BOARD OF BUILDING AND SAFETY COMMISSIONERS

CITY OF LOS ANGELES

CALIFORNIA



ERIC GARCETTI

MAYOR

FRANK M. BUSH GENERAL MANAGER

DEPARTMENT OF
BUILDING AND SAFETY

201 NORTH FIGUEROA STREET LOS ANGELES, CA 90012

OSAMA YOUNAN, P.E.

Council District: #7

VAN AMBATIELOS PRESIDENT

E. FELICIA BRANNON
VICE PRESIDENT

JOSELYN GEAGA-ROSENTHAL GEORGE HOVAGUIMIAN JAVIER NUNEZ

January 5, 2018

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

JOB ADDRESS: 15426 WEST LEMARSH STREET, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 2660-003-020

Re: Invoice #697050-5, #697169-6

On July 3, 2013, and October 10, 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: **15426 West Lemarsh 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:

Description	Amount
Non-Compliance Fee	\$ 1,210.00
Late Charge/Collection Fee (250%)	3,025.00
Accumulated Interest (1%/month)	594.84
Title Report Fee	42.00
Grand Total	\$ 4,871.84

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 \$4,871.84 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 \$4,871.84 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

pr	Steve ongele Chief, Resource Management Bureau
	Lien confirmed by

ATTEST: HOLLY WOLCOTT, CITY CLERK

City Council on:
BY:

DEPUTY



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

Property Title Report

Work Order No. T15045
Dated as of: 12/20/2017

Prepared for: City of Los Angeles

SCHEDULE A (Reported Property Information)

APN #: 2660-003-020

Property Address: 15426 W LEMARSH ST

City: Los Angeles

County: Los Angeles

VESTING INFORMATION

Type of Document: INDIVIDUAL GRANT DEED

Grantee: SAMUEL M. GRINGERI AND LIGAYA GRINGERI

Grantor: BERNICE FAYE TAGGART

Deed Date: 05/09/1984

Recorded: 07/12/1984

Instr No.: 84-830007

MAILING ADDRESS: SAMUEL M. GRINGERI AND LIGAYA GRINGERI

15426 LEMARSH ST MISSION HILLS CA 91345

SCHEDULE B

LEGAL DESCRIPTION

Lot: 72 Tract No: 7827 Abbreviated Description: LOT:72 TR#:7827 TRACT # 7827 LOT 72

MORTGAGES/LIENS

Type of Document: DEED OF TRUST

Recording Date: 06/03/2015

Document #: 15-0652267

Loan Amount: \$275,500

Lender Name: BROKER SOLUNONS INC

Borrowers Name: SAMUEL M GRINGERI AND LIGAYA GRINGERI

MAILING ADDRESS: BROKER SOLUNONS INC 14511 MYFORD ROAD STE 120 TUSTIN, CA 92780

			84 830007	
	AND WHEN RECO	RDED MAIL TO		
ame.		Culmani		
rest.	Mr & Mrs Samuel 15426 Lemarsh		Brown	
ty a	Mission Hills, (Calif	RECORDED IN OFFICIAL RECORDS OF LOS ANGELES COUNTY, CA	10
	MAIL TAX STAT	EMENTS TO	JUI 70	
ſ		٦	Recorder's Office	a
rest	above	-	Collie Date	\$
The L	OW.	ا د	***************************************	
	CAT. NO. NN00582 TO 1923 CA (2-83)		space above this Line for recorder's us al Grant Deed	
	The undersigned grante	ow(a) dealers(a).	IED BY TICOR TITLE INSURERS	
X.	Documentary transfer	tax is \$ 93 50		44
	() computed on fi	ull value less value of liens	s and encumbrances remaining at time of sale.	17.4
1		d area: (X) City of Lo		
	FOR A VALUABLE C	ONSIDERATION, receip	ot of which is hereby acknowledged,	
23		Taggart, as her sepa		
	hereby GRANT(S) to	Samuel M. Gringeri	and Ligaya Gringeri, husband and wife as joint tenants	
5	the following described	real property in the	•	
18		real property in the		
CC.		s Angeles	city of Wildle Hill/ Los Angeles , State of California:	
CK.	County of Lo			
52	Lot 72 of T	ract no. 7827 as per	State of California: map recorded in Book 89, pages 48 & 49 of the recorder of said county.	
20	Lot 72 of T	ract no. 7827 as per	map recorded in Book 89, pages 48 & 49 of	: :
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	Lot 72 of T	ract no. 7827 as per	map recorded in Book 89, pages 48 & 49 of	
	Lot 72 of T	ract no. 7827 as per	map recorded in Book 89, pages 48 & 49 of	
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EXHIBIT B

ASSIGNED INSPECTOR: JOHN HAMILTON Date: January 5, 2018

JOB ADDRESS: 15426 WEST LEMARSH STREET, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 2660-003-020

Last Full Title: 12/20/2017 Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

1). SAMUEL M. & LIGAYA GRINGERI 15426 LEMARSH ST MISSION HILLS, CA 91345

CAPACITY: OWNERS

2). BROKER SOLUNONS INC. 14511 MYFORD RD STE 120 TUSTIN, CA 92780

CAPACITY: INTERESTED PARTY

Property Detail Report

EXHIBIT C

For Property Located At: 15426 LEMARSH ST, MISSION HILLS, CA 91345-2603



Owner Information	1		43/4			
Owner Name: Mailing Address: Vesting Codes:		GRINGERI SAMUEL M & LIG 15426 LEMARSH ST, MISSIO	AYA N HILLS CA 91345-2603	C060		
Location Informati	ion					
Legal Description:	1011	TRACT # 7827 LOT 72 LOS ANGELES, CA	APN:		2660-003-020	
County: Census Tract / Block:		1096.03 / 3	Alternate APN:			
Township-Range-Sect:			Subdivision:		7827	
Legal Book/Page:		89-48	Map Reference:		8-C3 / 7827	
egal Lot:		72	Tract #: School District:		LOS ANGELES	
Legal Block:		MHS	School District Na	ame:		
Market Area: Neighbor Code:		Willo	Munic/Township:			
Owner Transfer In	formation					
Recording/Sale Date:		1	Deed Type:			
Sale Price:			1st Mtg Documen	it #:		
Document #:						
Last Market Sale I	nformation				¢95 000 / \/A	
Recording/Sale Date:		07/12/1984 /	1st Mtg Amount/T 1st Mtg Int. Rate/		\$85,000 / VA	
Sale Price:		\$85,000	1st Mtg Int. Rate/			
Sale Type: Document #:		FULL 830007	2nd Mtg Amount√	Type:	1	
Deed Type:		DEED (REG)	2nd Mtg Int. Rate/Type:		1	
Fransfer Document #:		,	Price Per SqFt:		\$81.42	
New Construction:			Multi/Split Sale:			
Γitle Company:						
Lender:						
Seller Name: Prior Sale Informa	tion					
	uon	07/12/1984 /	Prior Lender:			
Prior Rec/Sale Date: Prior Sale Price:		\$85,000	Prior 1st Mtg Amt		1	
Prior Doc Number:		83007	Prior 1st Mtg Rate	e/Type:	1	
Prior Deed Type:		DEED (REG)				
Property Characte	ristics			0	EDAME	
Gross Area:		Parking Type:	PARKING AVAIL	Construction: Heat Type:	FRAME HEATED	
iving Area:	1,044	Garage Area:	2	Exterior wall:	STUCCO	
ot Adj Area:		Garage Capacity: Parking Spaces:	2	Porch Type:		
Above Grade: Total Rooms:	5	Basement Area:	_	Patio Type:		
Bedrooms:	3	Finish Bsmnt Area:		Pool:	MINDOM	
Bath(F/H):	1/	Basement Type:		Air Cond:	WINDOW CONVENTIONAL	
/ear Built / Eff:	1931 / 1933	Roof Type:	RAISED	Style: Quality:	AVERAGE	
Fireplace:	1	Foundation:	COMPOSITION	•	GOOD	
f of Stories:	1.00	Roof Material:	SHINGLE	Condition:	GOOD	
Other Improvements:	FENCE					
Site Information					SINGLE FAMILY RESID	
Zoning:	LAR1	Acres:	0.15	County Use:	(0100)	
_ot Area:	6,626	Lot Width/Depth:	50 x 133	State Use:	DUDI 10	
and Use:	SFR	Res/Comm Units:	1	Water Type:	PUBLIC TYPE UNKNOWN	
Site Influence:				Sewer Type:	THE DAMAGEME	
Tax Information			****	Due weeks Town	\$1,369.50	
Total Value:	\$109,574	Assessed Year:	2017	Property Tax: Tax Area:	\$1,369.50 16	
and Value:	\$91,029	Improved %: Tax Year:	17% 2017	Tax Exemption:	_	
mprovement Value: Total Taxable Value:	\$18,545 \$102,574	lax teal.	2017			

Comparable Sales Report For Property Located At



15426 LEMARSH ST, MISSION HILLS, CA 91345-2603

6 Comparable(s) Selected.

Summary Statistics:

Report Date: 01/04/2018

	Subject	Low	High	Average
Sale Price	\$85,000	\$485,000	\$535,000	\$511,250
Bldg/Living Area	1,044	900	1,170	1,079
Price/Sqft	\$81.42	\$420.26	\$594.44	\$478.54
Year Built	1931	1940	1958	1950
Lot Area	6,626	6,620	8,186	7,357
Bedrooms	3	2	3	3
Bathrooms/Restrooms	1	1	2	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$109,574	\$48,114	\$465,000	\$157,340
Distance From Subject	0.00	0.27	0.45	0.36

^{*=} user supplied for search only

Comp #:1				Distance From	n Subject:0.27 (miles)
Address:	9950 MARKLEIN AVE, M	ISSION HILLS, CA 9134	15-2976		
Owner Name:	LIM VINCENT				
Seller Name:	THOMAS CHERYL L				
APN:	2660-006-004	Map Reference:	8-C3 /	Living Area:	1,116
County:	LOS ANGELES, CA	Census Tract:	1096.03	Total Rooms:	5
Subdivision:	17301	Zoning:	LARS	Bedrooms:	3
Rec Date:	10/06/2017	Prior Rec Date:		Bath(F/H):	2/
Sale Date:	09/14/2017	Prior Sale Date:		Yr Built/Eff:	1952 / 1952
Sale Price:	\$485,000	Prior Sale Price:		Air Cond:	
Sale Type:	FULL	Prior Sale Type:		Style:	CONVENTIONAL
Document #:	1148638	Acres:	0.19	Fireplace:	1
1st Mtg Amt:	\$476,215	Lot Area:	8,186	Pool:	
Total Value:	\$63,955	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	12	Parking:	PARKING AVAIL

Comp #:2				Distance From	m Subject:0.33 (miles
Address:	10115 AQUEDUCT AVE,	NORTH HILLS, CA 913	43-1502		
Owner Name:	EVAZPOOR ARDAVAN				
Seller Name:	MORGAN PICKS TWO L	LÇ			
APN:	2661-021-024	Map Reference:	8-B3 /	Living Area:	1,108
County:	LOS ANGELES, CA	Census Tract:	1098.00	Total Rooms:	5
Subdivision:	7827	Zoning:	LARA	Bedrooms:	2
Rec Date:	08/25/2017	Prior Rec Date:	11/10/2005	Bath(F/H):	1/
Sale Date:	08/03/2017	Prior Sale Date:	10/06/2005	Yr Built/Eff:	1940 / 1941
Sale Price:	\$520,000	Prior Sale Price:	\$475,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	966611	Acres:	0.15	Fireplace:	1
1st Mtg Amt:	\$494,000	Lot Area:	6,620	Pool:	
Total Value:	\$465,000	# of Stories:	1.00	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	12	Parking:	PARKING AVAIL

Comp #:3				Distance From	m Subject: 0.34 (miles
Address:	10223 AQUEDUCT AVE,	NORTH HILLS, CA 913	43-1503		
Owner Name:	ESPINOZA ARMANDO 8	DEARA O			
Seller Name:	BURGETT NOCHA TRUS	ST			
APN:	2661-017-009	Map Reference:	8-B3 /	Living Area;	1,160
County:	LOS ANGELES, CA	Census Tract:	1098.00	Total Rooms:	5
Subdivision:	22382	Zoning:	LARS	Bedrooms:	3
Rec Date:	08/28/2017	Prior Rec Date:		Bath(F/H):	2/
Sale Date:	06/23/2017	Prior Sale Date:		Yr Built/Eff:	1958 / 1958
Sale Price:	\$487,500	Prior Sale Price:		Air Cond:	
Sale Type:	FULL	Prior Sale Type:		Style:	CONVENTIONAL
Document #:	976102	Acres:	0.18	Fireplace:	1
1st Mtg Amt:	\$478,669	Lot Area:	7,939	Pool:	
Total Value:	\$48.114	# of Stories:	1.00	Roof Mat:	WOOD SHAKE

Land Use:

SFR

Parking:

PARKING AVAIL

Comp #:4				Distance From	m Subject:0.37 (miles)
Address:	15659 VINTAGE ST, NOF	RTH HILLS, CA 91343-1	537		
Owner Name:	GHARAPET VERJIK				
Seller Name:	BENNETT NELL A & CY	NTHIA S			
APN:	2661-024-011	Map Reference:	8-B3 /	Living Area:	900
County:	LOS ANGELES, CA	Census Tract:	1098.00	Total Rooms:	4
Subdivision:	7827	Zoning:	LARA	Bedrooms:	2
Rec Date:	04/28/2017	Prior Rec Date:	11/25/1985	Bath(F/H):	1/
Sale Date:	03/29/2017	Prior Sale Date:	10/1985	Yr Built/Eff:	1944 / 1946
Sale Price:	\$535,000	Prior Sale Price:	\$60,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	475000	Acres:	0.15	Fireplace:	1
1st Mtg Amt:	\$525,309	Lot Area:	6,624	Pool:	
Total Value:	\$148,103	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/1	Parking:	DETACHED GARAGE

Park Area/Cap#:

Comp #:5				Distance From	n Subject: 0.38 (miles)
Address:	15732 LEMARSH ST, NO	ORTH HILLS, CA 91343-	1512		
Owner Name:	BANICO EMMANUEL P/	CAMAING MARIA A V			
Seller Name:	GREVE DAVID L				
APN:	2661-018-016	Map Reference:	8-B3 /	Living Area:	1,022
County:	LOS ANGELES, CA	Census Tract:	1098.00	Total Rooms:	5
Subdivision:	7827	Zoning:	LARA	Bedrooms:	3
Rec Date:	07/13/2017	Prior Rec Date:	09/14/1998	Bath(F/H):	2/
Sale Date:	05/05/2017	Prior Sale Date:	09/04/1998	Yr Built/Eff:	1955 / 1965
Sale Price:	\$515,000	Prior Sale Price:	\$110,500	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	782174	Acres:	0.15	Fireplace;	1
1st Mtg Amt:	\$505,672	Lot Area:	6,622	Pool:	
Total Value:	\$148,572	# of Stories:	1.00	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	12	Parking:	PARKING AVAIL

Comp #:6				Distance From	m Subject: 0.45 (miles)
Address:	15723 HIAWATHA ST, GI	RANADA HILLS, CA 913	344-7232		
Owner Name:	DAVIS JEREMY & JACL	YN			
Seller Name:	FIORE JOHN P & LANA				
APN:	2661-010-011	Map Reference:	8-B3 /	Living Area:	1,170
County:	LOS ANGELES, CA	Census Tract:	1097.00	Total Rooms:	5
Subdivision:	22517	Zoning:	LARS	Bedrooms:	3
Rec Date:	07/07/2017	Prior Rec Date:	03/16/1993	Bath(F/H):	2/
Sale Date:	06/27/2017	Prior Sale Date:		Yr Built/Eff:	1956 / 1956
Sale Price:	\$525,000	Prior Sale Price:		Air Cond:	EVAP COOLER
Sale Type:	FULL	Prior Sale Type:		Style:	CONVENTIONAL
Document #:	758167	Acres:	0.19	Fireplace:	Y/1
1st Mtg Amt:	\$420,000	Lot Area:	8,150	Pool:	POOL
Total Value:	\$70,293	# of Stories:	1.00	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

EXHIBIT D

ASSIGNED INSPECTOR: JOHN HAMILTON

Date: January 5, 2018

JOB ADDRESS: 15426 WEST LEMARSH STREET, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 2660-003-020

CASE#: 498567

ORDER NO: A-3261319

EFFECTIVE DATE OF ORDER TO COMPLY: June 3, 2013

COMPLIANCE EXPECTED DATE: July 3, 2013

DATE COMPLIANCE OBTAINED: No Compliance to Date

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

.....

VIOLATIONS:

SEE ATTACHED ORDER # A-3261319

BMARD OF **BUILDING AND SAFETY** COMMISSIONERS

> HELENA JUBANY PRESIDENT **VAN AMBATIELOS** VICE-PRESIDENT

E. FELICIABRANNON VICTOR H. CUEVAS SEPAND SAMZADEH

CITY OF LOS ANGELES



ANTONIO R. VILLARAIGOSA MAYOR

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

RAYMOND S. CHAN, C.E., S.E. SUPERINTENDENT OF BUILDING INTERIM GENERAL MANAGER

SUBSTANDARD ORDER AND NOTICE OF FEE

MAY 2 8 2013

GRINGERI, SAMUEL M AND LIGAYA 15426 LEMARSH ST MISSION HILLS, CA 91345

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

Signature

CASE #: 498567 ORDER #: A-3261319 EFFECTIVE DATE: June 03, 2013

COMPLIANCE DATE: July 03, 2013

OWNER OF

SITE ADDRESS: 15426 W LEMARSH ST

ASSESSORS PARCEL NO.: 2660-003-020

ZONE: R1; One-Family Zone

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 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 LosAngeles 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. The building or premises is Substandard due to illegal occupancy..
 - 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.

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

You are therefore ordered to: Discontinue the use of the garage as habitable space 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.

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

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

Code Section(s) in Violation: 12.21A.1.(a) and 12.21A.4.(m) 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 <u>BEFORE</u> 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 \$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 98.04 ILA.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 chage and collection fee shall also pay interest. Interest shall be calculated at the rate of one percent per month.

PENALTY WARNING:

Any person who violates or causes or permits another person to violate any provision of the LosAngeles 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 chaged 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 & 161.03) 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 (818)374-9856. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector:

Date: May 24, 2013

JOHN HAMILTON

14410 SYLVAN STREET SUITE 105

VAN NUYS, CA 91401

(818)374-9856

John.Hamilton@lacity.org

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REVIEWED BY

EXHIBIT D

ASSIGNED INSPECTOR: JOHN HAMILTON

Date: January 5, 2018

JOB ADDRESS: 15426 WEST LEMARSH STREET, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 2660-003-020

CASE#: 498567

ORDER NO: A-3874406

EFFECTIVE DATE OF ORDER TO COMPLY: September 25, 2015

COMPLIANCE EXPECTED DATE: October 10, 2015

DATE COMPLIANCE OBTAINED: No Compliance to Date

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3874406

BOARD OF BUILDING AND SAFETY COMMISSIONERS

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VAN AMBATIELOS PRESIDENT E. FELICIABRANNON VICE-PRESIDENT

JOSELYN GEAGA-ROSENTHAL GEORGE HOVAGUIMIAN

JAVIER NUNEZ

CITY OF LOS ANGELES



ERIC GARCETTI

MAYOR

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

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

> FRANK BUSH EXECUTIVE OFFICER

CASE #: 498567

EFFECTIVE DATE: September 25, 2015

COMPLIANCE DATE: October 10, 2015

ORDER #: A-3874406

ORDER TO COMPLY-SUPPLEMENTAL

GRINGERI, SAMUEL M AND LIGAYA 15426 LEMARSH ST MISSION HILLS, CA 91345

The undersigned mailed this notice by regular mail, postage prepaid, to the addressee on this day,

To the address as shown on the last equalized assessment roll. Initialed by .

OWNER OF

ASSESSORS PARCEL NO .: 2660-003-020

SITE ADDRESS: 15426 W LEMARSH ST

ZONE: R1; One-Family Zone

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

The inspection has revealed that the property is in violation of the LosAngeles Municipal Code as follows: This order is a supplement to any and all preceding orders issued by the Department of Building and Safety relative to the case number noted above. You are hereby required to comply with the terms of this and all preceding orders

Further investigation of the property (Site Address) listed above has revealed that there are additional violations of the Los Angeles Municipal Code (L.A.M.C.). Following is a current list of violations:

VIOLATION(S):

1. Rubbish, garbage, trash and debris on the premises.

- You are therefore ordered to: 1) Remove the rubbish, garbage, trash and debris from the premises.
 - 2) Maintain the premises in a clean and sanitary condition

Code Section(s) in Violation: 91.8104, 91.8104.2, 91.103.1, 12.21A.1.(a) of the 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.

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

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.

PENALTY WARNING:

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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.

September 18, 2015

If you have any questions or require any additional information please feel free to contact me at (818)374-9856. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector:

JÓHN HAMILTON 14410 SYLVAN STREET SUITE 105 VAN NUYS, CA 91401

(818)374-9856

John.Hamilton@lacity.org

REVIEWED BY

