to be executed by Borrower [check box as applicable]:

- | | |
|--|---|
| <input type="checkbox"/> Adjustable Rate Rider | <input type="checkbox"/> Planned Unit Development Rider |
| <input type="checkbox"/> Balloon Rider | <input type="checkbox"/> Biweekly Payment Rider |
| <input checked="" type="checkbox"/> 1-4 Family Rider | <input type="checkbox"/> Second Home Rider |
| <input type="checkbox"/> Condominium Rider | <input checked="" type="checkbox"/> Other(s) [specify] |
- PREPAYMENT RIDER

(J) "Applicable Law" means all controlling applicable federal, state and local statutes, regulations, ordinances and administrative rules and orders (that have the effect of law) as well as all applicable final, non-appealable judicial opinions.

(K) "Community Association Dues, Fees, and Assessments" means all dues, fees, assessments and other charges that are imposed on Borrower or the Property by a condominium association, homeowners association or similar organization.

(L) "Electronic Funds Transfer" means any transfer of funds, other than a transaction originated by check, draft, or similar paper instrument, which is initiated through an electronic terminal, telephonic instrument, computer, or magnetic tape so as to order, instruct, or authorize a financial institution to debit or credit an account. Such term includes, but is not limited to, point-of-sale transfers, automated teller machine transactions, transfers initiated by telephone, wire transfers, and automated clearinghouse transfers.

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

(N) "Miscellaneous Proceeds" means any compensation, settlement, award of damages, or proceeds paid by any third party (other than insurance proceeds paid under the coverages described in Section 5) for: (i) damage to, or destruction of, the Property; (ii) condemnation or other taking of all or any part of the Property; (iii) conveyance in lieu of condemnation; or (iv) misrepresentations of, or omissions as to, the value and/or condition of the Property.

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

(P) "Periodic Payment" means the regularly scheduled amount due for (i) principal and interest under the Note, plus (ii) any amounts under Section 3 of this Security Instrument.

(Q) "RESPA" means the Real Estate Settlement Procedures Act (12 U.S.C. §2601 et seq.) and its implementing regulation, Regulation X (24 C.F.R. Part 3500), as they might be amended from time to time, or any additional or successor legislation or regulation that governs the same subject matter. As used in this Security Instrument, "RESPA" refers to all requirements and restrictions that are imposed in regard to a "federally related mortgage loan" even if the Loan does not qualify as a "federally related mortgage loan" under RESPA.

(R) "Successor in Interest of Borrower" means any party that has taken title to the Property, whether or not that party has assumed Borrower's obligations under the Note and/or this Security Instrument.

TRANSFER OF RIGHTS IN THE PROPERTY

The beneficiary of this Security Instrument is MERS (solely as nominee for Lender and Lender's successors and assigns) and the successors and assigns of MERS. This Security Instrument secures to Lender: (i) the repayment of the Loan, and all renewals, extensions and modifications of the Note; and (ii) the performance of Borrower's

06 1651983

Loan Number: 6001389

Date: JULY 6, 2006

Property Address: 3135 HYDE PARK BOULEVARD, LOS ANGELES, CALIFORNIA
90043

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EXHIBIT "A"
LEGAL DESCRIPTION

EXHIBIT A LEGAL DESCRIPTION

That portion of Lot 323 of Hyde Park Tract, in the City of Los Angeles, County of Los Angeles, State of California, as per Map recorded in Book 14, Page 21 of Miscellaneous Records, in the Office of the County Recorder of said Los Angeles County, lying West of a straight line drawn North at right angles to the South line of said Lot, from a point 49.24 feet East thereof from the Southwest corner of said Lot.

EXCEPTING THEREFROM all minerals, gas, oils, petroleum, naphtha, hydrocarbon substances and other minerals in or under said land, lying 500 or more below the surface of said land, as excepted and reserved in deed recorded April 3, 1984 as Instrument No. 84-402450, Official Records.

A.P.N. # : 4006-012-043

DocMagic ~~EL PASO~~ 800-649-1362
www.docmagic.com

06-06-06

06 1651983

5

covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower irrevocably grants and conveys to Trustee, in trust, with power of sale, the following described property located in the

COUNTY

of

LOS ANGELES

:

[Type of Recording Jurisdiction]

[Name of Recording Jurisdiction]

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

A.P.N. : 4006-012-043

which currently has the address of 3135 HYDE PARK BOULEVARD

[Street]

LOS ANGELES

, California

90043

("Property Address"):

[City]

[Zip Code]

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property." Borrower understands and agrees that MERS holds only legal title to the interests granted by Borrower in this Security Instrument, but, if necessary to comply with law or custom, MERS (as nominee for Lender and Lender's successors and assigns) has the right: to exercise any or all of those interests, including, but not limited to, the right to foreclose and sell the Property; and to take any action required of Lender including, but not limited to, releasing and canceling this Security Instrument.

BORROWER COVENANTS that Borrower is lawfully seised of the estate hereby conveyed and has the right to grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. **Payment of Principal, Interest, Escrow Items, Prepayment Charges, and Late Charges.** Borrower shall pay when due the principal of, and interest on, the debt evidenced by the Note and any prepayment charges and late charges due under the Note. Borrower shall also pay funds for Escrow Items pursuant to Section 3. Payments due under the Note and this Security Instrument shall be made in U.S. currency. However, if any check or other instrument received by Lender as payment under the Note or this Security Instrument is returned to Lender unpaid, Lender may require that any or all subsequent payments due under the Note and this Security Instrument be made in one or more of the following forms, as selected by Lender: (a) cash; (b) money order; (c) certified check, bank check, treasurer's check or cashier's check, provided any such check is drawn upon an institution whose deposits are insured by a federal agency, instrumentality, or entity; or (d) Electronic Funds Transfer.

Payments are deemed received by Lender when received at the location designated in the Note or at such other location as may be designated by Lender in accordance with the notice provisions in Section 15. Lender may return any payment or partial payment if the payment or partial payments are insufficient to bring the Loan current. Lender may accept any payment or partial payment insufficient to bring the Loan current, without waiver of any rights hereunder or prejudice to its rights to refuse such payment or partial payments in the future, but Lender is not

06 1651983

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any Rider executed by Borrower and recorded with it.

15

John Crawford

JOHN CRAWFORD (Seal)
-Borrower

(Seal)
-Borrower

Witness:

Witness:

01-28-03

06 1651983

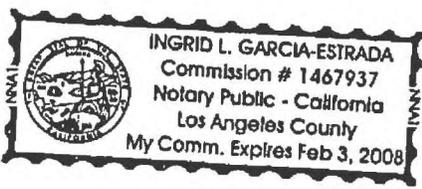
16

State of California)
) ss.
County of *California*)

On *7-6-06* before me, *Ingrid L. Garcia-Estrada* Notary Public
personally appeared JOHN CRAWFORD

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.



Ingrid L. Garcia-Estrada
NOTARY SIGNATURE

Ingrid L. Garcia-Estrada
(Typed Name of Notary)

NOTARY SEAL

07-26-06

06 1651983

EXHIBIT B

ASSIGNED INSPECTOR: DALE SCWARTZ

Date: July 29, 2015

JOB ADDRESS: 3135 WEST HYDE PARK BLVD., LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 4006-012-043

Last Full Title: 06/17/2015

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- 1). JOHN CRAWFORD
3731 STOCKER ST., SUITE 110
VIEW PARK, CA. 90008-5147
CAPACITY: OWNER

- 2). HOMEWIDE LENDING, CORP.
70 SOUTH LAKE AVE., #690
PASADENA, CA. 91101
CAPACITY: INTERESTED PARTY

Property Detail Report

For Property Located At :
3135 HYDE PARK BLVD, LOS ANGELES, CA 90043-4116



EXHIBIT C
 CoreLogic
 RealQuest Professional

Owner Information

Owner Name: **CRAWFORD JOHN**
 Mailing Address: **3731 STOCKER ST #110, VIEW PARK CA 90008-5147 C051**
 Vesting Codes: **MM // SE**

Location Information

Legal Description: **HYDE PARK W 49.24 FT OF LOT 323**
 County: **LOS ANGELES, CA** APN: **4006-012-043**
 Census Tract / Block: **2349.01 / 1** Alternate APN:
 Township-Range-Sect: Subdivision: **HYDE PARK**
 Legal Book/Page: Map Reference: **51-C5 /**
 Legal Lot: **323** Tract #: **LOS ANGELES**
 Legal Block: School District:
 Market Area: **PHHT** School District Name:
 Neighbor Code: Munic/Township:

Owner Transfer Information

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

Last Market Sale Information

Recording/Sale Date: **05/16/2000 / 03/10/2000** 1st Mtg Amount/Type: **/**
 Sale Price: 1st Mtg Int. Rate/Type: **/**
 Sale Type: 1st Mtg Document #: **/**
 Document #: **752546** 2nd Mtg Amount/Type: **/**
 Deed Type: **GRANT DEED** 2nd Mtg Int. Rate/Type: **/**
 Transfer Document #: Price Per SqFt:
 New Construction: Multi/Split Sale:
 Title Company:
 Lender:
 Seller Name: **LOZANO OLGA M**

Prior Sale Information

Prior Rec/Sale Date: **05/16/2000 / 03/10/2000** Prior Lender:
 Prior Sale Price: Prior 1st Mtg Amt/Type: **/**
 Prior Doc Number: **752545** Prior 1st Mtg Rate/Type: **/**
 Prior Deed Type: **GRANT DEED**

Property Characteristics

Gross Area:		Parking Type:	ATTACHED GARAGE	Construction:	FRAME
Living Area:	1,118	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:	1	Exterior wall:	SHINGLE SIDING
Above Grade:		Parking Spaces:	1	Porch Type:	
Total Rooms:	7	Basement Area:		Patio Type:	
Bedrooms:	3	Finish Bsmnt Area:		Pool:	
Bath(F/H):	1 /	Basement Type:		Air Cond:	
Year Built / Eff:	1922 / 1922	Roof Type:		Style:	CONVENTIONAL
Fireplace:	/	Foundation:	RAISED	Quality:	AVERAGE
# of Stories:	1.00	Roof Material:	COMPOSITION	Condition:	FAIR
Other Improvements:	FENCE;ADDITION		SHINGLE		

Site Information

Zoning:	LAR3	Acres:	0.07	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	2,955	Lot Width/Depth:	49 x 60	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	PUBLIC
Site Influence:	CORNER			Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$146,679	Assessed Year:	2014	Property Tax:	\$1,996.47
Land Value:	\$94,027	Improved %:	36%	Tax Area:	212
Improvement Value:	\$52,652	Tax Year:	2014	Tax Exemption:	
Total Taxable Value:	\$146,679				

Comparable Sales Report

For Property Located At

3135 HYDE PARK BLVD, LOS ANGELES, CA 90043-4116



CoreLogic
 RealQuest Professional

12 Comparable(s) Selected.

Report Date: 07/29/2015

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$0	\$242,500	\$400,000	\$316,875
Bldg/Living Area	1,118	1,012	1,280	1,110
Price/Sqft	\$0.00	\$189.45	\$350.88	\$287.46
Year Built	1922	1922	1926	1924
Lot Area	2,955	4,160	6,751	4,994
Bedrooms	3	2	3	2
Bathrooms/Restrooms	1	1	2	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$146,679	\$33,952	\$290,000	\$157,348
Distance From Subject	0.00	0.15	0.49	0.35

*= user supplied for search only

Comp #:1		Distance From Subject:0.15 (miles)	
Address:	6331 MADDEN AVE, LOS ANGELES, CA 90043-4260		
Owner Name:	IH5 PROPERTY WEST LP		
Seller Name:	GOLDEN PROPERTIES VENTURE FUND		
APN:	4007-010-029	Map Reference:	51-C5 /
County:	LOS ANGELES, CA	Census Tract:	2348.00
Subdivision:	4633	Zoning:	LAR1
Rec Date:	05/18/2015	Prior Rec Date:	09/29/2010
Sale Date:	05/05/2015	Prior Sale Date:	09/27/2010
Sale Price:	\$315,000	Prior Sale Price:	\$156,500
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	575564	Acres:	0.11
1st Mtg Amt:		Lot Area:	4,801
Total Value:	\$212,097	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 1
		Living Area:	1,137
		Total Rooms:	5
		Bedrooms:	3
		Bath(F/H):	1 /
		Yr Built/Eff:	1922 / 1939
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	COMPOSITION SHINGLE
		Parking:	PARKING AVAIL

Comp #:2		Distance From Subject:0.19 (miles)	
Address:	6611 7TH AVE, LOS ANGELES, CA 90043-4427		
Owner Name:	AGUAYO ROSALINA/AGUAYO-GARCIA MARTIN		
Seller Name:	NHS NEIGHBORHOOD REDEVELOPMENT		
APN:	4008-009-018	Map Reference:	51-C5 /
County:	LOS ANGELES, CA	Census Tract:	2348.00
Subdivision:	48	Zoning:	LAR1
Rec Date:	02/02/2015	Prior Rec Date:	12/02/2013
Sale Date:	10/28/2014	Prior Sale Date:	11/19/2013
Sale Price:	\$330,000	Prior Sale Price:	\$290,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	115992	Acres:	0.11
1st Mtg Amt:	\$253,000	Lot Area:	4,801
Total Value:	\$290,000	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 1
		Living Area:	1,056
		Total Rooms:	5
		Bedrooms:	3
		Bath(F/H):	2 /
		Yr Built/Eff:	1923 / 1944
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	/
		Pool:	
		Roof Mat:	COMPOSITION SHINGLE
		Parking:	PARKING AVAIL

Comp #:3		Distance From Subject:0.29 (miles)	
Address:	3119 W 69TH ST, LOS ANGELES, CA 90043-4723		
Owner Name:	GARCIA RAMON R/ZERAFIN MONICA R R		
Seller Name:	JOHNSONS LIVING TRUST		
APN:	4006-028-014	Map Reference:	51-C5 /
County:	LOS ANGELES, CA	Census Tract:	2352.02
Subdivision:	8762	Zoning:	LAR1
Rec Date:	05/20/2015	Prior Rec Date:	07/15/1976
Sale Date:	04/23/2015	Prior Sale Date:	
Sale Price:	\$270,000	Prior Sale Price:	\$25,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	588755	Acres:	0.11
1st Mtg Amt:	\$265,109	Lot Area:	5,003
Total Value:	\$45,510	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	1,012
		Total Rooms:	5
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Built/Eff:	1926 / 1928
		Air Cond:	
		Style:	SPANISH
		Fireplace:	/
		Pool:	
		Roof Mat:	ROLL COMPOSITION
		Parking:	PARKING AVAIL

Comp #:4 Distance From Subject:0.29 (miles)
 Address: 3115 W 69TH ST, LOS ANGELES, CA 90043-4723
 Owner Name: VARGAS SARA
 Seller Name: RUBIO ENOT & GLORIA
 APN: 4006-028-013 Map Reference: 51-C5 / Living Area: 1,248
 County: LOS ANGELES, CA Census Tract: 2352.02 Total Rooms: 6
 Subdivision: 8762 Zoning: LAR1 Bedrooms: 3
 Rec Date: 05/12/2015 Prior Rec Date: 01/07/1992 Bath(F/H): 1 /
 Sale Date: 03/09/2015 Prior Sale Date: 12/1991 Yr Built/Eff: 1926 / 1928
 Sale Price: \$325,000 Prior Sale Price: \$120,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: SPANISH
 Document #: 547472 Acres: 0.11 Fireplace: /
 1st Mtg Amt: \$319,113 Lot Area: 5,005 Pool:
 Total Value: \$177,376 # of Stories: 1.00 Roof Mat: ROLL
 Land Use: SFR Park Area/Cap#: / 1 Parking: COMPOSITION
 PARKING AVAIL

Comp #:5 Distance From Subject:0.3 (miles)
 Address: 6536 5TH AVE, LOS ANGELES, CA 90043-4510
 Owner Name: LALEHZARI BEHZAD & FARIDEH
 Seller Name: FEDERAL NATL MTG ASSN FNMA
 APN: 4007-028-010 Map Reference: 51-D5 / Living Area: 1,044
 County: LOS ANGELES, CA Census Tract: 2348.00 Total Rooms: 5
 Subdivision: 48 Zoning: LAR1 Bedrooms: 2
 Rec Date: 04/15/2015 Prior Rec Date: 12/23/1992 Bath(F/H): 1 /
 Sale Date: 03/11/2015 Prior Sale Date: Yr Built/Eff: 1926 / 1929
 Sale Price: \$255,000 Prior Sale Price: Air Cond:
 Sale Type: FULL Prior Sale Type: Style: SPANISH
 Document #: 414872 Acres: 0.11 Fireplace: Y / 1
 1st Mtg Amt: Lot Area: 4,797 Pool:
 Total Value: \$238,578 # of Stories: 1.00 Roof Mat: ROLL
 Land Use: SFR Park Area/Cap#: / 2 Parking: COMPOSITION
 PARKING AVAIL

Comp #:6 Distance From Subject:0.37 (miles)
 Address: 3130 W 59TH PL, LOS ANGELES, CA 90043-3113
 Owner Name: GALLARDO GABRIEL
 Seller Name: DAVIS RONALD
 APN: 4005-008-008 Map Reference: 51-C4 / Living Area: 1,049
 County: LOS ANGELES, CA Census Tract: 2347.00 Total Rooms: 5
 Subdivision: TALLEWANDA TR Zoning: LAR1 Bedrooms: 2
 Rec Date: 05/20/2015 Prior Rec Date: 09/22/2011 Bath(F/H): 2 /
 Sale Date: 04/22/2015 Prior Sale Date: 08/10/2011 Yr Built/Eff: 1925 / 1925
 Sale Price: \$325,000 Prior Sale Price: \$226,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: SPANISH
 Document #: 589246 Acres: 0.12 Fireplace: /
 1st Mtg Amt: \$319,113 Lot Area: 5,391 Pool:
 Total Value: \$231,155 # of Stories: 1.00 Roof Mat: ROLL
 Land Use: SFR Park Area/Cap#: / 1 Parking: COMPOSITION
 PARKING AVAIL

Comp #:7 Distance From Subject:0.39 (miles)
 Address: 6218 BRYNHURST AVE, LOS ANGELES, CA 90043-3843
 Owner Name: PEREZ MARIO M & GLADYS E
 Seller Name: HP CAP INVESTMENTS INC
 APN: 4006-005-031 Map Reference: 51-C4 / Living Area: 1,036
 County: LOS ANGELES, CA Census Tract: 2349.02 Total Rooms: 5
 Subdivision: HYDE PARK Zoning: LAR3 Bedrooms: 2
 Rec Date: 06/19/2015 Prior Rec Date: 12/21/2009 Bath(F/H): 2 /
 Sale Date: 05/20/2015 Prior Sale Date: 12/14/2009 Yr Built/Eff: 1925 / 1926
 Sale Price: \$335,000 Prior Sale Price: \$168,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 733878 Acres: 0.10 Fireplace: /
 1st Mtg Amt: \$328,932 Lot Area: 4,160 Pool:
 Total Value: \$176,899 # of Stories: 1.00 Roof Mat: ROLL
 Land Use: SFR Park Area/Cap#: / 1 Parking: COMPOSITION
 DETACHED
 GARAGE

Comp #:8 Distance From Subject:0.41 (miles)
 Address: 5946 MADDEN AVE, LOS ANGELES, CA 90043-3215
 Owner Name: BURTON TAKEIA/GARCIA MARIA C
 Seller Name: MAMO REAL ESTATE HOLDINGS II L
 APN: 4005-012-012 Map Reference: 51-C4 / Living Area: 1,132
 County: LOS ANGELES, CA Census Tract: 2347.00 Total Rooms: 6
 Subdivision: 4515 Zoning: LAR1 Bedrooms: 3
 Rec Date: 05/22/2015 Prior Rec Date: 04/21/2015 Bath(F/H): 1 /
 Sale Date: 04/02/2015 Prior Sale Date: 04/07/2015 Yr Built/Eff: 1923 / 1923
 Sale Price: \$356,000 Prior Sale Price: \$386,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: SPANISH
 Document #: 599601 Acres: 0.11 Fireplace: /
 1st Mtg Amt: \$349,551 Lot Area: 4,800 Pool:
 Total Value: \$33,952 # of Stories: 1.00 Roof Mat: ROLL
 COMPOSITION

Land Use: SFR Park Area/Cap#: / 1 Parking: PARKING AVAIL

Comp #:9 Distance From Subject:0.41 (miles)
 Address: 6560 3RD AVE, LOS ANGELES, CA 90043-4554
 Owner Name: MENDOZA THOMAS S R
 Seller Name: GARDNER B J LIVING TRUST
 APN: 4008-003-003 Map Reference: 51-D5 / Living Area: 1,168
 County: LOS ANGELES, CA Census Tract: 2348.00 Total Rooms: 5
 Subdivision: 6543 Zoning: LAR1 Bedrooms: 2
 Rec Date: 03/06/2015 Prior Rec Date: 10/05/1979 Bath(F/H): 1 /
 Sale Date: 01/14/2015 Prior Sale Date: Yr Built/Eff: 1925 / 1928
 Sale Price: \$309,000 Prior Sale Price: \$16,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: SPANISH
 Document #: 248012 Acres: 0.11 Fireplace: /
 1st Mtg Amt: \$303,403 Lot Area: 4,814 Pool:
 Total Value: \$60,652 # of Stories: 1.00 Roof Mat: ROLL
 Land Use: SFR Park Area/Cap#: / 2 Parking: COMPOSITION
 PARKING AVAIL

Comp #:10 Distance From Subject:0.44 (miles)
 Address: 5907 MADDEN AVE, LOS ANGELES, CA 90043-3214
 Owner Name: LEGASPI GROUP LLC
 Seller Name: TORRES D LIVING TRUST
 APN: 4005-011-017 Map Reference: 51-C4 / Living Area: 1,280
 County: LOS ANGELES, CA Census Tract: 2347.00 Total Rooms: 6
 Subdivision: 4515 Zoning: LAR1 Bedrooms: 3
 Rec Date: 11/21/2014 Prior Rec Date: 02/25/1977 Bath(F/H): 1 /
 Sale Date: 10/15/2014 Prior Sale Date: Yr Built/Eff: 1923 / 1923
 Sale Price: \$242,500 Prior Sale Price: \$24,500 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 1255508 Acres: 0.11 Fireplace: Y / 1
 1st Mtg Amt: \$205,870 Lot Area: 4,802 Pool:
 Total Value: \$44,742 # of Stories: 1.00 Roof Mat: COMPOSITION
 Land Use: SFR Park Area/Cap#: / 2 Parking: SHINGLE
 DETACHED
 GARAGE

Comp #:11 Distance From Subject:0.45 (miles)
 Address: 3422 W 59TH PL, LOS ANGELES, CA 90043-3010
 Owner Name: CASARES FRANCISCO J & VANESSA M
 Seller Name: LALEZARIAN SHELOMOH
 APN: 4005-001-007 Map Reference: 51-C4 / Living Area: 1,140
 County: LOS ANGELES, CA Census Tract: 2347.00 Total Rooms: 5
 Subdivision: 2095 Zoning: LAR1 Bedrooms: 2
 Rec Date: 03/05/2015 Prior Rec Date: 11/03/2011 Bath(F/H): 1 /
 Sale Date: 01/27/2015 Prior Sale Date: 10/28/2011 Yr Built/Eff: 1923 / 1923
 Sale Price: \$400,000 Prior Sale Price: \$171,000 Air Cond:
 Sale Type: UNKNOWN Prior Sale Type: FULL Style: SPANISH
 Document #: 239604 Acres: 0.15 Fireplace: /
 1st Mtg Amt: \$392,753 Lot Area: 6,751 Pool:
 Total Value: \$175,211 # of Stories: 1.00 Roof Mat: ROLL
 Land Use: SFR Park Area/Cap#: / 2 Parking: COMPOSITION
 PARKING AVAIL

Comp #:12 Distance From Subject:0.49 (miles)
 Address: 5935 5TH AVE, LOS ANGELES, CA 90043-3230
 Owner Name: VEGA GEOVANY M & SONIA G
 Seller Name: SUTACHAN JAIME
 APN: 4005-016-026 Map Reference: 51-D4 / Living Area: 1,012
 County: LOS ANGELES, CA Census Tract: 2347.00 Total Rooms: 5
 Subdivision: 4515 Zoning: LAR1 Bedrooms: 2
 Rec Date: 05/28/2015 Prior Rec Date: 09/26/2014 Bath(F/H): 1 /
 Sale Date: 02/21/2015 Prior Sale Date: 08/25/2014 Yr Built/Eff: 1922 / 1922
 Sale Price: \$340,000 Prior Sale Price: \$252,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 619584 Acres: 0.11 Fireplace: /
 1st Mtg Amt: \$333,841 Lot Area: 4,798 Pool:
 Total Value: \$202,000 # of Stories: 1.00 Roof Mat: ROLL
 Land Use: SFR Park Area/Cap#: / 1 Parking: COMPOSITION
 PARKING AVAIL

EXHIBIT D

ASSIGNED INSPECTOR: DALE SCWARTZ

Date: July 29, 2015

JOB ADDRESS: 3135 WEST HYDE PARK BLVD., LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 4006-012-043

CASE#: 305584

ORDER NO: A-2288402

EFFECTIVE DATE OF ORDER TO COMPLY: August 24, 2009

COMPLIANCE EXPECTED DATE: September 8, 2009

DATE COMPLIANCE OBTAINED: July 20, 2010

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-2288402

1011104201027626

BOARD OF BUILDING AND SAFETY COMMISSIONERS

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

CITY OF LOS ANGELES CALIFORNIA



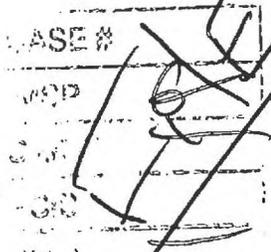
ANTONIO R. VILLARAIGOSA MAYOR

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

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

ORDER TO COMPLY

JOHN CRAWFORD
3731 STOCKER ST 110
LOS ANGELES, CA 90008



CASE #: 305584
ORDER #: A-2288402
EFFECTIVE DATE: August 24, 2009
COMPLIANCE DATE: September 08, 2009

OWNER OF
SITE ADDRESS: 3135 W HYDE PARK BLVD
ASSESSORS PARCEL NO.: 4006-012-043
ZONE: R3; Multiple Dwelling Zone

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. Building premises are not maintained.

You are therefore ordered to: 1) Maintain building premises clean and free of debris, rubbish, garbage, trash, overgrown vegetation and other similar materials.

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

Location: Entire property

2. Fences are not maintained.

You are therefore ordered to: 1) Repair, replace or remove fences that are not straight or structurally sound.

Code Section(s) in Violation: 91.8104, 91.8104.13, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Location: South property line

Comments: Repair chain link fencing

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.

A proposed noncompliance fee in the amount of \$100.00 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,



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

MAY RESULT IN A LATE CHARGE OF TWO (2) TIMES THE NON-COMPLIANCE FEE PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF **\$350.00**.

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

PENALTY WARNING:

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

APPEAL PROCEDURES:

There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine error or abuse of discretion, or requests for slight modification of the requirements contained in this order when appropriate fees have been paid. Section 98.0403.1 and 98.0403.2 L.A.M.C.

If you have any questions or require any additional information please feel free to contact me at (323)789-2786. Office hours are 7:00 a.m. to 5:00 p.m. Monday through Friday.

Inspector: Bruce Todd

Date: August 17, 2009

BRUCE TODD
8475 S. VERMONT AVE.
LOS ANGELES, CA 90044
(323)789-2786

AS
REVIEWED BY

EXHIBIT D

ASSIGNED INSPECTOR: DALE SCWARTZ

Date: July 29, 2015

JOB ADDRESS: 3135 WEST HYDE PARK BLVD., LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 4006-012-043

CASE#: 305584

ORDER NO: A-2506124

EFFECTIVE DATE OF ORDER TO COMPLY: April 20, 2010

COMPLIANCE EXPECTED DATE: May 15, 2010

DATE COMPLIANCE OBTAINED: July 20, 2010

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-2506124

1011104201027648

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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PRESIDENT

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VICE-PRESIDENT

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HELENA JUBANY
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

JOHN CRAWFORD
3731 STOCKER ST 110
LOS ANGELES, CA 90008

CASE #: 305584
ORDER #: A-2506124
EFFECTIVE DATE: April 20, 2010
COMPLIANCE DATE: May 15, 2010

OWNER OF
SITE ADDRESS: 3135 W HYDE PARK BLVD
ASSESSORS PARCEL NO.: 4006-012-043
ZONE: R3; Multiple Dwelling Zone

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 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.

Location: Front yard

2. Building premises are not maintained.

You are therefore ordered to: 1) Maintain building premises clean and free of debris, rubbish, garbage, trash, overgrown vegetation and other similar materials.

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

Location: Entire property

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.

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.



CODE ENFORCEMENT BUREAU
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www.ladbs.org

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

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

PENALTY WARNING:

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

APPEAL PROCEDURES:

There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine 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 (323)789-2786.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: Bruce Todd

Date: April 13, 2010

BRUCE TODD
8475 S. VERMONT AVE.
LOS ANGELES, CA 90044
(323)789-2786

REVIEWED BY