

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

September 07, 2015

Council District: # 2

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

JOB ADDRESS: **5716 NORTH CASE AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2337-026-015**

On March 26, 2014, 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: **5716 North Case Avenue, Los Angeles, California** (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

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

<u>Description</u>	<u>Amount</u>
Non-Compliance Code Enforcement Fee	\$ 550.00
Late Charge/Collection Fee (250%)	1,375.00
Accumulated Interest (1%/month)	231.63
Title Report Fee	42.00
Grand Total	\$ 2,198.63

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 **\$2,198.63** 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 **\$2,198.63** 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. T12038
 Dated as of: 07/16/2015

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 2337-026-015

Property Address: 5716 N CASE AVE ✓ **City:** Los Angeles **County:** Los Angeles

VESTING INFORMATION

Type of Document: Grant Deed

Grantee : MH Capital Ventures, Inc., a California Corporation

Grantor : Michael C Tabeek (AKA Michael Charles Tabeek), Successor Trustee of the Tabeek Family Revocable Trust, dated April 10, 1997

Deed Date : 10/15/2013

Recorded : 11/1/2013

Instr No. : 20131559116

MAILING ADDRESS: MH Capital Ventures, Inc., a California Corporation
 25876 The Old Road No 309 Stevenson Ranch, CA 91381

SCHEDULE B

LEGAL DESCRIPTION

The following described property:

Lot 75 of Tract No, 6345, in the City of Los Angeles, County of Los Angeles, State of California, as per Map Recorded in Book 65 Page 99 of Maps, in the Office of the County recorder of said County.

Assessor's Parcel No: 2337-026-015

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 : \$363,000.00

Dated : 10/22/2013

Trustor : MH Capital Ventures, Inc., a California Corporation

Trustee : Equity Title 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. T12038

SCHEDULE B (Continued)

Beneficiary : Grupo Glemka, Inc., a California Corporation

Recorded : 11/1/2013

Instr No. : 20131559117

MAILING ADDRESS: Grupo Glemka, Inc., a California Corporation – None Shown.

MAILING ADDRESS: Equity Title Company – 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 : 10/3/2014

Instr No. : 20141051982

MAILING ADDRESS: MH Capital Ventures Inc, 25876 The Old Road No. 309, Stevenson Ranch, CA 91381.

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

Equity Title

RECORDING REQUESTED BY:
Equity Title Company

AND WHEN RECORDED MAIL TO:

MH Capital Ventures, Inc., a California Corporation
25876 The Old Road #309
Stevenson Ranch, CA 91381

Order No.: LA1373582
Escrow No.: CW02981-PJ
A.P.N.: 2337-026-015



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SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

GRANT DEED 44

TRANSFER TAX NOT OF PUBLIC RECORD

THE UNDERSIGNED GRANTOR(S) DECLARE(S)
DOCUMENTARY TRANSFER TAX IS \$ / CITY TRANSFER TAX IS \$
[X] 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 [X] City of Los Angeles

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Michael C. Tabeeek (AKA Michael Charles Tabeeek), Successor Trustee of The Tabeeek Family Revocable Trust,
dated April 10, 1997

hereby GRANT(S) to MH Capital Ventures, Inc., a California Corporation

the following described real property in the County of Los Angeles, State of California:

See attached Exhibit "A" for complete legal description.

Property Commonly Known as: 5716 Case Avenue, North Hollywood, CA 91601.

Dated: October 15, 2013

STATE OF Nevada
COUNTY OF Clark) ss.

On October 22, 2013 before me
Hein F. Corona
a Notary Public, personally appeared
Michael C. Tabeeek

The Tabeeek Family Revocable Trust,
dated April 10, 1997

[Signature]
By: Michael C. Tabeeek, Successor Trustee

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 [Signature]
Signature of Notary



(This area for official notary seal)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

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Equity Title

AND WHEN RECORDED MAIL

Grupo Glanka, Inc.
PO Box 8617
Porter Ranch, CA 91327

THIS SPACE FOR RECORDER'S USE ONLY:

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LA1373582 SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS

THIS DEED OF TRUST, made October 22, 2013
A.P. #2337-026-015

MH Capital Ventures, Inc, a California Corporation herein called Trustor, whose address is 25869 The Old Rd. #309, Stevenson Ranch CA 91381 and
Equity Title Company, herein called Trustee, and Grupo Glanka, Inc., a California Corporation herein called BENEFICIARY,

WITNESSETH: That Trustor IRREVOCABLY GRANTS, TRANSFERS AND ASSIGNS TO TRUSTEE IN TRUST, WITH POWER OF SALE

That Property in Los Angeles County, California, described as:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART OF HEREOF

Also Known as: 5716 Case Avenue, North Hollywood CA 91601

"Should the trustor or his successors in interest, without the consent in writing of the Beneficiary, sell, transfer or convey, or permit to be sold, transferred or conveyed, his interest in property, or any part thereof, then Beneficiary may, at his option declare all sums secured hereby immediately due and payable."

TOGETHER WITH the rents, issues and profits thereof, SUBJECT, HOWEVER, to the right power and authority given to and conferred upon

Beneficiary by paragraph (10) of the provisions incorporated herein by reference to collect and apply such rents, issues and profits. For the Purpose of Securing: 1. Performance of each agreement of Trustor incorporated by reference of contained herein. 2. Payment of the indebtedness evidenced by one promissory note of even date herewith, and any extensions of renewal thereof, in the principal sum of \$363,000.00 executed by Trustor in favor of Beneficiary or order. 3. Payment of such further sums as the then record owner of said property may borrow from Beneficiary, when evidenced by another note (or notes) reciting it is so secured.

2337-26-15

DATED 10/22/2013

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

On October 28, 2013

Before me, Robin Johnson,

A Notary Public and for said State personally appeared

Michael Herrera

MH Capital Ventures, Inc



By:

Michael Herrera

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, of 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 
Robin Johnson, Notary Public

(Seal)

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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



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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 1 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. 6146489)

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 6345 75 M B 65-99

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 2337-026-015
AKA 5716 N CASE AVE
LOS ANGELES

Owner:

MH CAPITAL VENTURES INC
25876 THE OLD ROAD #309
STEVENSON RANCH CA, 91381

DATED: This 24th Day of September, 2014

CITY OF LOS ANGELES

By Steve Ongele

Steve Ongele, Bureau Chief
Resource Management Bureau

EXHIBIT B

ASSIGNED INSPECTOR: **ALFREDO FLORES**
JOB ADDRESS: **5716 NORTH CASE AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2337-026-015**

Date: **September 07, 2015**

Last Full Title: **07/16/2015**

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1). MH CAPITAL VENTURES, INC.
C/O MICHAEL HERRERA
25876 THE OLD ROAD, #309.
STEVENSON RANCH, CA 91381

CAPACITY: OWNER

Property Detail Report

For Property Located At :
5716 CASE AVE, NORTH HOLLYWOOD, CA 91601-1905



Owner Information

Owner Name: **MH CAPITAL VENTURES INC**
 Mailing Address: **25876 THE OLD RD #309, STEVENSON RANCH CA 91381-1711 C051**
 Vesting Codes: **//**

Location Information

Legal Description:	TRACT # 6345 LOT 75	APN:	2337-026-015
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	1242.04 / 1	Subdivision:	6345
Township-Range-Sect:		Map Reference:	16-E6 /
Legal Book/Page:	65-99	Tract #:	6345
Legal Lot:	75	School District:	LOS ANGELES
Legal Block:		School District Name:	
Market Area:	NHO	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	11/01/2013 / 10/15/2013	Deed Type:	GRANT DEED
Sale Price:	\$250,000	1st Mtg Document #:	1559117
Document #:	1559116		

Last Market Sale Information

Recording/Sale Date:	/	1st Mtg Amount/Type:	/
Sale Price:		1st Mtg Int. Rate/Type:	/
Sale Type:		1st Mtg Document #:	
Document #:		2nd Mtg Amount/Type:	/
Deed Type:		2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	
New Construction:		Multi/Split Sale:	
Title Company:			
Lender:			
Seller Name:			

Prior Sale Information

Prior Rec/Sale Date:	/	Prior Lender:	
Prior Sale Price:		Prior 1st Mtg Amt/Type:	/
Prior Doc Number:		Prior 1st Mtg Rate/Type:	/
Prior Deed Type:			

Property Characteristics

Gross Area:		Parking Type:	PARKING AVAIL	Construction:	
Living Area:	991	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:	1	Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	1	Porch Type:	
Total Rooms:	5	Basement Area:		Patio Type:	COVERED PATIO
Bedrooms:	2	Finish Bsmnt Area:		Pool:	
Bath(F/H):	1 /	Basement Type:		Air Cond:	
Year Built / Eff:	1938 / 1938	Roof Type:		Style:	CONVENTIONAL
Fireplace:	/	Foundation:	RAISED	Quality:	
# of Stories:	1.00	Roof Material:	COMPOSITION	Condition:	
			SHINGLE		
Other Improvements:	FENCE;FENCED YARD				

Site Information

Zoning:	LARD1.5	Acres:	0.14	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	5,999	Lot Width/Depth:	50 x 120	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$254,994	Assessed Year:	2015	Property Tax:	\$3,180.34
Land Value:	\$163,196	Improved %:	36%	Tax Area:	42
Improvement Value:	\$91,798	Tax Year:	2014	Tax Exemption:	
Total Taxable Value:	\$254,994				

Comparable Sales Report

For Property Located At

5716 CASE AVE, NORTH HOLLYWOOD, CA 91601-1905



19 Comparable(s) Selected.

Report Date: 09/01/2015

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$0	\$320,000	\$745,000	\$475,263
Bldg/Living Area	991	844	1,132	986
Price/Sqft	\$0.00	\$355.16	\$795.94	\$482.26
Year Built	1938	1912	1957	1937
Lot Area	5,999	4,162	9,392	6,247
Bedrooms	2	2	2	2
Bathrooms/Restrooms	1	1	2	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$254,994	\$41,156	\$565,000	\$289,078
Distance From Subject	0.00	0.03	0.49	0.27

*= user supplied for search only

Comp #:1		Distance From Subject:0.03 (miles)	
Address: 5743 CASE AVE, NORTH HOLLYWOOD, CA 91601-1906			
Owner Name: ST GORAN INC			
Seller Name: ANDERSEN PEGGY A			
APN: 2337-028-019	Map Reference: 16-E6 /	Living Area: 874	
County: LOS ANGELES, CA	Census Tract: 1242.04	Total Rooms: 4	
Subdivision: 6345	Zoning: LARD1.5	Bedrooms: 2	
Rec Date: 12/08/2014	Prior Rec Date: 07/26/1967	Bath(F/H): 1 /	
Sale Date: 11/12/2014	Prior Sale Date:	Yr Built/Eff: 1940 / 1940	
Sale Price: \$412,500	Prior Sale Price: \$18,500	Air Cond:	
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL	
Document #: 1323391	Acres: 0.16	Fireplace: Y / 1	
1st Mtg Amt: \$289,000	Lot Area: 6,974	Pool:	
Total Value: \$412,500	# of Stories: 1.00	Roof Mat: WOOD SHAKE	
Land Use: SFR	Park Area/Cap#: / 1	Parking: PARKING AVAIL	

Comp #:2		Distance From Subject:0.07 (miles)	
Address: 5663 ENSIGN AVE, NORTH HOLLYWOOD, CA 91601-1909			
Owner Name: HOOYENGA MARIA/HOOYENGA MATHEW			
Seller Name: NAJARRO MIGUEL A			
APN: 2337-027-007	Map Reference: 23-E1 /	Living Area: 1,132	
County: LOS ANGELES, CA	Census Tract: 1242.04	Total Rooms: 5	
Subdivision: 7778	Zoning: LARD1.5	Bedrooms: 2	
Rec Date: 07/16/2015	Prior Rec Date: 04/12/1994	Bath(F/H): 1 /	
Sale Date: 07/13/2015	Prior Sale Date:	Yr Built/Eff: 1926 / 1926	
Sale Price: \$450,000	Prior Sale Price: \$130,000	Air Cond: WALL	
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL	
Document #: 859937	Acres: 0.12	Fireplace: /	
1st Mtg Amt: \$360,000	Lot Area: 5,106	Pool:	
Total Value: \$165,768	# of Stories: 1.00	Roof Mat: ROLL COMPOSITION	
Land Use: SFR	Park Area/Cap#: / 2	Parking: DETACHED GARAGE	

Comp #:3		Distance From Subject:0.15 (miles)	
Address: 11143 HATTERAS ST, NORTH HOLLYWOOD, CA 91601-1316			
Owner Name: KERTES ERIK & KIMBERLY			
Seller Name: FONTE VINCENT S & MARIANNE E			
APN: 2337-018-009	Map Reference: 16-E6 /	Living Area: 1,030	
County: LOS ANGELES, CA	Census Tract: 1242.03	Total Rooms: 5	
Subdivision: 10092	Zoning: LAR1	Bedrooms: 2	
Rec Date: 05/08/2015	Prior Rec Date: 02/16/2001	Bath(F/H): 1 /	
Sale Date: 04/30/2015	Prior Sale Date: 01/17/2001	Yr Built/Eff: 1939 / 1939	
Sale Price: \$450,000	Prior Sale Price: \$150,000	Air Cond:	
Sale Type: FULL	Prior Sale Type: UNKNOWN	Style: CONVENTIONAL	
Document #: 538307	Acres: 0.15	Fireplace: Y / 1	
1st Mtg Amt: \$360,000	Lot Area: 6,667	Pool:	
Total Value: \$188,053	# of Stories: 1.00	Roof Mat: COMPOSITION SHINGLE	
Land Use: SFR	Park Area/Cap#: / 2	Parking: ATTACHED GARAGE	

Comp #:4		Distance From Subject:0.16 (miles)	
Address: 5710 CRANER AVE, NORTH HOLLYWOOD, CA 91601-2015			
Owner Name: BENCZ SERENA			
Seller Name: NAMKUNG KRISTINE			
APN:	2415-003-003	Map Reference:	16-E6 /
County:	LOS ANGELES, CA	Census Tract:	1243.00
Subdivision:	7187	Zoning:	LAR1
Rec Date:	12/04/2014	Prior Rec Date:	07/07/2009
Sale Date:	10/24/2014	Prior Sale Date:	05/08/2009
Sale Price:	\$469,000	Prior Sale Price:	\$320,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1308971	Acres:	0.13
1st Mtg Amt:	\$375,200	Lot Area:	5,520
Total Value:	\$469,000	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 1
		Living Area:	938
		Total Rooms:	5
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Built/Eff:	1926 / 1926
		Air Cond:	
		Style:	SPANISH
		Fireplace:	/
		Pool:	
		Roof Mat:	ROLL COMPOSITION
		Parking:	PARKING AVAIL

Comp #:5		Distance From Subject:0.16 (miles)	
Address: 5702 CRANER AVE, NORTH HOLLYWOOD, CA 91601-2015			
Owner Name: AVANESIAN JOE			
Seller Name: RESENDEZ RUBEN & SARA			
APN:	2415-003-001	Map Reference:	16-E6 /
County:	LOS ANGELES, CA	Census Tract:	1243.00
Subdivision:	7187	Zoning:	LAR1
Rec Date:	03/03/2015	Prior Rec Date:	07/27/1994
Sale Date:	01/21/2015	Prior Sale Date:	
Sale Price:	\$370,000	Prior Sale Price:	\$113,500
Sale Type:	FULL	Prior Sale Type:	
Document #:	229351	Acres:	0.13
1st Mtg Amt:	\$296,000	Lot Area:	5,520
Total Value:	\$158,603	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	964
		Total Rooms:	4
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Built/Eff:	1948 / 1948
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	WOOD SHAKE
		Parking:	PARKING AVAIL

Comp #:6		Distance From Subject:0.16 (miles)	
Address: 5740 CRANER AVE, NORTH HOLLYWOOD, CA 91601-2015			
Owner Name: MOORE GREG & TULAY			
Seller Name: RODRIGUEZ ANTHONY G JR			
APN:	2415-003-010	Map Reference:	16-E6 /
County:	LOS ANGELES, CA	Census Tract:	1243.00
Subdivision:	7187	Zoning:	LAR1
Rec Date:	12/17/2014	Prior Rec Date:	11/13/1988
Sale Date:	11/13/2014	Prior Sale Date:	
Sale Price:	\$363,000	Prior Sale Price:	\$5,500
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1368557	Acres:	0.13
1st Mtg Amt:		Lot Area:	5,521
Total Value:	\$363,000	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	1,008
		Total Rooms:	5
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Built/Eff:	1929 / 1929
		Air Cond:	
		Style:	SPANISH
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	ROLL COMPOSITION
		Parking:	PARKING AVAIL

Comp #:7		Distance From Subject:0.19 (miles)	
Address: 11109 EMELITA ST, NORTH HOLLYWOOD, CA 91601-1308			
Owner Name: SROKA GREGORY & ELIZABETH			
Seller Name: KAHLENBERG R S & GARCIA H F C			
APN:	2337-018-020	Map Reference:	16-E6 /
County:	LOS ANGELES, CA	Census Tract:	1242.03
Subdivision:	10092	Zoning:	LAR1
Rec Date:	07/07/2015	Prior Rec Date:	02/06/1990
Sale Date:	06/16/2015	Prior Sale Date:	12/1989
Sale Price:	\$500,000	Prior Sale Price:	\$192,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	814161	Acres:	0.15
1st Mtg Amt:	\$400,000	Lot Area:	6,481
Total Value:	\$293,891	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	1,065
		Total Rooms:	4
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Built/Eff:	1939 / 1944
		Air Cond:	EVAP COOLER
		Style:	CONVENTIONAL
		Fireplace:	/
		Pool:	
		Roof Mat:	COMPOSITION SHINGLE
		Parking:	PARKING AVAIL

Comp #:8		Distance From Subject:0.2 (miles)	
Address: 5844 VINELAND AVE, NORTH HOLLYWOOD, CA 91601-1321			
Owner Name: EMOND NATHANIEL			
Seller Name: ENAYATI ESKANDAR & FLORA			
APN:	2415-002-004	Map Reference:	16-E6 /
County:	LOS ANGELES, CA	Census Tract:	1243.00
Subdivision:	9854	Zoning:	LARD1.5
Rec Date:	08/13/2015	Prior Rec Date:	07/31/2014
Sale Date:	07/15/2015	Prior Sale Date:	06/12/2014
Sale Price:	\$420,000	Prior Sale Price:	\$283,500
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	995132	Acres:	0.13
1st Mtg Amt:	\$399,000	Lot Area:	5,532
Total Value:	\$284,000	# of Stories:	1.00
		Living Area:	859
		Total Rooms:	4
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Built/Eff:	1940 / 1940
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	/
		Pool:	
		Roof Mat:	COMPOSITION SHINGLE

Land Use: SFR Park Area/Cap#: / 1 Parking: ATTACHED GARAGE

Comp #:9 Distance From Subject:0.21 (miles)
 Address: 10917 HATTERAS ST, NORTH HOLLYWOOD, CA 91601-1438
 Owner Name: DICICCO PETER/LEDESMA SARAH
 Seller Name: GUSTAFSON ERIC & AMBER
 APN: 2415-002-024 Map Reference: 16-E6 / Living Area: 1,102
 County: LOS ANGELES, CA Census Tract: 1243.00 Total Rooms: 4
 Subdivision: 9854 Zoning: LAR1 Bedrooms: 2
 Rec Date: 04/27/2015 Prior Rec Date: 12/31/2012 Bath(F/H): 2 /
 Sale Date: 03/17/2015 Prior Sale Date: 12/08/2012 Yr Built/Eff: 1957 / 1958
 Sale Price: \$523,000 Prior Sale Price: \$309,000 Air Cond:
 Sale Type: FULL Prior Sale Type: UNKNOWN Style: CONVENTIONAL
 Document #: 469267 Acres: 0.13 Fireplace: /
 1st Mtg Amt: \$478,937 Lot Area: 5,610 Pool:
 Total Value: \$322,928 # of Stories: 1.00 Roof Mat: COMPOSITION
 Land Use: SFR Park Area/Cap#: / 2 Parking: SHINGLE
 PARKING AVAIL

Comp #:10 Distance From Subject:0.23 (miles)
 Address: 11132 CALIFA ST, NORTH HOLLYWOOD, CA 91601-1303
 Owner Name: ASLAN RESIDENTIAL I LLC
 Seller Name: WRIGHT DOREEN L
 APN: 2337-018-030 Map Reference: 16-E6 / Living Area: 954
 County: LOS ANGELES, CA Census Tract: 1242.03 Total Rooms: 5
 Subdivision: 10092 Zoning: LAR1 Bedrooms: 2
 Rec Date: 06/25/2015 Prior Rec Date: Bath(F/H): 1 /
 Sale Date: 06/18/2015 Prior Sale Date: Yr Built/Eff: 1939 / 1939
 Sale Price: \$345,000 Prior Sale Price: Air Cond:
 Sale Type: FULL Prior Sale Type: Style: CONVENTIONAL
 Document #: 759001 Acres: 0.15 Fireplace: Y / 1
 1st Mtg Amt: Lot Area: 6,474 Pool:
 Total Value: \$41,771 # of Stories: 1.00 Roof Mat: COMPOSITION
 Land Use: SFR Park Area/Cap#: / 2 Parking: SHINGLE
 PARKING AVAIL

Comp #:11 Distance From Subject:0.28 (miles)
 Address: 5554 KLUMP AVE, NORTH HOLLYWOOD, CA 91601-2422
 Owner Name: LEVY ILAN & MIRIAM/ORLOVICH SHLOMO & PAULA
 Seller Name: COELER TRUST
 APN: 2350-005-026 Map Reference: 23-E1 / Living Area: 936
 County: LOS ANGELES, CA Census Tract: 1253.10 Total Rooms: 5
 Subdivision: 1316 Zoning: LAR4 Bedrooms: 2
 Rec Date: 07/28/2015 Prior Rec Date: 02/26/1976 Bath(F/H): 1 /
 Sale Date: 07/27/2015 Prior Sale Date: Yr Built/Eff: 1912 / 1912
 Sale Price: \$745,000 Prior Sale Price: \$25,500 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 918072 Acres: 0.17 Fireplace: Y / 1
 1st Mtg Amt: Lot Area: 7,253 Pool:
 Total Value: \$49,949 # of Stories: 1.00 Roof Mat: WOOD SHAKE
 Land Use: SFR Park Area/Cap#: / 1 Parking: DETACHED
 GARAGE

Comp #:12 Distance From Subject:0.33 (miles)
 Address: 11312 MARTHA ST, NORTH HOLLYWOOD, CA 91601-1813
 Owner Name: MURPHY GARY & DAPHNE
 Seller Name: MINCHIN JOHN L
 APN: 2337-038-008 Map Reference: 23-D1 / Living Area: 1,115
 County: LOS ANGELES, CA Census Tract: 1242.04 Total Rooms: 4
 Subdivision: 9046 Zoning: LARD1.5 Bedrooms: 2
 Rec Date: 03/04/2015 Prior Rec Date: 07/15/2014 Bath(F/H): 1 /
 Sale Date: 02/17/2015 Prior Sale Date: 06/01/2014 Yr Built/Eff: 1937 / 1937
 Sale Price: \$542,500 Prior Sale Price: \$300,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 230943 Acres: 0.17 Fireplace: Y / 1
 1st Mtg Amt: Lot Area: 7,250 Pool:
 Total Value: \$300,000 # of Stories: 1.00 Roof Mat: COMPOSITION
 Land Use: SFR Park Area/Cap#: / 2 Parking: SHINGLE
 ATTACHED
 GARAGE

Comp #:13 Distance From Subject:0.34 (miles)
 Address: 11301 EMELITA ST, NORTH HOLLYWOOD, CA 91601-1227
 Owner Name: MAKELY CHRISTI
 Seller Name: MH CAPITAL VENTURES INC
 APN: 2337-015-026 Map Reference: 16-E6 / Living Area: 1,006
 County: LOS ANGELES, CA Census Tract: 1242.03 Total Rooms: 5
 Subdivision: 5881 Zoning: LARD2 Bedrooms: 2
 Rec Date: 07/10/2015 Prior Rec Date: Bath(F/H): 1 /
 Sale Date: 06/17/2015 Prior Sale Date: Yr Built/Eff: 1929 / 1940
 Sale Price: \$550,000 Prior Sale Price: Air Cond: CENTRAL

Sale Type:	FULL	Prior Sale Type:		Style:	SPANISH
Document #:	834785	Acres:	0.16	Fireplace:	Y / 1
1st Mtg Amt:	\$540,038	Lot Area:	6,996	Pool:	
Total Value:	\$280,493	# of Stories:	1.00	Roof Mat:	ROLL COMPOSITION ATTACHED GARAGE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	

Comp #:14			Distance From Subject:0.38 (miles)		
Address: 5860 RIVERTON AVE, NORTH HOLLYWOOD, CA 91601-1441					
Owner Name: PALTAYAN MESROB M					
Seller Name: ARLAUD STEPHANIE					
APN:	2415-016-001	Map Reference:	16-E6 /	Living Area:	907
County:	LOS ANGELES, CA	Census Tract:	1243.00	Total Rooms:	5
Subdivision:	9854	Zoning:	LAR1	Bedrooms:	2
Rec Date:	05/29/2015	Prior Rec Date:	03/20/1998	Bath(F/H):	1 /
Sale Date:	05/05/2015	Prior Sale Date:	03/06/1998	Yr Built/Eff:	1941 / 1941
Sale Price:	\$430,000	Prior Sale Price:	\$140,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	632082	Acres:	0.14	Fireplace:	Y / 1
1st Mtg Amt:	\$322,500	Lot Area:	6,209	Pool:	
Total Value:	\$185,986	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:15			Distance From Subject:0.41 (miles)		
Address: 6031 CASE AVE, NORTH HOLLYWOOD, CA 91606-4920					
Owner Name: KUREK RICHARD					
Seller Name: FEDER OTTI TRUST					
APN:	2337-003-007	Map Reference:	16-E6 /	Living Area:	901
County:	LOS ANGELES, CA	Census Tract:	1242.01	Total Rooms:	4
Subdivision:	5847	Zoning:	LAR1	Bedrooms:	2
Rec Date:	07/29/2015	Prior Rec Date:		Bath(F/H):	1 /
Sale Date:	07/24/2015	Prior Sale Date:		Yr Built/Eff:	1948 / 1948
Sale Price:	\$320,000	Prior Sale Price:		Air Cond:	
Sale Type:	FULL	Prior Sale Type:		Style:	CONVENTIONAL
Document #:	923991	Acres:	0.14	Fireplace:	/
1st Mtg Amt:		Lot Area:	5,999	Pool:	
Total Value:	\$41,156	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:16			Distance From Subject:0.42 (miles)		
Address: 6039 CRANER AVE, NORTH HOLLYWOOD, CA 91606-4902					
Owner Name: MHM FAMILY TRUST/HENDIZADEH FAMILY TRUST					
Seller Name: AKSV LLC					
APN:	2414-004-015	Map Reference:	16-E5 /	Living Area:	1,118
County:	LOS ANGELES, CA	Census Tract:	1231.04	Total Rooms:	4
Subdivision:	LANKERSHIM RANCH LAND & WATER CO	Zoning:	LARD1.5	Bedrooms:	2
Rec Date:	06/12/2015	Prior Rec Date:	05/29/2013	Bath(F/H):	1 /
Sale Date:	06/10/2015	Prior Sale Date:	05/08/2013	Yr Built/Eff:	1948 / 1949
Sale Price:	\$635,000	Prior Sale Price:	\$415,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	697213	Acres:	0.22	Fireplace:	Y / 1
1st Mtg Amt:		Lot Area:	9,392	Pool:	
Total Value:	\$425,211	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:17			Distance From Subject:0.43 (miles)		
Address: 5845 DENNY AVE, NORTH HOLLYWOOD, CA 91601-1434					
Owner Name: TAHMIZIAN VICTORIA					
Seller Name: MORTELLARO GLADYS					
APN:	2415-016-021	Map Reference:	16-E6 /	Living Area:	844
County:	LOS ANGELES, CA	Census Tract:	1243.00	Total Rooms:	4
Subdivision:	9854	Zoning:	LAR1	Bedrooms:	2
Rec Date:	04/22/2015	Prior Rec Date:	03/19/2004	Bath(F/H):	1 /
Sale Date:	04/10/2015	Prior Sale Date:	02/11/2004	Yr Built/Eff:	1940 / 1940
Sale Price:	\$375,000	Prior Sale Price:	\$389,000	Air Cond:	WALL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	449962	Acres:	0.14	Fireplace:	/
1st Mtg Amt:	\$243,000	Lot Area:	6,242	Pool:	
Total Value:	\$460,180	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/ 1	Parking:	PARKING AVAIL

Comp #:18			Distance From Subject:0.48 (miles)		
Address: 11430 HATTERAS ST, NORTH HOLLYWOOD, CA 91601-1114					
Owner Name: BRANMARK GROUP LLC					
Seller Name: PADEDES ARNOLD					
APN:	2338-024-010	Map Reference:	16-D6 /	Living Area:	1,092
County:	LOS ANGELES, CA	Census Tract:	1241.02	Total Rooms:	5

Subdivision:	9214	Zoning:	LAC2	Bedrooms:	2
Rec Date:	12/30/2014	Prior Rec Date:	09/12/2000	Bath(F/H):	1 /
Sale Date:	12/08/2014	Prior Sale Date:	08/03/2000	Yr Built/Eff:	1939 / 1939
Sale Price:	\$565,000	Prior Sale Price:		Air Cond:	
Sale Type:	FULL	Prior Sale Type:		Style:	CONVENTIONAL
Document #:	1416447	Acres:	0.13	Fireplace:	/
1st Mtg Amt:		Lot Area:	5,792	Pool:	
Total Value:	\$565,000	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:19			Distance From Subject:0.49 (miles)
Address:	11436 HATTERAS ST, NORTH HOLLYWOOD, CA 91601-1114		
Owner Name:	BRANMARK GROUP LLC		
Seller Name:	HATTERAS HOLDINGS LLC		
APN:	2338-024-009	Map Reference:	16-D6 /
County:	LOS ANGELES, CA	Census Tract:	1241.02
Subdivision:	9214	Zoning:	LAC2
Rec Date:	12/30/2014	Prior Rec Date:	05/08/2008
Sale Date:	12/08/2014	Prior Sale Date:	03/26/2008
Sale Price:	\$565,000	Prior Sale Price:	\$485,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1416452	Acres:	0.10
1st Mtg Amt:		Lot Area:	4,162
Total Value:	\$485,000	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 1
		Living Area:	897
		Total Rooms:	4
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Built/Eff:	1936 / 1939
		Air Cond:	WALL
		Style:	CONVENTIONAL
		Fireplace:	/
		Pool:	
		Roof Mat:	COMPOSITION SHINGLE
		Parking:	DETACHED GARAGE

EXHIBIT D

ASSIGNED INSPECTOR: **ALFREDO FLORES**
JOB ADDRESS: **5716 NORTH CASE AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2337-026-015**

Date: **September 07, 2015**

CASE#: **538235**
ORDER NO: **A-3444594**

EFFECTIVE DATE OF ORDER TO COMPLY: **February 24, 2014**
COMPLIANCE EXPECTED DATE: **March 26, 2014**
DATE COMPLIANCE OBTAINED: **No Compliance To Date**

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3444594

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

HELENA JUBANY
PRESIDENT
VAN AMBATIELOS
VICE-PRESIDENT
E. FELICIA BRANNON
VICTOR H. CUEVAS
SEPAD SAMZADEH

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.
SUPERINTENDENT OF BUILDING
INTERIM GENERAL MANAGER

SUBSTANDARD ORDER AND NOTICE OF FEE

FEB 18 2014

MH CAPITAL VENTURES INC C/O MICHAEL HERRERA
25876 THE OLD ROAD #309
STEVENSON RANCH, CA 91381

On _____ the **CASE #: 538235**
Date **PC** **ORDER #: A-3444594**
undersigned mailed this notice by **EFFECTIVE DATE: February 24, 2014**
regular mail, postage prepaid, to **COMPLIANCE DATE: March 26, 2014**
the addressee as shown on the last
equalized assessment roll.

OWNER OF
SITE ADDRESS: 5716 N CASE AVE
ASSESSORS PARCEL NO.: 2337-026-015
ZONE: RD1.5; Min. Per Unit 1,500

Signature

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.** The invoice/notice will be sent to the 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:

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. Unapproved occupancy or use of the unpermitted structure at rear of property as a dwelling unit.

You are therefore ordered to: Discontinue the unapproved occupancy or use of the structure as a dwelling unit, and remove unpermitted structure. Or, obtain the required permit(s) and approvals for the current use.

Code Section(s) in Violation: 91.104.2.5, 91.103.1, 12.26E and 12.21A.1.(a) of the L.A.M.C.

- 2. The approximate 12' x 12' construction of an attached patio cover to the single family dwelling was/is constructed without the required permits and approvals.

You are therefore ordered to: 1) Demolish and remove all construction work performed without the required permit(s). 2)



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

Restore the existing structure(s) to its originally approved condition, OR 3) Submit plans, obtain the required permits and expose the work for proper inspections.

Code Section(s) in Violation: 91.8105, 91.106.1.1, 91.106.1.2, 91.108.4, 91.106.3.2, 91.103.1, 93.0104, 94.103.1.1, 95.112.1, 91.5R106.1.1, 91.5R106.1.2, 91.5R108.4, 91.5R106.3.2, 91.5R103.1, 12.21A.1.(a) of the L.A.M.C.

3. The single family dwelling or portion thereof is in need of general maintenance and repair.

You are therefore ordered to: 1) Repair, replace and or maintain the single family dwelling.

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

Comments: flooring and paint throughout the single family dwelling.

4. Smoke alarms are missing or disabled.

You are therefore ordered to: Replace or repair the smoke alarms in the dwelling units.

Code Section(s) in Violation: 91.5R314.3, 91.5R314.1, 91.5R314.6, 91.5R103.1, 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.

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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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 (818)374-9854.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: _____

Date: February 13, 2014


ROBERT GOLD
14410 SYLVAN STREET SUITE 105
VAN NUYS, CA 91401
(818)374-9854
robert.gold@lacity.org


REVIEWED BY