

BOARD OF
BUILDING AND SAFETY
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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

October 26, 2015

Council District: # 10

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

JOB ADDRESS: 2727 WEST EXPOSITION PLACE, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 5044-019-011

On April 3, 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: **2727 West Exposition Place, 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.

In addition, pursuant to Section 98.0421, the property owner was issued an order on March 4, 2011 to pay a code violation inspection fee after violations were identified and verified upon inspection. The non-compliance and code violation inspection fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance Code Enforcement Fee	\$ 550.00
Late Charge/Collection Fee (250%)	2,215.00
Code Violation Investigation Fee	336.00
System Development Surcharge	20.16
System Development Surcharge Late Fee	50.40
Accumulated Interest (1%/month)	1,074.01
Title Report Fee	42.00
Grand Total	\$ 4,287.57

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 **\$4,287.57** 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 **\$4,287.57** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY


Steve Ongele
Chief, Resource Management Bureau

ATTEST: HOLLY WOLCOTT, CITY CLERK

Lien confirmed by
City Council on:

BY: _____
DEPUTY



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

Property Title Report

Work Order No. T11942
 Dated as of: 07/02/2015

Prepared for: City of Los Angeles

SCHEDULE A
 (Reported Property Information)

APN #: 5044-019-011

Property Address: 2727 W EXPOSITION PL ✓ **City:** Los Angeles **County:** Los Angeles

VESTING INFORMATION

Type of Document: Quitclaim Deed
Grantee : Lo-Rine Brown
Grantor : Perry L. Brown
Deed Date : 6/14/2001
Instr No. : 01-1161030

Recorded : 7/5/2001

Mailing Address: Lo-Rine Brown,
 2727 Exposition Place, Los Angeles, CA 90018.

SCHEDULE B

LEGAL DESCRIPTION

The following described property:

Lot 11, Tract 4500, County of Los Angeles, State of California, as per map recorded in Book 48, Page 90 of Maps, in the Office of the County Recorder of said County.

Assessor's Parcel No: 5044-019-011

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 : \$50,000.00

Dated : 8/6/2001

Trustor : Lo-Rine Brown

Trustee : Monroe Acceptance Company, Inc.

Beneficiary : Budget Finance Company

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. T11942

SCHEDULE B (Continued)

Recorded : 8/13/2001

Instr No. : 01 1476917

Maturity Date is: 8/13/2031

Mailing Address: Budget Finance Company,
11111 W. Olympic Blvd., Suite 201, Los Angeles, CA 90064-9857.

Mailing Address: Monroe Acceptance Company, Inc., None Shown.

Type of Document: A claim of lien for the amount shown and any other amounts due.

Claimant : Department of Building and Safety Financial Services Division

Recorded : 7/22/2011

Instr No. : 20110984575

Mailing Address: Lo Rine Brown, 2727 W Exposition Pl, Los Angeles, CA 90018

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

01-1161030 ²

RECORDING REQUESTED BY
MICHAEL ANATOLE, ESQ.

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

Name: Lo-Rine Brown
Address: 2727 Exposition Place
City & State: Los Angeles, CA
Zip: 90018

Title Order No. Escrow No.

QUITCLAIM DEED

SPACE ABOVE THIS LINE FOR RECORDER'S USE

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX IS \$

0.00

RECONVEYANCES

unincorporated area

City of

UPON SATISFACTION OF A DEBT.

Parcel No.

computed on full value of property conveyed, or

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

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Perry L. Brown

hereby REMISE, RELEASE AND FOREVER QUITCLAIM to
Lo-Rine Brown

the following described real property in the
county of Los Angeles, state of California:

Lot 11, tract 4500, county of Los Angeles, state of California, as
per map recorded in book 48, page 90 of Maps, in the Office of the
County Recorder of said county.

Dated JUNE 14, 2001

STATE OF CALIFORNIA COLORADO
COUNTY OF DENVER

On JUNE 14, 2001

} ss
before me,

Michael P. MARSHALL,

a Notary Public in and for said County and State, personally appeared

PERRY L. BROWN, *Perry L. Brown* PERRY L. BROWN

personally known to me (or proved to me on the basis of satisfactory
evidence) to be the person(s) whose name(s) is/are subscribed to the
within instrument, and acknowledged to me that he/she/they executed
the same in his/her/their authorized capacity(ies), and that by his/her/
their signature(s) on the instrument the person(s), or the entity upon
behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

[Signature]
SIGNATURE

Michael P. Marshall
My Commission Expires
10/23/2001

(THIS AREA FOR OFFICIAL NOTARIAL SEAL)

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE

NAME

STREET ADDRESS

CITY & STATE

NONJC-012
Martin Dean's Essential Forms TM

QUITCLAIM DEED

01 1476917

2

STEWART TITLE

WHEN RECORDED MAIL TO:

Budget Finance Company
11111 W. Olympic Blvd., Suite 201
Los Angeles, CA 90064-9857

16-118739

SPACE ABOVE THIS LINE FOR RECORDER'S USE

DEED OF TRUST

5044-019-011

THIS DEED OF TRUST is made August 6, 2001 , among the Trustor,
Lo-Rine Brown

(herein "Borrower"),

Monroe Acceptance Company, Inc.

(herein "Trustee"), and the Beneficiary, Budget Finance Company

(herein "Lender"), a

corporation organized and existing under the laws of California, whose address is:

11111 W. Olympic Blvd., Suite 201, Los Angeles, CA 90064-9857.

WHEREAS, Borrower is indebted to Lender in the principal sum of \$50,000.00, evidenced by Borrower's Note dated August 6, 2001 and any extensions or renewals thereof (including those pursuant to any Renegotiable Rate Agreement) (herein "Note"), providing for monthly installments of principal and interest, including any adjustments to the amount of payments or the contract rate if that rate is variable, with the balance of the indebtedness, if not sooner paid, due and payable on August 13, 2031.

TO SECURE to Lender the repayment of the indebtedness, including future advances, evidenced by the Note, with interest thereon at the applicable contract rate (including any adjustments to the amount of payment or the contract rate if that rate is variable) and other charges; the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Deed of Trust; and the performance of the covenants and agreements of Borrower herein contained. Borrower, in consideration of the indebtedness herein recited and the trust herein created, irrevocably grants and conveys to the Trustee, in trust, with power of sale, the following described property located in the County(ies) of Los Angeles, State of California: (herein "Property Address")

Parcel 1: 2727 Exposition Place, Los Angeles, CA 90018-4124 / Assessor ID No. 5044-019-011
4500

Lot 11 of Tract No. /4500, as per Map Recorded in Book 48, Page 90 of Maps, in the Office of the County Recorder of said County.

20. Reconveyance. Upon payment of all sums secured by this Deed of Trust, Lender shall request Trustee to reconvey the Property and shall surrender this Deed of Trust and all notes evidencing indebtedness secured by this Deed of Trust to Trustee. Trustee shall reconvey the Property without warranty to the person or persons legally entitled thereto. Such person or persons shall pay all costs of recordation, if any.

21. Substitute Trustee. Lender, at Lender's option, may from time to time appoint a successor trustee to any Trustee appointed hereunder by an instrument executed and acknowledged by Lender and recorded in the office of the Recorder of the county where the Property is located. The instrument shall contain the name of the original Lender, Trustee and Borrower, the book and page where this Instrument is recorded and the name and address of the successor trustee. The successor trustee shall, without conveyance of the Property, succeed to all the title, powers and duties conferred upon the Trustee herein and by applicable law. This procedure for substitution of trustee shall govern to the exclusion of all other provisions for substitution.

22. Request for Notices. Borrower requests that copies of the notice of default and notice of sale be sent to Borrower's address which is the Property Address. Lender requests that copies of notices of foreclosure from the holder of any lien which has priority over this Deed of Trust be sent to Lender's address, as set forth on page one of this Deed of Trust, as provided by Section 2924(b) of the Civil Code of California.

23. Statement of Obligation. Lender may collect a fee not to exceed the maximum amount permitted by law for furnishing the statement of obligation as provided by Section 2943 of the Civil Code of California.

**REQUEST FOR NOTICE OF DEFAULT AND FORECLOSURE
UNDER SUPERIOR MORTGAGES OR DEEDS OF TRUST**

Borrower and Lender request the holder of any mortgage, deed of trust or other encumbrance with a lien which has priority over this Deed of Trust to give Notice to Lender, at Lender's address set forth on page one of this Deed of Trust, of any default under the superior encumbrance and of any sale or other foreclosure action.

IN WITNESS WHEREOF, Borrower has executed this Deed of Trust.

Date: August 6, 2001

Lo-Rine Brown
Lo-Rine Brown

STATE OF CALIFORNIA, County of Los Angeles ss:

On August 6, 2001, before me, John R. Adams, Notary Public, personally appeared Lo-Rine Brown

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.



John R. Adams
Signature

01 1476917

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. 5143900)

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 4500 11 MB 48-90

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 5044-019-011
AKA 2727 W EXPOSITION PL
LOS ANGELES

Owner:

BROWN LO RINE
2727 W EXPOSITION PL
LOS ANGELES CA,90018

DATED: This 13th Day of July, 2011

CITY OF LOS ANGELES

By

Karen Penea, Acting Bureau Chief
Resource Management Bureau

EXHIBIT B

ASSIGNED INSPECTOR: **LEO MILBAUER**

Date: **October 26, 2015**

JOB ADDRESS: **2727 WEST EXPOSITION PLACE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5044-019-011**

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

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1). LO-RINE BROWN
2727 EXPOSITION PLACE
LOS ANGELES, CA. 90018
CAPACITY: OWNER

- 2). BUDGET FINANCE COMPANY
11111 W. OLYMPIC BLVD., SUITE 201
LOS ANGELES, CA 90064-9857
CAPACITY: INTERESTED PARTY

Property Detail Report

For Property Located At :
2727 EXPOSITION PL, LOS ANGELES, CA 90018-4124



Owner Information

Owner Name: **BROWN LO RINE**
 Mailing Address: **2727 EXPOSITION PL, LOS ANGELES CA 90018-4124 C013**
 Vesting Codes: **//**

Location Information

Legal Description:	TRACT # 4500 LOT 11	APN:	5044-019-011
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	2190.20 / 3	Subdivision:	4500
Township-Range-Sect:		Map Reference:	43-C6 /
Legal Book/Page:	48-90	Tract #:	4500
Legal Lot:	11	School District:	LOS ANGELES
Legal Block:		School District Name:	
Market Area:	PHHT	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	07/05/2001 / 06/14/2001	Deed Type:	QUIT CLAIM DEED
Sale Price:		1st Mtg Document #:	
Document #:	1161030		

Last Market Sale Information

Recording/Sale Date:	04/18/1978 /	1st Mtg Amount/Type:	/
Sale Price:	\$21,500	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	
Document #:	406858	2nd Mtg Amount/Type:	/
Deed Type:	DEED (REG)	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$25.35
New Construction:		Multi/Split Sale:	
Title Company:			
Lender:			
Seller Name:			

Prior Sale Information

Prior Rec/Sale Date:	09/29/1969 /	Prior Lender:	
Prior Sale Price:	\$3,000	Prior 1st Mtg Amt/Type:	/
Prior Doc Number:		Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	DEED (REG)		

Property Characteristics

Gross Area:		Parking Type:	PARKING AVAIL	Construction:	
Living Area:	848	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:	1	Exterior wall:	SHINGLE SIDING
Above Grade:		Parking Spaces:	1	Porch Type:	
Total Rooms:	5	Basement Area:		Patio Type:	
Bedrooms:	2	Finish Bsmnt Area:		Pool:	
Bath(F/H):	1 /	Basement Type:		Air Cond:	
Year Built / Eff:	1940 / 1941	Roof Type:		Style:	CONVENTIONAL
Fireplace:	/	Foundation:	RAISED	Quality:	
# of Stories:	1.00	Roof Material:	COMPOSITION	Condition:	
			SHINGLE		

Other Improvements: **FENCE;ADDITION**

Site Information

Zoning:	LARD2	Acres:	0.10	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	4,528	Lot Width/Depth:	40 x 113	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$40,472	Assessed Year:	2015	Property Tax:	\$643.68
Land Value:	\$23,347	Improved %:	42%	Tax Area:	67
Improvement Value:	\$17,125	Tax Year:	2014	Tax Exemption:	
Total Taxable Value:	\$40,472				

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

2727 EXPOSITION PL, LOS ANGELES, CA 90018-4124

2 Comparable(s) Selected.

Report Date: 10/05/2015

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$21,500	\$308,000	\$490,000	\$399,000
Bldg/Living Area	848	770	840	805
Price/Sqft	\$25.35	\$400.00	\$583.33	\$491.66
Year Built	1940	1922	1923	1922
Lot Area	4,528	4,481	5,605	5,043
Bedrooms	2	2	2	2
Bathrooms/Restrooms	1	1	1	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$40,472	\$228,000	\$325,000	\$276,500
Distance From Subject	0.00	0.05	0.25	0.15

*= user supplied for search only

Comp #:1		Distance From Subject:0.05 (miles)	
Address:	2806 EXPOSITION PL, LOS ANGELES, CA 90018-4125		
Owner Name:	UDDIN SHAIB		
Seller Name:	BRENTON RICHARD G		
APN:	5044-020-011	Map Reference:	43-C6 /
County:	LOS ANGELES, CA	Census Tract:	2190.20
Subdivision:	4500	Zoning:	LARD2
Rec Date:	01/23/2015	Prior Rec Date:	04/07/2004
Sale Date:	01/13/2015	Prior Sale Date:	02/19/2004
Sale Price:	\$308,000	Prior Sale Price:	\$245,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	85421	Acres:	0.10
1st Mtg Amt:	\$232,000	Lot Area:	4,481
Total Value:	\$228,000	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	770
		Total Rooms:	4
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Built/Eff:	1922 / 1936
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	/
		Pool:	
		Roof Mat:	COMPOSITION SHINGLE
		Parking:	

Comp #:2		Distance From Subject:0.25 (miles)	
Address:	3656 4TH AVE, LOS ANGELES, CA 90018-4205		
Owner Name:	ACEVEDO ERNESTO & LUCILA		
Seller Name:	ROSS LLEWELLYN		
APN:	5042-006-033	Map Reference:	43-D6 /
County:	LOS ANGELES, CA	Census Tract:	2190.20
Subdivision:	JEFFERSON ST TR	Zoning:	LAR1
Rec Date:	06/08/2015	Prior Rec Date:	12/22/2014
Sale Date:	05/18/2015	Prior Sale Date:	12/12/2014
Sale Price:	\$490,000	Prior Sale Price:	\$325,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	672929	Acres:	0.13
1st Mtg Amt:	\$471,306	Lot Area:	5,605
Total Value:	\$325,000	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 1
		Living Area:	840
		Total Rooms:	
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Built/Eff:	1923 / 1923
		Air Cond:	
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	
		Parking:	PARKING AVAIL

EXHIBIT D

ASSIGNED INSPECTOR: LEO MILBAUER
JOB ADDRESS: 2727 WEST EXPOSITION PLACE, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 5044-019-011

Date: October 26, 2015

CASE#: 407224
ORDER NO: A-2713054

EFFECTIVE DATE OF ORDER TO COMPLY: March 04, 2011
COMPLIANCE EXPECTED DATE: April 03, 2011
DATE COMPLIANCE OBTAINED: No Compliance to Date

.....

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-2713054

10105232011R5588

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

MARSHA L. BROWN
PRESIDENT

VAN AMBATTILOS
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

LO RINE BROWN
2727 W EXPOSITION PL
LOS ANGELES, CA 90018

CASE #: 407224
ORDER #: A-2713054
EFFECTIVE DATE: March 04, 2011
COMPLIANCE DATE: April 03, 2011

OWNER OF
SITE ADDRESS: 2727 W EXPOSITION PL
ASSESSORS PARCEL NO.: 5044-019-011
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 \$ 336.00 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. Maintenance and repair of existing building.

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

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

Location: Garage

2. Excessive or overgrown vegetation on the premises.

You are therefore ordered to: 1) Remove the excessive or overgrown vegetation from the premises.

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

Location: All yards

3. Open storage of inoperable vehicles.

You are therefore ordered to: 1) Discontinue the open storage of inoperable vehicle(s).

PDJ
MAR 01 2011



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

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

Location: Front yard

Comments: Not allowed to be stored on front yard

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.

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 err or abuse of discretion, or requests for slight modification of the requirements contained in this order when appropriate fees have been paid. Section 98.0403.1 and 98.0403.2 L.A.M.C.

If you have any questions or require any additional information please feel free to contact me at (213)252-3952.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: _____



Date: February 24, 2011

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


REVIEWED BY