

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
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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 24, 2015

Council District: # 3

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

JOB ADDRESS: **6524 NORTH JUMILLA AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2134-026-003**

On March 11, 2009 and November 25, 2009, 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: **6524 North Jumilla 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	\$ 200.00
Late Charge/Collection fee (250%)	500.00
Accumulated Interest (1%/month)	560.97
Title Report fee	42.00
Grand Total	\$ 1,302.97

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 **\$1,302.97** 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 **\$1,302.97** 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. T12357
 Dated as of: 08/15/2015

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 2134-026-003

Property Address: 6524 N JUMILLA AVE ✓ **City:** Los Angeles **County:** Los Angeles

VESTING INFORMATION

Type of Document: Quit Claim Deed

Grantee : Martin Lazarovits

Grantor : Susan Gotlib Torpin, formerly known as Susan Lazarovits

Deed Date : 6/23/2005

Recorded : 7/26/2005

Instr No. : 05 1765960

Mailing address: Martin Lazarovits,
 6524 Jumilla Ave, Woodland Hills, CA 91367.

SCHEDULE B

LEGAL DESCRIPTION

The following described property:

Situated in the City of Los Angeles, County of Los Angeles, State of California: Lot 22 of Tract No. 18024 as per map recorded in Book 486, Pages 14 to 16 of Maps in the Office of the County Recorder of said County.

Assessor's Parcel No: 2134-026-003

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 : \$22,000.00

Dated : 5/7/2009

Trustor : Martin Lazarovits

Trustee : Calcounties Title Nation, a California Corporation

Beneficiary : Cross Country Holdings Partnership

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. T12357

SCHEDULE B (Continued)

Recorded : 5/8/2009

Instr No. : 20090682459

Mailing address: Calcounties Title Nation, a California Corporation, None Shown.

Mailing address: Cross Country Holdings Partnership, 6360 Van Nuys Blvd. No. 225, Van Nuys, CA 91401.

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 : 6/26/2009

Instr No. : 20090967227

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 : 3/19/2010

Instr No. : 20100382263

Mailing Address: Martin Lazarovits, 6524 Jumilla Ave Woodland Hills CA 91367

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 : Martin Lazarovits and Susan Lazarovits

Creditor : Department of Building and Safety Code Enforcement Bureau

Date Entered : 9/9/2005

County : Los Angeles

Case No. : 147334

Recorded : 9/9/2005

Instr No. : 05 2178870

Type of Document: An abstract of judgment for the amount shown below and other amounts due:

Debtor : Martin Lazarovits

Creditor : Department of Building and Safety Code Enforcement Bureau

Date Entered : 3/29/2013

County : Los Angeles

Case No. : 494999

Recorded : 3/29/2013

Instr No. : 20130478046

Mailing Address: Martin Lazarovits, 6524 Jumilla Ave Woodland Hills CA 91367

Mailing Address: Department of Building and Safety Code Enforcement Bureau,
3550 Wilshire Blvd, Suite 1800 Los Angeles, CA 90010

2

05 1765960

RECORDING REQUEST BY

SEE BELOW

WHEN RECORDED MAIL TO

NAME MARTIN LAZAROVITS
MAILING ADDRESS 6524 JUMILLA AVE
CITY, STATE ZIP CODE WOODLAND HILLS, CA 91367

The Area Above is Reserved for Recorder's Use

QUITCLAIM DEED

Documentary Transfer Tax \$ NONE
Computed on Full Value of Property Conveyed or
Computed on Full Value Less Liens & Encumbrances
Remaining Thereon At Time of Sale

Signature of declarant or agent determining tax

Unincorporated Area City of
TAX PARCEL NUMBER Parcel Book Page

THIS CONVEYANCE IS IN DISSOLUTION OF MARRIAGE
BY ONE SPOUSE TO THE OTHER, R & T, 11927

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
SUSAN GOTLIB TORPIN, formerly known as SUSAN LAZAROVITS

does hereby remise, release and forever quitclaim to
MARTIN LAZAROVITS

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

Lot 22 of Tract No. 18024 as per map recorded in Book 486, Pages
14 to 16 of Maps in the Office of the County Recorder of said
County.

Commonly known as 6524 Jumilla Avenue, Woodland Hills, CA 91367
APN: 2134-026-003

DATED: June 23, 2005.

Susan Gotlib Torpin
SUSAN GOTLIB TORPIN, formerly
known as SUSAN LAZAROVITS

3

05 1765960

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Los Angeles } ss.

On July 21, 2005 before me, Monique L. Sutton, Notary Public
Date Name and Title of Officer (e.g., Jane Doe, Notary Public)
personally appeared Susan Gotlib Torpin, formerly known as
Susan Lazarovits
Name(s) of Signer(s)

personally known to me

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



WITNESS my hand and official seal.

Place Notary Seal Above

Monique L. Sutton
Signature of Notary Public

OPTIONAL

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

Description of Attached Document

Title or Type of Document: Quitclaim Deed

Document Date: June 23, 2005 Number of Pages: one

Signer(s) Other Than Named Above: None

Capacity(ies) Claimed by Signer(s)

Signer's Name: Susan Gotlib Torpin

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

RIGHT THUMBPRINT OF SIGNER
Top of thumb here



Signer Is Representing: _____

Signer's Name: _____

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

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer Is Representing: _____

CGN
RECORDING REQUESTED BY:

AND WHEN RECORDED MAIL TO:
Cross Country Holdings Partnership
6360 Van Nuys Blvd. #225
Van Nuys, CA 91401



A.P.N.: 2134-026-003

Order No.: 2093430

Space Above This Line for Recorder's Use Only
Escrow No.: 5039993-gt

LONG FORM DEED OF TRUST AND ASSIGNMENT OF RENTS

THIS DEED OF TRUST, made this Seventh day of May, 2009, between

TRUSTOR: MARTIN LAZAROVITS, an Unmarried Man

whose address is 6524 Junilla Avenue, Los Angeles, CA 91367, and

TRUSTEE: CALCOUNTIES TITLE NATION, a California Corporation, and

BENEFICIARY: CROSS COUNTRY HOLDINGS PARTNERSHIP

Witnesseth: That Trustor IRREVOCABLY GRANTS, TRANSFERS AND ASSIGNS to TRUSTEE IN TRUST, WITH POWER OF SALE, that property in the City of Los Angeles, Los Angeles County, State of California, described as:

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

This Deed of Trust is given and accepted upon the express provision that should the property hereinbefore described, or any part hereof, be conveyed or alienated by Trustor, either voluntarily or by operation of law, without Beneficiary's written consent, then all sums secured hereby shall, at Beneficiary's option, become 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 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 or contained herein. 2 Payment of the indebtedness evidenced by one promissory note of even date herewith, and any extension or renewal thereof, in the principal sum of \$22,000.00 executed by Trustor in favor of Beneficiary or order. 3 Payment of such further sums as the then record owner of said property hereafter may borrow from Beneficiary, when evidenced by another note (or notes) reciting it is so secured.

PAGE 1 OF 4

A.P.N.: 2134-026-003

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The undersigned Trustor requests that a copy of any Notice of Default and of any Notice of Sale hereunder be mailed to him at his address herebefore set forth

Signature of Trustor

MARTIN LAZAROVITS

Document Date: May 7, 2009

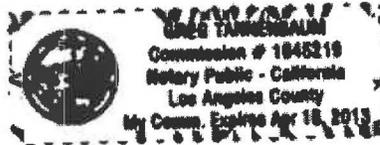
STATE OF CALIFORNIA | Los Angeles | SS
COUNTY OF

On 5/7/09 before me, Greg Tannenbaum, a notary public in and for said state, personally appeared Martin Lazarovits 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



(Seal)

Long Form
DEED OF TRUST
WITH POWER OF SALE
(INDIVIDUAL)

CALCOUNTIES TITLE NATION
AS TRUSTEE
790 E. COLORADO BLVD. (4th Floor)
PASADENA, CA 91101

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. 4626770)

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 18024 22 MB 486-14/16

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 2134-026-003
AKA 6524 N JUMILLA AVE
LOS ANGELES

Owner:
LAZAROVITS MARTIN AND SUSAN
6524 JUMILLA AVE
WOODLAND HILLS CA,91367

DATED: This 23rd Day of June, 2009

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

By

Karen Penner, Bureau Chief
Resource Management Bureau

2

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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APN 2134-026-003
AKA 6524 N JUMILLA AVE
LOS ANGELES

Owner,
LAZAROVITS MARTIN
6524 JUMILLA AVE
WOODLAND HLS CA,91367

DATED This 09th Day of March, 2010

CITY OF LOS ANGELES

By *Karen Penera*
Karen Penera, 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

05 2178870

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.

ROGER WOODLAND
(818)374-9863
(888)524-2845
14410 SYLVAN STREET SUITE 105
LOS ANGELES, CA 91401-
Case No.: 147334

Assessor's Map Book: 2134 Page: 026 Parcel: 003

Identified by Los Angeles County Tax Assessors records as:

**6524 N JUMILLA AVE
LOS ANGELES, CA 91367**

DATED: This 9th day of September, 2005

Owner:
LAZAROVITS, MARTIN AND SUSAN
6524 JUMILLA AVE
WOODLAND HLS, CA 91367


September 09, 2005
For
DAVID R. KEIM, CHIEF
CODE ENFORCEMENT BUREAU
CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY

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.

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For further information regarding this notice and the status of Department proceedings, please feel free to contact the Code Enforcement Bureau Inspector listed below.

ROBERT REESE
(818)374-9863
(888)524-2845
14410 SYLVAN STREET SUITE 105
LOS ANGELES, CA 9140-1
Case No.: 494999

Assessor's Map Book: 2134 Page: 026 Parcel: 003

Identified by Los Angeles County Tax Assessors records as:

**6524 N JUMILLA AVE
LOS ANGELES, CA 91367**

DATED: This 29th day of March, 2013

Owner:
LAZAROVITS, MARTIN,
6524 JUMILLA AVE
WOODLAND HLS, CA 91367



March 29, 2013

For
FRANK BUSH, BUREAU CHIEF
CODE ENFORCEMENT BUREAU
CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY

Property Detail Report

For Property Located At :
6524 JUMILLA AVE, WOODLAND HILLS, CA 91367-2822



Owner Information

Owner Name: **LAZAROVITS MARTIN**
 Mailing Address: **6524 JUMILLA AVE, WOODLAND HILLS CA 91367-2822 C015**
 Vesting Codes: **//**

Location Information

Legal Description:	TRACT # 18024 LOT 22	APN:	2134-026-003
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	1349.01 / 3	Subdivision:	18024
Township-Range-Sect:		Map Reference:	12-F5 /
Legal Book/Page:	486-14	Tract #:	18024
Legal Lot:	22	School District:	LOS ANGELES
Legal Block:		School District Name:	
Market Area:	WHLL	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	07/26/2005 / 06/23/2005	Deed Type:	QUIT CLAIM DEED
Sale Price:		1st Mtg Document #:	
Document #:	1765960		

Last Market Sale Information

Recording/Sale Date:	03/14/1980 /	1st Mtg Amount/Type:	/
Sale Price:	\$38,500	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	/
Document #:	260878	2nd Mtg Amount/Type:	/
Deed Type:	DEED (REG)	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$27.66
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:	1,392	Garage Area:		Heat Type:	CENTRAL
Tot Adj Area:		Garage Capacity:	2	Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:	6	Basement Area:		Patio Type:	
Bedrooms:	4	Finish Bsmnt Area:		Pool:	POOL
Bath(F/H):	2 /	Basement Type:		Air Cond:	
Year Built / Eff:	1954 / 1955	Roof Type:		Style:	MODERN
Fireplace:	Y / 1	Foundation:	SLAB	Quality:	
# of Stories:	1.00	Roof Material:	GRAVEL & ROCK	Condition:	
Other Improvements:	FENCE				

Site Information

Zoning:	LARS	Acres:	0.16	County Use:	SINGLE FAMILY RESID (0101)
Lot Area:	6,948	Lot Width/Depth:	62 x 112	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	
Site Influence:	CORNER			Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$202,389	Assessed Year:	2015	Property Tax:	\$2,492.04
Land Value:	\$94,177	Improved %:	53%	Tax Area:	16
Improvement Value:	\$108,212	Tax Year:	2014	Tax Exemption:	HOMEOWNER
Total Taxable Value:	\$195,389				

Comparable Sales Report

For Property Located At

6524 JUMILLA AVE, WOODLAND HILLS, CA 91367-2822



18 Comparable(s) Selected.

Report Date: 09/22/2015

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$38,500	\$315,000	\$585,000	\$471,672
Bldg/Living Area	1,392	1,217	1,592	1,418
Price/Sqft	\$27.66	\$242.31	\$420.26	\$331.75
Year Built	1954	1949	1957	1953
Lot Area	6,948	6,041	8,836	6,833
Bedrooms	4	2	4	4
Bathrooms/Restrooms	2	1	3	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$202,389	\$63,804	\$568,299	\$276,157
Distance From Subject	0.00	0.10	0.47	0.30

*= user supplied for search only

Comp #:1		Distance From Subject:0 (miles)	
Address: 6532 JUMILLA AVE, WOODLAND HILLS, CA 91367-2822			
Owner Name: MIAO BILLY CT			
Seller Name: BLANTON ROGER & LORRAINE			
APN: 2134-026-004	Map Reference: 12-F5 /	Living Area: 1,592	
County: LOS ANGELES, CA	Census Tract: 1349.01	Total Rooms: 7	
Subdivision: 18024	Zoning: LARS	Bedrooms: 4	
Rec Date: 05/14/2015	Prior Rec Date: 12/05/1997	Bath(F/H): 2 /	
Sale Date: 05/08/2015	Prior Sale Date: 11/11/1919	Yr Built/Eff: 1954 / 1955	
Sale Price: \$465,000	Prior Sale Price: \$613,640	Air Cond: CENTRAL	
Sale Type: FULL	Prior Sale Type:	Style: MODERN	
Document #: 563204	Acres: 0.16	Fireplace: Y / 1	
1st Mtg Amt:	Lot Area: 7,004	Pool:	
Total Value: \$199,273	# of Stories: 1.00	Roof Mat: GRAVEL & ROCK	
Land Use: SFR	Park Area/Cap#: / 2	Parking: ATTACHED GARAGE	

Comp #.:2		Distance From Subject:0.1 (miles)	
Address: 6537 BOTHWELL RD, RESEDA, CA 91335-5712			
Owner Name: ZOHAR DANIEL/COHEN SHELLY			
Seller Name: MARTIN SHARRON E			
APN: 2132-009-024	Map Reference: 14-A5 /	Living Area: 1,483	
County: LOS ANGELES, CA	Census Tract: 1349.01	Total Rooms: 6	
Subdivision: 20652	Zoning: LAR1	Bedrooms: 3	
Rec Date: 06/19/2015	Prior Rec Date: 09/21/2012	Bath(F/H): 2 /	
Sale Date: 05/11/2015	Prior Sale Date: 09/06/2012	Yr Built/Eff: 1956 / 1957	
Sale Price: \$527,000	Prior Sale Price: \$397,000	Air Cond:	
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL	
Document #: 730926	Acres: 0.15	Fireplace: Y / 1	
1st Mtg Amt: \$417,000	Lot Area: 6,603	Pool: POOL	
Total Value: \$406,768	# of Stories: 1.00	Roof Mat: WOOD SHAKE	
Land Use: SFR	Park Area/Cap#: / 2	Parking: PARKING AVAIL	

Comp #.:3		Distance From Subject:0.12 (miles)	
Address: 19801 GILMORE ST, WOODLAND HILLS, CA 91367-2811			
Owner Name: MOBASSERI GEORGE			
Seller Name: RIEHL NORMA R 2015 TRUST			
APN: 2134-027-001	Map Reference: 12-F5 /	Living Area: 1,392	
County: LOS ANGELES, CA	Census Tract: 1349.01	Total Rooms: 6	
Subdivision: 19813	Zoning: LARS	Bedrooms: 4	
Rec Date: 09/15/2015	Prior Rec Date: 12/01/1975	Bath(F/H): 2 /	
Sale Date: 08/18/2015	Prior Sale Date:	Yr Built/Eff: 1954 / 1955	
Sale Price: \$585,000	Prior Sale Price: \$49,000	Air Cond: EVAP COOLER	
Sale Type: FULL	Prior Sale Type: FULL	Style: MODERN	
Document #: 1139666	Acres: 0.17	Fireplace: Y / 1	
1st Mtg Amt: \$409,000	Lot Area: 7,500	Pool: POOL	
Total Value: \$97,153	# of Stories: 1.00	Roof Mat: GRAVEL & ROCK	
Land Use: SFR	Park Area/Cap#: / 2	Parking: PARKING AVAIL	

Comp #.:4		Distance From Subject:0.15 (miles)	
Address: 19743 KITTRIDGE ST, WINNETKA, CA 91306-4326			
Owner Name: SHAFIE ABRAHAM & SHAHNAZ			

Seller Name:	BANK OF AMERICA	Map Reference:	12-F4 /	Living Area:	1,217
APN:	2134-005-008	Census Tract:	1348.00	Total Rooms:	6
County:	LOS ANGELES, CA	Zoning:	LAR1	Bedrooms:	4
Subdivision:	18752	Prior Rec Date:	05/21/2014	Bath(F/H):	2 /
Rec Date:	07/31/2015	Prior Sale Date:	03/31/2014	Yr Built/Eff:	1955 / 1955
Sale Date:	04/27/2015	Prior Sale Price:	\$311,500	Air Cond:	EVAP COOLER
Sale Price:	\$393,000	Prior Sale Type:	UNKNOWN	Style:	CONVENTIONAL
Sale Type:	FULL	Acres:	0.14	Fireplace:	/
Document #:	931892	Lot Area:	6,041	Pool:	POOL
1st Mtg Amt:	\$146,000	# of Stories:	1.00	Roof Mat:	GRAVEL & ROCK
Total Value:	\$464,090	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL
Land Use:	SFR				

Comp #:5	Address: 6439 OAKDALE AVE, WOODLAND HILLS, CA 91367-2718		Distance From Subject:0.2 (miles)
Owner Name:	MARECHAL NICHOLAS J & ARLENE D		
Seller Name:	SHEPPARD TRUST		
APN:	2134-025-011	Map Reference:	12-F5 /
County:	LOS ANGELES, CA	Census Tract:	1349.01
Subdivision:	19813	Zoning:	LARS
Rec Date:	08/06/2015	Prior Rec Date:	
Sale Date:	07/28/2015	Prior Sale Date:	
Sale Price:	\$475,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	958604	Acres:	0.17
1st Mtg Amt:		Lot Area:	7,511
Total Value:	\$80,734	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	1,392
		Total Rooms:	6
		Bedrooms:	4
		Bath(F/H):	2 /
		Yr Built/Eff:	1954 / 1954
		Air Cond:	EVAP COOLER
		Style:	MODERN
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	GRAVEL & ROCK
		Parking:	PARKING AVAIL

Comp #:6	Address: 6707 CORBIN AVE, WINNETKA, CA 91306-4323		Distance From Subject:0.23 (miles)
Owner Name:	ASHOU RAYMONDA LIVING TRUST		
Seller Name:	AIAA HOME HOLDINGS LLC		
APN:	2134-001-010	Map Reference:	12-F4 /
County:	LOS ANGELES, CA	Census Tract:	1348.00
Subdivision:	17753	Zoning:	LAR1
Rec Date:	05/19/2015	Prior Rec Date:	08/26/2014
Sale Date:	05/15/2015	Prior Sale Date:	07/30/2014
Sale Price:	\$446,000	Prior Sale Price:	\$340,000
Sale Type:	FULL	Prior Sale Type:	
Document #:	584152	Acres:	0.16
1st Mtg Amt:		Lot Area:	6,960
Total Value:	\$340,000	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	1,432
		Total Rooms:	7
		Bedrooms:	4
		Bath(F/H):	2 /
		Yr Built/Eff:	1952 / 1956
		Air Cond:	CENTRAL
		Style:	CONVENTIONAL
		Fireplace:	/
		Pool:	
		Roof Mat:	GRAVEL & ROCK
		Parking:	PARKING AVAIL

Comp #:7	Address: 19524 MOBILE ST, RESEDA, CA 91335-5732		Distance From Subject:0.25 (miles)
Owner Name:	PALMA FAMILY TRUST		
Seller Name:	AREFIAN ARTIN		
APN:	2132-013-007	Map Reference:	14-A5 /
County:	LOS ANGELES, CA	Census Tract:	1349.01
Subdivision:	20302	Zoning:	LAR1
Rec Date:	01/15/2015	Prior Rec Date:	03/07/2014
Sale Date:	12/18/2014	Prior Sale Date:	02/24/2014
Sale Price:	\$520,000	Prior Sale Price:	\$358,000
Sale Type:	FULL	Prior Sale Type:	
Document #:	51851	Acres:	0.15
1st Mtg Amt:	\$510,581	Lot Area:	6,601
Total Value:	\$365,152	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	1,419
		Total Rooms:	6
		Bedrooms:	3
		Bath(F/H):	2 /
		Yr Built/Eff:	1956 / 1956
		Air Cond:	CENTRAL
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	WOOD SHAKE
		Parking:	ATTACHED GARAGE

Comp #:8	Address: 19537 GILMORE ST, RESEDA, CA 91335-5719		Distance From Subject:0.25 (miles)
Owner Name:	KASHANIROKH BEHNAM & JINA		
Seller Name:	PARR GIZELDA F TRUST		
APN:	2132-013-014	Map Reference:	14-A5 /
County:	LOS ANGELES, CA	Census Tract:	1349.01
Subdivision:	20302	Zoning:	LAR1
Rec Date:	04/07/2015	Prior Rec Date:	06/13/2001
Sale Date:	02/26/2015	Prior Sale Date:	04/24/2001
Sale Price:	\$552,500	Prior Sale Price:	\$276,500
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	379773	Acres:	0.15
1st Mtg Amt:	\$414,350	Lot Area:	6,600
Total Value:	\$346,656	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	1,573
		Total Rooms:	6
		Bedrooms:	3
		Bath(F/H):	2 /
		Yr Built/Eff:	1956 / 1957
		Air Cond:	EVAP COOLER
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	POOL
		Roof Mat:	WOOD SHAKE
		Parking:	ATTACHED GARAGE

Comp #:9	Address: 6700 BOTHWELL RD, RESEDA, CA 91335-4931		Distance From Subject:0.25 (miles)
Owner Name:	IH5 PROPERTY WEST LP		

Seller Name: BARYUN ALEX	Map Reference: 14-A4 /	Living Area: 1,370
APN: 2132-004-006	Census Tract: 1330.00	Total Rooms: 5
County: LOS ANGELES, CA	Zoning: LAR1	Bedrooms: 4
Subdivision: 16754	Prior Rec Date: 06/10/1988	Bath(F/H): 2 /
Rec Date: 01/07/2015	Prior Sale Date: 05/1988	Yr Built/Eff: 1951 / 1951
Sale Date: 12/11/2014	Prior Sale Price: \$150,000	Air Cond: WALL
Sale Price: \$420,000	Prior Sale Type: FULL	Style: CONVENTIONAL
Sale Type: FULL	Acres: 0.14	Fireplace: Y / 1
Document #: 14817	Lot Area: 6,110	Pool:
1st Mtg Amt:	# of Stories: 1.00	Roof Mat: COMPOSITION SHINGLE
Total Value: \$238,871	Park Area/Cap#: / 2	Parking: ATTACHED GARAGE
Land Use: SFR		

Comp #: 10	Distance From Subject: 0.25 (miles)	
Address: 6650 BOVEY AVE, RESEDA, CA 91335-4933		
Owner Name: WILLIAMS AARON C & MONIQUE P		
Seller Name: KITE-PHAM FAMILY TRUST		
APN: 2132-005-004	Map Reference: 14-A4 /	Living Area: 1,452
County: LOS ANGELES, CA	Census Tract: 1330.00	Total Rooms: 5
Subdivision: 16754	Zoning: LAR1	Bedrooms: 3
Rec Date: 08/12/2015	Prior Rec Date: 07/09/2001	Bath(F/H): 2 /
Sale Date: 07/08/2015	Prior Sale Date: 05/24/2001	Yr Built/Eff: 1951 / 1951
Sale Price: \$481,000	Prior Sale Price: \$237,000	Air Cond: EVAP COOLER
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL
Document #: 989368	Acres: 0.14	Fireplace: Y / 1
1st Mtg Amt: \$458,892	Lot Area: 6,109	Pool:
Total Value: \$317,066	# of Stories: 1.00	Roof Mat: COMPOSITION SHINGLE
Land Use: SFR	Park Area/Cap#: / 2	Parking: ATTACHED GARAGE

Comp #: 11	Distance From Subject: 0.29 (miles)	
Address: 6656 MELVIN AVE, RESEDA, CA 91335-4939		
Owner Name: PELTSMAN YONATAN/LEVI GALI		
Seller Name: KIM SARAH C		
APN: 2132-006-005	Map Reference: 14-A4 /	Living Area: 1,503
County: LOS ANGELES, CA	Census Tract: 1330.00	Total Rooms: 6
Subdivision: 16754	Zoning: LAR1	Bedrooms: 3
Rec Date: 08/31/2015	Prior Rec Date: 12/17/2009	Bath(F/H): 2 /
Sale Date: 07/31/2015	Prior Sale Date: 12/15/2009	Yr Built/Eff: 1951 / 1953
Sale Price: \$450,000	Prior Sale Price: \$320,000	Air Cond: CENTRAL
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL
Document #: 1070409	Acres: 0.14	Fireplace: Y / 1
1st Mtg Amt: \$441,849	Lot Area: 6,142	Pool:
Total Value: \$343,685	# of Stories: 1.00	Roof Mat: COMPOSITION SHINGLE
Land Use: SFR	Park Area/Cap#: / 2	Parking: PARKING AVAIL

Comp #: 12	Distance From Subject: 0.38 (miles)	
Address: 19471 FRIAR ST, TARZANA, CA 91335-6636		
Owner Name: ELGOURT TANYA		
Seller Name: PAMJSAM LLC		
APN: 2131-011-023	Map Reference: 14-A5 /	Living Area: 1,563
County: LOS ANGELES, CA	Census Tract: 1349.01	Total Rooms: 6
Subdivision: 20302	Zoning: LAR1	Bedrooms: 4
Rec Date: 05/21/2015	Prior Rec Date: 07/30/2004	Bath(F/H): 2 /
Sale Date: 04/20/2015	Prior Sale Date: 06/30/2004	Yr Built/Eff: 1955 / 1955
Sale Price: \$570,000	Prior Sale Price: \$490,000	Air Cond: EVAP COOLER
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL
Document #: 592053	Acres: 0.16	Fireplace: Y / 1
1st Mtg Amt: \$380,000	Lot Area: 7,002	Pool:
Total Value: \$568,299	# of Stories: 1.00	Roof Mat: WOOD SHAKE
Land Use: SFR	Park Area/Cap#: / 2	Parking: PARKING AVAIL

Comp #: 13	Distance From Subject: 0.4 (miles)	
Address: 20042 FRIAR ST, WOODLAND HILLS, CA 91367-2703		
Owner Name: HOLO JOSHUA/MARTINS ANDREA		
Seller Name: BERNARDI JOHN P & ELIZABETH		
APN: 2134-036-015	Map Reference: 12-F5 /	Living Area: 1,354
County: LOS ANGELES, CA	Census Tract: 1349.01	Total Rooms: 6
Subdivision: 17111	Zoning: LAR1	Bedrooms: 4
Rec Date: 04/01/2015	Prior Rec Date: 06/06/2008	Bath(F/H): 2 /
Sale Date: 02/26/2015	Prior Sale Date: 05/07/2008	Yr Built/Eff: 1957 / 1957
Sale Price: \$510,000	Prior Sale Price: \$446,500	Air Cond:
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL
Document #: 357443	Acres: 0.17	Fireplace: Y / 1
1st Mtg Amt: \$408,000	Lot Area: 7,409	Pool:
Total Value: \$411,000	# of Stories: 1.00	Roof Mat: GRAVEL & ROCK
Land Use: SFR	Park Area/Cap#: / 2	Parking: PARKING AVAIL

Comp #:14		Distance From Subject:0.42 (miles)
Address: 6223 LUBAO AVE, WOODLAND HILLS, CA 91367-3824		
Owner Name: LANE PETER S & GENEVIEVE S		
Seller Name: KITZ MARY J TRUST 1998		
APN: 2153-009-013	Map Reference: 12-F5 /	Living Area: 1,566
County: LOS ANGELES, CA	Census Tract: 1393.01	Total Rooms: 6
Subdivision: 13606	Zoning: LARS	Bedrooms: 4
Rec Date: 07/01/2015	Prior Rec Date:	Bath(F/H): 3 /
Sale Date: 05/27/2015	Prior Sale Date:	Yr Built/Eff: 1955 / 1955
Sale Price: \$580,000	Prior Sale Price:	Air Cond: CENTRAL
Sale Type: FULL	Prior Sale Type:	Style: CONVENTIONAL
Document #: 790420	Acres: 0.20	Fireplace: Y / 1
1st Mtg Amt: \$569,494	Lot Area: 8,836	Pool: POOL
Total Value: \$81,581	# of Stories: 1.00	Roof Mat: GRAVEL & ROCK
Land Use: SFR	Park Area/Cap#: / 2	Parking: PARKING AVAIL

Comp #:15		Distance From Subject:0.46 (miles)
Address: 19355 LEMAY ST, RESEDA, CA 91335-4914		
Owner Name: NIK GROUP II LLC		
Seller Name: EUSTROM BARBARA M		
APN: 2131-005-030	Map Reference: 14-A4 /	Living Area: 1,253
County: LOS ANGELES, CA	Census Tract: 1330.00	Total Rooms: 6
Subdivision: 16351	Zoning: LAR1	Bedrooms: 3
Rec Date: 05/22/2015	Prior Rec Date:	Bath(F/H): 1 /
Sale Date: 05/12/2015	Prior Sale Date:	Yr Built/Eff: 1951 / 1952
Sale Price: \$340,000	Prior Sale Price:	Air Cond:
Sale Type: FULL	Prior Sale Type:	Style: CONVENTIONAL
Document #: 600693	Acres: 0.14	Fireplace: Y / 1
1st Mtg Amt:	Lot Area: 6,048	Pool:
Total Value: \$63,804	# of Stories: 1.00	Roof Mat: COMPOSITION SHINGLE
Land Use: SFR	Park Area/Cap#: / 1	Parking: PARKING AVAIL

Comp #:16		Distance From Subject:0.46 (miles)
Address: 19410 WELBY WAY, RESEDA, CA 91335-4923		
Owner Name: DAVILA JONATHAN C & LOIDA E		
Seller Name: DENES DEZIDERIU & ZSUZSANNA		
APN: 2131-004-009	Map Reference: 14-A4 /	Living Area: 1,328
County: LOS ANGELES, CA	Census Tract: 1330.00	Total Rooms: 6
Subdivision: 16351	Zoning: LAR1	Bedrooms: 4
Rec Date: 07/08/2015	Prior Rec Date: 05/25/1989	Bath(F/H): 2 /
Sale Date: 05/12/2015	Prior Sale Date: 04/1989	Yr Built/Eff: 1951 / 1952
Sale Price: \$425,000	Prior Sale Price: \$167,500	Air Cond:
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL
Document #: 820281	Acres: 0.14	Fireplace: /
1st Mtg Amt: \$410,125	Lot Area: 6,050	Pool:
Total Value: \$263,589	# of Stories: 1.00	Roof Mat: COMPOSITION SHINGLE
Land Use: SFR	Park Area/Cap#: / 1	Parking: ATTACHED GARAGE

Comp #:17		Distance From Subject:0.46 (miles)
Address: 6553 WINNETKA AVE, WINNETKA, CA 91306-4247		
Owner Name: YOUNG MAOSONG		
Seller Name: HAYDEN MARCIA C		
APN: 2134-017-014	Map Reference: 12-E4 /	Living Area: 1,329
County: LOS ANGELES, CA	Census Tract: 1349.04	Total Rooms: 6
Subdivision: 20288	Zoning: LARS	Bedrooms: 4
Rec Date: 03/09/2015	Prior Rec Date:	Bath(F/H): 2 /
Sale Date: 02/19/2015	Prior Sale Date:	Yr Built/Eff: 1955 / 1955
Sale Price: \$435,600	Prior Sale Price:	Air Cond:
Sale Type: UNKNOWN	Prior Sale Type:	Style: CONVENTIONAL
Document #: 251201	Acres: 0.18	Fireplace: Y / 1
1st Mtg Amt:	Lot Area: 7,710	Pool:
Total Value: \$80,731	# of Stories: 1.00	Roof Mat: WOOD SHAKE
Land Use: SFR	Park Area/Cap#: / 2	Parking: PARKING AVAIL

Comp #:18		Distance From Subject:0.47 (miles)
Address: 6837 LUBAO AVE, WINNETKA, CA 91306-3908		
Owner Name: DINI NAZILA		
Seller Name: KARIMI HOSSEIN		
APN: 2135-026-011	Map Reference: 12-F4 /	Living Area: 1,300
County: LOS ANGELES, CA	Census Tract: 1348.00	Total Rooms: 5
Subdivision: 15715	Zoning: LAR1	Bedrooms: 2
Rec Date: 05/19/2015	Prior Rec Date: 06/24/2002	Bath(F/H): 1 /
Sale Date: 04/21/2015	Prior Sale Date: 05/23/2002	Yr Built/Eff: 1949 / 1950
Sale Price: \$315,000	Prior Sale Price: \$246,000	Air Cond:
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL
Document #: 581013	Acres: 0.15	Fireplace: /
1st Mtg Amt:	Lot Area: 6,752	Pool:
Total Value: \$302,371	# of Stories: 1.00	Roof Mat: COMPOSITION SHINGLE
Land Use: SFR	Park Area/Cap#: / 1	Parking: PARKING AVAIL

EXHIBIT D

ASSIGNED INSPECTOR: **ROBERT GOLD**

Date: **September 24, 2015**

JOB ADDRESS: **6524 NORTH JUMILLA AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2134-026-003**

CASE#: **147334**

ORDER NO: **A-2032672**

EFFECTIVE DATE OF ORDER TO COMPLY: **February 9, 2009**

COMPLIANCE EXPECTED DATE: **March 11, 2009**

DATE COMPLIANCE OBTAINED: **May 14, 2009**

LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-2032672

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

MARSHA L. BROWN
PRESIDENT

VAN AMBATIELOS
VICE-PRESIDENT

VICTOR H. CUEVAS

HELENA JUBANY

ELENORE A. WILLIAMS

CITY OF LOS ANGELES
CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

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

ANDREW A. ADELMAN, P.E.
GENERAL MANAGER

RAYMOND CHAN
EXECUTIVE OFFICER

SUBSTANDARD ORDER

MARTIN AND SUSAN LAZAROVITS
6524 JUMILLA AVE
WOODLAND HILLS, CA 91367

On 2/4/09 the
Date

CASE #: 147334
ORDER #: A-2032672

undersigned mailed this notice by
regular mail, postage prepaid, to
the addressee as shown on the last
equalized assessment roll.

EFFECTIVE DATE: February 09, 2009
COMPLIANCE DATE: March 11, 2009

OWNER OF

SITE ADDRESS: 6524 N JUMILLA AVE
ASSESSORS PARCEL NO.: 2134-026-003
ZONE: RS; Suburban Zone

Signature

This order is a supplement to any and all preceding orders issued by the Department of Building and Safety relative to the case number noted above. You are hereby required to comply with the terms of this and all preceding orders.

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 construction.

You are therefore ordered to: 1) Demolish and remove the unapproved construction or make it conform to the provisions of this Code.

Code Section(s) in Violation: 91.8105, 91.103.1, 12.21A.1.(a), 12.21C.1(g) of the L.A.M.C.

Comments: Obtain permits and inspection for unapproved construction at north side yard of property. All required side yard shall be open and unobstructed from the ground to the sky.

2. Unapproved garage conversion is being occupied for living, sleeping, cooking or dining purposes which were not designed or intended to be used for such occupancies.

You are therefore ordered to: 1) Discontinue the use of all building(s) or portion(s) thereof which are occupied for living, sleeping, cooking or dining purposes and which were not designed or intended to be used for such occupancies.

2) Demolish and remove all construction work performed without the required permit(s).
3) Restore the building(s) or portion(s) thereof to its originally approved condition.

Code Section(s) in Violation: 91.8902.14 and 91.8902 of the L.A.M.C.

Comments: Restore the garage back to its original use as a garage or obtain all permits, inspections



CODE ENFORCEMENT BUREAU
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www.ladbs.org

and approvals for a change of use.

3. Failure to provide or maintain the required off street parking.

You are therefore ordered to: 1) Provide and/or maintain the required off street parking.

Code Section(s) in Violation: 12.21A.1.(a), 12.07 and 12.21A.4.(m) of the L.A.M.C.

4. An investigation fee is required for work performed without the required permits.

You are therefore ordered to: 1) Pay the required investigation fee.

Code Section(s) in Violation: 91.107.5.1, 91.103.1, 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.

A proposed noncompliance fee in the amount of \$100.00 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 \$350.00.

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.

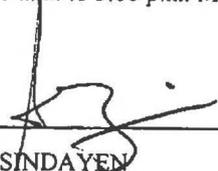
NOTIFICATION OF THE HOUSING DEPARTMENT:

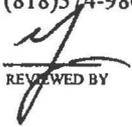
The Department of Building and Safety is required by law to refer to the Housing Department any building containing an untenable residential unit. Failure to correct the deficiencies noted on this order will subject this property and units to inclusion in the City of Los Angeles Rent Reduction Program and Rent Escrow Account Program. Section 152.03 and 151.06.5 L.A.M.C.

If you have any questions or require any additional information please feel free to contact me at (818)374-9863.
Office hours are 7:00 a.m. to 5:00 p.m. Monday through Friday.

Inspector: _____

Date: February 02, 2009


ANGEL S. DAYEN
14410 SYLVAN STREET SUITE 105
LOS ANGELES, CA 91401
(818)374-9863


REVIEWED BY