

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
PRESIDENT

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JAVIER NUNEZ

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

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

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

FRANK BUSH
EXECUTIVE OFFICER

December 12, 2014

Council District: # 4

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

JOB ADDRESS: **8191 WEST BAIRD ROAD, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5556-005-013**

On January 24, 2013 and June 19, 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: **8191 West Baird 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.


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 non-compliance fee as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance Code Enforcement fee	\$ 1,100.00
Late Charge/Collection fee (250%)	2,750.00
Accumulated Interest (1%/month)	570.21
Title Report fee	42.00
Grand Total	\$ 4,462.21

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 **\$4,462.21** 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 **\$4,462.21** 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

for 
Steve Ongele
Chief, Resource Management Bureau

Lien confirmed by
City Council on:

ATTEST: HOLLY WOLCOTT, CITY CLERK

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. T10884
Dated as of: 11/14/2014

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)

APN #: 5556-005-013

Property Address: 8191 W BAIRD ROAD ✓ **City: Los Angeles** **County: Los Angeles**

VESTING INFORMATION

Type of Instrument TRUSTEE'S DEED UPON SALE

Grantor: CALIFORNIA RECONVEYANCE COMPANY

Grantee: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION AS TRUSTEE AS TRUSTEES AS SUCCESSOR BY MERGER TO LASALLE BANK NA AS TRUSTEE FOR WAMU MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2005-AR15

Instrument: 20121684162

Book/Page: N/A

Dated: 11/02/2012

Recorded: 11/06/2012

**MAILING ADDRESS: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION AS TRUSTEE AS TRUSTEES AS SUCCESSOR BY MERGER TO LASALLE BANK NA AS TRUSTEE FOR WAMU MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2005-AR15
7255 BAYMEADOWS WAY JACKSONVILLE FL 32256**

SCHEDULE B

LEGAL DESCRIPTION

LOTS 5,6 AND 7 IN BLOCK 55 OF TRACT NO.2019, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 22 PAGES 126 AND 127 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

MORTGAGES/LIENS

NO OPEN DOT/ MORTGAGE FOUND ON SUBJECT PROPERTY

Type of Instrument MISCELLANEOUS

**NOTICE OF BUILDING(S), STRUCTURE(S), OR PREMISES CLASSIFIED AS EITHER HAZARDOUS, SUBSTANDARD OR A NUISANCE – ABATEMENT PROCEEDINGS
DATED 05/17/2013 RECORDED 05/17/2013 AS INSTRUMENT NO. 20130748436**

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. T10884

SCHEDULE B (Continued)

MAILING ADDRESS: DEPARTMENT OF BUILDING AND SAFETY CODE
ENFORCEMENT BUREAU 3550 WILSHIRE BLVD., SUITE 1800 LOS ANGELES, CA 90010

MAILING ADDRESS: JOHN MATTILLO 3550 WILSHIRE BLVD. SUITE 1800 LOS
ANGELES, CA 90010-2419

NOTICE OF PENDING LIEN DATED 12/10/2013 RECORDED 01/10/2014 AS INSTRUMENT
NO. 20140033027

MAILING ADDRESS: DEPARTMENT OF BUILDING AND SAFETY FINANCIAL
SERVICES DIVISION 201 N. FIGUEROA ST., 9TH FLOOR LOS ANGELES, CA 90012

MAILING ADDRESS: US NATIONAL BANK C/O JPMORGAN CHAS 7255
BAYMEADOWS WAY JACKSONVILLE FL, 32256

WHEN RECORDED MAIL TO

California Reconveyance Company
PO Box 6200
Northridge, CA 91328-6200

MAIL TAX STATEMENTS TO

JPMorgan Chase Bank
7255 Baymeadows Way
Jacksonville, FL 32256
Mail Stop: JAXB2007



Space above this line for recorder's use only

Trustee Sale No. 747222CA Loan No. 0705466332 Title Order No. 110119618-CA-MAI

TRUSTEE'S DEED UPON SALE

APN 5556-005-013, 5556-005-12, 5556-005-014 T.R.A. No.

The undersigned grantor declares:

- 1) The Grantee herein was the foreclosing beneficiary.
- 2) The amount of the unpaid debt together with costs was\$859,503.06
- 3) The amount paid by the grantee at the trustee sale was\$706,244.50
- 4) The documentary transfer tax is\$0
- 5) Said property is in LOS ANGELES

and CALIFORNIA RECONVEYANCE COMPANY (herein called Trustee), as the duly appointed Trustee or substituted Trustee under the Deed of Trust hereinafter described, does hereby grant and convey, but without covenant or warranty, express or implied, to U.S. Bank National Association, as Trustee, successor in interest to Bank of America, National Association as Trustee as Trustee as successor by merger to LaSalle Bank NA as trustee for WaMu Mortgage Pass-Through Certificates Series 2005-AR15 (herein called Grantee), all of its right, title and interest in and to that certain property situated in the County of LOS ANGELES, State of California, described as follows: LOTS 5, 6 AND 7 IN BLOCK 55 OF TRACT NO. 2019, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 22 PAGES 126 AND 127 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Situs: 8191 BAIRD ROAD, , LOS ANGELES, CA 90046

RECITALS:

This conveyance is made pursuant to the powers conferred upon Trustee by that certain Deed of Trust dated 08-17-2005 and executed by ANDY SHAHANI, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY, as Trustor, and Recorded 08-25-2005, Book NA, Page NA, Instrument 05 2043946 of official records of LOS ANGELES County, California, and after fulfillment of the conditions specified in said Deed of Trust authorizing this conveyance.

Default occurred as set forth in a Notice of Default and Election to Sell which was recorded in the Office of the Recorder of said County, and such default still existed at the time of sale.

All requirements of law regarding the mailing of copies of notices or the publication of a copy of the Notice of Default or the personal delivery of the copy of the Notice of Default and the posting and publication of copies of the Notice of a Sale have been complied with.

Trustee Sale No.: 747222CA Loan No.: 0705466332 Title Order No.: 110119618-CA-MAI

Trustee, in compliance with said Notice of Trustee's Sale and in exercise of its powers under said Deed of Trust, sold the herein described property at public auction on 10-31-2012. Grantee, being the highest bidder at said sale, became the purchaser of said property for the amount bid being \$706,244.50 in lawful money of the United States, or by credit bid if the Grantee was the beneficiary of said Deed of Trust at the time of said Trustee's Sale.

DATE: 11/2/12

CALIFORNIA RECONVEYANCE COMPANY, as Trustee



Karime Arias, Assistant Secretary

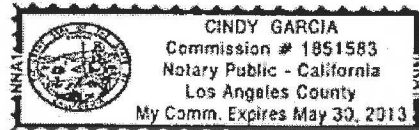
STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

On 11/2/12, before me, CINDY GARCIA, "Notary Public", personally appeared KARIME ARIAS, who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Cindy Garcia (Seal)



"This instrument is being recorded as an
ACCOMMODATION ONLY, with no
Representation as to its effect upon title"

RECORDING REQUEST BY
City of Los Angeles
WHEN RECORDED MAIL TO
Department of Building and Safety
Code Enforcement Bureau
3550 Wilshire Blvd., Suite 1800
Los Angeles, CA
90010



SPACE ABOVE THIS LINE FOR RECORDER'S USE

**NOTICE OF BUILDING(S), STRUCTURE(S), OR PREMISES CLASSIFIED AS EITHER
HAZARDOUS, SUBSTANDARD OR A NUISANCE - ABATEMENT PROCEEDINGS**

Notice is hereby given that, pursuant to the provisions of Division 89 of Article 1 of Chapter IX of the Los Angeles Municipal Code (LAMC), the Department of Building and Safety has determined the building(s), structure(s), premises or portion(s) thereof, located at the site described below, to be a SUBSTANDARD property, as defined in Section 91.8902 (LAMC). The owner of the property has been duly notified pursuant to the above code section.

If the owner or any other party having or acquiring any right, title or interest in the property fails or refuses to comply with the notice as ordered, the Department shall initiate procedures that will result in the work being done under City Contract. The costs, plus administrative fees, will be assessed as a lien against the property. **This notice will continue in force until the Department of Building and Safety records a subsequent notice of termination.**

For further information regarding this notice and the status of Department proceedings, please feel free to contact the Code Enforcement Bureau Inspector listed below.

JOHN MATTILLO
(213)252-3035
(888)524-2845
3550 WILSHIRE BLVD, SUITE 1800
LOS ANGELES, CA 90010-2419
Case No.: 487343

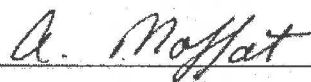
Assessor's Map Book: 5556 Page: 005 Parcel: 013

Identified by Los Angeles County Tax Assessors records as:

**8191 W BAIRD ROAD
LOS ANGELES, CA 90046**

DATED: This 17th day of May, 2013

Owner:
C/O JP MORGAN CHASE BANK, US BANK NATIONAL ASSOC. TR
7255 BAYMEADOWS WAY
JACKSONVILLE, FL 32256



For
FRANK BUSH, BUREAU CHIEF
CODE ENFORCEMENT BUREAU
CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY

May 17, 2013

RECORDING REQUESTED BY:
CITY OF LOS ANGELES

WHEN RECORDED MAIL TO:

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



SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF PENDING LIEN

Notice is hereby given that, pursuant to the provisions of Section 98.0402 of Division 4 of Article 8 of Chapter IX of the Los Angeles Municipal Code (LAMC), the City of Los Angeles has incurred the cost of inspections of the property described below. The City of Los Angeles intends to impose a lien against the property described below to recover the cost of such inspections, plus appropriate fees and fines, as authorized by LAMC Section 98.0402 and Section 7.35.5 of Article 4.6 of Chapter I of Division 7 of the Los Angeles Administrative Code, upon confirmation of the City Council.

For further information regarding this notice and the status of Department proceedings, please contact Nancy Truong of the Department of Building and Safety between 9:00 a.m. and 11:00 a.m., Monday through Friday. (Invoice No. 5924282)

Telephone Number: (213) 482-6890

Office Location: 201 N. Figueroa St., Suite 940

The property subject to this Notice of Pending Lien is that certain real property in the City of Los Angeles, County of Los Angeles, State of California, described as follows:

TR 2019 55 6 MB 22-126/127

THIS NOTICE WILL CONTINUE IN FULL FORCE AND EFFECT UNTIL THE CITY OF LOS ANGELES RECORDS A SUBSEQUENT NOTICE OF TERMINATION OF PENDING LIEN OR A NOTICE OF LIEN.

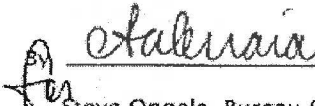
APN 5556-005-013
AKA 8191 W BAIRD ROAD
LOS ANGELES

Owner:

US NATIONAL BANK C/O JP MORGAN CHAS
7255 BAYMEADOWS WAY
JACKSONVILLE FL, 32256

DATED: This 10th Day of December, 2013

CITY OF LOS ANGELES



Steve Ongele, Bureau Chief
Resource Management Bureau

EXHIBIT B

ASSIGNED INSPECTOR: **EDMOND DECKERT**
JOB ADDRESS: **8191 WEST BAIRD ROAD, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5556-005-013**

Date: **December 12, 2014**

Last Full Title: **11/14/2014**

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1). U.S. BANK NATIONAL ASSOCIATION, TRUSTEE
7255 BAYMEADOWS WAY
JACKSONVILLE, FL. 32256-6851
CAPACITY: OWNER
- 2). US NATIONAL BANK
c/o JP MORGAN CHASE
7255 BAYMEADOWS WAY
JACKSONVILLE, FL. 32256-6851
CAPACITY: INTERESTED PARTY

Property Detail Report

For Property Located At :
8191 BAIRD RD, LOS ANGELES, CA 90046-1903



Owner Information

Owner Name: **US BANK NATIONAL ASSOCIATION TR**
 Mailing Address: **7255 BAYMEADOWS WAY, JACKSONVILLE FL 32256-6851 C006 C/O JPMORGAN CHASE BANK**
 Vesting Codes: **// TR**

Location Information

Legal Description:	TRACT # 2019 LOT 6	APN:	5556-005-013
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	1942.00 / 1	Subdivision:	2019
Township-Range-Sect:		Map Reference:	33-E2 / 593-A3
Legal Book/Page:	22-126	Tract #:	2019
Legal Lot:	6	School District:	LOS ANGELES
Legal Block:	55	School District Name:	
Market Area:	C03	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	11/06/2012 / 10/31/2012	Deed Type:	TRUSTEE'S DEED
Sale Price:	\$706,244	1st Mtg Document #:	
Document #:	1684162		

Last Market Sale Information

Recording/Sale Date:	08/25/2005 / 07/18/2005	1st Mtg Amount/Type:	\$763,500 / CONV
Sale Price:		1st Mtg Int. Rate/Type:	4.87 / ADJ
Sale Type:	N	1st Mtg Document #:	2043946
Document #:	2043945	2nd Mtg Amount/Type:	\$152,600 / CONV
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/ FIXED
Transfer Document #:		Price Per SqFt:	
New Construction:		Multi/Split Sale:	MULTI
Title Company:	EQUITY TITLE CO.		
Lender:	WASHINGTON MUTUAL BK FA		
Seller Name:	ANDERSON DAVID M		

Prior Sale Information

Prior Rec/Sale Date:	01/05/2000 /	Prior Lender:	WASHINGTON MUTUAL
Prior Sale Price:	\$468,000	Prior 1st Mtg Amt/Type:	\$374,400 / CONV
Prior Doc Number:	12631	Prior 1st Mtg Rate/Type:	/ ADJ
Prior Deed Type:	GRANT DEED		

Property Characteristics

Gross Area:		Parking Type:		Construction:	
Living Area:	1,588	Garage Area:		Heat Type:	CENTRAL
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):	2 /	Basement Type:		Air Cond:	
Year Built / Eff:	1957 / 1957	Roof Type:		Style:	
Fireplace:	/	Foundation:		Quality:	
# of Stories:		Roof Material:		Condition:	
Other Improvements:					

Site Information

Zoning:	LAR1	Acres:	0.13	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	5,840	Lot Width/Depth:	x	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	

Tax Information

Total Value:	\$913,126	Assessed Year:	2014	Property Tax:	\$11,349.47
Land Value:	\$638,887	Improved %:	30%	Tax Area:	67
Improvement Value:	\$274,239	Tax Year:	2013	Tax Exemption:	
Total Taxable Value:	\$913,126				

Comparable Summary

For Property Located At

**8191 BAIRD RD, LOS ANGELES, CA 90046-1903****11 Comparable(s) found.** (Click on the address to view more property information)[View Report](#)[Configure Display Fields](#)[Modify Comparable Search Criteria](#)**Summary Statistics For Selected Properties: 11**

	Subject Property	Low	High	Average
Sale Price	\$0	\$720,000	\$1,459,000	\$1,053,364
Bldg/Living Area	1,588	1,372	1,799	1,595
Price/Sqft	\$0.00	\$524.78	\$822.44	\$657.84
Year Built	1957	1920	1976	1945
Lot Area	5,840	3,000	12,000	6,836
Bedrooms	2	2	3	3
Bathrooms/Restrooms	2	1	3	2
Stories	0.00	1.00	2.00	1.50
Total Value	\$913,126	\$131,883	\$1,112,000	\$699,929
Distance From Subject	0.00	0.20	0.47	0.31

*= user supplied for search only

<input checked="" type="checkbox"/>	#	F	Address	Sale Price	Yr Blt	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
Subject Property											
			8191 BAIRD RD		1957	2	2	08/25/2005	1,588	5,840	0.0
Comparables											
<input checked="" type="checkbox"/>	1		8313 KIRKWOOD DR	\$862,000	1939	3	2	04/11/2014	1,426	4,889	0.2
<input checked="" type="checkbox"/>	2		8350 YUCCA TRL	\$1,160,000	1949	2	2	09/22/2014	1,704	12,000	0.21
<input checked="" type="checkbox"/>	3		8328 KIRKWOOD DR	\$720,000	1976	3	2	06/25/2014	1,372	3,000	0.22
<input checked="" type="checkbox"/>	4		8369 YUCCA TRL	\$1,027,000	1963	2	3	07/23/2014	1,452	3,463	0.24
<input checked="" type="checkbox"/>	5		1836 LAUREL CANYON BLVD	\$810,000	1920	3	1	03/18/2014	1,536	10,817	0.27
<input checked="" type="checkbox"/>	6		8159 LAURELMONT DR	\$1,097,000	1958	3	2	05/12/2014	1,799	11,219	0.34
<input checked="" type="checkbox"/>	7		8049 WOODLAND LN	\$1,095,000	1922	3	2	09/25/2014	1,650	3,231	0.34
<input checked="" type="checkbox"/>	8		2123 BEECH KNOLL RD	\$1,125,000	1950	3	2	06/11/2014	1,647	5,847	0.35
<input checked="" type="checkbox"/>	9		8524 RIDPATH DR	\$1,182,000	1924	3	2	08/14/2014	1,502	5,193	0.4
<input checked="" type="checkbox"/>	10		8115 LAURELMONT DR	\$1,050,000	1956	2	2	07/30/2014	1,678	6,789	0.42
<input checked="" type="checkbox"/>	11		2113 KRESS ST	\$1,459,000	1948	3	3	06/26/2014	1,774	8,744	0.47

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

8191 BAIRD RD, LOS ANGELES, CA 90046-1903**11 Comparable(s) Selected.**

Report Date: 12/08/2014

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$0	\$720,000	\$1,459,000	\$1,053,364
Bldg/Living Area	1,588	1,372	1,799	1,595
Price/Sqft	\$0.00	\$524.78	\$822.44	\$657.84
Year Built	1957	1920	1976	1945
Lot Area	5,840	3,000	12,000	6,836
Bedrooms	2	2	3	3
Bathrooms/Restrooms	2	1	3	2
Stories	0.00	1.00	2.00	1.50
Total Value	\$913,126	\$131,883	\$1,112,000	\$699,929
Distance From Subject	0.00	0.20	0.47	0.31

* = user supplied for search only

Comp #:1		Distance From Subject:0.2 (miles)	
Address:	8313 KIRKWOOD DR, LOS ANGELES, CA 90046-1925		
Owner Name:	LEHMAN ANDREA A		
Seller Name:	GARRISON DON R		
APN:	5556-010-009	Map Reference:	33-E3 / 593-A4
County:	LOS ANGELES, CA	Census Tract:	1942.00
Subdivision:	798	Zoning:	LAR1
Rec Date:	04/11/2014	Prior Rec Date:	12/09/1977
Sale Date:	03/19/2014	Prior Sale Date:	
Sale Price:	\$862,000	Prior Sale Price:	\$70,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	373704	Acres:	0.11
1st Mtg Amt:	\$689,500	Lot Area:	4,889
Total Value:	\$131,883	# of Stories:	
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	1,426
		Total Rooms:	
		Bedrooms:	3
		Bath(F/H):	2 /
		Yr Built/Eff:	1939 / 1942
		Air Cond:	YES
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	
		Parking:	BUILT-IN

Comp #2			Distance From Subject:0.21 (miles)		
Address: 8350 YUCCA TRL, LOS ANGELES, CA 90046-1956					
Owner Name: SANGUINETI STEPHANIE C C/BETRIZ ANA C					
Seller Name: LOPEZY SHAINA					
APN: 5556-019-010	Map Reference: 33-E3 / 593-A4	Living Area: 1,704			
County: LOS ANGELES, CA	Census Tract: 1942.00	Total Rooms: 5			
Subdivision: 798	Zoning: LAR1	Bedrooms: 2			
Rec Date: 09/22/2014	Prior Rec Date: 11/16/2009	Bath(F/H): 2 /			
Sale Date: 07/24/2014	Prior Sale Date: 10/14/2009	Yr Built/Eff: 1949 / 1965			
Sale Price: \$1,160,000	Prior Sale Price: \$865,000	Air Cond:			
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL			
Document #: 998304	Acres: 0.28	Fireplace: Y / 1			
1st Mtg Amt: \$515,000	Lot Area: 12,000	Pool: POOL			
Total Value: \$910,836	# of Stories: 1.00	Roof Mat: COMPOSITION SHINGLE			
Land Use: SFR	Park Area/Cap#: / 2	Parking: PARKING AVAIL			

Comp #3			Distance From Subject:0.22 (miles)		
Address:		8328 KIRKWOOD DR, LOS ANGELES, CA 90046-1926			
Owner Name:		ALVAREZ RUDY A			
Seller Name:		BIALEK DANIEL			
APN:	5556-018-004	Map Reference:	33-E3 / 593-A4	Living Area:	1,372
County:	LOS ANGELES, CA	Census Tract:	1942.00	Total Rooms:	5
Subdivision:	798	Zoning:	LAR1	Bedrooms:	3
Rec Date:	06/25/2014	Prior Rec Date:	06/28/2001	Bath(F/H):	2 /
Sale Date:	05/31/2014	Prior Sale Date:		Yr Built/Eff:	1976 / 1976
Sale Price:	\$720,000	Prior Sale Price:	\$437,500	Air Cond:	
Sale Type:	FULL	Prior Sale Type:		Style:	CONVENTIONAL
Document #:	656979	Acres:	0.07	Fireplace:	Y / 1
1st Mtg Amt:	\$468,000	Lot Area:	3,000	Pool:	
Total Value:	\$537,773	# of Stories:	2.00	Roof Mat:	GRAVEL & ROCK
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #4			Distance From Subject:0.24 (miles)		
Address:	8369 YUCCA TRL, LOS ANGELES, CA 90046-1955				
Owner Name:	BOROVIKOV DMITRY/BOROVIKOVA OLGA				
Seller Name:	BINDER ALLISON				
APN:	5556-018-025	Map Reference:	33-E3 / 593-A4	Living Area:	1,452
County:	LOS ANGELES, CA	Census Tract:	1942.00	Total Rooms:	4
Subdivision:	798	Zoning:	LAR1	Bedrooms:	2
Rec Date:	07/23/2014	Prior Rec Date:	11/16/2005	Bath(F/H):	3 /
Sale Date:	07/17/2014	Prior Sale Date:	10/07/2005	Yr Built/Eff:	1963 / 1970
Sale Price:	\$1,027,000	Prior Sale Price:	\$1,045,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	MODERN
Document #:	759703	Acres:	0.08	Fireplace:	/
1st Mtg Amt:		Lot Area:	3,463	Pool:	
Total Value:	\$980,000	# of Stories:	2.00	Roof Mat:	GRAVEL & ROCK
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:	5			Distance From Subject:0.27 (miles)	
Address:	1836 LAUREL CANYON BLVD, LOS ANGELES, CA 90046-2029				
Owner Name:	BOUTIQUE DWELLING LLC				
Seller Name:	1836 LAUREL CANYON BLVD LLC				
APN:	5569-034-008	Map Reference:	33-E3 / 593-A4	Living Area:	1,536
County:	LOS ANGELES, CA	Census Tract:	1941.02	Total Rooms:	6
Subdivision:	LAURELWOOD	Zoning:	LAR1	Bedrooms:	3
Rec Date:	03/18/2014	Prior Rec Date:	07/23/2013	Bath(F/H):	1 /
Sale Date:	03/04/2014	Prior Sale Date:	06/20/2013	Yr Built/Eff:	1920 / 1932
Sale Price:	\$810,000	Prior Sale Price:	\$600,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	271322	Acres:	0.25	Fireplace:	Y / 1
1st Mtg Amt:	\$200,000	Lot Area:	10,817	Pool:	
Total Value:	\$600,000	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/ 1	Parking:	PARKING AVAIL

Comp #: 6		Distance From Subject: 0.34 (miles)	
Address:	8159 LAURELMONT DR, LOS ANGELES, CA 90046-1555		
Owner Name:	TABIB SHAHRAM		
Seller Name:	KEPHART CHI		
APN:	5565-018-037	Map Reference:	33-E2 / 593-A3
County:	LOS ANGELES, CA	Census Tract:	1941.02
Subdivision:	20866	Zoning:	LARE11
Rec Date:	05/12/2014	Prior Rec Date:	11/03/2005
Sale Date:	04/21/2014	Prior Sale Date:	09/19/2005
Sale Price:	\$1,097,000	Prior Sale Price:	\$1,100,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	486874	Acres:	0.26
1st Mtg Amt:	\$625,500	Lot Area:	11,219
Total Value:	\$1,112,000	# of Stories:	2.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	1,799
		Total Rooms:	7
		Bedrooms:	3
		Bath(F/H):	2 /
		Yr Built/Eff:	1958 / 1959
		Air Cond:	CENTRAL
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	SPA
		Roof Mat:	COMPOSITION SHINGLE
		Parking:	ATTACHED GARAGE

Comp #:#7		Distance From Subject:0.34 (miles)	
Address:	8049 WOODLAND LN, LOS ANGELES, CA 90046-2057		
Owner Name:	MCRAE STEPHEN E		
Seller Name:	HARRISON GAIL L		
APN:	5569-011-042	Map Reference:	33-F3 / 593-B4
County:	LOS ANGELES, CA	Census Tract:	1941.02
Subdivision:	4202	Zoning:	LAR1
Rec Date:	09/25/2014	Prior Rec Date:	03/07/2006
Sale Date:	09/11/2014	Prior Sale Date:	01/23/2006
Sale Price:	\$1,095,000	Prior Sale Price:	\$989,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1012750	Acres:	0.07
1st Mtg Amt:	\$821,250	Lot Area:	3,231
Total Value:	\$1,057,934	# of Stories:	2.00
Land Use:	SFR	Park Area/Cap#:	/ 1
		Living Area:	1,650
		Total Rooms:	7
		Bedrooms:	3
		Bath(F/H):	2 /
		Yr Built/Eff:	1922 / 1922
		Air Cond:	
		Style:	SPANISH
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	ROLL COMPOSITION
		Parking:	PARKING AVAIL

Comp #:**8**

Address:**2123 BEECH KNOLL RD, LOS ANGELES, CA 90046-1517**

Owner Name:**DAY ERIC/PLOTKIN MARGO**

Seller Name:**WILSON L A FAMILY TRUST**

APN:**5567-011-006**

County:**LOS ANGELES, CA**

Subdivision:**6840**

Rec Date:**06/11/2014**

Sale Date:**05/12/2014**

Sale Price:**\$1,125,000**

Sale Type:**FULL**

Document #:**605392**

1st Mtg Amt:**\$900,000**

Total Value:**\$506,190**

Land Use:**SFR**

Map Reference:**33-E2 / 592-J3**

Census Tract:**1942.00**

Zoning:**LAR1**

Prior Rec Date:**09/12/1996**

Prior Sale Date:

Prior Sale Price:**\$381,000**

Prior Sale Type:**FULL**

Acres:**0.13**

Lot Area:**5,847**

of Stories:**2.00**

Park Area/Cap#:**/**

Distance From Subject:**0.35 (miles)**

Living Area:**1,647**

Total Rooms:**7**

Bedrooms:**3**

Bath(F/H):**2 /**

Yr Built/Eff:**1950 / 1953**

Air Cond:**CENTRAL**

Style:**CONTEMPORARY**

Fireplace:**Y / 2**

Pool:

Roof Mat:**WOOD SHAKE**

Parking:**CARPOT**

Comp #:9	Address: 8524 RIDPATH DR, LOS ANGELES, CA 90046-7714		Distance From Subject:0.4 (miles)
Owner Name:	KRACKOW KENNETH		
Seller Name:	STYCZYNSKY STEVEN A		
APN:	5567-016-040	Map Reference:	33-E2 / 592-J4
County:	LOS ANGELES, CA	Census Tract:	1942.00
Subdivision:	798	Zoning:	LAR1
Rec Date:	08/14/2014	Prior Rec Date:	06/21/2001
Sale Date:	07/16/2014	Prior Sale Date:	05/09/2001
Sale Price:	\$1,182,000	Prior Sale Price:	\$545,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	850530	Acres:	0.12
1st Mtg Amt:	\$945,600	Lot Area:	5,193
Total Value:	\$683,551	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 1
		Living Area:	1,502
		Total Rooms:	5
		Bedrooms:	3
		Bath(F/H):	2 /
		Yr Built/Eff:	1924 / 1935
		Air Cond:	CENTRAL
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	POOL
		Roof Mat:	COMPOSITION SHINGLE
		Parking:	PARKING AVAIL

Comp #:10	Address: 8115 LAURELMONT DR, LOS ANGELES, CA 90046-1511		Distance From Subject:0.42 (miles)
Owner Name:	GYLLENHAAL STEPHEN & KATHLEEN		
Seller Name:	MILITZOK LESLIE		
APN:	5565-018-028	Map Reference:	33-E2 / 593-A2
County:	LOS ANGELES, CA	Census Tract:	1941.02
Subdivision:	20866	Zoning:	LARE15
Rec Date:	07/30/2014	Prior Rec Date:	03/04/1996
Sale Date:	07/18/2014	Prior Sale Date:	
Sale Price:	\$1,050,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	791035	Acres:	0.16
1st Mtg Amt:	\$840,000	Lot Area:	6,789
Total Value:	\$420,262	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	1,678
		Total Rooms:	5
		Bedrooms:	2
		Bath(F/H):	2 /
		Yr Built/Eff:	1956 / 1969
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	COMPOSITION SHINGLE
		Parking:	PARKING AVAIL

Comp #:11	Address: 2113 KRESS ST, LOS ANGELES, CA 90046-1525		Distance From Subject:0.47 (miles)
Owner Name:	SCI DM MEDIA WEST		
Seller Name:	SMITH BRANDI L		
APN:	5567-002-005	Map Reference:	33-E2 / 592-J3
County:	LOS ANGELES, CA	Census Tract:	1942.00
Subdivision:	BUNGALOW LAND	Zoning:	LAR1
Rec Date:	06/26/2014	Prior Rec Date:	07/02/2002
Sale Date:	06/20/2014	Prior Sale Date:	05/17/2002
Sale Price:	\$1,459,000	Prior Sale Price:	\$569,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	660481	Acres:	0.20
1st Mtg Amt:		Lot Area:	8,744
Total Value:	\$758,787	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	1,774
		Total Rooms:	4
		Bedrooms:	3
		Bath(F/H):	3 /
		Yr Built/Eff:	1948 / 1978
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	/
		Pool:	
		Roof Mat:	COMPOSITION SHINGLE
		Parking:	PARKING AVAIL

EXHIBIT D

ASSIGNED INSPECTOR: **EDMOND DECKERT**
JOB ADDRESS: **8191 WEST BAIRD ROAD, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5556-005-013**

Date: **December 12, 2014**

CASE#: **487343**
ORDER NO: **A-3253859**

EFFECTIVE DATE OF ORDER TO COMPLY: **May 20, 2013**
COMPLIANCE EXPECTED DATE: **June 19, 2013**
DATE COMPLIANCE OBTAINED: **No Compliance to Date**

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

VIOLATIONS:

SEE ATTACHED ORDER # A-3253859

BOARD OF
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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

SUBSTANDARD ORDER-SUPPLEMENTAL

US BANK NATIONAL ASSOC. TR C/O JP MORGAN CHASE BANK
7255 BAYMEADOWS WAY
JACKSONVILLE, FL 32256

CASE #: 487343
ORDER #: A-3253859
EFFECTIVE DATE: May 20, 2013
COMPLIANCE DATE: June 19, 2013

OWNER OF

SITE ADDRESS: **8191 W BAIRD ROAD**

ASSESSORS PARCEL NO.: 5556-005-013

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.

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

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.

As a result of an inspection of the property (Site Address) listed above, this office has determined the building(s) to be SUBSTANDARD as pursuant to the provisions of Division 89 of Article 1 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.). You are therefore ordered to secure all required permits and begin the necessary work to eliminate the following code violations within 30 days from the effective date of this order. All necessary work shall be completed within 90 days from the effective date of this order. If the necessary permits are not obtained or the required work is not physically commenced within 45 days from the effective date of this order, the Department of Building and Safety may order the owner to cause the building(s) to be vacated.

VIOLATION(S):

1. The building or premises is Substandard due to illegal use of the the garage as a dwelling.

You are therefore ordered to: 1) Discontinue the use and occupancy of all buildings or portions thereof occupied for living, sleeping, cooking or dining purposes which were not designed or intended to be used for such occupancies. 2) Demolish and remove all construction work performed and return the property to its permitted state.

Code Section(s) in Violation: 91.8902.14, 91.8902, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

2. The garage has been converted to habitable space without the required permits and approvals.

You are therefore ordered to: Discontinue the use as a dwelling and restore the garage to its originally permitted use as a garage.

Code Section(s) in Violation: 12.21A.1.(a), 12.21A4(a), 12.21A4(m), 91.8902.14, 91.8105, 91.103.1 of the L.A.M.C.

3. Unapproved use of the Single Family Dwelling as a Hotel in the R1 Zone

CODE ENFORCEMENT BUREAU

For routine City business and non-emergency services: Call 3-1-1

www.ladbs.org

Page 1 of 3

You are therefore ordered to: 1) Discontinue the unapproved use of the Single Family Dwelling as a Hotel.

Code Section(s) in Violation: 12.26E, and 12.21A.1.(a) of the L.A.M.C.

4. The retaining wall located at the rear of the property was built without the required permits and inspections.

You are therefore ordered to: Obtain all required building permits and obtain all required inspections.

Code Section(s) in Violation: 91.106.1.1, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

5. Grading was performed without first obtaining a permit.

You are therefore ordered to: Obtain all required grading permits and approvals.

Code Section(s) in Violation: 91.106.1.2, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

6. An investigation fee is required for work performed without the required permits.

You are therefore ordered to: Pay the required investigation fee.

Code Section(s) in Violation: 91.107.5.1, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

NOTE: A certificate has been filed with the County Recorder noting the above substandard condition.

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 98.041 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.

NOTICE:

Relocation assistance may be required if a tenant is evicted in order to comply with an order from a governmental agency (LAMC 151.09.A.11 & 161.03) For information, call the **Los Angeles Housing Department (LAHD)** at (213) 808-8888 or go to: <http://lahd.lacity.org> *

If you have any questions or require any additional information please feel free to contact me at (213)252-3035.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: _____

Date: May 13, 2013

JOHN MATTILLO
3550 WILSHIRE BLVD. SUITE 1800
LOS ANGELES, CA 90010
(213)252-3035
John.Mattillo@lacity.org

REVIEWED BY

EXHIBIT D

ASSIGNED INSPECTOR: **EDMOND DECKERT**
JOB ADDRESS: **8191 WEST BAIRD ROAD, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5556-005-013**

Date: **December 12, 2014**

CASE#: **487343**
ORDER NO: **A-3171821**

EFFECTIVE DATE OF ORDER TO COMPLY: **December 25, 2012**
COMPLIANCE EXPECTED DATE: **January 24, 2013**
DATE COMPLIANCE OBTAINED: **No Compliance to Date**

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

VIOLATIONS:

SEE ATTACHED ORDER # A-3171821

BOARD OF
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CITY OF LOS ANGELES
CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

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

ROBERT R. "Bud" OVROM
GENERAL MANAGER

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

ORDER TO COMPLY AND NOTICE OF FEE

DEC 20 2012

EG

JP MORGAN CHASE BANK
7255 BAYMEADOWS WAY
JACKSONVILLE, FL 32256

CASE #: 487343

ORDER #: A-3171821

EFFECTIVE DATE: December 25, 2012

COMPLIANCE DATE: January 24, 2013

OWNER OF

SITE ADDRESS: 8191 W BAIRD ROAD

ASSESSORS PARCEL NO.: 5556-005-013

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. The retaining wall located at the rear of the property was built without the required permits and inspections.

You are therefore ordered to: Obtain all required building permits and obtain all required inspections.

Code Section(s) in Violation: 91.106.1.1, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

2. Grading was performed without first obtaining a permit.

You are therefore ordered to: Obtain all required grading permits and approvals.

Code Section(s) in Violation: 91.106.1.2, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

3. An investigation fee is required for work performed without the required permits.

You are therefore ordered to: Pay the required investigation fee.

Code Section(s) in Violation: 91.107.5.1, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

NON-COMPLIANCE FEE WARNING:

In addition to the C.V.I.F. noted above, a proposed noncompliance fee in the amount of **\$550.00** may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or request for slight modification is filed within 15 days of the compliance date.

If an appeal or request for slight modification is not filed within 15 days of the compliance date or extensions granted therefrom, the determination of the department to impose and collect a non-compliance fee shall be final. Section 98.041 L.A.M.C.

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

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

PENALTY WARNING:

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

INVESTIGATION FEE REQUIRED:

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

APPEAL PROCEDURES:

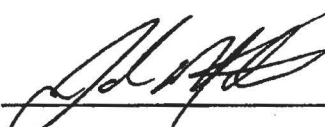
There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine error or abuse of discretion, or requests for slight modification of the requirements contained in this order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

If you have any questions or require any additional information please feel free to contact me at (213)252-3035.

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

Inspector: _____

Date: December 18, 2012


JOHN MATTILLO
3550 WILSHIRE BLVD. SUITE 1800
LOS ANGELES, CA 90010
(213)252-3035


REVIEWED BY