

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
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JOSELYN GEAGA-ROSENTHAL
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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

August 11, 2015

Council District: #14

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

JOB ADDRESS: **3233 EAST CESAR E. CHAVEZ AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5178-024-020**

On February 23, 2011, pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code, the Department of Building and Safety (the "Department") investigated and identified code violations at: **3233 East Cesar E. Chavez Avenue, Los Angeles, California** (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

Following the Department's investigation an order or orders to comply were issued to the property owner and all interested parties. Pursuant to Section 98.0411(a) the order warned that "a proposed noncompliance fee may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or slight modification is filed within 15 days after the compliance date." The owners failed to comply within the time prescribed by ordinance. The Department imposed a non-compliance fee as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance Code Enforcement fee	\$ 550.00
Late Charge/Collection fee (250%)	1,375.00
Accumulated Interest (1%/month)	1,067.80
Title Report fee	42.00
Grand Total	\$ 3,034.80

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 **\$3,034.80** recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "City Council") designate the time and place protest can be heard concerning this matter, as set forth in Sections 7.35.3 and 7.35.5 of the Los Angeles Administrative Code.

It is further requested that the City Council instruct the Department to deposit to Dept. 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$3,034.80** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY


Steve Ongele
Chief, Resource Management Bureau

ATTEST: HOLLY 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. T11854
Dated as of: 07/02/2015

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 5178-024-020

Property Address: 3233 E CESAR E CHAVEZ AVE **City:** Los Angeles **County:** Los Angeles

VESTING INFORMATION

Type of Document: Grant Deed

Grantee : Matilde Carrillo, an unmarried woman as her sole and separate property

Grantor : Matilde Carrillo Rivas, a married woman as her sole and separate property

Deed Date : 8/23/1996

Recorded : 8/26/1996

Instr No. : 96 1390021

Mailing Address: Matilde Carrillo,
3233 Cesar Chavez Ave. Los Angeles, CA 90063

SCHEDULE B

LEGAL DESCRIPTION

The following described property:

Lot 70 of Tract No. 4812, in the City of Los Angeles, County of Los Angeles, State of California, as per Map recorded in Book 51, Page 79 of Maps, in the Office of the County recorder of said County.

Assessor's Parcel No: 5178-024-020

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 : \$35,000.00

Dated : 8/6/1996

Trustor : Matilde Carrillo who acquired property as Matilde Carrillo Rivas

Trustee : GT Service Corp., a California Corporation

Beneficiary : City of Los Angeles, Los Angeles Housing Department

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. T11854

SCHEDULE B (Continued)

Recorded : 9/27/1996

Instr No. : 96 1591025

Mailing Address: GT Service Corp., a California Corporation,
P.O. Box 667, Burbank, California 91503-0667

Mailing Address: City of Los Angeles, Los Angeles Housing Department,
400 S. Main Street, Room 500 Los Angeles, CA 90013-1311

RECORDING REQUESTED BY

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

NAME: MATILDE CARRILLO
STREET ADDRESS: 3233 CESAR CHAVEZ AVE.
CITY: LOS ANGELES, CA 90063

Title Order No. _____ Escrow No. _____

SPACE ABOVE THIS LINE FOR RECORDER'S USE

A.P.N. # 5178-024-020
GRANT DEED

DOCUMENTARY TRANSFER TAX \$ -0-

computed on full value of property conveyed, or

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

NOT APPLICABLE *Matilde Carrillo*

Signature of Declarant or Agent Determining Tax Firm Name

FOR VALUABLE CONSIDERATION, receipt of which is acknowledged, I (We) MATILDE CARRILLO RIVAS,
A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY (name of grantor(s))

grant to MATILDE CARRILLO, AN UNMARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY
(name of grantee(s))

all that real property situated in the City of LOS ANGELES
(City and State)

(or in an unincorporated area of) LOS ANGELES County, CALIFORNIA
(name of County)

described as follows (insert legal description):

LOT 70 OF TRACT NO. 4812, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 51, PAGE 79 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

This conveyance confirms a change of name, and the grantor and grantee are the same party 2.7.11.911

COMMONLY KNOWN AS: 3233 CESAR CHAVEZ AVE.
LOS ANGELES, CA 90063

Assessor's parcel No. 5178-024-020

Executed on AUGUST 23, 19 96, at LOS ANGELES, CALIFORNIA
(City and State)

STATE OF CALIFORNIA } ss. Matilde Carrillo
COUNTY OF LOS ANGELES } MATILDE CARRILLO, WHO ACQUIRED PROPERTY
AS MATILDE CARRILLO RIVAS

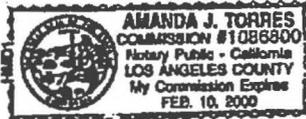
On 08/23/96 before me, Amanda J. Torres,
Notary Public (Name, title of officer or s., "Notary Public")

personally appeared ** Matilde Carrillo **

96 1390021

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.
Amanda J. Torres
Signature



RIGHT THUMBPRINT (OPTIONAL)

TOP OF THUMB HERE

CAPACITY CLAIMED BY ISSUER(S)

INDIVIDUAL(S)

CORPORATE

OFFICER(S) _____ (Title)

PARTNER(S)

ATTORNEY IN FACT

TRUSTEE(S)

GUARDIAN/CONSERVATOR

OTHER _____

ISSUER IS REPRESENTING:
Name of Purchaser or Lender(s)



MAIL TAX STATEMENTS TO MATILDE CARRILLO, 3233 CESAR CHAVEZ AVE., LOS ANGELES, CA 90063
NAME ADDRESS ZIP

Gov't Code 6103
GATEWAY TITLE COMPANY
AND WHEN RECORDED MAIL TO

ACCOMMODATION ONLY

Name: Los Angeles Housing Department
Address: Loan Servicing
City: 400 S. Main Street, Room 500
State: Los Angeles, CA 90013-1311

Order No. 96115154 Escrow No.

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
SEP 27 1996
AT 8 A.M.

FREE 0

SPACE ABOVE THIS LINE FOR RECORDER'S USE

APN # 5178-024-020

DEED OF TRUST

THIS DEED OF TRUST is made this 6TH day of AUGUST, 1996, between

M.C. CARILLO

MATILDE CARRILLO WHO ACQUIRED PROPERTY AS
MATILDE CARRILLO-RIVAS, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY, herein called Trustor, whose address is

3233 CESAR CHAVEZ AVENUE
(number and street)

LOS ANGELES
(city)

CALIFORNIA
(state)

90063
(zip)

and GT SERVICE CORP., a California corporation, P.O. Box 667, Burbank, California 91503-0667 herein called Trustee, and

CITY OF LOS ANGELES, LOS ANGELES HOUSING DEPARTMENT, herein called Beneficiary.

Trustor grants, transfers, and assigns to trustee, in trust, with power of sale, that property in the City of Los Angeles, Los Angeles County, California, described as:

LOT 70 OF TRACT NO. 4812, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 51 PAGE 79 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Which has a street address of: (FORMERLY BROOKLYN AVENUE)
3233 CESAR CHAVEZ AVENUE
LOS ANGELES, CALIFORNIA 90063

This Deed of Trust secures a City Loan with Federal and City restrictions.

Trustor also assigns to Beneficiary all rents, issues and profits of said realty reserving the right to collect and use the same except during continuance of default hereunder and during continuance of such default authorizing Beneficiary to collect and enforce the same by any lawful means in the name of any party hereto.

For the purpose of securing:

- (1) Payment of the indebtedness evidenced by a promissory note in the principal sum of \$35,000.00 of even date herewith, payable to Beneficiary, and any additions or renewals thereof;
- (2) the payment of any money that may be advanced by the Beneficiary to Trustor or his successors, with interest thereon, evidenced by additional notes (indicating they are so secured) or by any other means on the original note, executed by Trustor or his successor;
- (3) performance of each agreement of Trustor as contained herein.

RECORDER'S MEMO:
LEGISLATIVE CITY ATTACHED HERETO
D-Burb

3
3

On October 25, 1973, identical fictitious Deeds of Trust were recorded in the office of the County Recorders of the Counties of the State of California, the first page thereof appearing in the book and at the page of the records of the respective County Recorder as follows:

COUNTY	Book	Page	COUNTY	Book	Page	COUNTY	Book	Page	COUNTY	Book	Page
Alameda	3540	89	Kings	1018	394	Placer	1528	440	Siskiyou	697	407
Alpine	18	753	Lake	743	552	Plumas	227	443	Solano	1860	581
Amador	250	243	Lassen	271	367	Riverside	1973	139405	Sonoma	2810	975
Butte	1870	678	Los Angeles	T8512	751	Sacramento	731025	59	Stanislaus	2587	332
Calaveras	368	92	Madera	1176	234	San Benito	386	94	Sutter	817	182
Colusa	409	347	Marin	2736	463	San Bernardino	8294	877	Tehama	630	522
Contra Costa	7077	178	Mariposa	143	717	San Francisco	8820	585	Trinity	151	393
Del Norte	174	526	Mendocino	942	242	San Joaquin	3813	6	Tulare	3137	567
El Dorado	1229	594	Merced	1940	361	San Luis Obispo	1750	491	Tuolumne	396	309
Fresno	6227	411	Modoc	225	668	San Mateo	6491	600	Ventura	4182	662
Glenn	565	290	Mono	160	215	Santa Barbara	2486	1244	Yolo	1081	335
Humboldt	1213	31	Monterey	877	243	Santa Clara	0823	713	Yuba	584	163
Imperial	1355	801	Napa	922	96	Santa Cruz	2358	744		File No.	
Inyo	205	680	Nevada	665	303	Shasta	1185	293	San Diego	73-299568	
Kern	4809	2351	Orange	10961	398	Sierra	59	439			

The provisions contained in Section A, including paragraphs 1 through 5, and the provisions contained in Section B, including paragraphs 1 through 3 of said fictitious Deeds of Trust are incorporated herein as fully as though set forth at length and in full herein. In Section A, paragraph 5, and in the last paragraph of Section B, paragraph 5 of said provisions, the interest rate stated as "at seven percent"; is hereby amended to read "at interest rate called for in the Promissory Note".

The undersigned Trustor requests that a copy of any notice of default and any notice of sale hereunder be mailed to Trustor at the address hereinabove set forth, being the address designated for the purpose of receiving such notice.

Signature(s) of Trustor

N/A

 MATILDE CARRILLO RIVAS

Matilde Carrillo

 MATILDE CARRILLO, WHO ACQUIRED PROPERTY
 AS MATILDE CARRILLO RIVAS

State of California }
 County of LOS ANGELES } S.S.

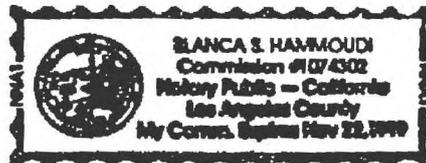
On August 06, 1996 before me, BLANCA S. HAMMOUDI, a Notary Public
 in and for the State of California, personally appeared Mrs. MATILDE CARRILLO

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 *Blanca S. Hammoudi*

FOR NOTARY STAMP



96
 15
 25

Purpose of Securing

Payment of The Indebtedness Evidenced by ~~an~~ Provisionary
Payable to Beneficiary and any extensions
Beneficiary to Trustor, or his Successors, with
or by endorsement on The original Note
Incorporated by Reference or Contained

I certify (or declare) under penalty of perjury that the
foregoing is true and correct.

9.27.96
DATE


SIGNATURE


PLACE OF EXECUTION

96 1591025

RECORDING REQUESTED BY
City of Los Angeles Under
Gov't Code 6103

00-1449260

2

AND WHEN RECORDED MAIL TO

NAME City of Los Angeles
ADDRESS P.O. Box 532729
CITY, STATE & ZIP Los Angeles, Ca 90053-2729
ATTN: Asset Management

REQUEST FOR NOTICE

UNDER SECTION 2924b CIVIL CODE

In accordance with section 2924B, Civil Code, request is hereby made that a copy of any Notice of Default and a copy of any Notice of Sale under the Deed of Trust recorded as: "See Exhibit A"

Executed by "See Exhibit A", as Trustor, in which the Los Angeles Housing Department of the City of Los Angeles, formerly known as The Community Development Department and The Department of Housing Preservation and Production of the City of Los Angeles and The City of Los Angeles, a municipal corporation, is named as Beneficiary, and Title Insurance and Trust Company, a California corporation, as Trustee, be mailed to

City of Los Angeles Housing Dept
PO Box 532729
Los Angeles, Ca 90053
Attn: Asset Management

NOTICE: A copy of any notice of default and of any notice of sale will be sent to the address contained in this recorded request. If your address changes, a new request must be recorded.

Signature *David A. Zaitz*
David A. Zaitz

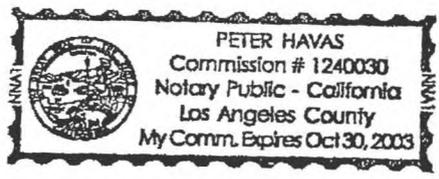
DATED: September 15, 2000

STATE OF CALIFORNIA
COUNTY OF Los Angeles } SS.

On September 15, 2000 before me, *Peter Havas*
Clifford N. Sumida, "Notary Public"
personally appeared David A. Zaitz personally known to me (or proved to me on the basis of satisfactory evidence) to 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 *Peter Havas*



Property Detail Report

For Property Located At :
3233 E CESAR E CHAVEZ AVE, LOS ANGELES, CA 90063-2851

**Owner Information**

Owner Name: **CARRILLO MATILDE**
 Mailing Address: **3233 E CESAR E CHAVEZ AVE, LOS ANGELES CA 90063-2851 C041**
 Vesting Codes: **UW//**

Location Information

Legal Description:	TRACT # 4812 LOT 70	APN:	5178-024-020
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	2038.00 / 4	Subdivision:	4812
Township-Range-Sect:		Map Reference:	45-C4 /
Legal Book/Page:	51-79	Tract #:	4812
Legal Lot:	70	School District:	LOS ANGELES
Legal Block:		School District Name:	
Market Area:	BOYH	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	08/26/1996 /	Deed Type:	GRANT DEED
Sale Price:		1st Mtg Document #:	
Document #:	1390021		

Last Market Sale Information

Recording/Sale Date:	01/12/1987 / 06/1986	1st Mtg Amount/Type:	\$75,722 / FHA
Sale Price:	\$75,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	/
Document #:	36767	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$109.65
New Construction:		Multi/Split Sale:	
Title Company:	UNITED TITLE		
Lender:	FUNDERS INC		
Seller Name:	MARTINEZ MARGARITA		

Prior Sale Information

Prior Rec/Sale Date:	06/14/1968 /	Prior Lender:	/
Prior Sale Price:	\$10,000	Prior 1st Mtg Amt/Type:	/
Prior Doc Number:		Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	DEED (REG)		

Property Characteristics

Gross Area:		Parking Type:		Construction:	
Living Area:	684	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:		Exterior wall:	
Above Grade:		Parking Spaces:		Porch Type:	
Total Rooms:		Basement Area:		Patio Type:	
Bedrooms:	2	Finish Bsmnt Area:		Pool:	
Bath(F/H):	1 /	Basement Type:		Air Cond:	
Year Built / Eff:	1943 / 1949	Roof Type:		Style:	
Fireplace:	/	Foundation:		Quality:	
# of Stories:		Roof Material:		Condition:	
Other Improvements:					

Site Information

Zoning:	LAC2	Acres:	0.06	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	2,625	Lot Width/Depth:	x	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	

Tax Information

Total Value:	\$27,752	Assessed Year:	2014	Property Tax:	\$368.67
Land Value:	\$13,974	Improved %:	50%	Tax Area:	4
Improvement Value:	\$13,778	Tax Year:	2014	Tax Exemption:	HOMEOWNER
Total Taxable Value:	\$20,752				

Comparable Sales Report

For Property Located At

3233 E CESAR E CHAVEZ AVE, LOS ANGELES, CA 90063-2851

3 Comparable(s) Selected.

Report Date: 08/07/2015

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$75,000	\$240,000	\$310,000	\$270,000
Bldg/Living Area	684	648	744	700
Price/Sqft	\$109.65	\$322.58	\$437.85	\$387.22
Year Built	1943	1907	1920	1911
Lot Area	2,625	2,009	5,189	3,465
Bedrooms	2	1	3	2
Bathrooms/Restrooms	1	1	2	1
Stories	0.00	1.00	1.00	1.00
Total Value	\$27,752	\$124,041	\$173,000	\$149,680
Distance From Subject	0.00	0.29	0.45	0.36

*= user supplied for search only

Comp #:1				Distance From Subject:0.29 (miles)	
Address: 3151 MALABAR ST, LOS ANGELES, CA 90063-4018					
Owner Name: VICTORIANO JORGE O/VICTORIANO PEDRO O					
Seller Name: EAGLE OPPORTUNITY INVESTMENT LLC					
APN:	5178-012-034	Map Reference:	45-C3 /	Living Area:	708
County:	LOS ANGELES, CA	Census Tract:	2038.00	Total Rooms:	3
Subdivision:	CARNATION TERRACE	Zoning:	LAR2	Bedrooms:	1
Rec Date:	01/30/2015	Prior Rec Date:	01/18/2005	Bath(F/H):	1 /
Sale Date:	11/20/2014	Prior Sale Date:	12/17/2004	Yr Built/Eff:	1907 / 1910
Sale Price:	\$310,000	Prior Sale Price:	\$190,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:		Style:	CONVENTIONAL
Document #:	112852	Acres:	0.12	Fireplace:	/
1st Mtg Amt:	\$304,385	Lot Area:	5,189	Pool:	
Total Value:	\$152,000	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	DETACHED GARAGE

Comp #:2				Distance From Subject:0.35 (miles)	
Address: 421 N EVERGREEN AVE, LOS ANGELES, CA 90033-3119					
Owner Name: GONZALEZ PEDRO & GABRIELA					
Seller Name: ANGELENO HOMES LLC					
APN:	5178-019-016	Map Reference:	45-B4 /	Living Area:	648
County:	LOS ANGELES, CA	Census Tract:	2037.20	Total Rooms:	3
Subdivision:	FOREST HEIGHTS TR	Zoning:	LARD1.5	Bedrooms:	1
Rec Date:	12/17/2014	Prior Rec Date:	07/30/2014	Bath(F/H):	1 /
Sale Date:	10/15/2014	Prior Sale Date:	07/24/2014	Yr Built/Eff:	1920 / 1921
Sale Price:	\$260,000	Prior Sale Price:	\$180,000	Air Cond:	YES
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	1368552	Acres:	0.07	Fireplace:	/
1st Mtg Amt:	\$255,290	Lot Area:	3,196	Pool:	
Total Value:	\$173,000	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:3				Distance From Subject:0.45 (miles)	
Address: 311 S CONCORD ST, LOS ANGELES, CA 90063-3001					
Owner Name: ACOSTA LUIS R					
Seller Name: PEREZ RAFAEL					
APN:	5179-011-038	Map Reference:	45-B5 /	Living Area:	744
County:	LOS ANGELES, CA	Census Tract:	2041.10	Total Rooms:	5
Subdivision:	LA PALOMA HEIGHTS	Zoning:	LAR2	Bedrooms:	3
Rec Date:	11/21/2014	Prior Rec Date:	12/24/1998	Bath(F/H):	2 /
Sale Date:	09/12/2014	Prior Sale Date:	12/11/1998	Yr Built/Eff:	1908 / 1924
Sale Price:	\$240,000	Prior Sale Price:		Air Cond:	
Sale Type:	FULL	Prior Sale Type:		Style:	CONVENTIONAL
Document #:	1252137	Acres:	0.05	Fireplace:	/
1st Mtg Amt:	\$235,653	Lot Area:	2,009	Pool:	
Total Value:	\$124,041	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

EXHIBIT D

ASSIGNED INSPECTOR: **ROGER BRUCE**

Date: **August 11, 2015**

JOB ADDRESS: **3233 EAST CESAR E. CHAVEZ AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5178-024-020**

CASE#: **404165**

ORDER NO: **A-2690422**

EFFECTIVE DATE OF ORDER TO COMPLY: **January 24, 2011**

COMPLIANCE EXPECTED DATE: **February 23, 2011**

DATE COMPLIANCE OBTAINED: **November 28, 2011**

LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-2690422

1010222201244005

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

ROBERT R. "Bud" OVROM
GENERAL MANAGER
RAYMOND S. CHAN, C.E., S.E.
EXECUTIVE OFFICER

ORDER TO COMPLY

LPK

JAN 19 2011

CARRILLO, MATILDE
3233 E CESAR E CHAVEZ AVE
LOS ANGELES, CA 90063

CASE #: 404165
ORDER #: A-2690422
EFFECTIVE DATE: January 24, 2011
COMPLIANCE DATE: February 23, 2011

OWNER OF
SITE ADDRESS: 3233 E CESAR E CHAVEZ AVE
ASSESSORS PARCEL NO.: 5178-024-020
ZONE: C2; Commercial 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. Maintenance and repair of existing building is required. Bee hive in the structure.

You are therefore ordered to: Maintain the existing building and/or premises in a safe and sanitary condition and good repair.
Remove the Bee Hive from the structure.

Code Section(s) in Violation: 91.8104, 91.8104.1, 91.8902.1.12, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Location: East side at the roof line.

Comments: SECTION 8104
BASIC MAINTENANCE AND REPAIR
OF EXISTING BUILDINGS AND PREMISES

Every existing building, structure, premises or portion thereof shall be maintained in conformity with the code regulations and Department approvals in effect at the time of such construction and occupancy unless specifically exempt by written approval of the Department.

Every existing building, structure, or portion thereof shall be maintained in a safe and sanitary condition and good repair.

8104.1 All physical elements of every existing building, structure or portion thereof shall be maintained by cleaning, painting, staining, refinishing or other restorative means, in a condition as close as reasonably feasible to their originally required and approved state.

91.8902.1.12 Infestation of insects, vermin or rodents.



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

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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.

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 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 (213)252-3051. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector:

[Handwritten signature of John Stephens]

Date:

January 18, 2011

JOHN STEPHENS
3550 WILSHIRE BLVD. SUITE 1800
LOS ANGELES, CA 90010
(213)252-3051

REVIEWED BY

[Handwritten signature]