

BOARD OF  
BUILDING AND SAFETY  
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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

October 26, 2015

Council District: # 12

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

JOB ADDRESS: **17840 WEST FULLERFARM STREET, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **2734-006-003**

On April 22, 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: **17840 West Fullerfarm 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 April 22, 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
<b>Grand Total</b>	<b>\$ 1,288.56</b>

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

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**Property Title Report**

**Work Order No. T12216**  
**Dated as of: 08/06/2015**

**Prepared for: City of Los Angeles**

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**SCHEDULE A**  
*(Reported Property Information)*

**APN #: 2734-006-003**

**Property Address: 17840 W FULLERFARM ST** ✓ **City: Los Angeles** **County: Los Angeles**

**VESTING INFORMATION**

**Type of Document: Grant Deed**

**Grantee : Mary Ann Lawson, Trustee Under Declaration of Trust Dated November 7, 1997**

**Grantor : Mary Ann Lawson, an unmarried woman**

**Deed Date : 11/7/1997**

**Recorded : 11/20/1997**

**Instr No. : 97-1844559**

**Mailing Address: Mary Ann Lawson,  
604 E 14TH AVE HUTCHINSON KS 67501**

**Mailing Address: Mary Ann Lawson,  
1442 E. Lincoln Ave, No. 344 Orange, CA, 92865.**

**SCHEDULE B**

**LEGAL DESCRIPTION**

*The following described property:*

*Situated in the City of Northridge, County of Los Angeles, State of California:*

*Lot 8, Tract No. 8699 as per map recorded in Book 106, Page 20 of Maps as recorded in the Office of the County recorder of said County.*

*Assessor's Parcel No: 2734-006-003*

**MORTGAGES/LIENS**

*We find no Open Mortgages/Deeds of Trust of Record.*

NOV 20 1997

RECORDING REQUEST BY

97-1844559

WHEN RECORDED MAIL TO  
NAME MARY ANN LARSON  
MAILING ADDRESS 1449 E. LINCOLN AVE. 344  
CITY, STATE ZIP CODE ORANGE, CA. 92865

RECORDED/FILED IN OFFICIAL RECORDS  
RECORDER'S OFFICE  
LOS ANGELES COUNTY  
CALIFORNIA  
2:21 PM NOV 20 1997

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

TITLE(S)

FEE \$10 Y  
2

GRANT DEED

NCPF Code 19 \$ 6

NOV 20 1997

...scribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacities, 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

(Seal)

CAPACITY CLAIMED BY SIGNER(S)  
 INDIVIDUAL(S)  
 CORPORATE  
 PARTNER(S)  
 ATTORNEY IN FACT  
 TRUSTEE(S)  
 CLERK/MANAGER/SEWATION  
 OTHER

SIGNER IS REPRESENTING  
PAGE 1 OF 1

5 97-1844559-2

MAIL TAX STATEMENTS TO SAME AS ABOVE  
NAME ADDRESS ZIP

WELCO 115 (044) 276 No. 1 83 (P&C 441) 3  
GRANT DEED

Before you use this form, read it to understand and make whatever changes are appropriate and necessary to your particular situation. (Print & number if you doubt the form's intent for your purpose and use. Changes must be represented or verified) Express or implied with respect to the jurisdiction or terms of this form for the intended use or purpose. © 1993 WELCO 115 (044) 276

NOV 20 1997

RECORDING RECORD SET BY  
Mary Ann Lawson  
AND WHO RECORDS MAIL THIS DEED AND UNLESS  
OTHERWISE SHOWN BELOW MAIL TAX STATEMENTS TO  
NAME MARY ANN LAWSON  
ADDRESS 1442 E. LINCOLN AVE., #344  
CITY ORANGE, CA. 92865

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

DOCUMENTARY TRANSFER TAX \$ No Consideration  
computed on full value of property conveyed, or  
computed on full value less liens and  
encumbrances remaining at time of sale  
*Mary Ann Lawson*  
Notary Public in and for the State of California

FOR VALUABLE CONSIDERATION (receipt of which is acknowledged) *(M)* MARY ANN LAWSON, an  
unmarried woman

grant to MARY ANN LAWSON, TRUSTEE UNDER DECLARATION OF TRUST DATED  
NOVEMBER 7, 1997

all that real property situated in the City of ~~NORTHridge~~  
LOS ANGELES County CALIFORNIA.

(or in an unincorporated area of)  
described as follows (insert legal description):  
LOT 8, TRACT NO. 8699 AS PER MAP RECORDED IN BOOK 106,  
PAGE 20 OF MAPS AS RECORDED IN THE OFFICE OF THE COUNTY  
RECORDER OF SAID COUNTY.

"This conveyance transfers the grantor's interest into her  
revocable living trust, R & T 11911."

Assessor's parcel No 2734-006-003

Executed on NOVEMBER 7 19 97 at ORANGE, CALIFORNIA

STATE OF CALIFORNIA }  
COUNTY OF ORANGE } ss  
On 11-7-97 before me, TERRY E. CAPPEY,  
Notary Public  
personally appeared MARY ANN LAWSON

*Mary Ann Lawson*  
MARY ANN LAWSON

personally known to me (or proved to me on the basis of satisfac-  
tory evidence) to be the person(s) whose name(s) is/are sub-  
scribed 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 instru-  
ment the person(s), or the entity upon behalf of which the person(s)  
acted, executed the instrument

WITNESS my hand and official seal  
*Terry E. Cappey*  
Notary Public

RIGHT THUMBPRINT (OPTIONAL)  
TOP OF THUMB HERE  
  
CAPACITY CLAIMED BY SIGNER(S)  
( ) INDIVIDUAL (S)  
( ) CORPORATE  
( ) PARTNER (S)  
( ) ATTORNEY IN FACT  
( ) TRUSTEE(S)  
( ) GUARDIAN/CONSERVATOR  
( ) OTHER  
SIGNER IS BEFORE SIGNING  
Please do not make any alterations to this space

5 92355 54478 7  
6775 5578

MAIL TAX STATEMENTS TO SAME AS ABOVE  
NAME ADDRESS ZIP

WOLCOTTS FORM 718 Nov 1993 (Price \$1.00) 31  
GRANT DEED  
Before you use this form read it (fill in all blanks) and make whatever changes are appropriate and necessary to your particular transaction. Failure to comply with these instructions for your purpose may void the document. Please do not reproduce or modify, express or implied, without the express written consent of the manufacturer of this form for an intended use of the form.  
© 1993 MAX COLTS (FORMS) INC

NOV 20 1997

# EXHIBIT B

ASSIGNED INSPECTOR: **STEPHEN NICKLES**

Date: **October 26, 2015**

JOB ADDRESS: **17840 WEST FULLERFARM STREET, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2734-006-003**

Last Full Title: **08/06/2015**

Last Update to Title:

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## LIST OF OWNERS AND INTERESTED PARTIES

- 1). MARY ANN LAWSON, TRUSTEE  
604 E. 14<sup>TH</sup> AVE.  
HUTCHINSON, KS 67501  
CAPACITY: OWNER
  
- 2). MARY ANN LAWSON, TRUSTEE  
1442 E. LINCOLN AVE. #344  
ORANGE, CA 92865  
CAPACITY: OWNER

# Property Detail Report

For Property Located At :  
**17840 FULLERFARM ST, NORTHRIDGE, CA 91325**



## Owner Information

Owner Name: **LAWSON MARY A**  
 Mailing Address: **604 E 14TH AVE, HUTCHINSON KS 67501-5836 C005**  
 Vesting Codes: **// TR**

## Location Information

Legal Description:	<b>TRACT NO 8699 LOT 8</b>	APN:	<b>2734-006-003</b>
County:	<b>LOS ANGELES, CA</b>	Alternate APN:	
Census Tract / Block:	<b>1113.02 / 2</b>	Subdivision:	<b>8699</b>
Township-Range-Sect:		Map Reference:	<b>7-D3 /</b>
Legal Book/Page:	<b>106-20</b>	Tract #:	<b>8699</b>
Legal Lot:	<b>8</b>	School District:	<b>LOS ANGELES</b>
Legal Block:		School District Name:	
Market Area:	<b>NR</b>	Munic/Township:	
Neighbor Code:			

## Owner Transfer Information

Recording/Sale Date:	<b>/</b>	Deed Type:	
Sale Price:		1st Mtg Document #:	
Document #:			

## Last Market Sale Information

Recording/Sale Date:	<b>11/20/1997 / 11/07/1997</b>	1st Mtg Amount/Type:	<b>/</b>
Sale Price:		1st Mtg Int. Rate/Type:	<b>/</b>
Sale Type:		1st Mtg Document #:	
Document #:	<b>1844559</b>	2nd Mtg Amount/Type:	<b>/</b>
Deed Type:	<b>DEED</b>	2nd Mtg Int. Rate/Type:	<b>/</b>
Transfer Document #:		Price Per SqFt:	
New Construction:		Multi/Split Sale:	

Title Company:  
 Lender:  
 Seller Name: **LAWSON MARY A**

## Prior Sale Information

Prior Rec/Sale Date:	<b>11/20/1997 / 11/07/1997</b>	Prior Lender:	
Prior Sale Price:		Prior 1st Mtg Amt/Type:	<b>/</b>
Prior Doc Number:	<b>1844557</b>	Prior 1st Mtg Rate/Type:	<b>/</b>
Prior Deed Type:	<b>DEED</b>		

## Property Characteristics

Gross Area:		Parking Type:		Construction:	
Living Area:	<b>880</b>	Garage Area:		Heat Type:	<b>HEATED</b>
Tot Adj Area:		Garage Capacity:		Exterior wall:	
Above Grade:		Parking Spaces:		Porch Type:	
Total Rooms:		Basement Area:		Patio Type:	
Bedrooms:		Finish Bsmnt Area:		Pool:	
Bath(F/H):	<b>/</b>	Basement Type:		Air Cond:	<b>YES</b>
Year Built/ Eff:	<b>1900 / 1900</b>	Roof Type:		Style:	
Fireplace:	<b>/</b>	Foundation:		Quality:	
# of Stories:		Roof Material:		Condition:	
Other Improvements:					

## Site Information

Zoning:	<b>LARA</b>	Acres:	<b>0.84</b>	County Use:	<b>SINGLE FAMILY RESID (0109)</b>
Lot Area:	<b>36,644</b>	Lot Width/Depth:	<b>122 x 300</b>	State Use:	
Land Use:	<b>SFR</b>	Res/Comm Units:	<b>/</b>	Water Type:	
Site Influence:				Sewer Type:	

## Tax Information

Total Value:	<b>\$52,172</b>	Assessed Year:	<b>2015</b>	Property Tax:	<b>\$1,116.33</b>
Land Value:	<b>\$50,364</b>	Improved %:	<b>3%</b>	Tax Area:	<b>16</b>
Improvement Value:	<b>\$1,808</b>	Tax Year:	<b>2014</b>	Tax Exemption:	
Total Taxable Value:	<b>\$52,172</b>				

# Comparable Summary

For Property Located At



CoreLogic

RealQuest Professional

**17840 FULLERFARM ST, NORTHRIDGE, CA 91325**

**0 Comparable(s) found.** (Click on the address to view more property information)

▶ View Report

▶ Configure Display Fields

▶ Modify Comparable Search Criteria

### Summary Statistics For Selected Properties: 0

Subject Property	Low	High	Average
No comparable selected			

\*= user supplied for search only

<input type="checkbox"/> # F Address	Sale Price	Yr Blt	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
<b>Subject Property</b>								
17840 FULLERFARM ST	1900				11/20/1997	880	36,644	0.0

**No Comps were found. Please modify search criteria.**

# EXHIBIT D

ASSIGNED INSPECTOR: **STEPHEN NICKLES**

Date: **October 26, 2015**

JOB ADDRESS: **17840 WEST FULLERFARM STREET, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2734-006-003**

CASE#: **404083**

ORDER NO: **A-2752866**

EFFECTIVE DATE OF ORDER TO COMPLY: **April 22, 2011**

COMPLIANCE EXPECTED DATE: **May 22, 2011**

DATE COMPLIANCE OBTAINED: **June 07, 2011**

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

### VIOLATIONS:

SEE ATTACHED ORDER # A-2752866



**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:**

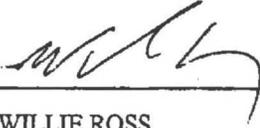
Any person who violates or causes or permits another person to violate any provision of the Los Angeles Municipal Code (L.A.M.C.) is guilty of a misdemeanor which is punishable by a fine of not more than \$1000.00 and/or six (6) months imprisonment for each violation. Section 11.00 (m) L.A.M.C.

**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 (818)374-9840.

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

Inspector: 

Date: April 18, 2011

WILLIE ROSS  
14410 SYLVAN STREET SUITE 105  
VAN NUYS, CA 91401  
(818)374-9840

  
REVIEWED BY

