

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
PRESIDENT

E. FELICIA BRANNON
VICE PRESIDENT

JOSELYN GEAGA-ROSENTHAL
GEORGE HOVAGUIMIAN
JAVIER NUNEZ

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

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

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

FRANK BUSH
EXECUTIVE OFFICER

September 09, 2015

Council District: # 10

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

JOB ADDRESS: **2308 WEST 24TH STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5059-029-012**

On May 24, 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: **2308 West 24th Street, 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 May 24, 2011, 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	\$ 1,288.56

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

Lien confirmed by
City Council on:

ATTEST: HOLLY L. 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. T11978
Dated as of: 07/10/2015

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 5059-029-012

Property Address: 2308 W 24TH ST

City: Los Angeles

County: Los Angeles

VESTING INFORMATION

Type of Document: Quitclaim Deed:

Grantee : Christian Ogwo and Julia Ogwo, husband and wife, as joint tenants

Grantor : Christian Ogwo, a married man, as his sole and separate property

Deed Date : 1/28/2000

Recorded : 2/28/2000

Instr No. : 00-0293035

**MAILING ADDRESS: Christian Ogwo and Julia Ogwo,
2308 West 24th Street, Los Angeles, CA. 90018.**

SCHEDULE B

LEGAL DESCRIPTION

The following described property:

Parcel 1: Lot 11 in Block "A" of the Ainsworth Tract, in the City of Los Angeles, County of Los Angeles, State of California, as per map Recorded in Book 2 Page 26 of Maps, in the office of the County Recorder of said County.

Parcel 2: An easement over the Easterly 4 feet of Lot 10 in Block "A" of Ainsworth, in the City of Los Angeles, County of Los Angeles, State of California, as per map Recorded in Book 2 Page 26 of Maps, in the office of the County Recorder of said County, for community driveway purposes.

Assessor's Parcel No: 5059-029-012

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 : \$485,000.00

Dated : 4/12/2007

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.

SCHEDULE B (Continued)

Trustor : Christian Ogwo and Julia Ogwo

Trustee : Golden West Savings Association Service Co., a California Corporation

Beneficiary : World Savings Bank, FSB

Recorded : 4/18/2007

Instr No. : 20070925575

Maturity Date is: 5/1/2037

MAILING ADDRESS: Golden West Savings Association Service Co., a California Corporation – None Shown.

MAILING ADDRESS: World Savings Bank, FSB, 1901 Harrison Street, Oakland, CA 94612

The maximum aggregate principal sum secured by this security agreement is \$606,250.00

00-0293035

2

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO:

Mr. & Mrs. Christian Ogwo
2308 West 24th Street
Los Angeles, CA. 90018

A.P.N.: 5059-029-012

Order No.: 1821841-11

Space Above This Line for Recorder's Use Only
Escrow No.: 9308D

QUITCLAIM DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) DOCUMENTARY TRANSFER TAX \$NONE *Gift*
☐ computed on full value of property conveyed, or
☐ computed on full value less value of liens or encumbrances remaining at time of sale,
☐ unincorporated area; ☐ City of Los Angeles, and

FOR A VALUABLE CONSIDERATION, Receipt of which is hereby acknowledged,
Christian Ogwo, a married man, as his sole and sepataate property

hereby remise, release and forever quitclaim to
Christian Ogwo and Julia Ogwo, husband and wife, as joint tenants

the following described property in the City of Los Angeles, County of Los Angeles State of California;

See Exhibit "A" attached hereto and made a part hereof.

Christian Ogwo
Christian Ogwo

Document Date: January 28, 2000

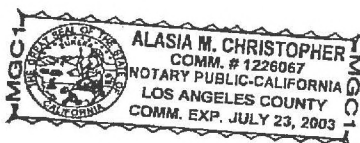
STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)
On January 31, 2000 before me, Alasia M. Christopher
personally appeared CHRISTIAN OGWO

~~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 *Alasia M. Christopher*

This area for official notarial seal.



Mail Tax Statements to: SAME AS ABOVE or Address Noted Below

RECORDING REQUESTED BY:
WORLD SAVINGS BANK

WHEN RECORDED MAIL TO:
WORLD SAVINGS BANK
FINAL DOCUMENTATION
CLOSING DEPARTMENT
P.O. BOX 659548
SAN ANTONIO, TX 78265-9548

LOAN NUMBER: 0045786134

NOTE AMOUNT: \$485,000.00

04/18/07



20070925575

Order # 129413-3

FOR RECORDER'S USE ONLY

DEED OF TRUST

THIS IS A FIRST DEED OF TRUST WHICH 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 SECURED NOTE PROVIDES FOR MONTHLY PAYMENTS OF PRINCIPAL AND INTEREST.

THE MAXIMUM AGGREGATE PRINCIPAL BALANCE SECURED BY THIS DEED OF TRUST IS \$606,250.00 WHICH IS 125% OF THE ORIGINAL PRINCIPAL NOTE AMOUNT.

I. DEFINITIONS OF WORDS USED IN THIS DEED OF TRUST

(A) Security Instrument. This Deed of Trust, which is dated April 12, 2007, will be called the "Security Instrument."

(B) Borrower. CHRISTIAN OGWO AND JULIA OGWO, HUSBAND AND WIFE AS JOINT TENANTS sometimes will be called "Borrower" and sometimes simply "I" or "me "

(C) Lender. WORLD SAVINGS BANK, FSB, ITS SUCCESSORS AND/OR ASSIGNEES, will be called "Lender." Lender is a FEDERAL SAVINGS BANK, which is organized and exists under the laws of the United States. Lender's address is 1901 Harrison Street, Oakland, CA 94612



0 0 3

LENDER'S USE ONLY

2/0-600-6505.044

✓
21
17

16

0045786134

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.

(PLEASE SIGN YOUR NAME EXACTLY AS IT APPEARS BELOW)

BORROWER(S):

C. O. OGWO (Seal)

CHRISTIAN OGWO

JULIA OGWO (Seal)

JULIA OGWO

ATTACH INDIVIDUAL NOTARY ACKNOWLEDGEMENT

07 0925575

SD001 (2004-03-1)

[AF1 (2004-03-1)]
[B01 (2004-03-1)]

Page 15

CA

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of

Los Angeles

ss

On

4-12-2007

before me,

Dabretra Y. Thomas Notary Public

Date

Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared

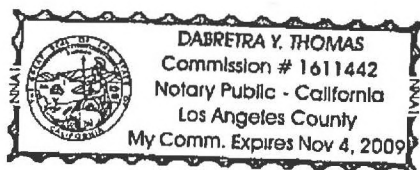
Christian Ogwa and Julia Ogwa

Name(s) of Signer(s)

☐ personally known to me

☒ 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

Dabretra Y. Thomas
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document

Description of Attached Document

Title or Type of Document:

Deed of Trust

Document Date:

April 12, 2007

Number of Pages:

15

Signer(s) Other Than Named Above

Capacity(ies) Claimed by Signer

Signer's Name:

- ☐ Individual
- ☐ Corporate Officer — Title(s) _____
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney-in-Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other _____

Signer Is Representing:



EXHIBIT B

ASSIGNED INSPECTOR: **LEO MILBAUER**

Date: September 09, 2015

JOB ADDRESS: **2308 WEST 24TH STREET, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5059-029-012**

Last Full Title: **07/10/2015**

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1). CHRISTIAN AND JULIA OGWO
2308 W. 24TH ST.
LOS ANGELES, CA 90018
CAPACITY: OWNERS

- 2). WORLD SAVINGS BANK, F.S.B.
1901 HARRISON ST.
OAKLAND, CA 94612
CAPACITY: INTERESTED PARTY

Property Detail Report

For Property Located At :

2308 W 24TH ST, LOS ANGELES, CA 90018-1911**Owner Information**

Owner Name: **OGWO CHRISTIAN & JULIA**
 Mailing Address: **2308 W 24TH ST, LOS ANGELES CA 90018-1911 C032**
 Vesting Codes: **MM / /**

Location Information

Legal Description:	AINSWORTH TRACT LOT 11	APN:	5059-029-012
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	2189.00 / 1	Subdivision:	AINSWORTH
Township-Range-Sect:		Map Reference:	43-D5 /
Legal Book/Page:		Tract #:	
Legal Lot:	11	School District:	LOS ANGELES
Legal Block:	A	School District Name:	
Market Area:	C16	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	02/28/2000 /	Deed Type:	QUIT CLAIM DEED
Sale Price:		1st Mtg Document #:	
Document #:	293035		

Last Market Sale Information

Recording/Sale Date:	11/25/1998 / 11/24/1998	1st Mtg Amount/Type:	\$213,750 / CONV
Sale Price:	\$225,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	2159839
Document #:	2159838	2nd Mtg Amount/Type:	/
Deed Type:	CORPORATION GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$85.75
New Construction:		Multi/Split Sale:	

Title Company:
 Lender:
 Seller Name: **BANK OF AMERICA FSB
 TRIWAAD CORP**

Prior Sale Information

Prior Rec/Sale Date:	12/05/1997 / 12/03/1997	Prior Lender:	/
Prior Sale Price:	\$65,000	Prior 1st Mtg Amt/Type:	/
Prior Doc Number:	1919309	Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	TRUSTEE DEED		

Property Characteristics

Gross Area:		Parking Type:	NONE	Construction:	SPECIAL
Living Area:	2,624	Garage Area:		Heat Type:	CENTRAL
Tot Adj Area:		Garage Capacity:		Exterior wall:	SHINGLE SIDING
Above Grade:		Parking Spaces:		Porch Type:	
Total Rooms:	11	Basement Area:		Patio Type:	
Bedrooms:	5	Finish Bsmnt Area:		Pool:	
Bath(F/H):	3 /	Basement Type:		Air Cond:	
Year Built / Eff:	1907 / 1970	Roof Type:		Style:	BUNGALOW
Fireplace:	/	Foundation:		Quality:	AVERAGE
# of Stories:	2.00	Roof Material:	COMPOSITION SHINGLE	Condition:	FAIR

Other Improvements:

Site Information

Zoning:	LARD2	Acres:	0.17	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	7,504	Lot Width/Depth:	50 x 150	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	PUBLIC
Site Influence:				Sewer Type:	PUBLIC SERVICE

Tax Information

Total Value:	\$293,482	Assessed Year:	2015	Property Tax:	\$3,780.18
Land Value:	\$208,833	Improved %:	29%	Tax Area:	67
Improvement Value:	\$84,649	Tax Year:	2014	Tax Exemption:	
Total Taxable Value:	\$293,482				

Comparable Sales Report

For Property Located At

2308 W 24TH ST, LOS ANGELES, CA 90018-1911

5 Comparable(s) Selected.

Report Date: 09/09/2015

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$225,000	\$650,000	\$995,000	\$786,909
Bldg/Living Area	2,624	2,355	2,840	2,609
Price/Sqft	\$85.75	\$240.29	\$360.93	\$302.10
Year Built	1907	1903	1910	1906
Lot Area	7,504	7,500	9,998	8,529
Bedrooms	5	4	5	4
Bathrooms/Restrooms	3	1	1	1
Stories	2.00	2.00	2.00	2.00
Total Value	\$293,482	\$49,929	\$850,000	\$373,584
Distance From Subject	0.00	0.26	0.50	0.37

*= user supplied for search only

Comp #:	1	Distance From Subject:	0.26 (miles)
Address:	2532 5TH AVE, LOS ANGELES, CA 90018-1854		
Owner Name:	TLUSTY WILLIAM J & ANNE L		
Seller Name:	SCHULBERG PETER V & BETH G		
APN:	5059-023-018	Map Reference:	43-D5 /
County:	LOS ANGELES, CA	Census Tract:	2189.00
Subdivision:	LONGS	Zoning:	LARD2
Rec Date:	08/25/2015	Prior Rec Date:	11/21/2013
Sale Date:	07/06/2015	Prior Sale Date:	09/25/2013
Sale Price:	\$995,000	Prior Sale Price:	\$527,500
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1045169	Acres:	0.23
1st Mtg Amt:	\$845,750	Lot Area:	9,804
Total Value:	\$244,795	# of Stories:	2.00
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	2,840
		Total Rooms:	8
		Bedrooms:	5
		Bath(F/H):	1 /
		Yr Built/Eff:	1910 / 1910
		Air Cond:	
		Style:	
		Fireplace:	Y / 2
		Pool:	
		Roof Mat:	COMPOSITION SHINGLE
		Parking:	GARAGE

Comp #:	2	Distance From Subject:	0.29 (miles)
Address:	2294 W 21ST ST, LOS ANGELES, CA 90018-1343		
Owner Name:	KLEIN TERESA		
Seller Name:	BEILE MAWASI		
APN:	5073-027-005	Map Reference:	43-D4 /
County:	LOS ANGELES, CA	Census Tract:	2214.02
Subdivision:	KINNEY HEIGHTS	Zoning:	LAR1
Rec Date:	08/27/2015	Prior Rec Date:	05/22/2000
Sale Date:	08/03/2015	Prior Sale Date:	05/08/2000
Sale Price:	\$654,545	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	1056191	Acres:	0.17
1st Mtg Amt:	\$400,000	Lot Area:	7,532
Total Value:	\$351,045	# of Stories:	2.00
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	2,724
		Total Rooms:	8
		Bedrooms:	4
		Bath(F/H):	1 /
		Yr Built/Eff:	1905 / 1910
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	POOL
		Roof Mat:	COMPOSITION SHINGLE
		Parking:	

Comp #:	3	Distance From Subject:	0.39 (miles)
Address:	2251 W 20TH ST, LOS ANGELES, CA 90018-1411		
Owner Name:	AGHASSIAN HROUT-TANIA T/KHODAVERDI HENRIK		
Seller Name:	SMITH M V LIVING TRUST		
APN:	5073-028-022	Map Reference:	43-D4 /
County:	LOS ANGELES, CA	Census Tract:	2214.02
Subdivision:	CRIBB & SINCLAIRS GARFIELD HEIGHTS TR	Zoning:	LAR1
Rec Date:	07/09/2015	Prior Rec Date:	
Sale Date:	06/03/2015	Prior Sale Date:	
Sale Price:	\$785,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	822788	Acres:	0.23
1st Mtg Amt:	\$628,000	Lot Area:	9,998
Total Value:	\$49,929	# of Stories:	
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	2,652
		Total Rooms:	
		Bedrooms:	4
		Bath(F/H):	1 /
		Yr Built/Eff:	1903 / 1913
		Air Cond:	
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	
		Parking:	

Comp #:4		Distance From Subject:0.42 (miles)	
Address: 2225 W 20TH ST, LOS ANGELES, CA 90018-1409			
Owner Name: CHUNG PETER E & HYUNMI S			
Seller Name: NUEVA CASA LLC			
APN: 5073-030-036	Map Reference: 43-D4 /	Living Area: 2,355	
County: LOS ANGELES, CA	Census Tract: 2214.02	Total Rooms: 6	
Subdivision: BELVEDERE HEIGHTS	Zoning: LAR1	Bedrooms: 4	
Rec Date: 12/12/2014	Prior Rec Date: 05/22/2013	Bath(F/H): 1 /	
Sale Date: 12/03/2014	Prior Sale Date: 05/14/2013	Yr Built/Eff: 1907 / 1907	
Sale Price: \$850,000	Prior Sale Price: \$450,000	Air Cond:	
Sale Type: FULL	Prior Sale Type: FULL	Style:	
Document #: 1354259	Acres: 0.18	Fireplace: /	
1st Mtg Amt: \$680,000	Lot Area: 7,811	Pool:	
Total Value: \$850,000	# of Stories:	Roof Mat:	
Land Use: SFR	Park Area/Cap#: /	Parking:	

Comp #:5		Distance From Subject:0.5 (miles)	
Address: 2118 8TH AVE, LOS ANGELES, CA 90018-1109			
Owner Name: YI EARL & JOYCE			
Seller Name: HOUSTON JOHN W JR & CANDY A B			
APN: 5060-019-019	Map Reference: 43-C4 /	Living Area: 2,472	
County: LOS ANGELES, CA	Census Tract: 2188.00	Total Rooms: 8	
Subdivision: WEST ARLINGTON HEIGHTS TR	Zoning: LARD2	Bedrooms: 4	
Rec Date: 08/10/2015	Prior Rec Date: 03/17/1993	Bath(F/H): 1 /	
Sale Date: 06/23/2015	Prior Sale Date:	Yr Built/Eff: 1908 / 1908	
Sale Price: \$650,000	Prior Sale Price: \$258,000	Air Cond: YES	
Sale Type: FULL	Prior Sale Type:	Style:	
Document #: 974587	Acres: 0.17	Fireplace: Y / 1	
1st Mtg Amt: \$520,000	Lot Area: 7,500	Pool:	
Total Value: \$372,152	# of Stories:	Roof Mat:	
Land Use: SFR	Park Area/Cap#: /	Parking: GARAGE	

EXHIBIT D

ASSIGNED INSPECTOR: **LEO MILBAUER**
JOB ADDRESS: **2308 WEST 24TH STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5059-029-012**

Date: September 09, 2015

CASE#: 418641
ORDER NO: A-2776299

EFFECTIVE DATE OF ORDER TO COMPLY: **May 24, 2011**
COMPLIANCE EXPECTED DATE: **June 23, 2011**
DATE COMPLIANCE OBTAINED: **February 22, 2012**

.....

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

VIOLATIONS:

SEE ATTACHED ORDER # A-2776299

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

MARSHA L. BROWN
PRESIDENT
VAN AMBATIELOS
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 AND NOTICE OF FEE

CHRISTIAN & JULIA OGWO
2308 W 24TH ST
LOS ANGELES, CA 90018

CASE #: 418641
ORDER #: A-2776299
EFFECTIVE DATE: May 24, 2011
COMPLIANCE DATE: June 23, 2011

OWNER OF
SITE ADDRESS: 2308 W 24TH ST
ASSESSORS PARCEL NO.: 5059-029-012
ZONE: RD2; Min. Per Unit 2,000

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, YOU ARE ORDERED TO PAY THE CODE VIOLATION INSPECTION FEE (C.V.I.F) OF \$ 356.16 (\$336 fee plus a six percent Systems Development Surcharge of \$20.16) WHICH WILL BE BILLED TO YOU SEPARATELY. 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. Historical preservation overlay zone.

You are therefore ordered to: Discontinue the condition which violates the Historical Preservation Overlay Zone.

Code Section(s) in Violation: 12.20.3, 12.21A.1.(a) of the L.A.M.C.

Location: Front yard chain link fence

Comments: Contact City Planning Craig Weber (213) 978-1213

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 98.0411 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)252-3952.

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

Inspector: _____



Date: May 18, 2011

EDMOND DECKERT
3550 WILSHIRE BLVD. SUITE 1800
LOS ANGELES, CA 90010
(213)252-3952


REVIEWED BY