

BOARD OF
BUILDING AND SAFETY
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CITY OF LOS ANGELES
CALIFORNIA



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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 23, 2015

Council District: # 10

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

JOB ADDRESS: **2501 SOUTH 9TH AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5059-012-014**

On November 25, 2007, 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: **2501 South 9th 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 fee as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance Code Enforcement fee	\$ 100.00
Late Charge/Collection fee (250%)	250.00
Accumulated Interest (1%/month)	364.28
Title Report fee	42.00
Grand Total	\$ 756.28

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 **\$756.28** 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 **\$756.28** 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 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. T11940
 Dated as of: 07/02/2015

Prepared for: City of Los Angeles

SCHEDULE A
 (Reported Property Information)

APN #: 5059-012-014

Property Address: 2501 S 9TH AVE ✓ **City:** Los Angeles **County:** Los Angeles

VESTING INFORMATION

Type of Document: Interspousal Transfer Deed
Grantee : Mary Keipp, an unmarried woman, as her sole and separate property
Grantor : John Keipp, a married man
Deed Date : 4/16/1996
Recorded : 7/26/1996 **Instr No. :** 96 1205226

MAILING ADDRESS: Mary Keipp,
 2501 Ninth Avenue Los Angeles, CA 90018

SCHEDULE B

LEGAL DESCRIPTION

The following described property:

Situated in the City of Los Angeles, County of Los Angeles, State of California:
 Lots 14 and 16 in Block 10 of the West Adams Terrace Tract, as per map recorded in Book 7, Page 142 of
 Maps, in the Office of the County Recorder of said County.

Assessor's Parcel No: 5059-012-014

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 : \$550,000.00 **Dated :** 10/21/2005
Trustor : Mary Keipp
Trustee : Premier Trust Deed Services, Inc.

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. T11940

SCHEDULE B (Continued)

Beneficiary : Option One Mortgage Corporation, a California Corporation
Recorded : 11/1/2005 **Instr No. :** 05 2629088
Maturity Date is: 11/1/2035

MAILING ADDRESS: Premier Trust Deed Services, Inc., None Shown

MAILING ADDRESS: Option One Mortgage Corporation, a California Corporation,
3 Ada, Irvine, CA 92618

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 : 4/18/2008 **Instr No. :** 20080684121

MAILING ADDRESS: Mary Keipp; 2501 9th AVE, Los Angeles CA 90018

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

Type of Document: An abstract of judgment for the amount shown below and other amounts due:
Debtor : Mary Keipp
Creditor : Department of Building and Safety Code Enforcement Bureau
Date Entered : 12/12/2014
County : Los Angeles
Returned To Recorded : 12/12/2014 **Instr No. :** 20141353344

MAILING ADDRESS: Mary Keipp; 2501 S 9th AVE, Los Angeles CA 90018

MAILING ADDRESS: Department of Building and Safety Code Enforcement Bureau,
3550 Wilshire Blvd., Suite 1800 Los Angeles, CA 90010

MAIL TAX STATEMENTS TO PARTY SHOWN BELOW. MAIL AS DIRECTED ABOVE.

MARY KEIPP

NAME MARY KEIPP
ADDRESS 2501 NINTH AVENUE
CITY LOS ANGELES, CA 90018

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
8:04 AM JUL 26 1996
SPACE ABOVE THIS LINE FOR RECORDER'S USE

ASSESSOR'S PARCEL NO. 5059-012-014

INTERSPOUSAL TRANSFER DEED

FEE
\$7
P

INDIVIDUAL GRANT DEED (Excluded from Reassessment Under Proposition 13)

The undersigned Grantor(s) declare(s)
Documentary Transfer tax is \$ -0-
THERE IS NO CONSIDERATION FOR THIS TRANSFER

This is an INTERSPOUSAL TRANSFER under §63 of the Revenue & Taxation Code
() From joint tenancy to community property (XX) From one spouse to the other spouse.
() From one spouse to both spouses () From both spouses to one spouse.
() Other

GRANTOR JOHN KEIPP, A MARRIED MAN,
hereby GRANT(S) to MARY KEIPP, AN UNMARRIED WOMAN, AS HER SOLE AND SEPARATE PROPERTY,

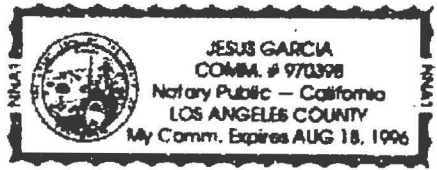
the following described real property in the
county of LOS ANGELES state of California
LOTS 14 and 16 IN BLOCK 10 OF THE WEST ADAMS TERRACE TRACT, AS PER MAP
RECORDED IN BOOK 7, PAGE 142 OF MAPS, IN THE OFFICE OF THE COUNTY
RECORDER OF SAID COUNTY; COMMONLY KNOWN AS: 2501 NINTH AVENUE, LOS
ANGELES, CALIFORNIA.

Dated 4/16/96
John Keipp
JOHN KEIPP

State of California
County of LOS ANGELES
On 4/16/96 before me JESUS
GARCIA person appeared JOHN
KEIPP

personally known to me or proved to me on the basis of satisfactory evidence to be the persons whose names 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 signatures 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 Jesus Garcia
Name (Type or Printed)
Notary Public in and for said County and State



FOR NOTARY SEAL OR STAMP

11/1/05

CHICAGO TITLE CO.

PREPARED BY AND
WHEN RECORDED MAIL TO:

OPTION ONE MORTGAGE CORPORATION
P.O. BOX 57096
IRVINE, CA 92619-7096

ATTN: RECORDS MANAGEMENT

05 2629088

2

Loan Number: 031039306
Servicing Number: 001947570-6

56048433-H31

5059-012-014

DEED OF TRUST

THIS DEED OF TRUST ("Security Instrument") is made on October 21, 2005

The trustor is
MARY KEIPP, AN UNMARRIED WOMAN

("Borrower").

The trustee is PREMIER TRUST DEED SERVICES, INC.

("Trustee").

The beneficiary is

Option One Mortgage Corporation, a California Corporation
which is organized and existing under the laws of CALIFORNIA
and whose address is 3 Ada, Irvine, CA 92618

("Lender").

Borrower owes Lender the principal sum of

FIVE HUNDRED FIFTY THOUSAND DOLLARS NO CENTS

. . . AND NO/100THs Dollars (U.S. \$550,000.00)

This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not paid earlier, due and payable on November 01, 2035

This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and modifications of the Note; (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower irrevocably grants and conveys to Trustee, in trust, with power of sale, the following described property located in Los Angeles County, California:

5059-012-014

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART THEREOF. **SEE EXHIBIT A**

which has the address of

2501 9TH AVE, LOS ANGELES

(Street, City)

California

90018-1708
(Zip Code)

("Property Address");

11/1/05

Loan Number: 031039306

Servicing Number: 001947570-6

Date: 10/21/05

Borrower further agrees that Lender will not be liable to Borrower for any damages incurred by Borrower that are directly or indirectly caused by any such error.

34. **Lost Stolen, Destroyed or Mutilated Security Instrument and Other Documents.** In the event of the loss, theft or destruction of the Note, any other note secured by this Security Instrument, the Security Instrument or any other documents or instruments executed in connection with the Security Instrument, Note or notes (collectively, the "Loan Documents"), upon Borrower's receipt of an indemnification executed in favor of Borrower by Lender, or, in the event of the mutilation of any of the Loan Documents, upon Lender's surrender to Borrower of the mutilated Loan Document, Borrower shall execute and deliver to Lender a Loan Document in form and content identical to, and to serve as a replacement of, the lost, stolen, destroyed, or mutilated Loan Document, and such replacement shall have the same force and effect as the lost, stolen, destroyed, or mutilated Loan Documents, and may be treated for all purposes as the original copy of such Loan Document.

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35. **Assignment of Rents.** As additional security hereunder, Borrower hereby assigns to Lender the rents of the Property. Borrower shall have the right to collect and retain the rents of the Property as they become due and payable provided Lender has not exercised its rights to require immediate payment in full of the sums secured by this Security Instrument and Borrower has not abandoned the Property.

36. **Riders to this Security Instrument.** If one or more riders are executed by Borrower and recorded together with this Security Instrument, the covenants and agreements of each such rider shall be incorporated into and shall amend and supplement the covenants and agreements of this Security Instrument as if the rider(s) were a part of this Security Instrument.

[Check applicable box(es)]

- Adjustable Rate Rider
- No Prepayment Penalty Option Rider
- Other(s) (specify)

- Condominium Rider
- Planned Unit Development Rider

- 1-4 Family Rider
- Occupancy Rider

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any rider(s) executed by Borrower and recorded with it.

Mary Keipp
 MARY KEIPP -Borrower

 -Borrower

 -Borrower

 -Borrower

[Space Below This Line For Acknowledgment]

State of California, County of LOS ANGELES }SS:

On OCTOBER 21, 2005 before me, the undersigned, a Notary Public

in and for said State, personally appeared MARY KEIPP

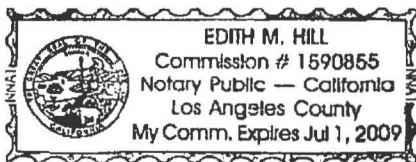
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the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

Witness my hand and official seal.
(Reserved for official seal)

Signature Edith M. Hill
EDITH M. HILL

Name (typed or printed)
My commission expires: JULY 1, 2009

CAD10018 (10-07-98)



05 2629088

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

04/18/08



20080684121

2

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. 4417255)

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

WEST ADAMS TERRACE 10 14 M B 7-142

WEST ADAMS TERRACE 10 16 M B 7-142

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 5059-012-014
AKA 2501 S 9TH AVE
LOS ANGELES

Owner
KEIPP MARY
2501 9TH AVE
LOS ANGELES CA,90018

DATED This 11th Day of April, 2008

CITY OF LOS ANGELES
ANDREW A ADELMAN, P.E
General Manager, Department of Building and Safety

By

Grace Harper, Bureau Chief
Resource Management Bureau

2

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 STEPHENS
(213)252-3952
(888)524-2845
3550 WILSHIRE BLVD. SUITE 1800
LOS ANGELES, CA 90010-2419
Case No.: 225202

Assessor's Map Book: **5059** Page: **012** Parcel: **014**

Identified by Los Angeles County Tax Assessors records as:

**2501 S 9TH AVE
LOS ANGELES, CA 90018**

DATED: This 12th day of December, 2014

Owner:
KEIPP, MARY
2501 S 9TH AVE
LOS ANGELES, CA 90018

December 12, 2014

For
LARRY GALSTIAN, BUREAU CHIEF
CODE ENFORCEMENT BUREAU
CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY

RECORDER MEMO: This COPY is NOT an OFFICIAL RECORD.

EXHIBIT B

ASSIGNED INSPECTOR: LEO MILBAUER

Date: October 23, 2015

JOB ADDRESS: 2501 SOUTH 9TH AVENUE, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 5059-012-014

Last Full Title: 07/02/2015

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1). MARY KEIPP
2501 9TH AVE
LOS ANGELES, CA 90018
CAPACITY: OWNER

- 2). OPTION ONE MORTGAGE CORPORATION
3 ADA
IRVINE, CA 92618
CAPACITY: INTERESTED PARTY

Property Detail Report

For Property Located At :
2501 9TH AVE, LOS ANGELES, CA 90018-1708



Owner Information

Owner Name: **KEIPP MARY**
 Mailing Address: **2501 9TH AVE, LOS ANGELES CA 90018-1708 C022**
 Vesting Codes: **UW / /**

Location Information

Legal Description:	WEST ADAMS TERRACE LOTS 14 AND LOT 16		
County:	LOS ANGELES, CA	APN:	5059-012-014
Census Tract / Block:	2189.00 / 1	Alternate APN:	
Township-Range-Sect:		Subdivision:	WEST ADAMS TERRACE
Legal Book/Page:		Map Reference:	43-C5 /
Legal Lot:	16	Tract #:	
Legal Block:	10	School District:	LOS ANGELES
Market Area:	C16	School District Name:	
Neighbor Code:		Munic/Township:	

Owner Transfer Information

Recording/Sale Date:	07/26/1996 /	Deed Type:	INTERSPOUSAL DEED TRANSFER
Sale Price:		1st Mtg Document #:	
Document #:	1205226		

Last Market Sale Information

Recording/Sale Date:	04/17/1974 /	1st Mtg Amount/Type:	\$32,600 / CONV
Sale Price:	\$43,500	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	/
Document #:		2nd Mtg Amount/Type:	/
Deed Type:	DEED (REG)	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$9.17
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:	4,745	Garage Area:		Heat Type:	CENTRAL
Tot Adj Area:		Garage Capacity:	4	Exterior wall:	SHINGLE SIDING
Above Grade:		Parking Spaces:	4	Porch Type:	
Total Rooms:	14	Basement Area:		Patio Type:	
Bedrooms:	6	Finish Bsmnt Area:		Pool:	
Bath(F/H):	3 /	Basement Type:		Air Cond:	
Year Built / Eff:	1915 / 1926	Roof Type:		Style:	COLONIAL
Fireplace:	Y / 2	Foundation:	RAISED COMPOSITION SHINGLE	Quality:	
# of Stories:	2.00	Roof Material:		Condition:	
Other Improvements:	FENCE;LAUNDRY ROOM				

Site Information

Zoning:	LAR1	Acres:	0.39	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	16,829	Lot Width/Depth:	120 x 140	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	
Site Influence:	CORNER			Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$88,688	Assessed Year:	2015	Property Tax:	\$1,494.18
Land Value:	\$52,197	Improved %:	41%	Tax Area:	67
Improvement Value:	\$36,491	Tax Year:	2014	Tax Exemption:	HOMEOWNER
Total Taxable Value:	\$81,688				

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

2501 9TH AVE, LOS ANGELES, CA 90018-1708**1 Comparable(s) Selected.**

Report Date: 10/05/2015

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$43,500	\$1,190,000	\$1,190,000	\$1,190,000
Bldg/Living Area	4,745	4,224	4,224	4,224
Price/Sqft	\$9.17	\$281.72	\$281.72	\$281.72
Year Built	1915	1909	1909	1909
Lot Area	16,829	11,624	11,624	11,624
Bedrooms	6	5	5	5
Bathrooms/Restrooms	3	4	4	4
Stories	2.00	2.00	2.00	2.00
Total Value	\$88,688	\$717,226	\$717,226	\$717,226
Distance From Subject	0.00	0.43	0.43	0.43

* = user supplied for search only

Comp #:1	2012 S VICTORIA AVE, LOS ANGELES, CA 90016-1814		Distance From Subject:0.43 (miles)
Address:			
Owner Name:	OLSEN DAWN		
Seller Name:	MOORE W & P LIVING TRUST		
APN:	5061-021-027	Map Reference:	43-C4 /
County:	LOS ANGELES, CA	Census Tract:	2187.01
Subdivision:	2072	Zoning:	LAR1
Rec Date:	06/04/2015	Prior Rec Date:	04/23/2013
Sale Date:	05/07/2015	Prior Sale Date:	03/25/2013
Sale Price:	\$1,190,000	Prior Sale Price:	\$700,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	657834	Acres:	0.27
1st Mtg Amt:		Lot Area:	11,624
Total Value:	\$717,226	# of Stories:	2.00
Land Use:	SFR	Park Area/Cap#:	/ 1
		Living Area:	4,224
		Total Rooms:	11
		Bedrooms:	5
		Bath(F/H):	4 /
		Yr Built/Eff:	1909 / 1918
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	ROLL COMPOSITION
		Parking:	ATTACHED GARAGE

EXHIBIT D

ASSIGNED INSPECTOR: LEO MILBAUER
JOB ADDRESS: 2501 SOUTH 9TH AVENUE, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 5059-012-014

Date: October 23, 2015

CASE#: 212285
ORDER NO: A-1609682

EFFECTIVE DATE OF ORDER TO COMPLY: November 05, 2007
COMPLIANCE EXPECTED DATE: November 25, 2007
DATE COMPLIANCE OBTAINED: January 14, 2008

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-1609682

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

MARSHA L. BROWN
PRESIDENT

PEDRO BIRBA
VICE-PRESIDENT

VAN AMBATIELOS
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

ANDREW A. ADELMAN, P.E.
GENERAL MANAGER

RAYMOND CHAN
EXECUTIVE OFFICER

ORDER TO COMPLY

KEIPP, MARY
2501 9TH AVE.
LOS ANGELES, CA 90018

CASE #: 212285
ORDER #: A-1609682
EFFECTIVE DATE: November 05, 2007
COMPLIANCE DATE: November 25, 2007

OWNER OF

SITE ADDRESS: 2501 S 9TH AVE
ASSESSORS PARCEL NO.: 5059-012-014
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.) as follows:

VIOLATION(S):

1. Maintenance and repair of existing building.

You are therefore ordered to: 1) Maintain the physical elements of the existing building by cleaning, painting, staining, refinishing or other restorative means, in a condition as close as reasonably feasible to their originally required and approved state.

Code Section(s) in Violation: 91.8104.1, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Comments: Paint/protect house structure.

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.



CODE ENFORCEMENT BUREAU
1-888-LA4-BUILD (1-888-524-2845)
www.ladbs.org

