

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

August 21, 2015

Council District: # 4

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

JOB ADDRESS: **3345 NORTH LOWRY ROAD, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5592-021-007**

On August 14, 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: **3345 North Lowry Road, Los Angeles, California** (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

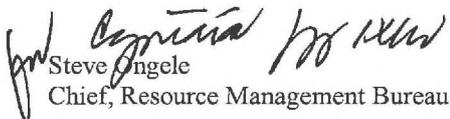
Pursuant to Section 98.0421, the property owner was issued an order on August 14, 2013, to pay a code violation inspection fee after violations were identified and verified upon inspection. The code violation inspection fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
Code Violation Investigation fee	\$ 336.00
System Development Surcharge	20.16
System Development Surcharge late fee	50.40
Late Charge/Collection fee (250%)	840.00
Title Report fee	42.00
Grand Total	\$ <u>1,288.56</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 **\$1,288.56** recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "City Council") designate the time and place protest can be heard concerning this matter, as set forth in Sections 7.35.3 and 7.35.5 of the Los Angeles Administrative Code.

It is further requested that the City Council instruct the Department to deposit to Dept. 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$1,288.56** 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 L. WOLCOTT, CITY CLERK

Lien confirmed by
City Council on:

BY: _____
DEPUTY



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

Property Title Report

Work Order No. T11863
 Dated as of: 07/02/2015

Prepared for: City of Los Angeles

SCHEDULE A
 (Reported Property Information)

APN #: 5592021-007

Property Address: 3345 N LOWRY ROAD ✓ **City:** Los Angeles **County:** Los Angeles

VESTING INFORMATION

Type of Document: Quitclaim Deed

Grantee : Austreberto B. Albelais and Myriam S. Albelais, Trustees, Austreberto B. Albelais and Myriam S. Albelais Revocable 1995 Trust

Grantor : Austreberto B. Albelais and Myriam S. Albelais

Deed Date : 11/15/1995

Recorded : 12/7/1995

Instr No. : 95 1947736

Mailing Address: Austreberto B. Albelais and Myriam S. Albelais, Trustees, Austreberto B. Albelais and Myriam S. Albelais Revocable 1995 Trust,
 3345 Lowry Road Los Angeles, CA 90027

SCHEDULE B

LEGAL DESCRIPTION

The following described property:

Situated in the City of Los Angeles, County of Los Angeles, State of California: Lot 7 in Block "J" of Tract 9050 as per Map Recorded in Book 123 Pages 84-97 of Maps in the Office of the County Recorder of Los Angeles County, State of California.

Assessor's Parcel No: 5592-021-007

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 : \$560,000.00

Dated : 4/13/1992

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. T11863

SCHEDULE B (Continued)

Trustor : Austreberto B. Albelais and Myriam S. Albelais
Trustee : Golden West Financial Corporation, A Delaware Corporation
Beneficiary : World Savings and Loan Association, A Federal Savings and Loan Association
Recorded : 4/22/1992 **Instr No. :** 92 709344
Maturity Date is: 5/1/2022

Mailing Address: Golden West Financial Corporation - None Shown

Mailing Address: World Savings and Loan Association,
1901 Harrison Street, Oakland, California 94612

The maximum aggregate principal sum secured by this security agreement is \$700,000.00

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

Amount : \$317,700.00 **Dated :** 10/10/2000

Trustor : Austreberto B. Albelais and Myriam S. Albelais, as Trustees of Austreberto B. Albelais and Myriam S. Albelais Revocable 1995 Trust under the provisions of a Trust Agreement
Dated November 15, 1995

Trustee : Master Mortgage Company, A California

Beneficiary : California Federal Bank

Recorded : 10/13/2000 **Instr No. :** 00-1597392

Mailing Address: Master Mortgage Company, 135 Main Street, San Francisco, CA 94105

Mailing Address: California Federal Bank, 320 N. Harbor Blvd., 2nd Floor, Fullerton, CA 92832

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

Amount : \$100,000.00 **Dated :** 9/30/2004

Trustor : Austreberto B. Albelais and Myriam S. Albelais, Trustees, Austreberto B. Albelais and Myriam S. Albelais Revocable 1995 Trust

Trustee : Citibank Service Corporation

Beneficiary : Citibank (West), FSB

Recorded : 10/13/2004 **Instr No. :** 04 2621418

Maturity Date is: 9/30/2034

Mailing Address: Citibank Service Corporation, One Sansome St., San Francisco, CA 94104

Mailing Address: Citibank (West), FSB, One Sansome St., San Francisco, CA 94104

92 709344

LINCOLN TITLE CO.

RECORDING REQUESTED BY:
WORLD SAVINGS AND LOAN ASSOCIATION,
A FEDERAL SAVINGS AND LOAN ASSOCIATION

WHEN RECORDED MAIL TO:
CENTRAL PROCESSING CENTER
DOCUMENTATION DEPARTMENT
150 PAULARINO SUITE 127
COSTA MESA, CA 92626

RECORDED IN OFFICIAL RECORDS
OF LOS ANGELES COUNTY, CA
APR 22 1992 AT 8AM
Recorder's Office

FOR RECORDER'S USE ONLY FEE \$ 27 F

THIS IS A FIRST DEED OF TRUST. LOAN NUMBER: 8153181
THIS DEED OF TRUST SECURES A NOTE WHICH CONTAINS PROVISIONS
ALLOWING FOR CHANGES IN MY INTEREST RATE, FREQUENCY AND AMOUNT
OF PAYMENTS AND PRINCIPAL BALANCE (INCLUDING FUTURE ADVANCES AND
DEFERRED INTEREST). AT LENDER'S OPTION THE SECURED NOTE MAY BE
RENEWED OR RENEGOTIATED.
THE MAXIMUM AGGREGATE PRINCIPAL SUM SECURED BY THIS SECURITY
INSTRUMENT IS \$700,000.00.

I. DEFINITIONS OF WORDS USED IN THIS DEED OF TRUST

(A) *Security Instrument.* This Deed of Trust, which is dated APRIL 13, 1992
will be called the "Security Instrument."

(B) *Borrower.* AUSTREBERTO B. ALBELAIS AND MYRIAM S. ALBELAIS,
HUSBAND AND WIFE

sometimes will be called "Borrower" and sometimes simply "I" or "me."

(C) *Lender.* WORLD SAVINGS AND LOAN ASSOCIATION, A FEDERAL SAVINGS
AND LOAN ASSOCIATION * ITS SUCCESSORS AND/OR ASSIGNEES, will be called "Lender."
Lender is a Federal Savings and Loan Association which is organized and exists under the laws of the
United States. Lender's address is 1901 Harrison Street, Oakland, California 94612.

(D) *Note.* The note signed by Borrower and having the same date as this Security Instrument
will be called the "Note." The Note shows that I owe Lender U.S. \$560,000.00 plus interest.
I have promised to pay this debt in monthly payments and to pay the debt in full by MAY
01, 2022.

(E) *Property.* The property that is described below in Section III entitled "Description of the
Property" will be called the "Property."

(F) *Sums Secured.* The amounts described below in Section II entitled "Borrower's Transfer of
Rights in the Property" sometimes will be called the "Sums Secured."

(G) *Person.* Any person, organization, governmental authority or other party will be called
"Person."

(H) *Trustor, Beneficiary, Trustee.* Borrower is the "Trustor," Lender is the "Beneficiary" and
GOLDEN WEST FINANCIAL CORPORATION, a Delaware Corporation, is the "Trustee."

II. BORROWER'S TRANSFER OF RIGHTS IN THE PROPERTY

I irrevocably grant and convey the Property to the Trustee, in trust for Lender, with a power of
sale subject to the terms of this Security Instrument. This means that, by signing this Security Instrument,
I am giving Lender and Trustee those rights that are stated in this Security Instrument and also those
rights that the law gives to lenders who are beneficiaries of a deed of trust and to trustees of a deed of
trust. I am giving Lender and Trustee these rights to protect Lender from possible losses that might result
if I fail to:

(I) pay all amounts owed to Lender under the Note and all other notes secured by this
Security Instrument, called the "Secured Notes," including future advances made by Lender and any changes
to the Secured Notes made with the written consent of Lender;

(II) pay, with interest, any amounts that Lender spends under Paragraphs 2 and 7 below to
protect the value of the Property and Lender's rights in the Property; and

(III) keep all of my other promises and agreements under this Security Instrument, the
Secured Notes and any changes to the Secured Notes made with the written consent of Lender.

020380 61

8153181

31. OWNER OCCUPANCY

Lender has relied upon statements of fact which I have made to qualify for this loan. I have stated and confirm that: (A) the Property is my personal and primary residence; (B) I will occupy the Property not later than 30 days after this Security Instrument is recorded; and (C) I will use the Property as my residence for at least 12 months from the date this Security Instrument is recorded.

If any of the statements of fact that I have made are materially false or misleading, I will be in default under the Secured Notes and this Security Instrument. If I am in such default, Lender may, at its option, increase the interest rate and margin, subject to the Lifetime Rate Cap stated in the Secured Notes.

BY SIGNING BELOW, I accept and agree to the promises and agreements contained in this Security Instrument and in any rider(s) signed by me and recorded in proper official records.

(SIGN YOUR NAME EXACTLY AS IT APPEARS BELOW)

BORROWER(S):

Austreberto B. Albelais (Seal)
AUSTREBERTO B. ~~ALBELAIS~~
ALBELAIS *A.B.A. M.A.*

Myriam S. Albelais (Seal)
MYRIAM S. ALBELAIS

(Seal)

(Seal)

(Seal)

(Seal)

(General)

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } SS.

92 709344



On APRIL 15, 1992 before me, the undersigned, a Notary Public in and for said State,

personally appeared ***AUSTREBERTO B. ALBELAIS AND MYRIAM S. ALBELAIS***

~~XXXXXX~~ (or proved to me on the basis of satisfactory evidence)

to be the person s whose name s-afe subscribed

to the within instrument and acknowledged that they

executed the same

WITNESS my hand and official seal.

Signature: *Cathi Levreau Reid*

CATHI LEVREAU REID

Name (Typed or Printed)



LTC - 14

(This area for official notarial seal)

This form furnished by Lincoln Title Company. STAPLE HERE

BENEFIT LAND TITLE COMPANY

9062474-6

RECORDATION REQUESTED BY:

California Federal Bank
320 N. Harbor Blvd.
2nd Floor
Fullerton, CA 92832

00 1597392

WHEN RECORDED MAIL TO:

California Federal Bank
320 N. Harbor Blvd.
2nd Floor
Fullerton, CA 92832

SEND TAX NOTICES TO:

Austreberto B. Albelais and Myriam S.
Albelais
3345 Lowry Road
Los Angeles, CA 90027

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

DEED OF TRUST

THIS DEED OF TRUST IS DATED OCTOBER 10, 2000, among Austreberto B. Albelais and Myriam S. Albelais, as Trustees of Austreberto B. Albelais and Myriam S. Albelais Revocable 1995 Trust under the provisions of a Trust Agreement dated November 15, 1995, whose address is 3345 Lowry Road, Los Angeles, CA 90027 (referred to below as "Trustor"); California Federal Bank, whose address is 320 N. Harbor Blvd., 2nd Floor, Fullerton, CA 92832 (referred to below sometimes as "Lender" and sometimes as "Beneficiary"); and Master Mortgage Company, A California, whose address is 135 Main Street, San Francisco, CA 94105 (referred to below as "Trustee").

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, located in Los Angeles County, State of California (the "Real Property"):

Lot(s) 7, Block "J" of Tract No. 9050, in the City of Los Angeles, in the County of Los Angeles, State of California, as per map recorded in Book 123 Page(s) 84 to 97 inclusive of Maps, in the Office of the County Recorder of said County.

THIS DEED OF TRUST IS JUNIOR AND SUBORDINATE TO THE DEED OF TRUST IN FAVOR OF WORLD SAVINGS AND LOAN ASSOCIATION WHICH RECORDED APRIL 22, 1992 AS INSTRUMENT NO. 92-709344.

The Real Property or its address is commonly known as 3345 Lowry Road, Los Angeles, CA 90027. The Assessor's Parcel Number for the Real Property is 5592-021-007.

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 Lender a Uniform Commercial Code security interest in the Rents and the Personal Property defined below.

DEFINITIONS. The following words shall have the following meanings when used in this Deed of Trust. Terms not otherwise defined in this Deed of Trust shall have the meanings attributed to such terms in the Uniform Commercial Code. All references to dollar amounts shall mean amounts in lawful money of the United States of America.

Beneficiary. The word "Beneficiary" means California Federal Bank, its successors and assigns. California Federal Bank also is referred to as "Lender" in this Deed of Trust.

Deed of Trust. The words "Deed of Trust" mean this Deed of Trust among Trustor, Lender, and Trustee, and includes without limitation all assignment and security interest provisions relating to the Personal Property and Rents.

Existing Indebtedness. The words "Existing Indebtedness" mean the indebtedness described below in the Existing Indebtedness section of this Deed of Trust.

Guarantor. The word "Guarantor" means and includes without limitation any and all guarantors, sureties, and accommodation parties in connection with the Indebtedness.

Improvements. The word "Improvements" means and includes without limitation all existing and future improvements, buildings, structures, mobile homes affixed on the Real Property, facilities, additions, replacements and other construction on the Real Property.

Indebtedness. The word "Indebtedness" means all obligations of Trustor under the Guaranty and any amounts expended or advanced by Lender to discharge obligations of Trustor or expenses incurred by Trustee or Lender to enforce obligations of Trustor under this Deed of

9

any liability on the part of Trustor personally to pay the Note or any interest that may accrue thereon, or any other indebtedness under this Deed of Trust, or to perform any covenant either express or implied contained in this Deed of Trust, all such liability, if any, being expressly waived by Lender and by every person now or hereafter claiming any right or security under this Deed of Trust, and that so far as Trustor and its successors personally are concerned, the legal holder or holders of the Note and the owner or owners of any indebtedness shall look solely to the Property and to other assets of the Trust or to any collateral for this loan for the payment of the Note and indebtedness, by the enforcement of the lien created by this Deed of Trust in the manner provided in the Note and herein or by action to enforce the personal liability of any guarantor, co-borrower, cosigner, or any other obligor.

EACH TRUSTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS DEED OF TRUST, AND EACH TRUSTOR AGREES TO ITS TERMS. TRUSTOR IS EXECUTING THIS DEED OF TRUST, NOT PERSONALLY, BUT AS TRUSTEE UNDER THE TRUST AGREEMENT DESCRIBED AS AUSTREBERTO B. ALBELAIS AND MYRIAM S. ALBELAIS REVOCABLE 1995 TRUST AND DATED NOVEMBER 15, 1995.

TRUSTOR:

X *Austreberto B. Albelais*
Austreberto B. Albelais, as Trustee for Austreberto B. Albelais and Myriam S. Albelais Revocable 1995 Trust
X *Myriam S. Albelais*
Myriam S. Albelais, as Trustee for Austreberto B. Albelais and Myriam S. Albelais Revocable 1995 Trust

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF CALIFORNIA)
) SS
COUNTY OF LOS ANGELES)

On OCTOBER 11, 2000, before me, JENNIFER L. WOODARD
personally appeared Austreberto B. Albelais, 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.

JLW and Myriam S. Albelais**

WITNESS my hand and official seal.



Signature *Jennifer L. Woodard*

(Seal)

10/13/04

04 2621418 2

When Recorded Mail To:

556522

Fidelity National Lender Solutions
5029 Dudley Blvd #E
McClellan, CA 95652

10-8-04

This Instrument Was Prepared by:

MARIAM FAROKHMANESH
Citibank
P.O. Box 790017, MS 221
St. Louis, MO 63179
(800) 925-2484

Equity Source Account® DEED OF TRUST

ACCOUNT NO.: 9220167226

In this Deed, "You", "Your" and "Yours" means, AUSTREBERTO B. ALBELAIS and MYRIAM S. ALBELAIS, TRUSTEES, AUSTREBERTO B. ALBELAIS AND MYRIAM S. ALBELAIS REVOCABLE 1995 TRUST, of 3345 LOWRY RD, LOS ANGELES, CA 900271317, each person signing as trustor. "We," "Us" and "Our" means CITIBANK (WEST), FSB ("beneficiary"), One Sansome St., San Francisco, CA 94104. The "Trustee" means Citibank Service Corporation, One Sansome St., San Francisco, CA 94104 or any successor appointed pursuant to Paragraph 26 of this Deed of Trust. The "Borrower" means the individual(s) who has(ve) signed the Equity Source Account® Agreement and Disclosure (the "Agreement") of even date herewith and in connection with this Deed of Trust.

The "Property" means the real estate, including the leasehold (if any), located at 3345 LOWRY RD, LOS ANGELES, CA 900271317 and having the legal description attached to and made a part of this Deed of Trust.

Exhibit A

THIS MORTGAGE between You, Trustee and Us is made as of the date next to Your first signature below and has a final maturity date 30 years from such date.

The Agreement provides that the credit secured by the Property is an open-end revolving line of credit at a variable rate of interest. The maximum amount of all loan advances made to the Borrower under the Agreement and which may be secured by this Deed of Trust may not exceed \$100,000.00 (the "Credit Limit"). At any particular time, the outstanding obligation of Borrower to Us under the Agreement may be any sum equal to or less than the Credit Limit plus interest and other charges owing under the Agreement and amounts owing under this Deed of Trust. Obligations under the Agreement, Deed of Trust and any riders thereto shall not be released even if all indebtedness under the Agreement is paid, unless and until We cause a reconveyance of the Property to be executed to You and such reconveyance is properly recorded.

APN 5542-021-007

TO SECURE to Us: (a) the payment and performance of all indebtedness and obligations of the Borrower under the Agreement or any modification or replacement of the Agreement; (b) the payment of all other sums advanced in accordance herewith to protect the security of this Deed of Trust, with finance charges thereon at the variable rate described in the Agreement; and (c) the payment of any future advances made by Us to Borrower (pursuant to Paragraph 16 of this Deed of Trust (herein "Future Loan Advances")) and, in consideration of the indebtedness herein recited and the trust herein created, You hereby irrevocably grant and convey to Trustee, in trust, with, if allowed by applicable law, power of sale, the Property.

TOGETHER WITH all the improvements now or hereafter erected on the Property, and all easements, rights, appurtenances, rents (subject however to the rights and authorities given herein to You to collect and apply such rents), royalties, mineral, oil and gas rights and profits, water, water rights and water stock, and all fixtures now or hereafter attached to the Property (which, if this Deed of Trust is on a unit in a condominium project or planned unit development, shall include the common elements in such project or development associated with such unit), all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the Property.

10/13/04

citibank[®]

Deed of Trust, continued

IN WITNESS WHEREOF, YOU HAVE EXECUTED THIS DEED OF TRUST, AND AGREE TO BE BOUND BY ALL TERMS AND CONDITIONS STATED ON PAGES 2 THROUGH 6 FOLLOWING.

Austreberto B. Albelais 09/30/2004
Trustor: **AUSTREBERTO B. ALBELAIS, AS TRUSTEE
AND ALSO IN HIS/HER CAPACITY AS AN
INDIVIDUAL.**
 Married Unmarried

Myriam S. Albelais 09/30/2004
Trustor: **MYRIAM S. ALBELAIS, AS TRUSTEE AND
ALSO IN HIS/HER CAPACITY AS AN INDIVIDUAL.**
 Married Unmarried

Trustor:
 Married Unmarried

Trustor:
 Married Unmarried

Married Unmarried

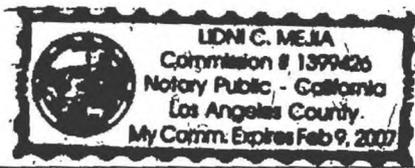
Married Unmarried

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

On 09/30/2004, before me, *Lidia Mejia Notary Public*,
personally appeared AUSTREBERTO B. ALBELAIS and MYRIAM S. ALBELAIS personally known to me ~~(or proved to me on~~
~~the basis of satisfactory evidence)~~ to be the same 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 ~~(or their)~~ authorized capacity(ies), and that by his/her ~~(or 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 of Person Taking Acknowledgment)



(Signature of Person Taking Acknowledgment Typed, Printed or Stamped)

You covenant that You are lawfully seized of the estate hereby conveyed and have the right to mortgage, grant, and convey the Property, and that the Property is unencumbered, except for the encumbrances of record and any first deed of trust. You covenant that You warrant and will defend generally the title to the Property against all claims and demands, except those disclosed in writing to Us as of the date of this Deed of Trust.

You and We covenant and agree as follows:

- 1. Payment of Indebtedness.** Borrower shall promptly pay when due the indebtedness secured by this Deed of Trust including, without limitation, that evidenced by the Agreement.
- 2. Application of Payments.** Unless applicable law provides otherwise, all payments received by Us under the Agreement will be applied to the principal balance and any finance charges, late charges, collection costs, and other charges owing with respect to the indebtedness secured by this Deed of Trust in such order as We may choose from time to time.

04 2621418

EXHIBIT B

ASSIGNED INSPECTOR: **DAVID MATSON**
JOB ADDRESS: **3345 NORTH LOWRY ROAD, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5592-021-007**

Date: **August 21, 2015**

Last Full Title: **07/02/2015**

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- 1). AUSTREBERTO B. AND MYRIAM S. ALBELAIS, TRUSTEES
THE AUSTREBERTO B. AND MYRIAM S. ALBELAIS REVOCABLE 1995 TRUST
3345 LOWRY RD.
LOS ANGELES, CA 90027
CAPACITY: OWNERS

- 2). WORLD SAVINGS & LOAN ASSN.
1901 HARRISON ST.
OAKLAND, CA 94612
CAPACITY: INTERESTED PARTIES

- 3). CALIFORNIA FEDERAL BANK
320 N. HARBOR BLVD., 2ND FLOOR
FULLERTON, CA 92832
CAPACITY: INTERESTED PARTIES

- 4). CITIBANK (WEST), F.S.B.
ONE SANSOME ST.
SAN FRANCISCO, CA 94104
CAPACITY: INTERESTED PARTIES

Property Detail Report

For Property Located At :
3345 LOWRY RD, LOS ANGELES, CA 90027-1317



Owner Information

Owner Name: **ALBELAIS AUSTREBERTO B (TE)/ALBELAIS TRUST**
 Mailing Address: **3345 LOWRY RD, LOS ANGELES CA 90027-1317 C023**
 Vesting Codes: **// TR**

Location Information

Legal Description:	TRACT # 9050 LOT 7	APN:	5592-021-007
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	1882.02 / 3	Subdivision:	9050
Township-Range-Sect:		Map Reference:	35-A1 /
Legal Book/Page:	123-84	Tract #:	9050
Legal Lot:	7	School District:	LOS ANGELES
Legal Block:	J	School District Name:	
Market Area:	C22	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

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

Last Market Sale Information

Recording/Sale Date:	12/07/1995 /	1st Mtg Amount/Type:	/
Sale Price:		1st Mtg Int. Rate/Type:	/
Sale Type:		1st Mtg Document #:	
Document #:	1947736	2nd Mtg Amount/Type:	/
Deed Type:	DEED (REG)	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	
New Construction:		Multi/Split Sale:	

Title Company:
 Lender:
 Seller Name: **OWNER RECORD**

Prior Sale Information

Prior Rec/Sale Date:	09/10/1976 /	Prior Lender:	
Prior Sale Price:	\$117,500	Prior 1st Mtg Amt/Type:	\$94,000 / CONV
Prior Doc Number:	4868	Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	DEED (REG)		

Property Characteristics

Gross Area:		Parking Type:	PARKING AVAIL	Construction:	
Living Area:	3,558	Garage Area:		Heat Type:	CENTRAL
Tot Adj Area:		Garage Capacity:	2	Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:	8	Basement Area:		Patio Type:	
Bedrooms:	4	Finish Bsmnt Area:		Pool:	POOL
Bath(F/H):	6 /	Basement Type:		Air Cond:	
Year Built / Eff:	1940 / 1946	Roof Type:		Style:	CONVENTIONAL
Fireplace:	Y / 1	Foundation:	PIER	Quality:	
# of Stories:	2.00	Roof Material:	WOOD SHAKE	Condition:	
Other Improvements:	FENCE; ADDITION				

Site Information

Zoning:	LAR1	Acres:	0.18	County Use:	SINGLE FAMILY RESID (0101)
Lot Area:	7,697	Lot Width/Depth:	x	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$240,924	Assessed Year:	2014	Property Tax:	\$3,390.22
Land Value:	\$82,839	Improved %:	66%	Tax Area:	13
Improvement Value:	\$158,085	Tax Year:	2014	Tax Exemption:	HOMEOWNER
Total Taxable Value:	\$233,924				

Comparable Sales Report

For Property Located At

3345 LOWRY RD, LOS ANGELES, CA 90027-1317



8 Comparable(s) Selected.

Report Date: 08/20/2015

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$0	\$1,340,000	\$3,575,000	\$2,112,375
Bldg/Living Area	3,558	3,131	3,804	3,373
Price/Sqft	\$0.00	\$379.60	\$1,112.32	\$631.44
Year Built	1940	1927	2009	1964
Lot Area	7,697	5,023	21,724	10,638
Bedrooms	4	4	5	4
Bathrooms/Restrooms	6	3	5	4
Stories	2.00	1.00	2.00	1.67
Total Value	\$240,924	\$208,359	\$2,039,216	\$1,190,360
Distance From Subject	0.00	0.30	0.48	0.36

* = user supplied for search only

Comp #:	1	Distance From Subject: 0.3 (miles)			
Address:	3641 HOLBORO DR, LOS ANGELES, CA 90027-1431				
Owner Name:	LI PATRICK E/LI NICHOLAS E				
Seller Name:	ELETTO ROBIN A				
APN:	5592-007-026	Map Reference:	35-B1 /	Living Area:	3,330
County:	LOS ANGELES, CA	Census Tract:	1882.02	Total Rooms:	
Subdivision:	9050	Zoning:	LAR1	Bedrooms:	4
Rec Date:	03/04/2015	Prior Rec Date:	08/30/2012	Bath(F/H):	4 /
Sale Date:	02/12/2015	Prior Sale Date:	08/27/2012	Yr Built/Eff:	2009 / 2009
Sale Price:	\$1,750,000	Prior Sale Price:	\$2,030,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	233889	Acres:	0.12	Fireplace:	/
1st Mtg Amt:		Lot Area:	5,023	Pool:	POOL
Total Value:	\$2,039,216	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:	2	Distance From Subject: 0.3 (miles)			
Address:	4301 CROMWELL AVE, LOS ANGELES, CA 90027-1357				
Owner Name:	NATIONAL IMPROVEMENT FUND LLC				
Seller Name:	JEKELIS LORI D				
APN:	5592-019-011	Map Reference:	35-A1 /	Living Area:	3,318
County:	LOS ANGELES, CA	Census Tract:	1882.02	Total Rooms:	8
Subdivision:	2193	Zoning:	LARS	Bedrooms:	4
Rec Date:	05/12/2015	Prior Rec Date:		Bath(F/H):	5 /
Sale Date:	04/28/2015	Prior Sale Date:		Yr Built/Eff:	1940 / 1947
Sale Price:	\$2,300,000	Prior Sale Price:		Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:		Style:	COLONIAL
Document #:	549750	Acres:	0.50	Fireplace:	Y / 2
1st Mtg Amt:	\$700,000	Lot Area:	21,724	Pool:	POOL
Total Value:	\$208,359	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:	3	Distance From Subject: 0.31 (miles)			
Address:	3980 FARMOUTH DR, LOS ANGELES, CA 90027-1313				
Owner Name:	MAJUMDER SHAUN/FENNER SHELBY				
Seller Name:	SELWAY PHILIP H				
APN:	5592-012-005	Map Reference:	35-A1 /	Living Area:	3,131
County:	LOS ANGELES, CA	Census Tract:	1882.02	Total Rooms:	7
Subdivision:	9050	Zoning:	LAR1	Bedrooms:	4
Rec Date:	08/11/2015	Prior Rec Date:	02/25/1993	Bath(F/H):	4 /
Sale Date:	07/02/2015	Prior Sale Date:		Yr Built/Eff:	1988 / 1988
Sale Price:	\$1,750,000	Prior Sale Price:	\$515,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	978004	Acres:	0.16	Fireplace:	Y / 1
1st Mtg Amt:	\$1,400,000	Lot Area:	7,050	Pool:	
Total Value:	\$1,680,385	# of Stories:	2.00	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	GARAGE

Comp #:	4	Distance From Subject: 0.31 (miles)		
Address:	3832 SHANNON RD, LOS ANGELES, CA 90027-1442			
Owner Name:	REDDY PRANAV & CHANDNI			

Seller Name:	TRACTENBERG E M 2013 TRUST		
APN:	5592-011-023	Map Reference:	35-A1 /
County:	LOS ANGELES, CA	Census Tract:	1882.02
Subdivision:	9050	Zoning:	LAR1
Rec Date:	06/08/2015	Prior Rec Date:	06/28/2002
Sale Date:	05/12/2015	Prior Sale Date:	06/20/2002
Sale Price:	\$1,340,000	Prior Sale Price:	\$762,500
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	671756	Acres:	0.15
1st Mtg Amt:	\$1,139,000	Lot Area:	6,349
Total Value:	\$918,893	# of Stories:	/
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	3,530
		Total Rooms:	5
		Bedrooms:	5 /
		Bath(F/H):	1991 / 1991
		Yr Built/Eff:	CENTRAL
		Air Cond:	/
		Style:	SPA
		Fireplace:	/
		Pool:	/
		Roof Mat:	/
		Parking:	/

Comp #:	5	Distance From Subject:	0.32 (miles)
Address:	3705 LOWRY RD, LOS ANGELES, CA 90027-1437		
Owner Name:	KAPPA TRUST		
Seller Name:	SEGAL MARK I		
APN:	5592-010-008	Map Reference:	35-B1 /
County:	LOS ANGELES, CA	Census Tract:	1882.02
Subdivision:	9050	Zoning:	LAR1
Rec Date:	04/28/2015	Prior Rec Date:	03/09/2012
Sale Date:	04/22/2015	Prior Sale Date:	01/05/2012
Sale Price:	\$2,940,000	Prior Sale Price:	\$900,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	478539	Acres:	0.23
1st Mtg Amt:		Lot Area:	10,095
Total Value:	\$1,200,491	# of Stories:	2.00
Land Use:	SFR	Park Area/Cap#:	/ 3
		Living Area:	3,473
		Total Rooms:	9
		Bedrooms:	4
		Bath(F/H):	3 /
		Yr Built/Eff:	1928 / 1980
		Air Cond:	CENTRAL
		Style:	TUDOR
		Fireplace:	Y / 2
		Pool:	/
		Roof Mat:	WOOD SHAKE
		Parking:	PARKING AVAIL

Comp #:	6	Distance From Subject:	0.36 (miles)
Address:	3672 HOLBORO DR, LOS ANGELES, CA 90027-1432		
Owner Name:	SCHUSTER HEATHER LIVING TRUST		
Seller Name:	HAYES CHRISTOPHER L		
APN:	5592-006-016	Map Reference:	35-B1 /
County:	LOS ANGELES, CA	Census Tract:	1882.02
Subdivision:	9050	Zoning:	LAR1
Rec Date:	08/04/2015	Prior Rec Date:	07/29/2014
Sale Date:	06/23/2015	Prior Sale Date:	07/24/2014
Sale Price:	\$1,605,000	Prior Sale Price:	\$1,485,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	946797	Acres:	0.19
1st Mtg Amt:	\$1,000,000	Lot Area:	8,314
Total Value:	\$963,152	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	3,181
		Total Rooms:	8
		Bedrooms:	5
		Bath(F/H):	3 /
		Yr Built/Eff:	1954 / 1954
		Air Cond:	/
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	POOL
		Roof Mat:	ROLL
		Parking:	COMPOSITION
			PARKING AVAIL

Comp #:	7	Distance From Subject:	0.46 (miles)
Address:	3611 CADMAN DR, LOS ANGELES, CA 90027-1426		
Owner Name:	SHAKESBRIDGE FAMILY TRUST		
Seller Name:	CA CAPITAL FUNDS TRUST		
APN:	5592-005-001	Map Reference:	35-B1 /
County:	LOS ANGELES, CA	Census Tract:	1882.02
Subdivision:	9050	Zoning:	LAR1
Rec Date:	12/10/2014	Prior Rec Date:	11/05/2013
Sale Date:	11/10/2014	Prior Sale Date:	10/30/2013
Sale Price:	\$1,639,000	Prior Sale Price:	\$1,500,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1337856	Acres:	0.41
1st Mtg Amt:	\$1,229,250	Lot Area:	18,064
Total Value:	\$1,500,000	# of Stories:	2.00
Land Use:	SFR	Park Area/Cap#:	/ 5
		Living Area:	3,804
		Total Rooms:	6
		Bedrooms:	4
		Bath(F/H):	4 /
		Yr Built/Eff:	1979 / 1980
		Air Cond:	CENTRAL
		Style:	TEMPORARY
		Fireplace:	Y / 1
		Pool:	POOL
		Roof Mat:	GRAVEL & ROCK
		Parking:	PARKING AVAIL

Comp #:	8	Distance From Subject:	0.48 (miles)
Address:	4474 DUNDEE DR, LOS ANGELES, CA 90027-1212		
Owner Name:	RAPP LINDSAY		
Seller Name:	DARABONT FRANK A		
APN:	5588-032-011	Map Reference:	35-A1 /
County:	LOS ANGELES, CA	Census Tract:	1891.02
Subdivision:	4073	Zoning:	LARE11
Rec Date:	06/01/2015	Prior Rec Date:	07/27/1992
Sale Date:	03/27/2015	Prior Sale Date:	05/1992
Sale Price:	\$3,575,000	Prior Sale Price:	\$715,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	632843	Acres:	0.19
1st Mtg Amt:		Lot Area:	8,489
Total Value:	\$1,012,380	# of Stories:	2.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	3,214
		Total Rooms:	7
		Bedrooms:	4
		Bath(F/H):	4 /
		Yr Built/Eff:	1927 / 1960
		Air Cond:	CENTRAL
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	/
		Roof Mat:	TILE
		Parking:	DETACHED
			GARAGE

EXHIBIT D

ASSIGNED INSPECTOR: **DAVID MATSON**
JOB ADDRESS: **3345 NORTH LOWRY ROAD, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5592-021-007**

Date: **August 21, 2015**

CASE#: **495998**
ORDER NO: **A-3305343**

EFFECTIVE DATE OF ORDER TO COMPLY: **August 14, 2013**
COMPLIANCE EXPECTED DATE: **September 13, 2013**
DATE COMPLIANCE OBTAINED: **No Compliance To Date**

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

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DEPARTMENT OF
BUILDING AND SAFETY
201 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

ALBELAIS, AUSTREBERTO B CO TR ALBELAIS TRUST
3345 LOWRY RD
LOS ANGELES, CA 90027

CASE #: 495998

ORDER #: A-3305343

EFFECTIVE DATE: August 14, 2013
COMPLIANCE DATE: September 13, 2013

AUG 09 2013

EG

OWNER OF
SITE ADDRESS: 3345 N LOWRY ROAD
ASSESSORS PARCEL NO.: 5592-021-007
ZONE: R1; One-Family 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.) 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. Maintenance and repair of existing block wall.

You are therefore ordered to: Maintain the existing block wall and premises in a safe condition and good repair

Code Section(s) in Violation: 91.8104, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

Location: Southwest property line.

Comments: The block wall is damaged and unsafe.

2. A permit is required for masonry or concrete fences over 3.5 ft. high.

You are therefore ordered to: Obtain proper permit for the masonry or concrete fence over 3.5 feet high.

Code Section(s) in Violation: 91.106.2#13, 91.103.1, 12.21A.1(a) of the L.A.M.C.

3. A survey is required for the work performed.

You are therefore ordered to: Obtain a lot survey and have the lot staked by a registered land surveyor or registered civil engineer so that the proper location of the block wall on the lot may be determined.



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

Code Section(s) in Violation: 91.5R108.8, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

4. An inspection is required for the work to be performed.

You are therefore ordered to: Obtain all required inspections including a final inspection.

Code Section(s) in Violation: 91.5R108.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

5. Maintenance and repair of existing block wall and premises.

You are therefore ordered to: 1) Maintain all masonry units with head, bed and wall joints solidly filled with mortar

Code Section(s) in Violation: 91.8104.14, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

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 days 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 98.0411 L.A.M.C.

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

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

PENALTY WARNING:

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

INVESTIGATION FEE REQUIRED:

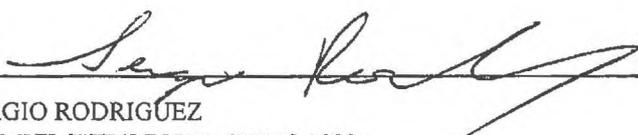
Whenever any work has been commenced without authorization by a permit or application for inspection, and which violates provisions of Articles 1 through 8 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.), and if no order has been issued by the department or a court of law requiring said work to proceed, a special investigation fee which shall be double the amount charged for an application for inspection, license or permit fee, but not less than \$400.00, shall be collected on each permit, license or application for inspection. Section 98.0402 (a) L.A.M.C.

APPEAL PROCEDURES:

There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine 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.

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If you have any questions or require any additional information please feel free to contact me at (213)252-3045.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: 

Date: August 06, 2013

SERGIO RODRIGUEZ
3550 WILSHIRE BLVD. SUITE 1800
LOS ANGELES, CA 90010
(213)252-3045

Sergio.Rodriguez@lacity.org


REVIEWED BY