

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

FRANK BUSH
GENERAL MANAGER

September 18, 2017

Council District: # 9

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

JOB ADDRESS: 1224 EAST 57TH STREET, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 5104-026-012
Re: Invoice # 687089-2

On June 26, 2015, 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: **1224 East 57th 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.

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 fee	660.00
Late Charge/Collection fee (250%)	1,650.00
Accumulated Interest (1%/month)	229.05
Title Report fee	42.00
Grand Total	\$ 2,681.05

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed a lien for a total sum of **\$2,681.05** recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "City Council") designate the time and place protest can be heard concerning this matter, as set forth in Sections 7.35.3 and 7.35.5 of the Los Angeles Administrative Code.

It is further requested that the City Council instruct the Department to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$2,681.05** 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



P.O. BOX 5152
CULVER CITY, CA 90231
Phone 310-943-9235 latitle@in2-res.com

Property Title Report

Work Order No. T14588
Dated as of: 08/04/2017

Prepared for: City of Los Angeles

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

APN #: 5104-026-012

Property Address: 1224 E 57TH ST ✓ **City: Los Angeles** **County: Los Angeles**

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : ERIC BENAVIDEZ

Grantor : BEATRIZ BENAVIDEZ

Deed Date : 05/25/2006

Recorded : 07/03/2006

Instr No. : 06-1460432

MAILING ADDRESS: ERIC BENAVIDEZ
1224 E 57TH ST LOS ANGELES CA 90011

SCHEDULE B

LEGAL DESCRIPTION

Lot: 281 Tract No: 2 Abbreviated Description: LOT:281 CITY:REGION/CLUSTER: 12/12116 SUBD:CENTRAL AVENUE HOME TR#:2 CENTRAL AVE HOME TRACT NO 2 LOT 281 City/Muni/Twp: REGION/CLUSTER: 12/12116

MORTGAGES/LIENS

Type of Document: ASSIGNMENT OF DEED OF TRUST

Recording Date: 04/19/2012

Document #: 12-0586645

Loan Amount: \$360,000

Lender Name: DECISION ONE MORTGAGE COMPANY LLC

Borrowers Name: ERIC BENAVIDEZ

MAILING ADDRESS: BANK OF AMERICA
450 E. BOUNDARY ST. CHAPIN, SC 29036

Type of Document: NOTICE OF DEFAULT

Recording Date: 08/02/2017

Document #: 17-0869241

MAILING ADDRESS: PEAK FORECLOSURE SERVICES INC
5900 CANOGA AVE# 220, WOODLAND HILLS, CA 91367

This page is part of your document - DO NOT DISCARD

06 1460432

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA

07/03/06 AT 08:00am

TITLE(S) :

 DEED



FEE

D.T.T.



CODE
20

CODE
19

CODE
9

NOTIFICATION SENT-\$4

Assessor's Identification Number (AIN)

To be completed by Examiner OR Title Company in black ink.

Number of AIN's Shown

5104-026-012

001

THIS FORM IS NOT TO BE DUPLICATED

UNITED TITLE COMPANY

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO:
ERIC BENAVIDEZ
1224 East 57th Street
Los Angeles, CA 90011

06 1460432

30603211-30

A.P.N.: 5104-026-012

Order No.: 30603211

Space Above This Line for Recorder's Use Only

Escrow No.: 11875EO

GRANT DEED

L.A. COUNTY 80

L.A. CITY 44

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS: COUNTY 80
[X] computed on full value of property conveyed, or
[] computed on full value less value of liens or encumbrances remaining at time of sale,
[] unincorporated area; [] City of Los Angeles, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
BEATRIZ BENAVIDEZ, AN UNMARRIED WOMAN

"This is a bonafide gift and
the grantor received nothing
in return, R & T 11911."

hereby GRANT(s) to **ERIC BENAVIDEZ**, a Single Man

the following described property in the County of **Los Angeles**, State of California;

The following described real property in the City of Los Angeles, County of Los Angeles, State of California: Lot 281, of Tract No. 2, shown on Map recorded in Book 4, Page(s) 75, Inclusive of Miscellaneous Maps in the Office of the County Recorder of said County.

(Property commonly known as: 1224-1224 1/2 East 57th Street, Los Angeles, CA 90011)

See Schedule "B" attached

Beatriz Benavidez
ERIC BENAVIDEZ
BEATRIZ

Document Date: May 25, 2006

STATE OF CALIFORNIA)
COUNTY OF Los Angeles) SS

On May 31, 2006 before me, Armida S. Hubbard, Notary Public,
personally appeared BEATRIZ BENAVIDEZ

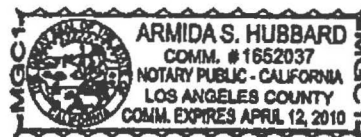
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the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

S. Hubbard

(Area below for official notarial seal)



Mail Tax Statements to: SAME AS ABOVE or Address Noted Below

07/03/06

3

SCHEDULE A
LEGAL DESCRIPTION

PARCEL 1:

LOT 281 OF CENTRAL AVENUE HOME TRACT NO. 2, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 4, PAGE (S) 75 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:

AN EASEMENT TO BE USED IN COMMON WITH OTHERS FOR DRIVEWAY PURPOSES OVER THE WEST 3 FEET OF LOTS 280 OF CENTRAL AVENUE HOME TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 4, PAGE 75 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

07/03/06

06 1460432

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20120586645



Pages:
0003

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

04/19/12 AT 01:53PM

FEES:	21.00
TAXES:	0.00
OTHER:	0.00
PAID:	21.00



LEADSHEET



201204190210124

00005633665



003913064

SEQ:
01

ERDS - Daily



THIS FORM IS NOT TO BE DUPLICATED

Recording Requested By:
Bank of America
Prepared By: **Danilo Cuenca**
450 E. Boundary St.
Chapin, SC 29036
888-603-9011
When recorded mail to:
CoreLogic
450 E. Boundary St.
Attn: Release Dept.
Chapin, SC 29036



DocID# **35014374589616545**

Property Address:
1224 1224 1/2 East 57th Stre
Los Angeles, CA 90011

CA0-ADT 17830452

4/2/2012

This space for Recorder's use

MIN #: 100077910006509877

MERS Phone #: 888-679-6377

ASSIGNMENT OF DEED OF TRUST

For Value Received, the undersigned holder of a Deed of Trust (herein "Assignor") whose address is **1901 E Voorhees Street, Suite C, Danville, IL 61834** does hereby grant, sell, assign, transfer and convey unto **THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2006-OC8, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-OC8** whose address is **101 BARCLAY ST - 4W, NEW YORK, NY 10286** all beneficial interest under that certain Deed of Trust described below together with the note(s) and obligations therein described and the money due and to become due thereon with interest and all rights accrued or to accrue under said Deed of Trust.

Original Lender: **DECISION ONE MORTGAGE COMPANY, LLC**
Original Borrower(s): **ERIC BENAVIDEZ, A SINGLE MAN**
Original Trustee: **UNITED CAPITAL TITLE INSURANCE COMPANY**
Date of Deed of Trust: **6/15/2006**
Original Loan Amount: **\$360,000.00**

Recorded in Los Angeles County, CA on: 7/3/2006, book N/A, page N/A and instrument number 06 1460433

IN WITNESS WHEREOF, the undersigned has caused this Assignment of Deed of Trust to be executed on

APR 03 2012

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

By: *Jeanine Abramoff*
Jeanine Abramoff Assistant Secretary

State of California
County of Ventura

On APR 03 2012 before me, Cynthia R. Goldbeck, Notary Public, personally appeared
Jeanine Abramoff

, 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.

Cynthia Goldbeck
Notary Public: Cynthia Goldbeck (Seal)
My Commission Expires: 8-8-12



This page is part of your document - DO NOT DISCARD



20170869241



Pages:
0005

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

08/02/17 AT 08:00AM

FEES:	34.00
TAXES:	0.00
OTHER:	0.00
PAID:	34.00



LEADSHEET



201708020290010

00014054160



008496622

SEQ:
02

SECURE - 8:00AM



THIS FORM IS NOT TO BE DUPLICATED

02-17043683

RECORDING REQUESTED BY

WHEN RECORDED MAIL TO

PEAK FORECLOSURE SERVICES, INC.
5900 Canoga Avenue, Suite 220
Woodland Hills, CA 91367

Trustee's Sale No: CA-RCS-17017434
Loan No: 0578152501
APN: 5104-026-012

NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST

NOTE: PURSUANT TO 2923.3(C) THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT
ATTACHED

注：本文件包含一个信息摘要

참고사항: 본 첨부 문서에 정보 요약서가 있습니다

NOTA: SE ADJUNTA UN RESUMEN DE LA INFORMACIÓN DE ESTE DOCUMENTO
TALA: MAYROONG BUOD NG IMPORMASYON SA DOKUMENTONG ITO NA NAKALAKIP
LƯU Ý: KÈM THEO ĐÂY LÀ BẢN TRÌNH BÀY TÓM LƯỢC VỀ THÔNG TIN TRONG TÀI LIỆU NÀY

[PURSUANT TO CIVIL CODE § 2923.3(a), THE SUMMARY OF INFORMATION REFERRED TO ABOVE IS NOT
ATTACHED TO THE RECORDED COPY OF THIS DOCUMENT BUT ONLY TO THE COPIES PROVIDED TO THE
TRUSTOR.]

IMPORTANT NOTICE

IF YOUR PROPERTY IS IN FORECLOSURE BECAUSE YOU ARE BEHIND IN YOUR PAYMENTS, IT MAY BE SOLD WITHOUT ANY COURT ACTION, and you may have the legal right to bring your account in good standing by paying all of your past due payments plus permitted costs and expenses within the time permitted by law for reinstatement of your account, which is normally five business days prior to the date set for the sale of your property. No sale date may be set until three months from the date this notice of default may be recorded (which date of recordation appears on this notice). This amount is \$19,849.30 as of 7/31/2017, and will increase until your account becomes current.

While your property is in foreclosure, you still must pay other obligations (such as insurance and taxes) required by your note and deed of trust or mortgage. If you fail to make future payments on the loan, pay taxes on the property, provide insurance on the property, or pay other obligations as required in the note and deed of trust or mortgage, the beneficiary or mortgagee may insist that you do so in order to reinstate your account in good standing. In addition, the beneficiary or mortgagee may require as a condition to reinstatement that you provide reliable written evidence that you paid all senior liens, property taxes, and hazard insurance premiums.

Upon your written request, the beneficiary or mortgagee will give you a written itemization of the entire amount you must pay. You may not have to pay the entire unpaid portion of your account, even though full payment was demanded, but you must pay all amounts in default at the time payment is made. However, you and your beneficiary or mortgagee may mutually agree in writing prior to the time the Notice of Sale is posted (which may not be earlier than the end of the three-month period stated above) to, among other things (1) provide additional time in which to

Trustee's Sale No: CA-RCS-17017434
Loan No: 0578152501
APN: 5104-026-012

cure the default by transfer of the property or otherwise; or (2) establish a schedule of payments in order to cure your default; or both (1) and (2).

Pursuant to California Civil Code Section 2923.5, the mortgagee, beneficiary, or authorized agent has contacted the borrower, tried with due diligence to contact the borrower as required by this section, or the borrower has surrendered the property to the mortgagee, trustee, beneficiary, or authorized agent.

Following the expiration of the time period referred to in the first paragraph of this notice, unless the obligation being foreclosed upon or a separate written agreement between you and your creditor permits a longer period, you have only the legal right to stop the sale of your property by paying the entire amount demanded by your creditor.

To find out the amount you must pay, or to arrange for payment to stop the foreclosure or if your property is in foreclosure for any other reason, contact:

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE
CERTIFICATEHOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST, 2006-OC8, MORTGAGE
PASS-THROUGH CERTIFICATES, SERIES 2006-OC8 C/O
PEAK FORECLOSURE SERVICES, INC.
5900 Canoga Avenue, Suite 220
Woodland Hills, CA 91367
(818) 591-9237

If you have any questions, you should contact a lawyer or the governmental agency which may have insured your loan. Notwithstanding the fact that your property is in foreclosure, you may offer your property for sale, provided the sale is concluded prior to the conclusion of the foreclosure.

Remember,

YOU MAY LOSE LEGAL RIGHTS IF YOU DO NOT TAKE PROMPT ACTION.

NOTICE IS HEREBY GIVEN that PEAK FORECLOSURE SERVICES, INC., IS EITHER THE ORIGINAL TRUSTEE, THE DULY APPOINTED TRUSTEE OR ACTING AS AGENT FOR THE TRUSTEE OR BENEFICIARY under a Deed of Trust dated 6/15/2006, executed by ERIC BENAVIDEZ, A SINGLE MAN, as Trustor, to secure obligations in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR DECISION ONE MORTGAGE COMPANY, LLC, as Beneficiary, recorded 7/3/2006, as Instrument No. 06 1460433, of Official Records in the office of the Recorder of LOS ANGELES County, CALIFORNIA, as more fully described on said deed of trust including one note(s) for the sum of \$360,000.00. That a breach of, and default in, the obligations for which such Deed of Trust is security has occurred as follows:

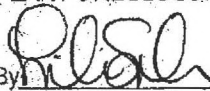
THE INSTALLMENT OF PRINCIPAL AND INTEREST WHICH BECAME DUE 08/01/2016 TOGETHER WITH ALL SUBSEQUENT INSTALLMENTS OF PRINCIPAL AND INTEREST, LATE CHARGES AND FORECLOSURE FEES AND EXPENSES. ANY ADVANCES WHICH MAY HEREAFTER BE MADE; ALL OBLIGATIONS AND INDEBTEDNESSES AS THEY BECOME DUE AND CHARGES PURSUANT TO SAID NOTE AND DEED OF TRUST.

Trustee's Sale No: CA-RCS-17017434
Loan No: 0578152501
APN: 5104-026-012

That by reason thereof, the present beneficiary under such Deed of Trust, has executed and delivered to said Trustee, a written Declaration and Demand for Sale, and has deposited with said duly appointed Trustee, such Deed of Trust and all the documents evidencing obligations secured thereby, and has declared and does hereby declare all sums secured thereby immediately due and payable and has elected and does hereby elect to cause the trust property to be sold to satisfy the obligations secured thereby.

Dated: 7/31/2017

PEAK FORECLOSURE SERVICES, INC., AS TRUSTEE

By 

Lilian Solano, Trustee Sale Officer

Declaration of Mortgage Servicer Pursuant to
Civil Code §2923.55(c)

Borrower(s): Eric Benavidez
Mortgage Servicer: New Penn Financial LLC DBA Shellpoint Mortgage Servicing
Property Address: 1224-1224 1/2 East 57th St, Los Angeles, CA 90011
Loan No.: 0578152501
T.S. No.: 17017434

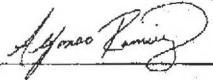
The undersigned, as an authorized agent or employee of the mortgage servicer named below, declares that:

1. ☒ The mortgage servicer has contacted the borrower pursuant to California Civil Code § 2923.55(b)(2) to "assess the borrower's financial situation and explore options for the borrower to avoid foreclosure." Thirty (30) days, or more, have passed since the initial contact was made.
2. ☐ Despite the exercise of due diligence pursuant to California Civil Code § 2923.55(f), the Mortgage servicer has been unable to contact the borrower to "assess the borrower's financial situation and explore options for the borrower to avoid foreclosure." Thirty (30) days, or more, have passed since these due diligence efforts were satisfied.
3. ☐ No contact was required by the mortgage servicer because the individual(s) did not meet the definition of "borrower" pursuant to subdivision (c) of Section 2920.5.
4. ☐ The requirements of Cal. Civil Code § 2923.55 do not apply because the loan is not secured by a first lien mortgage or first deed of trust that secures a loan, or that encumbers real property, described in Civil Code § 2924.15(a).
5. ☐ The requirements of Cal. Civil Code § 2923.55 do not apply because:
 - a. _____ The secured property is non-owner occupied.
 - b. _____ The secured property is commercial or vacant land.

I certify that this declaration is accurate, complete and supported by competent and reliable evidence which the mortgage servicer has reviewed to substantiate the borrower's default and the right to foreclose, including the borrower's loan status and loan information.

New Penn Financial LLC DBA Shellpoint Mortgage Servicing,

Dated: May 18, 2017

By: 

Alfonso Ramirez - Loss Mitigation Specialist
Name and Title

EXHIBIT B

ASSIGNED INSPECTOR: MARIO CUEVAS

Date: September 18, 2017

JOB ADDRESS: 1224 EAST 57TH STREET, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 5104-026-012

Last Full Title: 08/4/2017

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- | | | |
|-----|--|----------------------------|
| 1). | ERIC BENAVIDEZ
1224 EAST 57 TH STREET
LOS ANGELES, CA. 90011 | CAPACITY: OWNER |
| 2). | ERIC BENAVIDEZ
3924 WEST 117 TH STREET
HAWTHORNE, CA 90250 | CAPACITY: OWNER |
| 3). | BANK OF AMERICA
450 EAST BOUNDARY STREET
CHAPIN , SC 29036 | CAPACITY: INTERESTED PARTY |
| 4). | PEAK FORECLOSURE SERVICE INC
5900 CANOGA AVENUE # 220
WOODLAND HILLS, CA 91367 | CAPACITY: INTERESTED PARTY |

Property Detail Report

For Property Located At :
1224 E 57TH ST, LOS ANGELES, CA 90011-4823



CoreLogic

RealQuest Professional

Owner Information

Owner Name: **BENAVIDEZ ERIC**
 Mailing Address: **1224 E 57TH ST, LOS ANGELES CA 90011-4823 C046**
 Vesting Codes: **SM / /**

Location Information

Legal Description: **CENTRAL AVE HOME TRACT NO 2 LOT 281**
 County: **LOS ANGELES, CA** APN: **5104-026-012**
 Census Tract / Block: **2291.00 / 2** Alternate APN:
 Township-Range-Sect: Subdivision: **2**
 Legal Book/Page: **4-17** Map Reference: **52-C4 /**
 Legal Lot: **281** Tract #: **2**
 Legal Block: School District: **LOS ANGELES**
 Market Area: **C42** School District Name:
 Neighbor Code: Munic/Township:

Owner Transfer Information

Recording/Sale Date: **07/03/2006 / 05/25/2006** Deed Type: **GRANT DEED**
 Sale Price: 1st Mtg Document #: **1460433**
 Document #: **1460432**

Last Market Sale Information

Recording/Sale Date: **02/26/2004 / 11/13/2003** 1st Mtg Amount/Type: **\$271,600 / CONV**
 Sale Price: **\$280,000** 1st Mtg Int. Rate/Type: **/ FIXED**
 Sale Type: **FULL** 1st Mtg Document #: **444005**
 Document #: **444004** 2nd Mtg Amount/Type: **/**
 Deed Type: **GRANT DEED** 2nd Mtg Int. Rate/Type: **/**
 Transfer Document #: Price Per SqFt: **\$247.79**
 New Construction: Multi/Split Sale:
 Title Company: **FIRST AMERICAN TITLE**
 Lender: **WASHINGTON MUTUAL BK FA**
 Seller Name: **REYNAGA ISRAEL & CAROLINA**

Prior Sale Information

Prior Rec/Sale Date: **08/10/1990 / 06/1990** Prior Lender:
 Prior Sale Price: **\$82,500** Prior 1st Mtg Amt/Type: **\$74,200 / PRIVATE PARTY**
 Prior Doc Number: **1396542** Prior 1st Mtg Rate/Type: **/ ADJ**
 Prior Deed Type: **GRANT DEED**

Property Characteristics

Gross Area:		Parking Type:	DETACHED GARAGE	Construction:	FRAME
Living Area:	1,130	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:	3	Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	3	Porch Type:	
Total Rooms:	5	Basement Area:		Patio Type:	
Bedrooms:	2	Finish Bsmnt Area:		Pool:	
Bath(F/H):	1 /	Basement Type:		Air Cond:	
Year Built / Eff:	1901 / 1928	Roof Type:		Style:	CONVENTIONAL
Fireplace:	Y / 1	Foundation:	CRAWL SPACE	Quality:	AVERAGE
# of Stories:	1.00	Roof Material:	COMPOSITION SHINGLE	Condition:	AVERAGE

Other Improvements:

Site Information

Zoning:	LAR2	Acres:	0.12	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	5,402	Lot Width/Depth:	40 x 135	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	PUBLIC
Site Influence:	CORNER			Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$352,000	Assessed Year:	2017	Property Tax:	\$3,705.01
Land Value:	\$247,000	Improved %:	30%	Tax Area:	7
Improvement Value:	\$105,000	Tax Year:	2016	Tax Exemption:	
Total Taxable Value:	\$352,000				

Comparable Summary

For Property Located At



CoreLogic

RealQuest Professional

1224 E 57TH ST, LOS ANGELES, CA 90011-4823**8 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: 8**

	Subject Property	Low	High	Average
Sale Price	\$280,000	\$105,000	\$382,500	\$293,438
Bldg/Living Area	1,130	964	1,292	1,140
Price/Sqft	\$247.79	\$81.27	\$347.51	\$262.59
Year Built	1901	1906	1970	1925
Lot Area	5,402	2,008	5,868	4,723
Bedrooms	2	2	3	3
Bathrooms/Restrooms	1	1	2	2
Stories	1.00	1.00	2.00	1.17
Total Value	\$352,000	\$24,662	\$333,540	\$205,046
Distance From Subject	0.00	0.23	0.50	0.38

*= user supplied for search only

<input checked="" type="checkbox"/>	#	F	Address	Sale Price	Yr Blt	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
Subject Property											
			1224 E 57TH ST	\$280,000	1901	2	1	02/26/2004	1,130	5,402	0.0
Comparables											
<input checked="" type="checkbox"/>	1		5612 ASCOT AVE	\$335,000	1936	3	2	07/12/2017	964	2,008	0.23
<input checked="" type="checkbox"/>	2		1344 E 58TH PL	\$105,000	1924	3	2	02/03/2017	1,292	3,811	0.25
<input checked="" type="checkbox"/>	3		1170 E 59TH ST	\$300,000	1923	3	2	04/10/2017	979	5,530	0.28
<input checked="" type="checkbox"/>	4		1211 E 60TH ST	\$340,000	1914	3	2	05/22/2017	1,122	5,420	0.37
<input checked="" type="checkbox"/>	5		1145 E 61ST ST	\$382,500	1970	3	1	02/28/2017	1,232	5,868	0.44
<input checked="" type="checkbox"/>	6		1521 E 53RD ST	\$260,000	1913	3	1	03/09/2017	1,144	5,438	0.49
<input checked="" type="checkbox"/>	7		5117 COMPTON AVE	\$300,000	1906	3	1	08/25/2017	1,222	5,010	0.49
<input checked="" type="checkbox"/>	8		1439 E 51ST ST	\$325,000	1914	2	1	08/18/2017	1,164	4,697	0.5

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

1224 E 57TH ST, LOS ANGELES, CA 90011-4823**8 Comparable(s) Selected.**

Report Date: 09/18/2017

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$280,000	\$105,000	\$382,500	\$293,438
Bldg/Living Area	1,130	964	1,292	1,140
Price/Sqft	\$247.79	\$81.27	\$347.51	\$262.59
Year Built	1901	1906	1970	1925
Lot Area	5,402	2,008	5,868	4,723
Bedrooms	2	2	3	3
Bathrooms/Restrooms	1	1	2	2
Stories	1.00	1.00	2.00	1.17
Total Value	\$352,000	\$24,662	\$333,540	\$205,046
Distance From Subject	0.00	0.23	0.50	0.38

*= user supplied for search only

Comp #1

Distance From Subject:0.23 (miles)

Address: **5612 ASCOT AVE, LOS ANGELES, CA 90011-4934**Owner Name: **PINEDA BENJAMIN E & STEPHANIE**Seller Name: **VALDEZ PATRICIA L**APN: **5104-021-016**County: **LOS ANGELES, CA**Subdivision: **FORRESTER & BALDWIN
ASCOT AVE HOME TR**Rec Date: **07/12/2017**Sale Date: **05/17/2017**Sale Price: **\$335,000**Sale Type: **FULL**Document #: **776744**1st Mtg Amt: **\$328,932**Total Value: **\$253,709**Land Use: **SFR**Map Reference: **52-D4 /**Census Tract: **2291.00**Zoning: **LAR2**Prior Rec Date: **11/10/2014**Prior Sale Date: **09/22/2014**Prior Sale Price: **\$245,000**Prior Sale Type: **UNKNOWN**Acres: **0.05**Lot Area: **2,008**# of Stories: **1.00**Park Area/Cap#: **/**Living Area: **964**Total Rooms: **6**Bedrooms: **3**Bath(F/H): **2 /**Yr Built/Eff: **1936 / 1936**

Air Cond:

Style:

Fireplace: **/**

Pool:

Roof Mat:

Parking:

Comp #2

Distance From Subject:0.25 (miles)

Address: **1344 E 58TH PL, LOS ANGELES, CA 90001-1206**Owner Name: **GUSMAN GEORGE A**Seller Name: **ORCOYEN MARIA C**APN: **6008-020-006**County: **LOS ANGELES, CA**Subdivision: **MCCRAYS S ORANGE
PLACE**Rec Date: **02/03/2017**Sale Date: **06/02/2016**Sale Price: **\$105,000**Sale Type: **FULL**Document #: **147212**1st Mtg Amt: **\$105,000**Total Value: **\$270,079**Land Use: **SFR**Map Reference: **52-D4 /**Census Tract: **5328.00**Zoning: **LCM1***Prior Rec Date: **10/23/2013**Prior Sale Date: **08/30/2013**Prior Sale Price: **\$145,000**Prior Sale Type: **FULL**Acres: **0.09**Lot Area: **3,811**

of Stories:

Park Area/Cap#: **/**Living Area: **1,292**Total Rooms: **6**Bedrooms: **3**Bath(F/H): **2 /**Yr Built/Eff: **1924 / 1945**

Air Cond:

Style:

Fireplace: **/**

Pool:

Roof Mat:

Parking:

Comp #3 Distance From Subject:0.28 (miles)

Address: **1170 E 59TH ST, LOS ANGELES, CA 90001-1110**

Owner Name: **GARCIA YENI Y**

Seller Name: **CASTELLANOS SILVIA**

APN: **6008-008-014** Map Reference: **52-C4 /** Living Area: **979**

County: **LOS ANGELES, CA** Census Tract: **5328.00** Total Rooms: **5**

Subdivision: **5449** Zoning: **LCM1*** Bedrooms: **3**

Rec Date: **04/10/2017** Prior Rec Date: **12/17/2008** Bath(F/H): **2 /**

Sale Date: **03/28/2017** Prior Sale Date: **12/04/2008** Yr Built/Eff: **1923 / 1923**

Sale Price: **\$300,000** Prior Sale Price: **\$205,000** Air Cond:

Sale Type: **FULL** Prior Sale Type: **FULL** Style:

Document #: **390405** Acres: **0.13** Fireplace: **/**

1st Mtg Amt: **\$240,000** Lot Area: **5,530** Pool:

Total Value: **\$227,457** # of Stories: **1.00** Roof Mat: **COMPOSITION**

Land Use: **SFR** Park Area/Cap#: **/** Parking: **SHINGLE**

DETACHED

GARAGE

Comp #4 Distance From Subject:0.37 (miles)

Address: **1211 E 60TH ST, LOS ANGELES, CA 90001-1119**

Owner Name: **OLIVARES MARCO A/MORENO ALEJANDRA**

Seller Name: **RUIZ CASTILLO IRINEO**

APN: **6008-010-026** Map Reference: **52-C4 /** Living Area: **1,122**

County: **LOS ANGELES, CA** Census Tract: **5328.00** Total Rooms:

Subdivision: **CHAMBERLINS CENTRAL** Zoning: **LCR3*** Bedrooms: **3**

Ave TR

Rec Date: **05/22/2017** Prior Rec Date: **10/14/2010** Bath(F/H): **2 /**

Sale Date: **04/13/2017** Prior Sale Date: **10/06/2010** Yr Built/Eff: **1914 / 1919**

Sale Price: **\$340,000** Prior Sale Price: **\$200,000** Air Cond:

Sale Type: **FULL** Prior Sale Type: **FULL** Style:

Document #: **563443** Acres: **0.12** Fireplace: **/**

1st Mtg Amt: **\$333,841** Lot Area: **5,420** Pool:

Total Value: **\$220,777** # of Stories: **1.00** Roof Mat:

Land Use: **SFR** Park Area/Cap#: **/** Parking: **SHINGLE**

DETACHED

GARAGE

Comp #5 Distance From Subject:0.44 (miles)

Address: **1145 E 61ST ST, LOS ANGELES, CA 90001-1121**

Owner Name: **ROSALES FRANCISCO/VARGAS RICKY S**

Seller Name: **MOORE BOBBYE M**

APN: **6008-011-023** Map Reference: **52-C4 /** Living Area: **1,232**

County: **LOS ANGELES, CA** Census Tract: **5328.00** Total Rooms:

Subdivision: **5450** Zoning: **LCR3YY** Bedrooms: **3**

Rec Date: **02/28/2017** Prior Rec Date: **01/05/1972** Bath(F/H): **1 /**

Sale Date: **02/07/2017** Prior Sale Date: Yr Built/Eff: **1970 / 1970**

Sale Price: **\$382,500** Prior Sale Price: **\$19,900** Air Cond:

Sale Type: **FULL** Prior Sale Type: **FULL** Style:

Document #: **236578** Acres: **0.13** Fireplace: **/**

1st Mtg Amt: **\$375,571** Lot Area: **5,868** Pool:

Total Value: **\$44,943** # of Stories: Roof Mat:

Land Use: **SFR** Park Area/Cap#: **/** Parking: **SHINGLE**

DETACHED

GARAGE

Comp #6 Distance From Subject:0.49 (miles)

Address: **1521 E 53RD ST, LOS ANGELES, CA 90011-5009**

Owner Name: **THREE STAR LAND MANAGEMENT LLC**

Seller Name: **OCEAN DEV INC**

APN: **5105-002-021** Map Reference: **52-D3 /** Living Area: **1,144**

County: **LOS ANGELES, CA** Census Tract: **2288.00** Total Rooms: **5**

Subdivision: **STUKEY RUFUS J TR** Zoning: **LAR2** Bedrooms: **3**

Rec Date: **03/09/2017** Prior Rec Date: **06/02/2016** Bath(F/H): **1 /**

Sale Date: **01/17/2017** Prior Sale Date: **05/26/2016** Yr Built/Eff: **1913 / 1920**

Sale Price: **\$260,000** Prior Sale Price: **\$260,000** Air Cond:

Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**

Document #: **274477** Acres: **0.12** Fireplace: **/**

1st Mtg Amt: Lot Area: **5,438** Pool:

Total Value: **\$265,200** # of Stories: **1.00** Roof Mat:

Land Use: **SFR** Park Area/Cap#: **/** Parking: **GARAGE**

Comp #7 Distance From Subject:0.49 (miles)

Address: 5117 COMPTON AVE, LOS ANGELES, CA 90011-4913			
Owner Name: OCEAN DEV INC			
Seller Name: INVICTUS DEV INC			
APN: 5104-007-018	Map Reference: 52-D3 /	Living Area: 1,222	
County: LOS ANGELES, CA	Census Tract: 2287.20	Total Rooms:	
Subdivision: COMPTON AVE VILLA	Zoning: LAC2	Bedrooms: 3	
Rec Date: 08/25/2017	Prior Rec Date: 02/04/2016	Bath(F/H): 1 /	
Sale Date: 08/15/2017	Prior Sale Date: 02/02/2016	Yr Built/Eff: 1906 / 1933	
Sale Price: \$300,000	Prior Sale Price: \$125,000	Air Cond: YES	
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL	
Document #: 969369	Acres: 0.12	Fireplace: /	
1st Mtg Amt:	Lot Area: 5,010	Pool:	
Total Value: \$333,540	# of Stories: 2.00	Roof Mat: COMPOSITION SHINGLE	
Land Use: SFR	Park Area/Cap#: /	Parking:	

Comp #8		Distance From Subject:0.5 (miles)	
Address: 1439 E 51ST ST, LOS ANGELES, CA 90011-4901			
Owner Name: BARRERA ASSOCIATES INC			
Seller Name: WATTS MEREDITH			
APN: 5107-031-026	Map Reference: 52-D3 /	Living Area: 1,164	
County: LOS ANGELES, CA	Census Tract: 2287.20	Total Rooms:	
Subdivision: GRIDER & HAMILTONS VERNON PARK	Zoning: LAR2	Bedrooms: 2	
Rec Date: 08/18/2017	Prior Rec Date: 03/20/1997	Bath(F/H): 1 /	
Sale Date: 07/28/2017	Prior Sale Date:	Yr Built/Eff: 1914 / 1920	
Sale Price: \$325,000	Prior Sale Price:	Air Cond:	
Sale Type: FULL	Prior Sale Type:	Style:	
Document #: 938547	Acres: 0.11	Fireplace: /	
1st Mtg Amt:	Lot Area: 4,697	Pool:	
Total Value: \$24,662	# of Stories: 1.00	Roof Mat:	
Land Use: SFR	Park Area/Cap#: /	Parking:	

Foreclosure Activity Report

For Property Located At



CoreLogic®

RealQuest Professional

1224 E 57TH ST, LOS ANGELES, CA 90011-4823**Most Recent Foreclosure Transaction:**Foreclosure Doc Type: **NOTICE OF DEFAULT**Recording Date: **08/02/2017**Foreclosure Doc #: **869241**Foreclosure Stage: **PRE-FORECLOSURE**Filing Date: **07/31/2017**Recording Book/Page: **/**Borrower 1: **BENAVIDEZ ERIC**

Borrower 2:

Borrower 3:

Borrower 4:

Trustee Name: **PEAK FORECLOSURE SERVICES INC**
 Trustee Address: **5900 CANOGA AVE #220**
 City: **WOODLAND HILLS**
 State: **CA**
 Zip: **91367**

Trustee Phone #: **(818) 591-9237**Trustee Sale Order #: **CA-RCS**Trustee Sale Order Ext: **170174****Default Mortgage Information:**Mtg Amt/Type: **\$360,000 / CONV**Mtg Recording Date: **07/03/2006**Mtg Doc #: **1460433**

Mtg Book/Page:

Default Amt: **\$19,849**Default Date: **07/31/2017**Lender: **BANK/NEW YORK M #2006-OC8 (CE)**1st Missed Pymt Date:Lender Address: **5900 CANOGA AVE #220**City: **WOODLAND HILLS**State: **CA**Zip: **91367**Lender Phone #: **(818) 591-9237**Vesting Codes: **SM / /**

Title Company:

Location Information:Legal Description: **CENTRAL AVE HOME TRACT NO 2 LOT 281**County: **LOS ANGELES, CA** APN: **5104-026-012**Subdivision: **2** Map Reference: **52-C4 /**Legal Lot: **281** Township-Range-Sect:

Legal Block: Munic/Township:

Last Market Sale Information:Sale Date: **11/13/2003**Recording Date: **02/26/2004**Sale Price: **\$280,000**Sale Type: **FULL**Deed Type: **GRANT DEED**Deed Doc #: **444004**1st Mtg Amount/Type: **\$271,600 / CONV**1st Mtg Int. Rate/Type: **/ FIXED**2nd Mtg Amount/Type: **/**2nd Mtg Int. Rate/Type: **/**Seller: **REYNAGA ISRAEL & CAROLINA****Owner Information:**Owner Name: **BENAVIDEZ ERIC**Mailing Address: **1224 E 57TH ST**City: **LOS ANGELES**State: **CA**Zip: **90011-4823**Carrier Route: **C046****Owner Transfer Information:**Sale Date: **05/25/2006**Recording Date: **07/03/2006**

Sale Price:

Deed Type: **GRANT DEED**Deed Doc #: **1460432**Vesting Codes: **SM / /**

Property Characteristics:

Living Area: 1,130
Total Rooms: 5
Bedrooms: 2
Bath (F/H): 1 /
Year Built / Eff: 1901 / 1928
Fireplace: 1
of Stories: 1.00
Quality: AVERAGE

Parking Type: DETACHED GARAGE
Garage Area:
Garage Capacity: 3
Parking Spaces: 3
Pool:
Pool Area:
Style: CONVENTIONAL

Site Information:

Land Use: SFR
Zoning: LAR2
Site Influence: CORNER

Acres: 0.12
Lot Area: 5,402
Res/Comm Units: /

Tax Information:

Assessed Value: \$352,000
Land Value: \$247,000
Improvement Value: \$105,000
Total Taxable Value: \$352,000

Property Tax: \$3,705.01
Tax Area: 7
Tax Exemption:
Improvement %: 30%

EXHIBIT D

ASSIGNED INSPECTOR: **MARIO CUEVAS**

Date: **September 18, 2017**

JOB ADDRESS: **1224 EAST 57TH STREET, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5104-026-012**

CASE#: **681700**

ORDER NO: **A-3773899**

EFFECTIVE DATE OF ORDER TO COMPLY: **June 1, 2016**

COMPLIANCE EXPECTED DATE: **June 26, 2016**

DATE COMPLIANCE OBTAINED: **No Compliance To Date**

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

VIOLATIONS:

SEE ATTACHED ORDER # **A-3773899**

1050204201605194

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATTIELOS
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

SUBSTANDARD ORDER AND NOTICE OF FEE

BENAVIDEZ, ERIC
1224 E 57TH ST
LOS ANGELES, CA 90011

CASE #: 681700
ORDER #: A-3773899
EFFECTIVE DATE: June 01, 2015
COMPLIANCE DATE: June 26, 2015

OWNER OF
SITE ADDRESS: 1224 E 57TH ST

ASSESSORS PARCEL NO.: 5104-026-012

ZONE: R2; Two Family Zone

MAILED
6/24/15

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

FURTHER, THE CODE VIOLATION INSPECTION FEE (C.V.I.F) OF \$ 356.16 (\$336 fee plus a six percent Systems Development Surcharge of \$20.16) **WILL BE BILLED TO THE PROPERTY OWNER**. The invoice/notice will be sent to the owner as it appears on the last equalized assessment roll. Section 98.0421 L.A.M.C.

NOTE: FAILURE TO PAY THE C.V.I.F. WITHIN 30 DAYS OF THE INVOICE DATE OF THE BILL NOTED ABOVE WILL RESULT IN A LATE CHARGE OF TWO (2) TIMES THE C.V.I.F. PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$1,176.00. Any person who fails to pay the fee, late charge and collection fee, shall also pay interest. Interest shall be calculated at the rate of one percent per month.

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

As a result of an inspection of the property (Site Address) listed above, this office has determined the building(s) to be SUBSTANDARD as pursuant to the provisions of Division 89 of Article 1 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.). You are therefore ordered to secure all required permits and begin the necessary work to eliminate the following code violations within 30 days from the effective date of this order. All necessary work shall be completed within 90 days from the effective date of this order. If the necessary permits are not obtained or the required work is not physically commenced within 45 days from the effective date of this order, the Department of Building and Safety may order the owner to cause the building(s) to be vacated.

VIOLATION(S):

1. Unapproved occupancy or use of the motorhome as a dwelling unit.

You are therefore ordered to: Discontinue the unapproved occupancy or use of the motorhome as a dwelling unit.

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

2. The approximate 10' x 15' construction of an enclosed carport to the rear of the second SFD was/is constructed without the required permits and approvals.

You are therefore ordered to: 1) Demolish and remove all construction work performed without the required permit(s). 2) Restore the existing structure(s) to its originally approved condition, OR 3) Submit plans,



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

obtain the required permits and expose the work for proper inspections.

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

Comments: The carport is permitted but the enclosure and use as another living space is not. Remove the walls and return the carport to the originally approved condition.

3. The building or premises is Substandard due to illegal occupancy of the motorhome as a third dwelling unit.

You are therefore ordered to: Discontinue the use and occupancy of all buildings or portions thereof occupied for living, sleeping, cooking or dining purposes which were not designed or intended to be used for such occupancies.

Code Section(s) in Violation: 91.8902.14, 91.8902, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

Location: Remove the Inop motorhome, sewer connection, electrical and water.

Comments: Leave open all demolition of the sewer and water lines to verify proper termination under the home.

4. Electrical work has been done without the required permits and approvals.

You are therefore ordered to: Obtain all required electrical permits and approvals.

Code Section(s) in Violation: 93.0201, 93.0104, 91.103.1 12.21A.1(a) of the L.A.M.C.

5. Mechanical (heating, air conditioning, refrigeration or ventilation) work has been done without the required permits and approvals.

You are therefore ordered to: Obtain all required mechanical permits and approvals.

Code Section(s) in Violation: 95.112.1, 91.103.1, 12.21A.1(a) of the L.A.M.C.

6. Plumbing work has been done without the required permits and approvals.

You are therefore ordered to: Obtain all required plumbing permits and approvals.

Code Section(s) in Violation: 94.103.1.1, 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 days from the Compliance Date, will result in imposition of the fee noted below.

In addition to the C.V.I.F. noted above, a proposed noncompliance fee in the amount of \$660.00 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 \$2,310.00.

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.

1050204201605194

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.

NOTICE:

Relocation assistance may be required if a tenant is evicted in order to comply with an order from a governmental agency. (LAMC 151.09.A.11 & 163.00 to 163.07) For information, call the **Los Angeles Housing Department (LAHD)** at (213) 808-8888 or go to: <http://lahd.lacity.org>

If you have any questions or require any additional information please feel free to contact me at (323)789-1488.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector :

S. Eshbach

Date: May 19, 2015

SHAWN ESHBACH
4301 S CENTRAL AVE
LOS ANGELES, CA 90011
(323)789-1488
shawn.eshbach@lacity.org

B7
REVIEWED BY