

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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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

FRANK M. BUSH
GENERAL MANAGER
SUPERINTENDENT OF BUILDING

OSAMA YOUNAN, P.E.
EXECUTIVE OFFICER

December 23, 2016

Council District: # 12

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

JOB ADDRESS: **11142 NORTH GOTHIC AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2681-011-023**

On February 28, 2016, 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: **11142 North Gothic 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.

Pursuant to Section 98.0421, the property owner was issued an order on February 18, 2016, 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 Ongele
Chief, Resource Management Bureau

ATTEST: HOLLY L. 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. T13801
Dated as of: 10/26/2016

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)

APN #: 2681-011-023

Property Address: 11142 N GOTHIC AVE ✓ City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : LUCITA UY

Grantor : LUCITA UY

Deed Date : 10/14/2014

Recorded : 11/20/2014

Instr No. : 14-1242800

MAILING ADDRESS: LUCITA UY
11142 GOTHIC AVE GRANADA HILLS CA 91344

SCHEDULE B

LEGAL DESCRIPTION

***Lot: 117 Tract No: 20102 Abbreviated Description: LOT:117 CITY:REGION/CLUSTER:
02/02114 TR#:20102 TRACT # 20102 LOT 117 City/Muni/Twp: REGION/CLUSTER: 02/02114***

MORTGAGES/LIENS

Type of Document: DEED OF TRUST

Recording Date: 10/29/2014

Document #: 14-1145204

Loan Amount: \$300,000

Lender Name: FLS REALTY LLC

Borrowers Name: LUCITA UY

MAILING ADDRESS: FLS REALTY LLC
23942 CALIFA ST. WOODLAND HILLS, CA 91367

Title 335

2

RECORDING REQUESTED BY:
Greater L.A. Escrow Inc.
Order No. 1416280 -35
Escrow No. 5934-AK
Parcel No. 2681-011-023

AND WHEN RECORDED MAIL TO:

LUCITA UY
11142 GOTHIC AVENUE
GRANADA HILLS, CA 91344



20141242800

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS \$ and CITY \$

- ☐ computed on full value of property conveyed, or
☐ computed on full value less liens or encumbrances remaining at the time of sale.
unincorporated area: ☒ Los Angeles, and

This conveyance changes the manner in which title is held, R & T 11911.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Lucita Uy, a widow, who acquired title as a single woman

hereby GRANT(S) to Lucita Uy, a Widow

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

Legal Description attached hereto and made a part hereof as Exhibit "A"

Date October 14, 2014

Borrower's Signature

[Signature]
Lucita Uy

This conveyance changes the manner in which
title is held, grantor(s) and grantee(s) remain the
same and continue to hold the same proportionate
interest, R & T 11911."

STATE OF CALIFORNIA

COUNTY OF Los Angeles

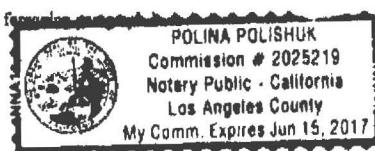
S.S.

On 10/21/14, before me, Polina Polishuk, Notary Public
personally appeared Lucita Uy 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
true and correct.

WITNESS my hand and official seal.

Signature *[Signature]* (Seal)



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

This Document filed for record by
Title 365 as an accommodation
only. It has not been examined as to its
execution or as to its effect upon the title.

RECORDER MEMO: This COPY is NOT an OFFICIAL RECORD.

28F

Title 365

Recording Requested By:
FLS REALTY LLC



And After Recording Return To:
FLS REALTY LLC
23942 CALIFA ST.
WOODLAND HILLS, CALIFORNIA 91367
Loan Number: 733

1416280-35

[Space Above This Line For Recording Data]

2681-014023

DEED OF TRUST

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 OCTOBER 13, 2014, together with all Riders to this document.

(B) "Borrower" is LUCITA UY, A WIDOW
BORROWER'S ADDRESS IS 4181 NEW HAMPSHIRE AVE, CLAREMONT,
CALIFORNIA 91711.

Borrower is the trustor under this Security Instrument.

(C) "Lender" is FLS REALTY LLC

Lender is a CALIFORNIA LIMITED LIABILITY COMPANY organized
and existing under the laws of CALIFORNIA
Lender's address is 23942 CALIFA ST., WOODLAND HILLS, CALIFORNIA 91367

Lender is the beneficiary under this Security Instrument.

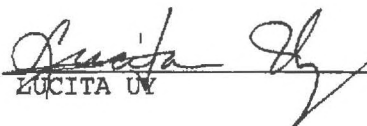
(D) "Trustee" is SUE STARR
801 NORTH BRAND BLVD, SUITE # 320, GLENDALE, CALIFORNIA 91203

(E) "Note" means the promissory note signed by Borrower and dated OCTOBER 13, 2014
The Note states that Borrower owes Lender THREE HUNDRED THOUSAND AND 00/100
Dollars (U.S. \$ 300,000.00)

15

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.

The undersigned Borrower requests that a copy of any Notice of Default and any Notice of Sale under this Security Instrument be mailed to Borrower at the address set forth above.


LUCITA UY (Seal)
-Borrower

____ (Seal)
-Borrower

____ (Seal)
-Borrower

____ (Seal)
-Borrower

____ (Seal)
-Borrower

____ (Seal)
-Borrower

Witness:

Witness:

16

[Space Below This Line For Acknowledgment]

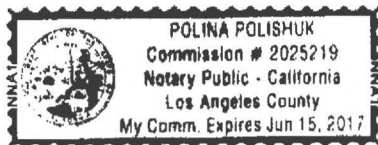
State of CALIFORNIA)
County of LOS ANGELES) ss.

On 10/21/14 before me, Polina Polishuk, Notary Public
personally appeared LUCITA UY

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.



NOTARY SEAL

[Signature]
NOTARY SIGNATURE

Polina Polishuk
(Typed Name of Notary)

EXHIBIT B

ASSIGNED INSPECTOR: RICHARD SIMONS

Date: December 23, 2016

JOB ADDRESS: 11142 NORTH GOTHIC AVENUE, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 2681-011-023

Last Full Title: 10/26/2016

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- | | | |
|-----|--|----------------------------|
| 1). | LUCITA UY
11142 GOTHIC AVE
GRANADA HILLS, CA 91344 | CAPACITY: OWNER |
| 2). | FLS REALTY LLC
23942 CALIFA ST.
WOODLAND HILLS, CA 91367 | CAPACITY: INTERESTED PARTY |

Property Detail Report

For Property Located At :
11142 GOTHIC AVE, GRANADA HILLS, CA 91344-3708



Owner Information

Owner Name: UY LUCITA
 Mailing Address: 11142 GOTHIC AVE, GRANADA HILLS CA 91344-3708 C008
 Vesting Codes: //

Location Information

Legal Description:	TRACT # 20102 LOT 117	APN:	2681-011-023
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	1066.46 / 2	Subdivision:	20102
Township-Range-Sect:		Map Reference:	8-A1 /
Legal Book/Page:	540-44	Tract #:	20102
Legal Lot:	117	School District:	LOS ANGELES
Legal Block:		School District Name:	
Market Area:	GH	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	11/20/2014 / 10/14/2014	Deed Type:	GRANT DEED
Sale Price:		1st Mtg Document #:	
Document #:	1242800		

Last Market Sale Information

Recording/Sale Date:	02/15/2013 / 01/03/2013	1st Mtg Amount/Type:	/
Sale Price:	\$261,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	/
Document #:	245068	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$150.17
New Construction:		Multi/Split Sale:	
Title Company:	PACIFIC COAST TITLE CO.		
Lender:			
Seller Name:	VILORIA MANUEL		

Prior Sale Information

Prior Rec/Sale Date:	12/09/1988 / 11/1988	Prior Lender:	HOME SVGS/AMERICA
Prior Sale Price:	\$165,000	Prior 1st Mtg Amt/Type:	\$148,500 / CONV
Prior Doc Number:	1978538	Prior 1st Mtg Rate/Type:	/ ADJ
Prior Deed Type:	GRANT DEED		

Property Characteristics

Gross Area:		Parking Type:	PARKING AVAIL	Construction:	
Living Area:	1,738	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:	2	Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:	6	Basement Area:		Patio Type:	COVERED PATIO
Bedrooms:	5	Finish Bsmnt Area:		Pool:	
Bath(F/H):	2 /	Basement Type:		Air Cond:	EVAP COOLER
Year Built / Eff:	1955 / 1971	Roof Type:		Style:	CONVENTIONAL
Fireplace:	/	Foundation:	SLAB	Quality:	
# of Stories:	1.00	Roof Material:	GRAVEL & ROCK	Condition:	
Other Improvements:	FENCE;FENCED YARD				

Site Information

Zoning:	LARS	Acres:	0.18	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	7,628	Lot Width/Depth:	58 x 129	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$476,344	Assessed Year:	2016	Property Tax:	\$5,844.32
Land Value:	\$269,238	Improved %:	43%	Tax Area:	16
Improvement Value:	\$207,106	Tax Year:	2016	Tax Exemption:	
Total Taxable Value:	\$476,344				

Comparable Summary

For Property Located At



CoreLogic

RealQuest Professional

11142 GOTHIC AVE, GRANADA HILLS, CA 91344-3708**20 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: 20**

	Subject Property	Low	High	Average
Sale Price	\$261,000	\$482,000	\$600,000	\$542,625
Bldg/Living Area	1,738	1,501	1,913	1,644
Price/Sqft	\$150.17	\$281.35	\$370.57	\$330.88
Year Built	1955	1954	1961	1956
Lot Area	7,628	7,091	12,622	8,282
Bedrooms	5	3	4	3
Bathrooms/Restrooms	2	2	3	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$476,344	\$60,635	\$523,000	\$311,873
Distance From Subject	0.00	0.02	0.43	0.28

* = 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										
		11142 GOTHIC AVE	\$261,000	1955	5	2	02/15/2013	1,738	7,628	0.0
Comparables										
<input checked="" type="checkbox"/>	1	11154 GOTHIC AVE	\$520,000	1955	4	2	08/30/2016	1,599	7,274	0.02
<input checked="" type="checkbox"/>	2	16254 SAN FERNANDO MISSION BLVD	\$500,000	1956	3	2	04/08/2016	1,567	8,356	0.15
<input checked="" type="checkbox"/>	3	11056 SWINTON AVE	\$500,000	1957	3	2	12/07/2016	1,546	8,384	0.17
<input checked="" type="checkbox"/>	4	16501 DONMETZ ST	\$535,000	1955	4	2	07/01/2016	1,593	12,622	0.18
<input checked="" type="checkbox"/>	5	16422 SIMONDS ST	\$564,000	1956	3	2	04/12/2016	1,522	11,874	0.21
<input checked="" type="checkbox"/>	6	16521 MCKEEVER ST	\$525,000	1955	4	2	08/29/2016	1,866	7,807	0.23
<input checked="" type="checkbox"/>	7	11001 DEBRA AVE	\$580,000	1961	3	2	07/06/2016	1,631	8,121	0.23
<input checked="" type="checkbox"/>	8	16361 CELTIC ST	\$520,000	1957	3	2	04/19/2016	1,501	7,557	0.24
<input checked="" type="checkbox"/>	9	11014 MONOGRAM AVE	\$600,000	1955	4	3	06/28/2016	1,757	7,799	0.27
<input checked="" type="checkbox"/>	10	10944 ODESSA AVE	\$562,000	1961	3	2	08/12/2016	1,625	8,146	0.29
<input checked="" type="checkbox"/>	11	11029 COLLETT AVE	\$482,000	1954	3	2	06/08/2016	1,502	7,377	0.3
<input checked="" type="checkbox"/>	12	16270 KALISHER ST	\$500,000	1956	3	2	12/14/2016	1,614	7,560	0.3
<input checked="" type="checkbox"/>	13	11315 MONOGRAM AVE	\$589,500	1955	4	2	04/08/2016	1,831	7,091	0.31
<input checked="" type="checkbox"/>	14	16354 JONFIN ST	\$515,000	1957	3	2	05/06/2016	1,501	7,769	0.33
<input checked="" type="checkbox"/>	15	16360 JONFIN ST	\$500,000	1957	3	2	08/12/2016	1,501	7,500	0.33
<input checked="" type="checkbox"/>	16	16119 INDEX ST	\$545,000	1955	3	2	10/05/2016	1,616	7,560	0.35
<input checked="" type="checkbox"/>	17	11421 ODESSA AVE	\$600,000	1955	4	2	08/16/2016	1,760	8,537	0.37
<input checked="" type="checkbox"/>	18	10840 DEBRA AVE	\$600,000	1960	4	2	09/12/2016	1,913	8,230	0.39
<input checked="" type="checkbox"/>	19	16647 HORACE ST	\$555,000	1960	3	3	06/16/2016	1,606	8,572	0.43
<input checked="" type="checkbox"/>	20	16701 MCKEEVER ST	\$560,000	1955	4	2	06/03/2016	1,827	7,499	0.43

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

11142 GOTHIC AVE, GRANADA HILLS, CA 91344-3708**20 Comparable(s) Selected.**

Report Date: 12/21/2016

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$261,000	\$482,000	\$600,000	\$542,625
Bldg/Living Area	1,738	1,501	1,913	1,644
Price/Sqft	\$150.17	\$281.35	\$370.57	\$330.88
Year Built	1955	1954	1961	1956
Lot Area	7,628	7,091	12,622	8,282
Bedrooms	5	3	4	3
Bathrooms/Restrooms	2	2	3	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$476,344	\$60,635	\$523,000	\$311,873
Distance From Subject	0.00	0.02	0.43	0.28

*= user supplied for search only

Comp #1 Distance From Subject:0.02 (miles)
 Address: 11154 GOTHIC AVE, GRANADA HILLS, CA 91344-3708
 Owner Name: SHAHIRFAR MEYSAM & DENISSE
 Seller Name: CRESSEY SANDRA
 APN: 2681-011-025 Map Reference: 8-A1 / Living Area: 1,599
 County: LOS ANGELES, CA Census Tract: 1066.46 Total Rooms: 6
 Subdivision: 20102 Zoning: LARS Bedrooms: 4
 Rec Date: 08/30/2016 Prior Rec Date: 08/03/2007 Bath(F/H): 2 /
 Sale Date: 07/20/2016 Prior Sale Date: 07/24/2007 Yr Built/Eff: 1955 / 1955
 Sale Price: \$520,000 Prior Sale Price: \$360,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 1035819 Acres: 0.17 Fireplace: Y / 1
 1st Mtg Amt: \$510,581 Lot Area: 7,274 Pool:
 Total Value: \$399,441 # of Stories: 1.00 Roof Mat: GRAVEL & ROCK
 Land Use: SFR Park Area/Cap#: / 2 Parking: PARKING AVAIL

Comp #2 Distance From Subject:0.15 (miles)
 Address: 16254 SAN FERNANDO MISSION BLVD, GRANADA HILLS, CA 91344-3724
 Owner Name: MKRTCHYAN GARIK
 Seller Name: LINX INVESTMENT GROUP LLC
 APN: 2680-002-023 Map Reference: 8-A1 / Living Area: 1,567
 County: LOS ANGELES, CA Census Tract: 1093.00 Total Rooms: 5
 Subdivision: 21298 Zoning: LARS Bedrooms: 3
 Rec Date: 04/08/2016 Prior Rec Date: 12/03/2015 Bath(F/H): 2 /
 Sale Date: 04/04/2016 Prior Sale Date: Yr Built/Eff: 1956 / 1956
 Sale Price: \$500,000 Prior Sale Price: \$335,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 390928 Acres: 0.19 Fireplace: Y / 1
 1st Mtg Amt: \$400,000 Lot Area: 8,356 Pool:
 Total Value: \$335,000 # of Stories: 1.00 Roof Mat: WOOD SHAKE
 Land Use: SFR Park Area/Cap#: / 2 Parking: PARKING AVAIL

Comp #3 Distance From Subject:0.17 (miles)
 Address: 11056 SWINTON AVE, GRANADA HILLS, CA 91344-5336
 Owner Name: CHANG JOHNNY K/TANG MAY Y
 Seller Name: TOMCSI MICHAEL R & RENEE M
 APN: 2680-002-016 Map Reference: 8-A1 / Living Area: 1,546
 County: LOS ANGELES, CA Census Tract: 1093.00 Total Rooms: 6
 Subdivision: 21298 Zoning: LARS Bedrooms: 3
 Rec Date: 12/07/2016 Prior Rec Date: 11/21/2008 Bath(F/H): 2 /
 Sale Date: 11/17/2016 Prior Sale Date: 10/16/2008 Yr Built/Eff: 1957 / 1957
 Sale Price: \$500,000 Prior Sale Price: \$400,000 Air Cond: CENTRAL
 Sale Type: FULL Prior Sale Type: UNKNOWN Style: CONVENTIONAL
 Document #: 1541431 Acres: 0.19 Fireplace: Y / 1
 1st Mtg Amt: \$350,000 Lot Area: 8,384 Pool:
 Total Value: \$435,123 # of Stories: 1.00 Roof Mat: COMPOSITION
 Land Use: SFR Park Area/Cap#: / 2 Parking: SHINGLE
 PARKING AVAIL

Comp #4 Distance From Subject:0.18 (miles)
 Address: 16501 DONMETZ ST, GRANADA HILLS, CA 91344-3707
 Owner Name: AVILA FERNANDO/CORTEZ ROBERTO
 Seller Name: MIKHAIL SAMIR & NADIA
 APN: 2681-019-028 Map Reference: 8-A1 / Living Area: 1,593
 County: LOS ANGELES, CA Census Tract: 1066.46 Total Rooms: 8
 Subdivision: 20465 Zoning: LARS Bedrooms: 4
 Rec Date: 07/01/2016 Prior Rec Date: 08/12/1983 Bath(F/H): 2 /
 Sale Date: 06/08/2016 Prior Sale Date: Yr Built/Eff: 1955 / 1956
 Sale Price: \$535,000 Prior Sale Price: \$88,500 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 771941 Acres: 0.29 Fireplace: Y / 1
 1st Mtg Amt: \$525,309 Lot Area: 12,622 Pool: POOL
 Total Value: \$154,868 # of Stories: 1.00 Roof Mat: COMPOSITION
 Land Use: SFR Park Area/Cap#: / 2 Parking: SHINGLE
 PARKING AVAIL

Comp #:5 Distance From Subject:0.21 (miles)
 Address: 16422 SIMONDS ST, GRANADA HILLS, CA 91344-3728
 Owner Name: TOPCHYAN ARUTYUN & RUZANNA M/ASHCHYAN AKOP
 Seller Name: PRIES STEFAN
 APN: 2681-013-017 Map Reference: 8-A1 / Living Area: 1,522
 County: LOS ANGELES, CA Census Tract: 1066.46 Total Rooms: 6
 Subdivision: 21898 Zoning: LARS Bedrooms: 3
 Rec Date: 04/12/2016 Prior Rec Date: 12/05/2012 Bath(F/H): 2 /
 Sale Date: 02/19/2016 Prior Sale Date: 10/03/2012 Yr Built/Eff: 1956 / 1957
 Sale Price: \$564,000 Prior Sale Price: \$425,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 407865 Acres: 0.27 Fireplace: Y / 1
 1st Mtg Amt: \$545,176 Lot Area: 11,874 Pool:
 Total Value: \$442,097 # of Stories: 1.00 Roof Mat: GRAVEL & ROCK
 Land Use: SFR Park Area/Cap#: / 2 Parking: PARKING AVAIL

Comp #:6 Distance From Subject:0.23 (miles)
 Address: 16521 MCKEEVER ST, GRANADA HILLS, CA 91344-3723
 Owner Name: TORRES VICTORIA C
 Seller Name: LOPEZ ADELAIDA G
 APN: 2681-020-021 Map Reference: 8-A1 / Living Area: 1,866
 County: LOS ANGELES, CA Census Tract: 1066.46 Total Rooms: 7
 Subdivision: 20465 Zoning: LARS Bedrooms: 4
 Rec Date: 08/29/2016 Prior Rec Date: 06/17/2011 Bath(F/H): 2 /
 Sale Date: 08/24/2016 Prior Sale Date: 06/15/2011 Yr Built/Eff: 1955 / 1957
 Sale Price: \$525,000 Prior Sale Price: \$405,000 Air Cond: EVAP COOLER
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 1029961 Acres: 0.18 Fireplace: Y / 1
 1st Mtg Amt: \$446,000 Lot Area: 7,807 Pool:
 Total Value: \$438,312 # of Stories: 1.00 Roof Mat: COMPOSITION
 Land Use: SFR Park Area/Cap#: / 2 Parking: SHINGLE
 PARKING AVAIL

Comp #:7 Distance From Subject:0.23 (miles)
 Address: 11001 DEBRA AVE, GRANADA HILLS, CA 91344-5230
 Owner Name: DANDAPAT ROBIN K
 Seller Name: MAGLIOCCO GLORIA E TRUST
 APN: 2680-009-030 Map Reference: 8-A1 / Living Area: 1,631
 County: LOS ANGELES, CA Census Tract: 1111.00 Total Rooms: 7
 Subdivision: 25550 Zoning: LARS Bedrooms: 3
 Rec Date: 07/06/2016 Prior Rec Date: Bath(F/H): 2 /
 Sale Date: 05/21/2016 Prior Sale Date: Yr Built/Eff: 1961 / 1964
 Sale Price: \$580,000 Prior Sale Price: Air Cond:
 Sale Type: FULL Prior Sale Type: Style: CONVENTIONAL
 Document #: 779755 Acres: 0.19 Fireplace: Y / 1
 1st Mtg Amt: \$462,400 Lot Area: 8,121 Pool:
 Total Value: \$70,773 # of Stories: 1.00 Roof Mat: WOOD SHAKE
 Land Use: SFR Park Area/Cap#: / 2 Parking: PARKING AVAIL

Comp #:8 Distance From Subject:0.24 (miles)
 Address: 16361 CELTIC ST, GRANADA HILLS, CA 91344-6804
 Owner Name: LOMBERA LIZETH/BARRAGAN DAVID
 Seller Name: ZEPEDA ALEJANDRO
 APN: 2680-019-008 Map Reference: 8-A2 / Living Area: 1,501
 County: LOS ANGELES, CA Census Tract: 1111.00 Total Rooms: 6
 Subdivision: 22693 Zoning: LARS Bedrooms: 3
 Rec Date: 04/19/2016 Prior Rec Date: 08/31/2007 Bath(F/H): 2 /
 Sale Date: 03/09/2016 Prior Sale Date: 08/21/2007 Yr Built/Eff: 1957 / 1957
 Sale Price: \$520,000 Prior Sale Price: \$485,000 Air Cond: EVAP COOLER
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 434598 Acres: 0.17 Fireplace: Y / 1
 1st Mtg Amt: \$493,500 Lot Area: 7,557 Pool:
 Total Value: \$495,000 # of Stories: 1.00 Roof Mat: WOOD SHAKE
 Land Use: SFR Park Area/Cap#: / 2 Parking: PARKING AVAIL

Comp #:9 Distance From Subject:0.27 (miles)
 Address: 11014 MONOGRAM AVE, GRANADA HILLS, CA 91344-5216
 Owner Name: AGAVERDIAN ROBERT
 Seller Name: LOPEZ MARIA G
 APN: 2680-010-018 Map Reference: 8-A1 / Living Area: 1,757
 County: LOS ANGELES, CA Census Tract: 1111.00 Total Rooms: 6
 Subdivision: 15275 Zoning: LARS Bedrooms: 4
 Rec Date: 06/28/2016 Prior Rec Date: 10/17/1997 Bath(F/H): 3 /
 Sale Date: 06/08/2016 Prior Sale Date: 10/06/1997 Yr Built/Eff: 1955 / 1967
 Sale Price: \$600,000 Prior Sale Price: Air Cond: CENTRAL
 Sale Type: FULL Prior Sale Type: Style: CONVENTIONAL
 Document #: 745347 Acres: 0.18 Fireplace: Y / 1
 1st Mtg Amt: \$579,975 Lot Area: 7,799 Pool:
 Total Value: \$422,812 # of Stories: 1.00 Roof Mat: COMPOSITION
 Land Use: SFR Park Area/Cap#: / 2 Parking: SHINGLE
 Parking: PARKING AVAIL

Comp #:10 Distance From Subject:0.29 (miles)
 Address: 10944 ODESSA AVE, GRANADA HILLS, CA 91344-5218
 Owner Name: GUTIERREZ EDWARD/BRISENO CYNTHIA L
 Seller Name: MINER W J FAMILY TRUST
 APN: 2680-009-012 Map Reference: 8-A1 / Living Area: 1,625
 County: LOS ANGELES, CA Census Tract: 1111.00 Total Rooms: 6
 Subdivision: 25550 Zoning: LARS Bedrooms: 3
 Rec Date: 08/12/2016 Prior Rec Date: 06/30/2000 Bath(F/H): 2 /
 Sale Date: 07/07/2016 Prior Sale Date: 03/29/2000 Yr Built/Eff: 1961 / 1961
 Sale Price: \$562,000 Prior Sale Price: \$200,000 Air Cond: CENTRAL
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 959445 Acres: 0.19 Fireplace: Y / 1
 1st Mtg Amt: \$505,800 Lot Area: 8,146 Pool: POOL
 Total Value: \$76,372 # of Stories: 1.00 Roof Mat: WOOD SHAKE
 Land Use: SFR Park Area/Cap#: / 2 Parking: PARKING AVAIL

Comp #:11 Distance From Subject:0.3 (miles)
 Address: 11029 COLLETT AVE, GRANADA HILLS, CA 91344-5318
 Owner Name: ISHII YASUO & ROSA M
 Seller Name: EVENSEN MARTHA I TRUST
 APN: 2667-001-013 Map Reference: 8-A1 / Living Area: 1,502
 County: LOS ANGELES, CA Census Tract: 1093.00 Total Rooms: 6
 Subdivision: 16246 Zoning: LARS Bedrooms: 3
 Rec Date: 06/08/2016 Prior Rec Date: Bath(F/H): 2 /
 Sale Date: 05/13/2016 Prior Sale Date: Yr Built/Eff: 1954 / 1955
 Sale Price: \$482,000 Prior Sale Price: Air Cond: EVAP COOLER
 Sale Type: FULL Prior Sale Type: Style: CONVENTIONAL
 Document #: 659102 Acres: 0.17 Fireplace: Y / 1
 1st Mtg Amt: \$473,269 Lot Area: 7,377 Pool:
 Total Value: \$60,635 # of Stories: 1.00 Roof Mat: COMPOSITION
 Land Use: SFR Park Area/Cap#: / 2 Parking: SHINGLE
 Parking: PARKING AVAIL

Comp #:12 Distance From Subject:0.3 (miles)
 Address: 16270 KALISHER ST, GRANADA HILLS, CA 91344-3740
 Owner Name: MEDINA EDDIE/JUAREZ YANET C
 Seller Name: CLINTON MARY K
 APN: 2681-007-009 Map Reference: 2-A6 / Living Area: 1,614
 County: LOS ANGELES, CA Census Tract: 1066.45 Total Rooms: 5
 Subdivision: 20986 Zoning: LARS Bedrooms: 3
 Rec Date: 12/14/2016 Prior Rec Date: 08/26/1999 Bath(F/H): 2 /
 Sale Date: 11/10/2016 Prior Sale Date: 08/19/1999 Yr Built/Eff: 1956 / 1962
 Sale Price: \$500,000 Prior Sale Price: Air Cond: CENTRAL
 Sale Type: FULL Prior Sale Type: Style: CONVENTIONAL
 Document #: 1584216 Acres: 0.17 Fireplace: Y / 1
 1st Mtg Amt: \$490,943 Lot Area: 7,560 Pool:
 Total Value: \$262,949 # of Stories: 1.00 Roof Mat: WOOD SHAKE
 Land Use: SFR Park Area/Cap#: / 2 Parking: ATTACHED
 Parking: GARAGE

Comp #:13 Distance From Subject:0.31 (miles)
 Address: 11315 MONOGRAM AVE, GRANADA HILLS, CA 91344-3765
 Owner Name: DIMAS JULIO C & NATASHA M
 Seller Name: HEDGES FAMILY TRUST
 APN: 2681-014-010 Map Reference: 8-A1 / Living Area: 1,831
 County: LOS ANGELES, CA Census Tract: 1066.46 Total Rooms: 6
 Subdivision: 20465 Zoning: LARS Bedrooms: 4
 Rec Date: 04/08/2016 Prior Rec Date: 05/24/1973 Bath(F/H): 2 /
 Sale Date: 02/29/2016 Prior Sale Date: Yr Built/Eff: 1955 / 1962
 Sale Price: \$589,500 Prior Sale Price: \$29,000 Air Cond: CENTRAL
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 389768 Acres: 0.16 Fireplace: Y / 1
 1st Mtg Amt: \$417,000 Lot Area: 7,091 Pool: POOL
 Total Value: \$76,669 # of Stories: 1.00 Roof Mat: COMPOSITION
 Land Use: SFR Park Area/Cap#: / 2 Parking: SHINGLE
 PARKING AVAIL

Comp #:14 Distance From Subject:0.33 (miles)
 Address: 16354 JONFIN ST, GRANADA HILLS, CA 91344-6807
 Owner Name: CUNANAN JONATHAN & CRISELDA
 Seller Name: FRISH FELIX
 APN: 2680-020-006 Map Reference: 8-A2 / Living Area: 1,501
 County: LOS ANGELES, CA Census Tract: 1111.00 Total Rooms: 6
 Subdivision: 22693 Zoning: LARS Bedrooms: 3
 Rec Date: 05/06/2016 Prior Rec Date: 08/05/2014 Bath(F/H): 2 /
 Sale Date: 04/04/2016 Prior Sale Date: 07/18/2014 Yr Built/Eff: 1957 / 1957
 Sale Price: \$515,000 Prior Sale Price: \$389,000 Air Cond: CENTRAL
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 522907 Acres: 0.18 Fireplace: Y / 1
 1st Mtg Amt: \$437,750 Lot Area: 7,769 Pool:
 Total Value: \$394,830 # of Stories: 1.00 Roof Mat: WOOD SHAKE
 Land Use: SFR Park Area/Cap#: / 2 Parking: ATTACHED
 GARAGE

Comp #:15 Distance From Subject:0.33 (miles)
 Address: 16360 JONFIN ST, GRANADA HILLS, CA 91344-6807
 Owner Name: HERNANDEZ BRIAN
 Seller Name: ROBINSON FAMILY TRUST
 APN: 2680-020-007 Map Reference: 8-A2 / Living Area: 1,501
 County: LOS ANGELES, CA Census Tract: 1111.00 Total Rooms: 6
 Subdivision: 22693 Zoning: LARS Bedrooms: 3
 Rec Date: 08/12/2016 Prior Rec Date: Bath(F/H): 2 /
 Sale Date: 07/13/2016 Prior Sale Date: Yr Built/Eff: 1957 / 1957
 Sale Price: \$500,000 Prior Sale Price: Air Cond:
 Sale Type: FULL Prior Sale Type: Style: CONVENTIONAL
 Document #: 960012 Acres: 0.17 Fireplace: Y / 1
 1st Mtg Amt: \$490,943 Lot Area: 7,500 Pool:
 Total Value: \$72,588 # of Stories: 1.00 Roof Mat: WOOD SHAKE
 Land Use: SFR Park Area/Cap#: / 2 Parking: PARKING AVAIL

Comp #:16 Distance From Subject:0.35 (miles)
 Address: 16119 INDEX ST, GRANADA HILLS, CA 91344-3826
 Owner Name: SARKISYAN AZATUI A/TOROSYAN GRIGOR
 Seller Name: NADZHARYAN NAREK
 APN: 2666-016-006 Map Reference: 8-A1 / Living Area: 1,616
 County: LOS ANGELES, CA Census Tract: 1093.00 Total Rooms: 6
 Subdivision: 15937 Zoning: LARS Bedrooms: 3
 Rec Date: 10/05/2016 Prior Rec Date: 10/31/2013 Bath(F/H): 2 /
 Sale Date: 08/24/2016 Prior Sale Date: 10/28/2013 Yr Built/Eff: 1955 / 1955
 Sale Price: \$545,000 Prior Sale Price: \$350,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 1221647 Acres: 0.17 Fireplace: Y / 1
 1st Mtg Amt: \$535,128 Lot Area: 7,560 Pool: POOL
 Total Value: \$362,435 # of Stories: 1.00 Roof Mat: COMPOSITION
 Land Use: SFR Park Area/Cap#: / 2 Parking: SHINGLE
 PARKING AVAIL

Comp #:17 Distance From Subject:0.37 (miles)
 Address: 11421 ODESSA AVE, GRANADA HILLS, CA 91344-3754
 Owner Name: GEVORGYAN ARTAK
 Seller Name: VAROZIAN ROUHEN
 APN: 2681-001-015 Map Reference: 2-A6 / Living Area: 1,760
 County: LOS ANGELES, CA Census Tract: 1066.46 Total Rooms: 6
 Subdivision: 20465 Zoning: LARS Bedrooms: 4
 Rec Date: 08/16/2016 Prior Rec Date: 10/21/2008 Bath(F/H): 2 /
 Sale Date: 06/22/2016 Prior Sale Date: 09/30/2008 Yr Built/Eff: 1955 / 1964
 Sale Price: \$600,000 Prior Sale Price: \$385,000 Air Cond: CENTRAL
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 968042 Acres: 0.20 Fireplace: Y / 1
 1st Mtg Amt: \$477,000 Lot Area: 8,537 Pool: POOL
 Total Value: \$418,807 # of Stories: 1.00 Roof Mat: COMPOSITION
 Land Use: SFR Park Area/Cap#: / 2 SHINGLE
 Parking: DETACHED GARAGE

Comp #:18 Distance From Subject:0.39 (miles)
 Address: 10840 DEBRA AVE, GRANADA HILLS, CA 91344-5254
 Owner Name: GORCHIAN KARMEN
 Seller Name: DUKE PARTNERS LLC
 APN: 2680-013-029 Map Reference: 8-A2 / Living Area: 1,913
 County: LOS ANGELES, CA Census Tract: 1111.00 Total Rooms: 7
 Subdivision: 23847 Zoning: LARS Bedrooms: 4
 Rec Date: 09/12/2016 Prior Rec Date: 02/22/2006 Bath(F/H): 2 /
 Sale Date: 07/18/2016 Prior Sale Date: 01/19/2006 Yr Built/Eff: 1960 / 1962
 Sale Price: \$600,000 Prior Sale Price: \$665,000 Air Cond: EVAP COOLER
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 1088656 Acres: 0.19 Fireplace: Y / 1
 1st Mtg Amt: \$540,000 Lot Area: 8,230 Pool: POOL
 Total Value: \$523,000 # of Stories: 1.00 Roof Mat: GRAVEL & ROCK
 Land Use: SFR Park Area/Cap#: / 2 ATTACHED
 Parking: GARAGE

Comp #:19 Distance From Subject:0.43 (miles)
 Address: 16647 HORACE ST, GRANADA HILLS, CA 91344-5126
 Owner Name: DIKEAKOS PANAGIOTIS V & VOULA P
 Seller Name: SCHULZ SARAH A TRUST
 APN: 2683-002-008 Map Reference: 7-F1 / Living Area: 1,606
 County: LOS ANGELES, CA Census Tract: 1111.00 Total Rooms: 6
 Subdivision: 22512 Zoning: LARS Bedrooms: 3
 Rec Date: 06/16/2016 Prior Rec Date: 08/06/2009 Bath(F/H): 3 /
 Sale Date: 05/26/2016 Prior Sale Date: 07/09/2009 Yr Built/Eff: 1960 / 1960
 Sale Price: \$555,000 Prior Sale Price: \$423,000 Air Cond: EVAP COOLER
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 696843 Acres: 0.20 Fireplace: Y / 1
 1st Mtg Amt: Total Value: \$461,237 Lot Area: 8,572 Pool:
 Land Use: SFR Park Area/Cap#: / 2 # of Stories: 1.00 Roof Mat: WOOD SHAKE
 Parking: PARKING AVAIL

Comp #:20 Distance From Subject:0.43 (miles)
 Address: 16701 MCKEEVER ST, GRANADA HILLS, CA 91344-4238
 Owner Name: MCCOY NATHAN & ELLEN C
 Seller Name: TAYLOR ALI & GEORGE
 APN: 2682-016-022 Map Reference: 7-F1 / Living Area: 1,827
 County: LOS ANGELES, CA Census Tract: 1112.01 Total Rooms: 6
 Subdivision: 20465 Zoning: LARS Bedrooms: 4
 Rec Date: 06/03/2016 Prior Rec Date: 11/04/1988 Bath(F/H): 2 /
 Sale Date: 04/13/2016 Prior Sale Date: 10/1988 Yr Built/Eff: 1955 / 1967
 Sale Price: \$560,000 Prior Sale Price: \$185,000 Air Cond: EVAP COOLER
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 642751 Acres: 0.17 Fireplace: Y / 1
 1st Mtg Amt: \$504,000 Lot Area: 7,499 Pool: POOL
 Total Value: \$334,505 # of Stories: 1.00 Roof Mat: COMPOSITION
 Land Use: SFR Park Area/Cap#: / 2 SHINGLE
 Parking: ATTACHED GARAGE

EXHIBIT D

ASSIGNED INSPECTOR: **RICHARD SIMONS**

Date: **December 23, 2016**

JOB ADDRESS: **11142 NORTH GOTHIC AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2681-011-023**

CASE#: **711653**

ORDER NO: **A-3992980**

EFFECTIVE DATE OF ORDER TO COMPLY: **February 18, 2016**

COMPLIANCE EXPECTED DATE: **February 28, 2016**

DATE COMPLIANCE OBTAINED: **October 18, 2016**

LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3992980

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 CHAN, C.E., S.E.
GENERAL MANAGER

FRANK BUSH
EXECUTIVE OFFICER

NOTICE OF ORDER TO ABATE VACANT STRUCTURE
NOTICE OF FEE, AND FILE STATEMENT OF INTENT

LUCITA UY
11142 GOTHIC AV.
GRANADA HILLS, CA 91344

CASE #: 711653

ORDER #: A-3992980

EFFECTIVE DATE: February 18, 2016

COMPLIANCE DATE: February 28, 2016

COUNCIL DISTRICT: 12

OWNER OF

SITE ADDRESS: 11142 N GOTHIC AVE

ASSESSORS PARCEL NO.: 2681-011-023

BUILDING DESCRIPTION: SINGLE FAMILY DWELLING

An inspection has revealed that the property (Site Address) listed above and on structures thereon were found to be vacant. A "Vacant Structure" is defined as any structure that 1) is unoccupied or occupied by unauthorized persons; and 2) is unsecured or barricaded. This condition violates provisions of Sections 91.8904 and 98.0700 et seq. of the Los Angeles Municipal Code (L.A.M.C.).

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.

Vacant, unsecured or barricaded structures or vacant lots cause deterioration and instability in the neighborhoods where they are located. These types of structures/vacant lots are considered nuisances that often attract criminal activity, which threatens the safety and welfare of the residents and surrounding properties. A "Notice of Nuisance - Abatement Proceedings" will be recorded with the County Recorder.

ACTIONS REQUIRED OF YOU

I. Within ten (10) consecutive calendar days of the effective date of this Notice, you are required to perform the following

Remove all waste, rubbish, debris, flammable, combustible or hazardous materials from the interior of the structure(s), and all waste, rubbish, debris, excessive vegetation, inoperable vehicles, trailers, appliances and other similar materials from the property. Maintain the structure/parcel of land clean and secure; and, comply with any additional requirements indicated in this notice. L.A.M.C. Section(s) 98.0706.(a) and 98.0706.(b)

Barricade all doorways, windows, damaged walls, roof, foundations or exterior openings in accordance with the enclosed Board-Up Specifications. All exterior barricade material shall be uniformly covered with paint of similar color of the exterior of the building. Maintain the structure/parcel of land clean and secure; and, comply with any additional requirements indicated in this notice. L.A.M.C. Section(s) 98.0706.(c)



PROD_CNAP_ORDER_CVIF_20110823

CODE ENFORCEMENT BUREAU

For routine City business and non-emergency services: Call 3-1-1

www.ladbs.org

CASE NO.: 711653

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INSPECTOR COPY

Fence the entire lot in accordance with the enclosed Fencing Specifications L.A.M.C. Section(s) 98.0706.(d)

Remove all graffiti by washing, sandblasting or chemical treatment, or completely and uniformly cover it with paint of similar color of the exterior of the building or other approved materials. Maintain free from graffiti. L.A.M.C. Section(s) 91.8904.1 and 91.8104.15

Post the property, in a conspicuous manner, with signs visible from each walkway and driveway entering the property stating "THIS PROPERTY CLOSED TO THE PUBLIC No Entry Without Permission" L.A.M.C. SEC. 41.24. The lettering shall be at least 2 inches high. LAMC Sections 98.0706.(e) and 41.24

If you fail to comply with the above requirements within ten(10) calendar days of the effective date of this Notice and an appeal has not been filed, the City may abate the nuisance conditions without further notice by executing, as needed, work orders to have the structure/parcel of land cleaned, fenced, barricaded or graffiti removed by the Department of Building and Safety's Contractors. The cost for such work, plus administrative fees, will be recovered pursuant to the procedures set forth in LAMC Section 91.8904. **YOU MAY ALSO BE SUBJECT TO CRIMINAL PROSECUTION.**

The assessment for this work will be approximately \$15,000.00 plus \$6,000.00 (40%) administrative costs.

The Department may determine that the unsecured structure(s) or vacant lot is an imminent hazard and without notice to the owner or responsible party may take action to abate the hazard by City forces pursuant to LAMC Section 91.8905.1.

- II. Within thirty (30) consecutive calendar days** of the effective date of this Notice, you are required to perform the following
- Secure the required permits to address the violations listed below that were observed at the time of inspection and to bring the property back into productive use or secure the required permits to demolish the building(s) and cap the sewer lines.

NOTE: A permit is required before repair or demolition is started and work must physically commence within 45 days from the effective date of this notice. The structure identified in this order may not be re-occupied, until all required permits, inspections and approvals have been obtained. Your Inspector must confirm all violations have been correctly resolved before the structure is occupied.

Permanently affix, in a conspicuous place on the structure/parcel of land, a notice stating the name, address and telephone number of both the owner and the owner's agent in charge or control of the Vacant Structure. Such notice shall be readable from each walkway or driveway entering the property and the lettering shall be at least two(2) inches high. L.A.M.C. Section(s) 98.0714

Sign and return the enclosed Trespass Arrest Authorization Form to: Department of Building and Safety, Citywide Nuisance Abatement Program, 3550 Wilshire Boulevard, Suite 1800, Los Angeles, CA, 90010 L.A.M.C. Section(s) 98.0706(f)

File Statement of Intent:

- A. You are required by law to properly fill out and file the enclosed Statement of Intent within thirty(30) consecutive calendar days from the effective date of this notice;
- B. You are required to identify and implement a detailed plan to bring the property back into productive use in a timely manner including, but not limited to, the following:
 1. Expected period of vacancy; and
 2. A plan for regular maintenance during the period of vacancy; and
 3. A plan and time line for the lawful occupancy, rehabilitation or demolition of the barricaded structure; and
 4. Any additional information required by the Superintendent
- C. Send the completed Statement to: Department of Building and Safety, Citywide Nuisance Abatement Program, 3550 Wilshire Boulevard, Suite 1800, Los Angeles, CA, 90010. LAMC Sections 98.0713

If you fail to obtain the required permits to repair or demolish the building within thirty(30) consecutive calendar days, the Department may institute proceedings to cause the building to be demolished. The cost of demolition and removal plus administration fees will be assessed and recorded as a lien against the property pursuant to LAMC Section 91.8904.

The assessment for this work will be approximately \$15,000.00 plus \$6,000.00 (40%) administrative costs.

If you fail to file an approved Statement of Intent within thirty(30) consecutive calendar days of the effective date of this Notice and/or do not make a diligent and good faith effort to implement the actions identified in the Statement in a timely manner you may be subject to both civil and criminal penalties pursuant to LAMC Section 98.0704 and 98.0713.



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

CASE NO.: 711653

THE FOLLOWING IS A LIST OF VIOLATIONS OBSERVED AT TIME OF INSPECTION

1. **The building or premises is Substandard due to inadequate sanitation caused by general dilapidation or improper maintenance.**

You are therefore ordered to: Abate all Substandard conditions which are causing inadequate sanitation and maintain the building or premises in good repair.

Code Section(s) in Violation: 91.8902.1 #13 91.8902, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

2. **The premises are Substandard due to an accumulation of weeds, vegetation, junk, dead organic matter, debris, garbage, offal, rat harborages, stagnant water, combustible materials and similar materials or conditions.**

You are therefore ordered to: Abate all Substandard conditions noted above which constitute fire, health or safety hazards and maintain the premises in good repair.

Code Section(s) in Violation: 91.8902.10, 91.8902, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

3. **The building or premises is Substandard due to deteriorated or ineffective waterproofing of walls, roof, foundations or floors.**

You are therefore ordered to: Repair or replace deteriorated weatherproofing of exterior walls, roof, foundations or floors, including broken windows or doors

Code Section(s) in Violation: 91.8902.7#2, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

In addition, if the nuisance, once abated, again becomes in violation, unsecured or the premises again contains debris, rubbish, waste or excessive vegetation, the City may again abate the nuisance and proceed to recover costs. If the property becomes in violation on two subsequent occasions, the City may start proceedings to demolish and remove the continuous nuisance pursuant to LAMC Section 91.8904.

VACANT STRUCTURE PENALTY WARNING :

Pursuant to LAMC Section 98.0716 et seq, any Responsible Person in charge of a structure which meets the definition of a Vacant Structure for thirty (30) consecutive calendar days may be liable for an administrative penalty in the amount of \$ 1,000 per structure per day, not to exceed \$ 100,000 per property per calendar year unless:

(1) A statement of Intent has been filed and approved by LADBS; and

(2) The building has been posted as required by by Section 98.0714 of the LAMC; and

(3) One of the following applies:

a. That the structure is the subject of an active building permit for repair or rehabilitation and that the owner is proceeding diligently in good faith to complete the repair or rehabilitation; or

b. That the structure is properly barricaded and secured and is actively being offered for sale, lease or rent; or

c. That you can demonstrate that a diligent good faith effort is being made to implement the actions identified in the approved

Statement of Intent within the time line contained in the Statement

LAMC Sections 98.0716(a)(3)(A), 98.0716(a)(3)(B) and 98.0716(a)(3)(C)

PENALTY WARNING :

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

APPEAL PROCEDURES:

There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine error or abuse of discretion or requests for slight modification of the requirements contained in this order when appropriate fees have been paid Section 98.0403.1 and 98.0403.2 L.A.M.C.

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.

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.

Your cooperation in eliminating the nuisance conditions will contribute to a better neighborhood and a healthier and safer Los Angeles. If you have any questions or require any additional information please feel free to contact me at (213)252-3949. Office hours are 7:00 a.m. to 5:30 p.m. Monday through Thursday.

Inspector: _____

Date: February 11, 2016

RICHARD SIMONS
3550 WILSHIRE BLVD. SUITE 1800
LOS ANGELES, CA 90010
(213)252-3949

Richard.Simons@lacity.org


REVIEWED BY

LUCITA UY
11142 GOTHIC AVE.
GRANADA HILLS, CA, 91344
VBA/11142 N. GOTHIC AVE./VBO/RSIMONS
7009 0080 0000 7146 5094

**CODE ENFORCEMENT BUREAU**

For routine City business and non-emergency services: Call 3-1-1

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