

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

OSAMA YOUNAN, P.E.
EXECUTIVE OFFICER

January 23, 2018

Council District: # 12

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

JOB ADDRESS: **10615 NORTH GOTHIC AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2679-025-006**
Re: Invoice #: 676815-3

On January 15, 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: **10615 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 January 27, 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>
System Development Surcharge late Fee	\$ 50.40
Late Charge/Collection Fee (250%)	840.00
Title Report Fee	42.00
Grand Total	\$ 932.40

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 **\$932.40** 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, and Balance Sheet Account 2200, any payment received against this lien in the amount of **\$932.40** 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

Lien confirmed by
City Council on:

ATTEST: HOLLY L. WOLCOTT, CITY CLERK

BY: _____
DEPUTY



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

Property Title Report

Work Order No. T15129
Dated as of: 01/03/2018

Prepared for: City of Los Angeles

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

APN #: 2679-025-006 ✓

Property Address: 10615 N GOTHIC AVE **City: Los Angeles** **County: Los Angeles**

VESTING INFORMATION

Type of Document: QUITCLAIM DEED

Grantee : ROBERT E POND

Grantor : COLLEEN DEE BAUMANN

Deed Date : 07/25/2003

Recorded : 08/14/2003

Instr No. : 03-2346872

MAILING ADDRESS: ROBERT E POND
10615 GOTHIC AVE GRANADA HILLS CA 91344

SCHEDULE B

LEGAL DESCRIPTION

Lot: 6 Tract No: 23913 Abbreviated Description: LOT:6 TR#:23913 TRACT # 23913 LOT 6

MORTGAGES/LIENS

Type of Document: DEED OF TRUST

Recording Date: 03/31/2003

Document #: 03-0889678

Loan Amount: \$200,000

Lender Name: WORLD SAVINGS BANK FSB

Borrowers Name: ROBERT E POND AND COLLEEN D BAUMANN

MAILING ADDRESS: WORLD SAVINGS BANK FSB
P.O. BOX 659548 SAN ANTONIO, TX 78265

This page is part of your document - DO NOT DISCARD

03 2346872

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

AUG 14 2003 AT 8 A.M.

DEED

TITLE(S) : _____



FEE

FEE \$30	RR
A.F.N.F. 94	2

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 Parcels Shown

2679 - 025 - 006

001

THIS FORM NOT TO BE DUPLICATED

8/14/03

2

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:
Robertt E. Pond
10615 Gothic Avenue
Granada Hills, CA 91344

03 2346872

A.P.N.: 2679-25-6

Order No.:

Space Above This Line for Recorder's Use Only

Escrow No.: 18009-G

QUITCLAIM DEED

"THIS IS A BONAFIDE GIFT AND
THE GRANTOR RECEIVED NOTHING
IN RETURN, R & T 11911."

THE UNDERSIGNED GRANTOR(s) DECLARE(s) DOCUMENTARY TRANSFER TAX \$NONE
[] 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; [X] City of Granada Hills, and

FOR A VALUABLE CONSIDERATION, Receipt of which is hereby acknowledged,
COLLEEN DEE BAUMANN, an unmarried woman

hereby remise, release and forever quitclaim to
ROBERT E. POND, a married man, as his sole and separate property

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

Lot 6 of Tract 23913 as per map recorded in Book 659, Pages 1 & 2 of Maps, in the office of the County Recorder of
said County.

Colleen Dee Baumann

Colleen Dee Baumann

Document Date: July 25, 2003

STATE OF CALIFORNIA
COUNTY OF _____

)SS

)

On _____ before me, _____

personally appeared _____

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 _____

This area for official notarial seal.

ACCOMODATION

This Document delivered to Recorder
as an accomodation only at the
express request of the parties hereto.
It has not been examined as to
its effect or validity.

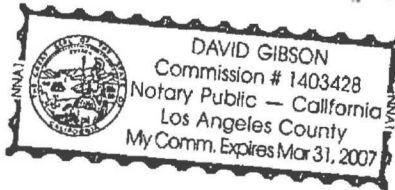
Mail Tax Statements to: SAME AS ABOVE or Address Noted Below

8/14/03

3

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENTState of CALIFORNIACounty of LOS ANGELESOn July 25, 2003 before me, DAVID GIBSON
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")personally appeared COLLEEN D. BAUMANN,
Name(s) of Signer(s)

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



WITNESS my hand and official seal.

Signature of Notary Public
OPTIONAL

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

Description of Attached DocumentTitle or Type of Document: Quit claim DeedDocument Date: 7/25/03 Number of Pages: 1

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

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

 RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Signer Is Representing: _____

Signer's Name: _____

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

 RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Signer Is Representing: _____

03 2346872

EXHIBIT B

ASSIGNED INSPECTOR: LINN MELVIN

Date: January 23, 2018

JOB ADDRESS: 10615 NORTH GOTHIC AVENUE, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 2679-025-006

Last Full Title: 01/03/2018

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- | | | |
|-----|---|---------------------------|
| 1). | ROBERT E POND
10615 GOTHIC AVE
GRANADA HILLS CA, 91344 | CAPACITY: OWNER |
| 2). | ROBERT POND
C/O LYNDA L. POND
10615 GOTHIC AVE
GRANADA HILLS, CA 91344 | CAPACITY: OWNER |
| 3). | WORLD SAVINGS BANK FSB
P.O. BOX 659548
SAN ANTONIO TX, 78265 | CAPACITY: INTRESTED PARTY |

Property Detail Report

For Property Located At :
10615 GOTHIC AVE, GRANADA HILLS, CA 91344-6827



CoreLogic

RealQuest Professional

Owner Information

Owner Name: **POND ROBERT E**
 Mailing Address: **10615 GOTHIC AVE, GRANADA HILLS CA 91344-6827 C017 C/O LYNDAL POND**
 Vesting Codes: **DC // ES**

Location Information

Legal Description:	TRACT # 23913 LOT 6	APN:	2679-025-006
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	1097.00 / 2	Subdivision:	23913
Township-Range-Sect:		Map Reference:	8-A2 /
Legal Book/Page:	659-1	Tract #:	23913
Legal Lot:	6	School District:	LOS ANGELES
Legal Block:		School District Name:	
Market Area:	GH	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	08/14/2003 / 07/25/2003	Deed Type:	QUIT CLAIM DEED
Sale Price:		1st Mtg Document #:	
Document #:	2346872		

Last Market Sale Information

Recording/Sale Date:	06/08/1979 /	1st Mtg Amount/Type:	\$75,000 / CONV
Sale Price:	\$83,500	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	/
Document #:	621217	2nd Mtg Amount/Type:	/
Deed Type:	DEED (REG)	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$74.02
New Construction:		Multi/Split Sale:	
Title Company:			
Lender:			
Seller Name:			

Prior Sale Information

Prior Rec/Sale Date:	/	Prior Lender:	/
Prior Sale Price:		Prior 1st Mtg Amt/Type:	/
Prior Doc Number:		Prior 1st Mtg Rate/Type:	/
Prior Deed Type:			

Property Characteristics

Gross Area:		Parking Type:	ATTACHED GARAGE	Construction:	FRAME
Living Area:	1,128	Garage Area:		Heat Type:	CENTRAL
Tot Adj Area:		Garage Capacity:	2	Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:	5	Basement Area:		Patio Type:	COVERED PATIO
Bedrooms:	3	Finish Bsmnt Area:		Pool:	
Bath(F/H):	2 /	Basement Type:		Air Cond:	EVAP COOLER
Year Built / Eff:	1961 / 1961	Roof Type:	RAISED	Style:	CONVENTIONAL
Fireplace:	Y / 1	Foundation:	WOOD SHAKE	Quality:	AVERAGE
# of Stories:	1.00	Roof Material:		Condition:	GOOD
Other Improvements:	FENCE;FENCED YARD				

Site Information

Zoning:	LARS	Acres:	0.17	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	7,503	Lot Width/Depth:	71 x 106	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	PUBLIC
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$159,723	Assessed Year:	2017	Property Tax:	\$2,055.47
Land Value:	\$60,248	Improved %:	62%	Tax Area:	16
Improvement Value:	\$99,475	Tax Year:	2017	Tax Exemption:	HOMEOWNER
Total Taxable Value:	\$152,723				

Comparable Sales Report

For Property Located At



CoreLogic®

RealQuest Professional

10615 GOTHIC AVE, GRANADA HILLS, CA 91344-6827**6 Comparable(s) Selected.**

Report Date: 01/23/2018

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$83,500	\$505,000	\$570,000	\$536,000
Bldg/Living Area	1,128	1,164	1,287	1,235
Price/Sqft	\$74.02	\$418.34	\$456.19	\$434.33
Year Built	1961	1952	1958	1955
Lot Area	7,503	6,899	10,112	7,731
Bedrooms	3	3	3	3
Bathrooms/Restrooms	2	2	2	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$159,723	\$113,652	\$512,000	\$339,546
Distance From Subject	0.00	0.08	0.47	0.36

* = user supplied for search only

Comp #1			Distance From Subject:0.08 (miles)		
Address: 10658 DEBRA AVE, GRANADA HILLS, CA 91344-6710					
Owner Name: HERRERA CAROLINA					
Seller Name: GANAJA LUIS & BERTHA					
APN:	2679-015-018	Map Reference:	8-A2 /	Living Area:	1,287
County:	LOS ANGELES, CA	Census Tract:	1114.00	Total Rooms:	5
Subdivision:	24422	Zoning:	LARS	Bedrooms:	3
Rec Date:	08/31/2017	Prior Rec Date:	09/25/1984	Bath(F/H):	2 /
Sale Date:	08/09/2017	Prior Sale Date:		Yr Built/Eff:	1958 / 1958
Sale Price:	\$540,000	Prior Sale Price:	\$107,500	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	992709	Acres:	0.23	Fireplace:	Y / 1
1st Mtg Amt:	\$240,000	Lot Area:	10,112	Pool:	
Total Value:	\$221,687	# of Stories:	1.00	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	ATTACHED GARAGE

Comp #2		Distance From Subject:0.23 (miles)	
Address:	16417 MINNEHAHA ST, GRANADA HILLS, CA 91344-6748		
Owner Name:	CABRERA ANTHONY & CYCRILLE		
Seller Name:	SILLEN KYLE		
APN:	2679-016-037	Map Reference:	8-A2 /
County:	LOS ANGELES, CA	Census Tract:	1114.00
Subdivision:	24422	Zoning:	LARS
Rec Date:	08/01/2017	Prior Rec Date:	03/22/2007
Sale Date:	06/30/2017	Prior Sale Date:	02/06/2007
Sale Price:	\$570,000	Prior Sale Price:	\$515,000
Sale Type:	FULL	Prior Sale Type:	UNKNOWN
Document #:	863568	Acres:	0.18
1st Mtg Amt:	\$456,000	Lot Area:	7,952
Total Value:	\$501,000	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	1,287
		Total Rooms:	5
		Bedrooms:	3
		Bath(F/H):	2 /
		Yr Built/Eff:	1958 / 1958
		Air Cond:	CENTRAL
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	WOOD SHAKE
		Parking:	PARKING AVAIL

Comp #3		Distance From Subject:0.46 (miles)	
Address:	16329 TUBA ST, NORTH HILLS, CA 91343-1337		
Owner Name:	SHISHMANYAN GARNIK/KHALULYAN VIKTORIA		
Seller Name:	DOYLE MONTIE C & JO ELLA G		
APN:	2678-003-008	Map Reference:	8-A3 /
County:	LOS ANGELES, CA	Census Tract:	1098.00
Subdivision:	17068	Zoning:	LARS
Rec Date:	12/14/2017	Prior Rec Date:	11/19/1984
Sale Date:	11/17/2017	Prior Sale Date:	
Sale Price:	\$550,000	Prior Sale Price:	\$68,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1453281	Acres:	0.16
1st Mtg Amt:	\$521,500	Lot Area:	6,900
Total Value:	\$113,652	# of Stories:	1.00
		Living Area:	1,264
		Total Rooms:	6
		Bedrooms:	3
		Bath(F/H):	2 /
		Yr Built/Eff:	1955 / 1955
		Air Cond:	EVAP COOLER
		Style:	CONVENTIONAL
		Fireplace:	/
		Pool:	
		Roof Mat:	COMPOSITION

Land Use: SFR

Park Area/Cap#: / 2

Parking:

SHINGLE
PARKING AVAIL

Comp #4

Distance From Subject:0.46 (miles)

Address: 10946 SWINTON AVE, GRANADA HILLS, CA 91344-5335

Owner Name: JALAPAN VICTOR JR & CHERRY G

Seller Name: BIAMBY ROSE

APN: 2680-005-011

Map Reference: 8-A2 /

Living Area: 1,164

County: LOS ANGELES, CA

Census Tract: 1093.00

Total Rooms: 5

Subdivision: 22210

Zoning: LARS

Bedrooms: 3

Rec Date: 07/17/2017

Prior Rec Date: 07/02/2002

Bath(F/H): 2 /

Sale Date: 06/12/2017

Prior Sale Date: 06/14/2002

Yr Built/Eff: 1956 / 1956

Sale Price: \$505,000

Prior Sale Price: \$280,000

Air Cond: EVAP COOLER

Sale Type: FULL

Prior Sale Type: FULL

Style: CONVENTIONAL

Document #: 795941

Acres: 0.16

Fireplace: Y / 1

1st Mtg Amt: \$404,000

Lot Area: 6,899

Pool:

Total Value: \$349,409

of Stories: 1.00

Roof Mat: COMPOSITION

Land Use: SFR

Park Area/Cap#: / 2

SHINGLE

ATTACHED

GARAGE

Comp #5

Distance From Subject:0.47 (miles)

Address: 16716 LOS ALIMOS ST, GRANADA HILLS, CA 91344-5051

Owner Name: ARTOONIAN ROOBIK

Seller Name: ALCALA CARMEN F TRUST

APN: 2683-021-012

Map Reference: 7-F2 /

Living Area: 1,243

County: LOS ANGELES, CA

Census Tract: 1111.00

Total Rooms: 5

Subdivision: 17710

Zoning: LARS

Bedrooms: 3

Rec Date: 10/12/2017

Prior Rec Date: 08/19/2005

Bath(F/H): 2 /

Sale Date: 04/27/2017

Prior Sale Date: 07/25/2005

Yr Built/Eff: 1952 / 1952

Sale Price: \$520,000

Prior Sale Price: \$550,000

Air Cond: CENTRAL

Sale Type: FULL

Prior Sale Type: FULL

Style: CONVENTIONAL

Document #: 1170099

Acres: 0.16

Fireplace: /

1st Mtg Amt: \$416,000

Lot Area: 6,899

Pool:

Total Value: \$512,000

of Stories: 1.00

Roof Mat: COMPOSITION

Land Use: SFR

Park Area/Cap#: / 2

SHINGLE

ATTACHED

GARAGE

Comp #6

Distance From Subject:0.47 (miles)

Address: 16113 TULSA ST, GRANADA HILLS, CA 91344-5341

Owner Name: DANG MADISON M & DAVID & CAROL

Seller Name: CULLEN FAMILY TRUST

APN: 2667-008-018

Map Reference: 8-B2 /

Living Area: 1,164

County: LOS ANGELES, CA

Census Tract: 1093.00

Total Rooms: 5

Subdivision: 22210

Zoning: LARS

Bedrooms: 3

Rec Date: 05/17/2017

Prior Rec Date: 07/10/2012

Bath(F/H): 2 /

Sale Date: 04/27/2017

Prior Sale Date: 04/17/2012

Yr Built/Eff: 1956 / 1956

Sale Price: \$531,000

Prior Sale Price: \$320,000

Air Cond:

Sale Type: FULL

Prior Sale Type: FULL

Style: CONVENTIONAL

Document #: 544602

Acres: 0.17

Fireplace: Y / 1

1st Mtg Amt: \$504,450

Lot Area: 7,622

Pool:

Total Value: \$339,528

of Stories: 1.00

Roof Mat: COMPOSITION

Land Use: SFR

Park Area/Cap#: / 2

SHINGLE

PARKING AVAIL

EXHIBIT D

ASSIGNED INSPECTOR: LINN MELVIN

Date: January 23, 2018

JOB ADDRESS: 10615 NORTH GOTHIC AVENUE, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 2679-025-006

CASE#: 708688

ORDER NO: A-3971929

EFFECTIVE DATE OF ORDER TO COMPLY: January 27, 2016

COMPLIANCE EXPECTED DATE: February 21, 2016

DATE COMPLIANCE OBTAINED: July 22, 2016

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LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3971929

10660221201728132

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
PRESIDENT

E. FELICIA BRANNON
VICE-PRESIDENT

JOSELYN GEAGA-ROSENTHAL

GEORGE HOVAGUIMIAN

JAVIER NUNEZ

CITY OF LOS ANGELES

CALIFORNIA



ERIC GARCETTI

MAYOR

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

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

FRANK BUSH
EXECUTIVE OFFICER

ORDER TO COMPLY AND NOTICE OF FEE

POND, ROBERT E
10615 GOTHIC AVE
GRANADA HILLS, CA 91344

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

JAN 27 2016

CASE #: 708688

ORDER #: A-3971929

EFFECTIVE DATE: January 27, 2016

COMPLIANCE DATE: February 21, 2016

OWNER OF

SITE ADDRESS: 10615 N GOTHIC AVE

ASSESSORS PARCEL NO.: 2679-025-006

ZONE: RS; Suburban Zone

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

INSPECTOR'S COPY

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:

VIOLATION(S):

1. Open storage within the required yards.

You are therefore ordered to: Discontinue the open storage of various items in the required yard(s).

Code Section(s) in Violation: 12.03, 12.21A.1.(a) and 12.21C.1.(g) of the L.A.M.C.

Location: Front of the property

Comments: Inspector Sunseri observed open storage of various items in the front of the single family dwelling.

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.

PENALTY WARNING :

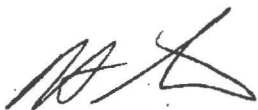
Any person who violates or causes or permits another person to violate any provision of the Los Angeles Municipal Code (L.A.M.C.) is guilty of a misdemeanor which is punishable by a fine of not more than \$1000.00 and/or six (6) months imprisonment for each violation. Section 11.00 (m) L.A.M.C.

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.

If you have any questions or require any additional information please feel free to contact me at (818)374-9840.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector :



Date: January 19, 2016

ROBERT SUNSERI
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REVIEWED BY

