

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
PRESIDENT

E. FELICIA BRANNON
VICE PRESIDENT

JOSELYN GEAGA-ROSENTHAL
GEORGE HOVAGUIMIAN
JAVIER NUNEZ

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: # 15

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

JOB ADDRESS: **24605 SOUTH AVALON BLVD., LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **7406-021-026**

On March 28, 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: **24605 South Avalon Blvd., 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 March 28, 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 |
| Grand Total | \$ 1,288.56 |

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 Orgele
Chief, Resource Management Bureau

ATTEST: HOLLY L. WOLCOTT, CITY CLERK

Lien confirmed by
City Council on:

BY: _____
DEPUTY

EXHIBIT A



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

Property Title Report

Work Order No. T11990
Dated as of: 07/10/2015

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 7406-021-026

Property Address: 24605 S AVALON BLVD **City:** Los Angeles **County:** Los Angeles

VESTING INFORMATION

Type of Document: Quit Claim Deed

Grantee : Lidio A. Jimenez and Maria C. Jimenez, husband and wife as joint tenants

Grantor : Angela L. Jimenez, a single woman

Deed Date : 3/31/2000

Recorded : 4/11/2000

Instr No. : 00 0539123

Mailing Address: Lidio A. Jimenez and Maria C. Jimenez,
24605 S. Avalon Blvd. Wilmington, CA. 90744

SCHEDULE B

LEGAL DESCRIPTION

The following described property:

Lot 27 of Tract No. 1563, in the City of Los Angeles, County of Los Angeles, State of California, as per Map Recorded in Book 21, Page (s) 116 of Maps, in the office of the county recorded of said County.

Assessor's Parcel No: 7406-021-026

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 : \$123,217.00

Dated : 3/27/2012

Trustor : Lidio A. Jimenez and Maria C. Jimenez

Trustee : Verdugo Trustee Service Corporation

Beneficiary : MERS, Inc., as nominee for Citibank N.A.

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. T11990

SCHEDULE B (Continued)

Loan No. : MIN 100011511230153307

Recorded : 4/18/2012

Instr No. : 20120576864

Maturity Date is: 4/1/2042

Mailing Address: Citibank, N.A. 1000 Technology Drive O'Fallon, MO 63368-2240

Mailing Address: Verdugo Trustee Service Corporation – none shown

Mailing Address: MERS P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679

RECORDING REQUESTED BY:

00 0539123

American Title Co.

When Recorded Mail Document and Tax Statement To:

LIDIO & MARIA JIMENEZ
24605 S. Avalon Blvd.
Wilmington, Ca. 90744

201595-17

APN: *7406-021-026*

QUITCLAIM DEED

The undersigned grantor(s) declare(s) *Gift*
Documentary transfer tax is \$ *0* City tax \$ *0*
[] 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 City of ~~Los Angeles~~

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
ANGELA L. JIMENEZ, A SINGLE WOMAN
hereby remises, releases and quitclaims to
LIDIO A. JIMENEZ AND MARIA C. JIMENEZ, HUSBAND AND WIFE AS JOINT TENANTS
the following described real property in the City of **WILMINGTON**
County of L.A., State of California:

LOT 27 OF TRACT NO. 1563, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 21, PAGE(S) 116 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Property is commonly known as: 24605 S. Avalon Blvd., Wilmington Ca.90744

DATED: March 31, 2000

STATE OF CALIFORNIA
COUNTY OF Los Angeles
ON MARCH 31, 2000 before me,
XOCHILT J. ALVAREZ personally appeared
ANGELA L. JIMENEZ

[Signature]

ANGELA L. JIMENEZ

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



Witness my hand and official seal.

Signature *[Signature]*

MAIL TAX STATEMENTS AS DIRECTED ABOVE

3

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

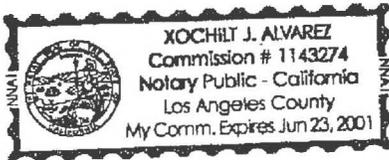
State of California

County of Los Angeles

On March 31, 2000 before me, XOCHILT J. ALVAREZ, Notary Public,
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared Angela L. Jimenez
Name(s) of Signer(s)

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.

Xochilt J. Alvarez
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: QUIT CLAIM DEED

Document Date: MARCH 31, 2000 Number of Pages: ONE

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Xochilt J. Alvarez

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

Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here



Signer's Name: _____

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

Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

00 0539123

Recording Requested By:
Citibank, N.A.

Recording Requested By & Return To:
Chicago Title ServiceLink Division
4000 Industrial Blvd
Aliquippa, PA 15001 *M24/0009*

Prepared By:
Citibank, N.A.
1000 Technology Drive
MS 945
O' Fallon, MO 63368-2240

[Space Above This Line For Recording Data]

DEED OF TRUST

MIN 100011511230153307

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

- (A) "Security Instrument" means this document, which is dated **March 27, 2012** together with all Riders to this document.
- (B) "Borrower" is **LIDIO A. JIMENEZ and MARIA C. JIMENEZ, Husband and Wife**

Borrower's address is **24605 S AVALON BLVD, WILMINGTON, CA 90744-1022**

Borrower is the trustor under this Security Instrument.

- (C) "Lender" is **Citibank, N.A.**

Lender is a **Corporation** organized and existing under the laws of **the United States**

001123015330

CALIFORNIA-Single Family-Fannie Mae/Freddie Mac UNIFORM INSTRUMENT WITH MERS

Form 3005 1/01

Wolters Kluwer Financial Services

VMP®-SA(CA) (07/11)

Page 1 of 15

Initials: *LAJ mCJ*



Citibank 3.2.55.07 V1

Lender's address is 1000 Technology Drive O'Fallon , MO 63368-2240

(D) "Trustee" is Verdugo Trustee Service Corporation

(E) "MERS" is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as a nominee for Lender and Lender's successors and assigns. MERS is the beneficiary under this Security Instrument. MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS.

(F) "Note" means the promissory note signed by Borrower and dated March 27, 2012

The Note states that Borrower owes Lender One Hundred Twenty Three Thousand Two Hundred Seventeen Dollars

(U.S. \$ 123,217.00) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than 04/01/2042

(G) "Property" means the property that is described below under the heading "Transfer of Rights in the Property."

(H) "Loan" means the debt evidenced by the Note, plus interest, any prepayment charges and late charges due under the Note, and all sums due under this Security Instrument, plus interest.

(I) "Riders" means all Riders to this Security Instrument that are executed by Borrower. The following Riders are to be executed by Borrower [check box as applicable]:

- Adjustable Rate Rider
- Balloon Rider
- VA Rider
- Condominium Rider
- Planned Unit Development Rider
- Biweekly Payment Rider
- Second Home Rider
- 1-4 Family Rider
- Other(s) [specify]

Exhibit "A"

(J) "Applicable Law" means all controlling applicable federal, state and local statutes, regulations, ordinances and administrative rules and orders (that have the effect of law) as well as all applicable final, non-appealable judicial opinions.

(K) "Community Association Dues, Fees, and Assessments" means all dues, fees, assessments and other charges that are imposed on Borrower or the Property by a condominium association, homeowners association or similar organization.

(L) "Electronic Funds Transfer" means any transfer of funds, other than a transaction originated by check, draft, or similar paper instrument, which is initiated through an electronic terminal, telephonic instrument, computer, or magnetic tape so as to order, instruct, or authorize a financial institution to debit or credit an account. Such term includes, but is not limited to, point-of-sale transfers, automated teller machine transactions, transfers initiated by telephone, wire transfers, and automated clearinghouse transfers.

(M) "Escrow Items" means those items that are described in Section 3.

(N) "Miscellaneous Proceeds" means any compensation, settlement, award of damages, or proceeds paid by any third party (other than insurance proceeds paid under the coverages described in Section 5) for: (i) damage to, or destruction of, the Property; (ii) condemnation or other taking of all or any part of the Property; (iii) conveyance in lieu of condemnation; or (iv) misrepresentations of, or omissions as to, the value and/or condition of the Property.

(O) "Mortgage Insurance" means insurance protecting Lender against the nonpayment of, or default on, the Loan.

(P) "Periodic Payment" means the regularly scheduled amount due for (i) principal and interest under the Note, plus (ii) any amounts under Section 3 of this Security Instrument.

001123015330

CALIFORNIA-Single Family-Fannie Mae/Freddie Mac UNIFORM INSTRUMENT WITH MERS Form 3005 1/01
VMP®-6A(CA) (07/11) Page 2 of 15 Initials: LAJ MJ

Citybank 3.2.55.07 V1

(Q) "RESPA" means the Real Estate Settlement Procedures Act (12 U.S.C. Section 2601 et seq.) and its implementing regulation, Regulation X (24 C.F.R. Part 3500), as they might be amended from time to time, or any additional or successor legislation or regulation that governs the same subject matter. As used in this Security Instrument, "RESPA" refers to all requirements and restrictions that are imposed in regard to a "federally related mortgage loan" even if the Loan does not qualify as a "federally related mortgage loan" under RESPA.

(R) "Successor in Interest of Borrower" means any party that has taken title to the Property, whether or not that party has assumed Borrower's obligations under the Note and/or this Security Instrument.

TRANSFER OF RIGHTS IN THE PROPERTY

The beneficiary of this Security Instrument is MERS (solely as nominee for Lender and Lender's successors and assigns) and the successors and assigns of MERS. This Security Instrument secures to Lender: (i) the repayment of the Loan, and all renewals, extensions and modifications of the Note; and (ii) 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 the County of Los Angeles

[Type of Recording Jurisdiction]

[Name of Recording Jurisdiction]

See Attached ~~Schedule A~~

Exhibits

Parcel ID Number:

24605 S AVALON BLVD
WILMINGTON

("Property Address"):

which currently has the address of

[Street]
[City], California 90744-1022 [Zip Code]

TOGETHER WITH all the improvements now or hereafter created on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property." Borrower understands and agrees that MERS holds only legal title to the interests granted by Borrower in this Security Instrument, but, if necessary to comply with law or custom, MERS (as nominee for Lender and Lender's successors and assigns) has the right: to exercise any or all of those interests, including, but not limited to, the right to foreclose and sell the Property; and to take any action required of Lender including, but not limited to, releasing and canceling this Security Instrument.

BORROWER COVENANTS that Borrower is lawfully seized of the estate hereby conveyed and has the right to grant and convey the Property and that the Property is unencumbered, except for encumbrances

001123015330

CALIFORNIA-Single Family-Fannie Mae/Freddie Mac UNIFORM INSTRUMENT WITH MERS

Form 3005 1/01

VMP®-SA(CA) (07/11)

Page 3 of 15

Initials: *(LA) m c j*

Citibank 3.2.55.07 V1

The undersigned Borrower requests that a copy of any Notice of Default and any Notice of Sale under this Security Instrument be mailed to the Borrower at the address set forth above. A copy of any Notice of Default and any Notice of Sale will be sent only to the address contained in this recorded request. If the Borrower's address changes, a new request must be recorded.

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

Witnesses:

Witness

Lidio A Jimenez

LIDIO A. JIMENEZ

(Seal)

-Borrower

Maria C Jimenez

MARIA C. JIMENEZ
(Sign Original Only)

(Seal)

-Borrower

001123015330

CALIFORNIA-Single Family-Fannie Mae/Freddie Mac UNIFORM INSTRUMENT WITH MERS
VMP®-8A(CA) (07/11)

Page 14 of 19

Form 3006 1/01

Citibank 3.2.55.07 V1

State of California
County of LOS ANGELES

} ss.

On MARCH 28, 2012

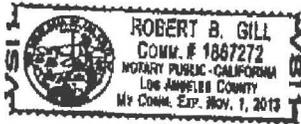
before me, ROBERT B. GILL, NOTARY PUBLIC
personally appeared

LIDIO A. JIMENEZ AND MARIA C. JIMENEZ

, 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.

Robert B. Gill, NOTARY PUBLIC
(Seal)



001123015330

CALIFORNIA-Single Family-Fannie Mae/Freddie Mac UNIFORM INSTRUMENT WITH MERS
VMP® SA(CA) (0711)

Form 3006 1/01

Page 15 of 15

Initials: (LJ) (MC)

Citibank 3.2.55.07 V1

97- 604451

Document Title: Declaration of Homestead

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
3:41 PM APR 22 1997

Mr. & Mrs. Lidio Alvarez Jimenez
P.O. Box 1868
Wilmington, CA 9074

FFE \$7 C
DAF \$2

(SPACE ABOVE IS FOR RECORDER'S USE)

DECLARATION OF HOMESTEAD

- (1) Lidio Alvarez Jimenez and Maria Carmen Jimenez do hereby declare:
- (2) We are husband and wife.
Husband's DOB: 08-03-41 Wife's DOB: 07-15-40
Dependent(s): na
- (3) We hereby claim as a Homestead for our joint benefit and make ourselves Homestead owners of the dwelling and land, together with all improvements thereon and appurtenances thereto, commonly known as:
24605 S. Avalon Blvd., Wilmington, CA 90744, with a legal property description of:
Lot 27, of Tract No. 1563, County of Los Angeles, State of California, as recorded in the office of the County Recorder of said County. Parcel No. 740-021-026.

- (4) We are at least 18 years of age, own an interest in the above declared Homestead, are residents of the State of California, and reside with our family in the above declared Homestead.
- (5) The above declared Homestead is our principal dwelling.
- (6) The facts stated in this declaration are true as of our personal knowledge.

IN WITNESS WHEREOF, We have hereunto set our hands this 5th day of April, 1997.

Lidio Alvarez Jimenez
Lidio Alvarez Jimenez

Maria Carmen Jimenez
Maria Carmen Jimenez

STATE OF CALIFORNIA)
) SS.
COUNTY OF LOS ANGELES)

On this 5th day of April, 1997, before me, the undersigned, a Notary Public in and for said State, personally appeared, Lidio Alvarez Jimenez and Maria Carmen Jimenez, I personally known to me or, approved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

[Signature]
SIGNATURE OF NOTARY

(Seal)



Before you sign this form, read it, fill in all blanks, and make changes proper to your transaction. Consult a lawyer if you doubt the form's fitness for your purpose.

9/23/03

RECORDING REQUESTED BY

CHICAGO TITLE CO.

AND WHEN RECORDED MAIL TO

03 2803144

NAME LIDIO ALVAREZ JIMENEZ
ADDRESS 24605 AVALON BL
WILINGTON, CA. 90744
CITY/STATE/ZIP

APN NO.

DECLARATION OF ABANDONMENT
OF DECLARED HOMESTEAD

920-180-9407
7046-021-028

The undersigned declare(s) that THEY hereby abandon(s) the homestead previously declared in the Homestead
(HE, SHE, THEY)

executed by LIDIO ALVAREZ JIMENEZ AND MARIA CARMEN JIMENEZ
(FULL NAME OF DECLARANT(S))

on APRIL 5, 1997, recorded on APRIL 22, 1997

in Book _____, Page _____, as Instrument No. 97-604451, in the Official Records of the

County Recorder of LOS ANGELES County, California.

Dated: SEPTEMBER 12, 2003

Lidio Alvarez Jimenez
(SIGNATURE OF DECLARANT)
LIDIO ALVAREZ JIMENEZ
(PRINT FULL NAME)

Maria Carmen Jimenez
(SIGNATURE OF DECLARANT)
MARIA CARMEN JIMENEZ
(PRINT FULL NAME)

STATE OF CALIFORNIA }
COUNTY OF Los Angeles } ss.

On Sept. 12, 2003 before me, Karen C. Ushijima
personally appeared

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

WITNESS my hand and official seal.

Signature Karen C. Ushijima
36087587-1A43

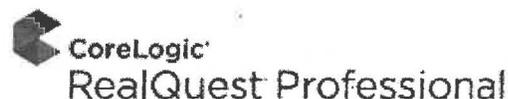


(NOTARY SEAL)

Property Detail Report

EXHIBIT C

For Property Located At :
24605 S AVALON BLVD, WILMINGTON, CA 90744-1022



| | | | |
|-------------------------------------|---|--------------------------|-----------------------------------|
| Owner Information | | | |
| Owner Name: | JIMENEZ LIDIO A & MARIA C | | |
| Mailing Address: | 24605 S AVALON BLVD, WILMINGTON CA 90744-1022 C013 | | |
| Vesting Codes: | HW//JT | | |
| Location Information | | | |
| Legal Description: | TRACT NO 1563 (EX OF ST) LOT 27 | | |
| County: | LOS ANGELES, CA | APN: | 7406-021-026 |
| Census Tract / Block: | 2941.10 / 1 | Alternate APN: | |
| Township-Range-Sect: | | Subdivision: | 1563 |
| Legal Book/Page: | 21-116 | Map Reference: | 74-C2 / |
| Legal Lot: | 27 | Tract #: | 1563 |
| Legal Block: | | School District: | LOS ANGELES |
| Market Area: | 139 | School District Name: | |
| Neighbor Code: | | Munic/Township: | |
| Owner Transfer Information | | | |
| Recording/Sale Date: | 04/11/2000 / 03/31/2000 | Deed Type: | QUIT CLAIM DEED |
| Sale Price: | | 1st Mtg Document #: | 539124 |
| Document #: | 539123 | | |
| Last Market Sale Information | | | |
| Recording/Sale Date: | 09/26/1996 / | 1st Mtg Amount/Type: | \$68,000 / CONV |
| Sale Price: | \$87,000 | 1st Mtg Int. Rate/Type: | / ADJ |
| Sale Type: | FULL | 1st Mtg Document #: | |
| Document #: | 1583679 | 2nd Mtg Amount/Type: | / |
| Deed Type: | GRANT DEED | 2nd Mtg Int. Rate/Type: | / |
| Transfer Document #: | | Price Per SqFt: | \$97.75 |
| New Construction: | | Multi/Split Sale: | |
| Title Company: | CALIFORNIA COUNTIES TITLE CO. | | |
| Lender: | AMERICAN SVGS BK | | |
| Seller Name: | HUD-HOUSING/URBAN DEVELOPM | | |
| Prior Sale Information | | | |
| Prior Rec/Sale Date: | 12/29/1995 / | Prior Lender: | |
| Prior Sale Price: | | Prior 1st Mtg Amt/Type: | / |
| Prior Doc Number: | 2065977 | Prior 1st Mtg Rate/Type: | / |
| Prior Deed Type: | CORPORATION GRANT DEED | | |
| Property Characteristics | | | |
| Gross Area: | | Parking Type: | PARKING AVAIL |
| Living Area: | 890 | Garage Area: | |
| Tot Adj Area: | | Garage Capacity: | 2 |
| Above Grade: | | Parking Spaces: | 2 |
| Total Rooms: | 4 | Basement Area: | |
| Bedrooms: | 2 | Finish Bsmnt Area: | |
| Bath(F/H): | 1 / | Basement Type: | |
| Year Built / Eff: | 1926 / 1926 | Roof Type: | |
| Fireplace: | / | Foundation: | RAISED COMPOSITION SHINGLE |
| # of Stories: | 1.00 | Roof Material: | |
| Other Improvements: | FENCE | Construction: | |
| Site Information | | | |
| Zoning: | LARD1.5 | Acres: | 0.13 |
| Lot Area: | 5,878 | Lot Width/Depth: | 42 x 140 |
| Land Use: | SFR | Res/Comm Units: | / |
| Site Influence: | | County Use: | SINGLE FAMILY RESID (0100) |
| Tax Information | | | |
| Total Value: | \$133,980 | Assessed Year: | 2015 |
| Land Value: | \$96,225 | Improved %: | 28% |
| Improvement Value: | \$37,755 | Tax Year: | 2014 |
| Total Taxable Value: | \$133,980 | Property Tax: | \$1,997.81 |
| | | Tax Area: | 399 |
| | | Tax Exemption: | |

Comparable Sales Report

For Property Located At

24605 S AVALON BLVD, WILMINGTON, CA 90744-1022



13 Comparable(s) Selected.

Report Date: 09/21/2015

Summary Statistics:

| | Subject | Low | High | Average |
|-----------------------|----------------|------------|-------------|----------------|
| Sale Price | \$87,000 | \$210,000 | \$385,000 | \$307,192 |
| Bldg/Living Area | 890 | 775 | 1,013 | 929 |
| Price/Sqft | \$97.75 | \$233.33 | \$384.01 | \$331.70 |
| Year Built | 1926 | 1930 | 1955 | 1947 |
| Lot Area | 5,878 | 3,251 | 8,625 | 5,470 |
| Bedrooms | 2 | 2 | 3 | 3 |
| Bathrooms/Restrooms | 1 | 1 | 2 | 1 |
| Stories | 1.00 | 1.00 | 1.00 | 1.00 |
| Total Value | \$133,980 | \$38,706 | \$320,000 | \$217,390 |
| Distance From Subject | 0.00 | 0.13 | 0.48 | 0.37 |

*= user supplied for search only

| | | | |
|--|------------------------------------|--|--|
| Comp #: 1 | | Distance From Subject: 0.13 (miles) | |
| Address: 24524 BROAD AVE, WILMINGTON, CA 90744-1033 | | | |
| Owner Name: GW SAN DIEGO PROPERTIES LLC | | | |
| Seller Name: US BANK NA SERIES 2007-16N | | | |
| APN: 7404-020-011 | Map Reference: 74-C1 / | Living Area: 998 | |
| County: LOS ANGELES, CA | Census Tract: 2941.10 | Total Rooms: 4 | |
| Subdivision: 1855 | Zoning: LAR1 | Bedrooms: 3 | |
| Rec Date: 09/14/2015 | Prior Rec Date: 06/07/2007 | Bath(F/H): 2 / | |
| Sale Date: 09/03/2015 | Prior Sale Date: 03/29/2007 | Yr Built/Eff: 1955 / 1955 | |
| Sale Price: \$262,500 | Prior Sale Price: \$470,000 | Air Cond: | |
| Sale Type: FULL | Prior Sale Type: FULL | Style: CONVENTIONAL | |
| Document #: 1135203 | Acres: 0.07 | Fireplace: / | |
| 1st Mtg Amt: | Lot Area: 3,251 | Pool: | |
| Total Value: \$294,000 | # of Stories: 1.00 | Roof Mat: COMPOSITION SHINGLE | |
| Land Use: SFR | Park Area/Cap#: / 2 | Parking: PARKING AVAIL | |

| | | | |
|---|-------------------------------|--|--|
| Comp #: 2 | | Distance From Subject: 0.23 (miles) | |
| Address: 24730 BAYPOINT AVE, WILMINGTON, CA 90744-1106 | | | |
| Owner Name: CHROME SHORES CORP | | | |
| Seller Name: ATEs JAMIE L | | | |
| APN: 7404-027-003 | Map Reference: 74-C2 / | Living Area: 1,012 | |
| County: LOS ANGELES, CA | Census Tract: 2941.10 | Total Rooms: 6 | |
| Subdivision: 11986 | Zoning: LAR1 | Bedrooms: 3 | |
| Rec Date: 05/13/2015 | Prior Rec Date: | Bath(F/H): 1 / | |
| Sale Date: 04/24/2015 | Prior Sale Date: | Yr Built/Eff: 1944 / 1944 | |
| Sale Price: \$290,000 | Prior Sale Price: | Air Cond: | |
| Sale Type: FULL | Prior Sale Type: | Style: CONVENTIONAL | |
| Document #: 556102 | Acres: 0.14 | Fireplace: Y / 1 | |
| 1st Mtg Amt: \$217,500 | Lot Area: 6,246 | Pool: | |
| Total Value: \$43,394 | # of Stories: 1.00 | Roof Mat: COMPOSITION SHINGLE | |
| Land Use: SFR | Park Area/Cap#: / 2 | Parking: PARKING AVAIL | |

| | | | |
|--|------------------------------------|--|--|
| Comp #: 3 | | Distance From Subject: 0.26 (miles) | |
| Address: 24218 MARIBEL AVE, CARSON, CA 90745-5949 | | | |
| Owner Name: RAWLES ALAN A JR | | | |
| Seller Name: LOPEZ RICHARD & LORENA | | | |
| APN: 7406-007-009 | Map Reference: 74-B1 / | Living Area: 880 | |
| County: LOS ANGELES, CA | Census Tract: 5437.03 | Total Rooms: 4 | |
| Subdivision: 19109 | Zoning: CARS* | Bedrooms: 2 | |
| Rec Date: 08/26/2015 | Prior Rec Date: 11/25/2002 | Bath(F/H): 1 / | |
| Sale Date: 08/05/2015 | Prior Sale Date: 10/21/2002 | Yr Built/Eff: 1955 / 1955 | |
| Sale Price: \$320,000 | Prior Sale Price: \$225,000 | Air Cond: | |
| Sale Type: FULL | Prior Sale Type: FULL | Style: CONVENTIONAL | |
| Document #: 1054633 | Acres: 0.20 | Fireplace: / | |
| 1st Mtg Amt: \$304,000 | Lot Area: 8,625 | Pool: | |
| Total Value: \$271,136 | # of Stories: 1.00 | Roof Mat: COMPOSITION SHINGLE | |
| Land Use: SFR | Park Area/Cap#: / 2 | Parking: ATTACHED GARAGE | |

Comp #:4 Distance From Subject:0.35 (miles)
 Address: 24431 SEAGROVE AVE, WILMINGTON, CA 90744-1128
 Owner Name: CAMACHO LUIS/LIMON FELICIA M
 Seller Name: BUSTAMANTE ANA L
 APN: 7404-034-019 Map Reference: 74-C1 / Living Area: 1,012
 County: LOS ANGELES, CA Census Tract: 2941.10 Total Rooms: 6
 Subdivision: 11986 Zoning: LAR1 Bedrooms: 3
 Rec Date: 07/28/2015 Prior Rec Date: 12/24/2003 Bath(F/H): 1 /
 Sale Date: 07/15/2015 Prior Sale Date: 11/13/2003 Yr Built/Eff: 1944 / 1944
 Sale Price: \$385,000 Prior Sale Price: \$275,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 915975 Acres: 0.12 Fireplace: Y / 1
 1st Mtg Amt: \$378,026 Lot Area: 5,141 Pool:
 Total Value: \$320,000 # of Stories: 1.00 Roof Mat: COMPOSITION
 Land Use: SFR Park Area/Cap#: / 2 Parking: SHINGLE
 DETACHED
 GARAGE

Comp #:5 Distance From Subject:0.36 (miles)
 Address: 1715 LAKME AVE, WILMINGTON, CA 90744-1417
 Owner Name: CERVANTES HENRY B & MALENA
 Seller Name: CERVANTES HENRY B JR & DIANA
 APN: 7422-012-011 Map Reference: 74-C2 / Living Area: 783
 County: LOS ANGELES, CA Census Tract: 2941.10 Total Rooms: 4
 Subdivision: 1934 Zoning: LAR1 Bedrooms: 2
 Rec Date: 08/28/2015 Prior Rec Date: 04/02/2009 Bath(F/H): 1 /
 Sale Date: 06/01/2015 Prior Sale Date: 03/02/2009 Yr Built/Eff: 1952 / 1952
 Sale Price: \$290,000 Prior Sale Price: \$255,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 1066243 Acres: 0.12 Fireplace: /
 1st Mtg Amt: \$261,000 Lot Area: 5,402 Pool:
 Total Value: \$273,223 # of Stories: 1.00 Roof Mat: COMPOSITION
 Land Use: SFR Park Area/Cap#: / 2 Parking: SHINGLE
 DETACHED
 GARAGE

Comp #:6 Distance From Subject:0.39 (miles)
 Address: 831 E REALTY ST, CARSON, CA 90745-6113
 Owner Name: GVL MARKETING INC
 Seller Name: FERNANDEZ TERESA
 APN: 7404-006-027 Map Reference: 74-C1 / Living Area: 900
 County: LOS ANGELES, CA Census Tract: 5439.05 Total Rooms: 5
 Subdivision: 5766 Zoning: CARS* Bedrooms: 2
 Rec Date: 01/26/2015 Prior Rec Date: 09/16/1981 Bath(F/H): 1 /
 Sale Date: 01/15/2015 Prior Sale Date: Yr Built/Eff: 1946 / 1948
 Sale Price: \$210,000 Prior Sale Price: \$5,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 89858 Acres: 0.11 Fireplace: /
 1st Mtg Amt: \$136,000 Lot Area: 4,598 Pool:
 Total Value: \$38,706 # of Stories: 1.00 Roof Mat: COMPOSITION
 Land Use: SFR Park Area/Cap#: / 4 Parking: SHINGLE
 PARKING AVAIL

Comp #:7 Distance From Subject:0.39 (miles)
 Address: 754 E LINCOLN ST, CARSON, CA 90745-6010
 Owner Name: GALARZA ABRAHAM & AIDA/SOLIS JOSE
 Seller Name: ACQUISITION INVESTMENTS INC
 APN: 7404-009-018 Map Reference: 74-C1 / Living Area: 1,004
 County: LOS ANGELES, CA Census Tract: 5439.05 Total Rooms: 5
 Subdivision: 5766 Zoning: CARS* Bedrooms: 3
 Rec Date: 04/09/2015 Prior Rec Date: 08/01/2014 Bath(F/H): 1 /
 Sale Date: 04/07/2015 Prior Sale Date: 07/09/2014 Yr Built/Eff: 1952 / 1952
 Sale Price: \$366,000 Prior Sale Price: \$220,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 392461 Acres: 0.10 Fireplace: /
 1st Mtg Amt: \$359,330 Lot Area: 4,564 Pool:
 Total Value: \$220,000 # of Stories: 1.00 Roof Mat: COMPOSITION
 Land Use: SFR Park Area/Cap#: / 3 Parking: SHINGLE
 PARKING AVAIL

Comp #:8 Distance From Subject:0.41 (miles)
 Address: 757 E LINCOLN ST, CARSON, CA 90745-6011
 Owner Name: SANIDAD MICHAEL S & ANNA L
 Seller Name: GUILLERMO RIZZA G
 APN: 7404-009-015 Map Reference: 74-C1 / Living Area: 950
 County: LOS ANGELES, CA Census Tract: 5439.05 Total Rooms: 6
 Subdivision: 5766 Zoning: CARS* Bedrooms: 3
 Rec Date: 08/06/2015 Prior Rec Date: 03/30/2011 Bath(F/H): 1 /
 Sale Date: 07/30/2015 Prior Sale Date: 03/14/2011 Yr Built/Eff: 1930 / 1937
 Sale Price: \$349,000 Prior Sale Price: \$235,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 958278 Acres: 0.10 Fireplace: /

| | | | | | |
|--------------|------------------|-----------------|--------------|-----------|----------------------------|
| 1st Mtg Amt: | \$338,530 | Lot Area: | 4,557 | Pool: | |
| Total Value: | \$250,508 | # of Stories: | 1.00 | Roof Mat: | COMPOSITION SHINGLE |
| Land Use: | SFR | Park Area/Cap#: | / | Parking: | |

| | | | | | |
|--------------|---|-------------------|-------------------|------------------------------------|----------------------------|
| Comp #:9 | | | | Distance From Subject:0.43 (miles) | |
| Address: | 861 E REALTY ST, CARSON, CA 90745-6113 | | | | |
| Owner Name: | ACEITUNO EDGAR E & JANETTE | | | | |
| Seller Name: | YURI SUSANA | | | | |
| APN: | 7404-006-020 | Map Reference: | 74-C1 / | Living Area: | 888 |
| County: | LOS ANGELES, CA | Census Tract: | 5439.05 | Total Rooms: | 5 |
| Subdivision: | 5766 | Zoning: | CARS* | Bedrooms: | 3 |
| Rec Date: | 07/14/2015 | Prior Rec Date: | 02/15/1996 | Bath(F/H): | 1 / |
| Sale Date: | 05/30/2015 | Prior Sale Date: | | Yr Built/Eff: | 1950 / 1950 |
| Sale Price: | \$341,000 | Prior Sale Price: | | Air Cond: | |
| Sale Type: | FULL | Prior Sale Type: | | Style: | CONVENTIONAL |
| Document #: | 844471 | Acres: | 0.11 | Fireplace: | / |
| 1st Mtg Amt: | \$334,823 | Lot Area: | 4,659 | Pool: | |
| Total Value: | \$165,442 | # of Stories: | 1.00 | Roof Mat: | COMPOSITION SHINGLE |
| Land Use: | SFR | Park Area/Cap#: | / | Parking: | |

| | | | | | |
|--------------|--|-------------------|-------------------|------------------------------------|----------------------------|
| Comp #:10 | | | | Distance From Subject:0.46 (miles) | |
| Address: | 446 E 238TH PL, CARSON, CA 90745-5833 | | | | |
| Owner Name: | HOWELL DENNIS R | | | | |
| Seller Name: | SPAB INC | | | | |
| APN: | 7329-044-009 | Map Reference: | 74-B1 / | Living Area: | 775 |
| County: | LOS ANGELES, CA | Census Tract: | 5437.02 | Total Rooms: | 4 |
| Subdivision: | 11468 | Zoning: | CARS* | Bedrooms: | 2 |
| Rec Date: | 09/02/2015 | Prior Rec Date: | 01/23/2014 | Bath(F/H): | 1 / |
| Sale Date: | 08/13/2015 | Prior Sale Date: | 12/19/2013 | Yr Built/Eff: | 1943 / 1949 |
| Sale Price: | \$260,000 | Prior Sale Price: | \$260,000 | Air Cond: | |
| Sale Type: | FULL | Prior Sale Type: | FULL | Style: | CONVENTIONAL |
| Document #: | 1086818 | Acres: | 0.18 | Fireplace: | / |
| 1st Mtg Amt: | \$265,290 | Lot Area: | 7,684 | Pool: | |
| Total Value: | \$265,193 | # of Stories: | 1.00 | Roof Mat: | COMPOSITION SHINGLE |
| Land Use: | SFR | Park Area/Cap#: | / 1 | Parking: | ATTACHED GARAGE |

| | | | | | |
|--------------|--|-------------------|-------------------|------------------------------------|--------------------------|
| Comp #:11 | | | | Distance From Subject:0.46 (miles) | |
| Address: | 1659 N BANNING BLVD 1659, WILMINGTON, CA 90744-1502 | | | | |
| Owner Name: | SEM SAM | | | | |
| Seller Name: | CITIMORTGAGE INC | | | | |
| APN: | 7422-014-003 | Map Reference: | 74-C2 / | Living Area: | 1,001 |
| County: | LOS ANGELES, CA | Census Tract: | 2941.10 | Total Rooms: | 5 |
| Subdivision: | 1934 | Zoning: | LAR1 | Bedrooms: | 2 |
| Rec Date: | 05/14/2015 | Prior Rec Date: | 11/30/1990 | Bath(F/H): | 1 / |
| Sale Date: | 04/23/2015 | Prior Sale Date: | 11/1990 | Yr Built/Eff: | 1953 / 1955 |
| Sale Price: | \$240,000 | Prior Sale Price: | \$152,000 | Air Cond: | |
| Sale Type: | FULL | Prior Sale Type: | FULL | Style: | CONVENTIONAL |
| Document #: | 558060 | Acres: | 0.13 | Fireplace: | / |
| 1st Mtg Amt: | | Lot Area: | 5,673 | Pool: | |
| Total Value: | \$312,112 | # of Stories: | 1.00 | Roof Mat: | GRAVEL & ROCK |
| Land Use: | SFR | Park Area/Cap#: | / 1 | Parking: | ATTACHED GARAGE |

| | | | | | |
|--------------|--|-------------------|-------------------|------------------------------------|----------------------------|
| Comp #:12 | | | | Distance From Subject:0.46 (miles) | |
| Address: | 1619 BROAD AVE, WILMINGTON, CA 90744-1411 | | | | |
| Owner Name: | RUSSELL JEFFREY A & IRMA P | | | | |
| Seller Name: | RUSSELL LIVING TRUST | | | | |
| APN: | 7422-003-016 | Map Reference: | 74-C2 / | Living Area: | 865 |
| County: | LOS ANGELES, CA | Census Tract: | 2941.10 | Total Rooms: | 4 |
| Subdivision: | 2009 | Zoning: | LAR1 | Bedrooms: | 2 |
| Rec Date: | 07/22/2015 | Prior Rec Date: | 10/07/1977 | Bath(F/H): | 1 / |
| Sale Date: | 06/12/2015 | Prior Sale Date: | | Yr Built/Eff: | 1950 / 1950 |
| Sale Price: | \$310,000 | Prior Sale Price: | \$33,000 | Air Cond: | |
| Sale Type: | UNKNOWN | Prior Sale Type: | FULL | Style: | CONVENTIONAL |
| Document #: | 890963 | Acres: | 0.12 | Fireplace: | / |
| 1st Mtg Amt: | \$167,000 | Lot Area: | 5,218 | Pool: | |
| Total Value: | \$60,882 | # of Stories: | 1.00 | Roof Mat: | COMPOSITION SHINGLE |
| Land Use: | SFR | Park Area/Cap#: | / 2 | Parking: | PARKING AVAIL |

| | | | | | |
|--------------|---|------------------|-------------------|------------------------------------|--------------------|
| Comp #:13 | | | | Distance From Subject:0.48 (miles) | |
| Address: | 1611 N MARINE AVE, WILMINGTON, CA 90744-1344 | | | | |
| Owner Name: | MORALES JESUS & SANDY | | | | |
| Seller Name: | SHEERIN TRUST | | | | |
| APN: | 7421-009-019 | Map Reference: | 74-C2 / | Living Area: | 1,013 |
| County: | LOS ANGELES, CA | Census Tract: | 2942.00 | Total Rooms: | 5 |
| Subdivision: | 1464 | Zoning: | LAR1 | Bedrooms: | 3 |
| Rec Date: | 04/28/2015 | Prior Rec Date: | 03/26/2008 | Bath(F/H): | 2 / |
| Sale Date: | 03/25/2015 | Prior Sale Date: | 02/14/2008 | Yr Built/Eff: | 1947 / 1948 |

| | | | | | |
|--------------|------------------|-------------------|------------------|------------|----------------------|
| Sale Price: | \$370,000 | Prior Sale Price: | \$285,000 | Air Cond: | |
| Sale Type: | FULL | Prior Sale Type: | FULL | Style: | CONVENTIONAL |
| Document #: | 480302 | Acres: | 0.13 | Fireplace: | / |
| 1st Mtg Amt: | \$351,500 | Lot Area: | 5,486 | Pool: | |
| Total Value: | \$311,477 | # of Stories: | 1.00 | Roof Mat: | COMPOSITION |
| Land Use: | SFR | Park Area/Cap#: | / 2 | Parking: | SHINGLE |
| | | | | | PARKING AVAIL |

EXHIBIT D

ASSIGNED INSPECTOR: **HECTOR RODRIGUEZ**
JOB ADDRESS: **24605 SOUTH AVALON BLVD., LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **7406-021-026**

Date: **September 24, 2015**

CASE#: **410459**
ORDER NO: **A-2731516**

EFFECTIVE DATE OF ORDER TO COMPLY: **March 28, 2011**
COMPLIANCE EXPECTED DATE: **April 27, 2011**
DATE COMPLIANCE OBTAINED: **July 7, 2011**

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-2731516

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

ROBERT R. "Bud" OVRUM
GENERAL MANAGER
RAYMOND S. CHAN, C.E., S.E.
EXECUTIVE OFFICER

ORDER TO COMPLY AND NOTICE OF FEE

JIMENEZ, LIDIO A AND MARIA C
24605 S AVALON BLVD
WILMINGTON, CA 90744

| | |
|--------|-------------------------------------|
| CASE # | |
| IMSP | <input checked="" type="checkbox"/> |
| CARTS | <input type="checkbox"/> |
| PCIS | <input type="checkbox"/> |
| CNAT | <input type="checkbox"/> |

CASE #: 410459
ORDER #: A-2731516
EFFECTIVE DATE: March 28, 2011
COMPLIANCE DATE: April 27, 2011

OWNER OF
SITE ADDRESS: 24605 S AVALON BLVD
ASSESSORS PARCEL NO.: 7406-021-026
ZONE: RD1.5; Min. Per Unit 1,500

MAILED
3/21/11
DC

An inspection has revealed that the property (Site Address) listed above is in violation of the Los Angeles Municipal Code (L.A.M.C.) sections listed below. You are hereby ordered to correct the violation(s) and contact the inspector listed in the signature block at the end of this document for a compliance inspection by the compliance date listed above.

FURTHER, YOU ARE ORDERED TO PAY THE CODE VIOLATION INSPECTION FEE (C.V.I.F) OF \$336.00 WHICH WILL BE BILLED TO YOU SEPARATELY. Section 98.0421 L.A.M.C.

NOTE: FAILURE TO PAY THE C.V.I.F. WITHIN 30 DAYS OF THE INVOICE DATE OF THE BILL NOTED ABOVE WILL RESULT IN A LATE CHARGE OF TWO (2) TIMES THE C.V.I.F. PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$1,176.00.

Any person who fails to pay the fee, late charge and collection fee, shall also pay interest. Interest shall be calculated at the rate of one percent per month.

The inspection has revealed that the property is in violation of the Los Angeles Municipal Code as follows:

VIOLATION(S):

- The garage has been converted to habitable space without the required permits and approvals.

You are therefore ordered to: Discontinue the use as a dwelling and restore the garage to its originally permitted use as a garage.

Code Section(s) in Violation: 12.21A.1.(a), 12.21A4(a), 12.21A4(m), 91.8902.14, 91.8105, 91.103.1 of the L.A.M.C.

NON-COMPLIANCE FEE WARNING:

In addition to the C.V.I.F. noted above, a proposed noncompliance fee in the amount of \$550.00 may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or request for slight modification is filed within 15 days of the compliance date.

If an appeal or request for slight modification is not filed within 15 days of the compliance date or extensions granted therefrom, the determination of the department to impose and collect a non-compliance fee shall be final. Section 98.0411 L.A.M.C.

NOTE: FAILURE TO PAY THE NON-COMPLIANCE FEE WITHIN 30 DAYS AFTER THE DATE OF MAILING THE INVOICE, MAY RESULT IN A LATE CHARGE OF TWO (2) TIMES THE NON-COMPLIANCE FEE PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$1,925.00.

Any person who fails to pay the non-compliance fee, late charge and collection fee shall also pay interest. Interest shall be calculated at the rate of one percent per month.



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

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.

If you have any questions or require any additional information please feel free to contact me at (310)732-4532.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector:  FDB Date: March 21, 2011

BOB DUNN
638 S. BEACON ST., ROOM 276
SAN PEDRO, CA 90731
(310)732-4532


REVIEWED BY