

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS

PRESIDENT

E. FELICIA BRANNON

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JOSELYN GEAGA-ROSENTHAL

GEORGE HOVAGUIMIAN

JAVIER NUNEZ

CITY OF LOS ANGELES

CALIFORNIA



ERIC GARCETTI

MAYOR

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

FRANK M. BUSH
GENERAL MANAGER

OSAMA YOUNAN, P.E.
EXECUTIVE OFFICER

January 25, 2018

Council District: # 12

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

JOB ADDRESS: **16440 WEST INDEX STREET, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2681-020-004**

Re: Invoice #: 696902-2

On August 11, 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: **16440 West Index 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.

Pursuant to Section 98.0421, the property owner was issued an order on August 22, 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	<u>42.00</u>
Grand Total	\$ <u>932.40</u>

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, 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

ATTEST: HOLLY L. WOLCOTT, CITY CLERK

Lien confirmed by
City Council on:

BY: _____
DEPUTY



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

Property Title Report

Work Order No. T15121
Dated as of: 01/03/2018

Prepared for: City of Los Angeles

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

APN #: 2681-020-004

Property Address: 16440 W INDEX ST

City: Los Angeles

County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : MONICA M LEWIS

Grantor : MONICA M LEWIS; FRANK W MAIER; THE MAIER FAMILY TRUST; FRANK W MAIER JR,

Deed Date : 09/17/2012

Recorded : 11/27/2012

Instr No. : 12-1795752

MAILING ADDRESS: MONICA M LEWIS ✓
16440 INDEX ST GRANADA HILLS CA 91344

SCHEDULE B

LEGAL DESCRIPTION

Lot: 54 Tract No: 20102 Abbreviated Description: LOT:54 TR#:20102 TRACT # 20102 LOT 54

MORTGAGES/LIENS

Type of Document: FIXED RATE HOME EQUITY CONVERSION DEED OF TRUST

Recording Date: 11/27/2012

Document #: 12-1795755

Loan Amount: \$510,000

Lender Name: SECURITY ONE LENDING

Borrowers Name: MONICA M LEWIS

MAILING ADDRESS: SECURITY ONE LENDING ✓
3131 CAMINO DEL RIO N. STE 1400 SAN DIEGO, CA 92108

This page is part of your document - DO NOT DISCARD



20121795752



Pages:
0004

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

11/27/12 AT 08:00AM

FEES:	25.00
TAXES:	0.00
OTHER:	0.00
PAID:	25.00



LEADSHEET



201211270300018

00006813641



004451805

SEQ:
22

DAR - Title Company (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

T17

CALCOUNTIES TITLE NATION

RECORDING REQUESTED BY:
GALCOUNTIES TITLE NATION COMPANY

AND WHEN RECORDED MAIL TO:

MRS. MONICA M. LEWIS

16440 INDEX STRETT
GRANADA HILLS, CA 91344

11/27/2012



20121795752

2

THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.: 2127852

Escrow No.: 003827-MP

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$NONE "This conveyance transfers an interest into or out of a Living Trust, R & T 11930."

- ☐ computed on full value of property conveyed, or
- ☐ computed on full value less value of liens or encumbrances remaining at time of sale.
- ☐ Unincorporated area ☒ City of GRANADA HILLS AND

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
MONICA M. LEWIS AND FRANK W. MAIER, AS SUCCESSOR CO-TRUSTEES OF THE MAIER FAMILY TRUST, DATED 12-19-95
AKA FRANK W. MAIER, JR.

hereby GRANT(s) to:

MONICA M. LEWIS, a Widow

the real property in the City of GRANADA HILLS, County of Los Angeles, State of California, described as:
Lot 54 of Tract No. 20102, in the City of GRANADA HILLS, County of Los Angeles, State of California, as per Map recorded in Book 540, Pages 44 to 47 inclusive of Maps, in the Office of the County Recorder of said County.

Also Known as: 16440 INDEX STRETT, GRANADA HILLS, CA 91344
AP#: 2681-020-004

DATED September 17, 2012

STATE OF CALIFORNIA

COUNTY OF Los Angeles

On November 17, 2012

before me, C. Stuver

A Notary Public in and for said State personally appeared

Monica M. Lewis

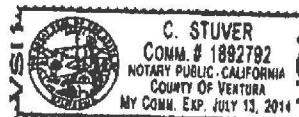
✓ Monica M. Lewis Trustee
MONICA M. LEWIS, SUCCESSOR TRUSTEE

✓ FRANK W. MAIER, SUCCESSOR TRUSTEE
AKA FRANK W. MAIER, JR.,

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.



Signature

C. Stuver

(Seal)

MAIL TAX STATEMENTS TO PARTY SHOWN BELOW; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE:

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

Executed in Counterpart

2681-20-4

2127852 249

RECORDING REQUESTED BY:
CALCOUNTIES TITLE NATION COMPANY

AND WHEN RECORDED MAIL TO:

MRS. MONICA M. LEWIS

16440 INDEX STRETT
GRANADA HILLS, CA 91344

3

THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.: 2127852

Escrow No.: 003827-MP

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$NONE This conveyance transfers an interest into or out of a Living Trust, R & T 11930."

- ☐ computed on full value of property conveyed, or
☐ computed on full value less value of liens or encumbrances remaining at time of sale.
☐ Unincorporated area ☒ City of GRANADA HILLS AND

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
MONICA M. LEWIS AND FRANK W. MAIER, AS SUCCESSOR CO-TRUSTEES OF THE MAIER FAMILY TRUST, DATED 12-19-95

hereby GRANT(s) to:

MONICA M. LEWIS, a Widow

the real property in the City of GRANADA HILLS, County of Los Angeles, State of California, described as:
Lot 54 of Tract No. 20102, in the City of GRANADA HILLS, County of Los Angeles, State of California, as per
Map recorded in Book 540, Pages 44 to 47 inclusive of Maps, in the Office of the County Recorder of said
County.

Also Known as: 16440 INDEX STRETT, GRANADA HILLS, CA 91344
AP#: 2881-020-004

DATED September 17, 2012

STATE OF CALIFORNIA

COUNTY OF Monterey

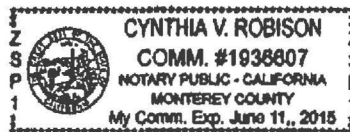
On September 18, 2012
before me, Cynthia V. Robison
A Notary Public in and for said State personally appeared
Frank W. Maier

MONICA M. LEWIS, SUCCESSOR TRUSTEE

Frank W. Maier
FRANK W. MAIER, SUCCESSOR TRUSTEE

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.



Signature

Cynthia V. Robison

(Seal)

MAIL TAX STATEMENTS TO PARTY SHOWN BELOW; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE:

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of

Los Angeles

On November 17, 2012 before me, C. Stuver, notary public
(Here insert name and title of the officer)

personally appeared Monica M Lewis

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.

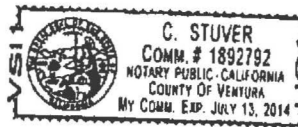
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature of Notary Public

C. Stuver

(Notary Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date _____

(Additional information)

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
☐ Corporate Officer

(Title)

- ☐ Partner(s)
☐ Attorney-in-Fact
☐ Trustee(s)
☐ Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they, -is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document.

EXHIBIT B

ASSIGNED INSPECTOR: LINN MELVIN

Date: January 25, 2018

JOB ADDRESS: 16440 WEST INDEX STREET, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 2681-020-004

Last Full Title: 01/03/2018

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- | | | |
|-----|----------------------------------------------------------------------------|----------------------------|
| 1). | MONICA M. LEWIS
16440 INDEX ST
GRANADA HILLS CA, 91344 | CAPACITY: OWNER |
| 2). | SECURITY ONE LENDING
3131 CAMINO RIO N. STE 1400
SAN DIEGO, CA 92108 | CAPACITY: INTERESTED PARTY |

Property Detail Report

For Property Located At :

16440 INDEX ST, GRANADA HILLS, CA 91344-3712

CoreLogic

RealQuest Professional

Owner Information

Owner Name: **LEWIS MONICA M**
 Mailing Address: **16440 INDEX ST, GRANADA HILLS CA 91344-3712 C008**
 Vesting Codes: **//**

Location Information

Legal Description:	TRACT # 20102 LOT 54	APN:	2681-020-004
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:	54	School District:	LOS ANGELES
Legal Block:		School District Name:	
Market Area:	GH	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	11/27/2012 / 11/17/2012	Deed Type:	AFFIDAVIT
Sale Price:		1st Mtg Document #:	1795755
Document #:	1795754		

Last Market Sale Information

Recording/Sale Date:	02/24/1970 /	1st Mtg Amount/Type:	/
Sale Price:	\$22,500	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	
Document #:		2nd Mtg Amount/Type:	/
Deed Type:	DEED (REG)	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$14.59
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:	PARKING AVAIL	Construction:	
Living Area:	1,542	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:	2	Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:	7	Basement Area:		Patio Type:	
Bedrooms:	4	Finish Bsmnt Area:		Pool:	
Bath(F/H):	2 /	Basement Type:		Air Cond:	EVAP COOLER
Year Built / Eff:	1955 / 1957	Roof Type:		Style:	CONVENTIONAL
Fireplace:	/	Foundation:	SLAB	Quality:	
# of Stories:	1.00	Roof Material:	GRAVEL & ROCK	Condition:	
Other Improvements:	FENCE;ADDITION				

Site Information

Zoning:	LARS	Acres:	0.20	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	8,766	Lot Width/Depth:	60 x 146	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$175,650	Assessed Year:	2017	Property Tax:	\$2,205.00
Land Value:	\$102,634	Improved %:	42%	Tax Area:	16
Improvement Value:	\$73,016	Tax Year:	2017	Tax Exemption:	HOMEOWNER
Total Taxable Value:	\$168,650				

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

16440 INDEX ST, GRANADA HILLS, CA 91344-3712**20 Comparable(s) Selected.**

Report Date: 01/24/2018

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$22,500	\$500,000	\$2,556,818	\$645,016
Bldg/Living Area	1,542	1,325	1,736	1,438
Price/Sqft	\$14.59	\$296.66	\$1,528.28	\$441.57
Year Built	1955	1955	1961	1956
Lot Area	8,766	6,713	8,797	7,691
Bedrooms	4	3	4	4
Bathrooms/Restrooms	2	2	2	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$175,650	\$52,760	\$526,766	\$251,177
Distance From Subject	0.00	0.09	0.42	0.26

* = user supplied for search only

Comp #:

1

Distance From Subject:0.09 (miles)

Address:

16526 INDEX ST, GRANADA HILLS, CA 91344-3714

Owner Name:

CESAR WALTER J

Seller Name:

AKERS FAMILY TRUST

APN:

2681-020-019

Map Reference:

8-A1 /

Living Area:

1,736

County:

LOS ANGELES, CA

Census Tract:

1066.46

Total Rooms:

6

Subdivision:

20465

Zoning:

LARS

Bedrooms:

4

Rec Date:

11/30/2017

Prior Rec Date:

11/13/1964

Bath(F/H):

2 /

Sale Date:

10/31/2017

Prior Sale Date:

Yr Built/Eff:

1955 / 1962

Sale Price:

\$515,000

Prior Sale Price:

\$22,500

Air Cond:

CENTRAL

Sale Type:

FULL

Prior Sale Type:

FULL

Style:

CONVENTIONAL

Document #:

1380936

Acres:

0.18

Fireplace:

Y / 1

1st Mtg Amt:

\$386,250

Lot Area:

7,929

Pool:

Total Value:

\$95,245

of Stories:

1.00

Roof Mat:

GRAVEL & ROCK

Land Use:

SFR

Park Area/Cap#:

/ 2

Parking:

PARKING AVAIL

Comp #:	2	Distance From Subject:0.13 (miles)			
Address:	11309 MONOGRAM AVE, GRANADA HILLS, CA 91344-3765				
Owner Name:	TOLEDO BERITH E & LEILIN L A L				
Seller Name:	ELLIOTT H H & P C TRUST				
APN:	2681-014-009	Map Reference:	8-A1 /	Living Area:	1,352
County:	LOS ANGELES, CA	Census Tract:	1066.46	Total Rooms:	6
Subdivision:	20465	Zoning:	LARS	Bedrooms:	4
Rec Date:	06/28/2017	Prior Rec Date:		Bath(F/H):	2 /
Sale Date:	06/13/2017	Prior Sale Date:		Yr Built/Eff:	1955 / 1955
Sale Price:	\$528,500	Prior Sale Price:		Air Cond:	EVAP COOLER
Sale Type:	FULL	Prior Sale Type:		Style:	CONVENTIONAL
Document #:	719314	Acres:	0.16	Fireplace:	Y / 1
1st Mtg Amt:	\$396,350	Lot Area:	6,900	Pool:	
Total Value:	\$52,760	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:**3**

Distance From Subject:**0.18 (miles)**

Address:**11336 HAYVENHURST AVE, GRANADA HILLS, CA 91344-3601**

Owner Name:**VILLASENOR JOHN N & RACHEL T**

Seller Name:**HERNANDEZ ARMANDO**

APN:**2681-014-001**

Map Reference:**8-A1 /**

Living Area:**1,346**

County:**LOS ANGELES, CA**

Census Tract:**1066.46**

Total Rooms:**6**

Subdivision:**20465**

Zoning:**LARS**

Bedrooms:**4**

Rec Date:**10/30/2017**

Prior Rec Date:**03/05/2014**

Bath(F/H):**2 /**

Sale Date:**09/19/2017**

Prior Sale Date:**02/11/2014**

Yr Built/Eff:**1955 / 1955**

Sale Price:**\$565,000**

Prior Sale Price:**\$445,000**

Air Cond:**EVAP COOLER**

Sale Type:**FULL**

Prior Sale Type:**FULL**

Style:**CONVENTIONAL**

Document #:**1241435**

Acres:**0.15**

Fireplace:**Y / 1**

1st Mtg Amt:**\$554,766**

Lot Area:**6,713**

Pool:**POOL**

Total Value:**\$470,027**

of Stories:**1.00**

Roof Mat:**GRAVEL & ROCK**

Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	DETACHED GARAGE
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Comp #4		Distance From Subject: 0.2 (miles)	
Address: 11429 ODESSA AVE, GRANADA HILLS, CA 91344-3754			
Owner Name: MEIR SHAY			
Seller Name: BALL TRACY			
APN: 2681-001-014	Map Reference: 2-A6 /	Living Area: 1,352	
County: LOS ANGELES, CA	Census Tract: 1066.46	Total Rooms: 6	
Subdivision: 20465	Zoning: LARS	Bedrooms: 4	
Rec Date: 08/25/2017	Prior Rec Date:	Bath(F/H): 2 /	
Sale Date: 07/24/2017	Prior Sale Date:	Yr Built/Eff: 1955 / 1955	
Sale Price: \$550,000	Prior Sale Price:	Air Cond:	
Sale Type: FULL	Prior Sale Type:	Style: CONVENTIONAL	
Document #: 966579	Acres: 0.20	Fireplace: Y / 1	
1st Mtg Amt: \$431,420	Lot Area: 8,587	Pool: POOL	
Total Value: \$60,363	# of Stories: 1.00	Roof Mat: COMPOSITION SHINGLE	
Land Use: SFR	Park Area/Cap#: / 2	Parking: PARKING AVAIL	

Comp #5		Distance From Subject: 0.21 (miles)	
Address: 16347 KALISHER ST, GRANADA HILLS, CA 91344-3743			
Owner Name: BOGHOZIAN VIGEN & ALLEN			
Seller Name: MARTINEZ CEASAR & MARIA A			
APN: 2681-004-009	Map Reference: 2-A6 /	Living Area: 1,501	
County: LOS ANGELES, CA	Census Tract: 1066.45	Total Rooms: 5	
Subdivision: 20986	Zoning: LARS	Bedrooms: 3	
Rec Date: 10/13/2017	Prior Rec Date: 06/28/2011	Bath(F/H): 2 /	
Sale Date: 09/26/2017	Prior Sale Date: 05/16/2011	Yr Built/Eff: 1956 / 1956	
Sale Price: \$580,000	Prior Sale Price: \$358,000	Air Cond: EVAP COOLER	
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL	
Document #: 1173589	Acres: 0.20	Fireplace: Y / 1	
1st Mtg Amt: \$560,642	Lot Area: 8,700	Pool: POOL	
Total Value: \$395,193	# of Stories: 1.00	Roof Mat: WOOD SHAKE	
Land Use: SFR	Park Area/Cap#: / 2	Parking: PARKING AVAIL	

Comp #6		Distance From Subject: 0.22 (miles)	
Address: 16515 SAN FERNANDO MISSION BLVD, GRANADA HILLS, CA 91344-5210			
Owner Name: JAQUEZ JOSEPH F & LISETTE			
Seller Name: ARRIETA JOHN A			
APN: 2681-016-030	Map Reference: 8-A1 /	Living Area: 1,352	
County: LOS ANGELES, CA	Census Tract: 1112.01	Total Rooms: 6	
Subdivision: 20465	Zoning: LARS	Bedrooms: 4	
Rec Date: 06/30/2017	Prior Rec Date: 07/11/1996	Bath(F/H): 2 /	
Sale Date: 05/16/2017	Prior Sale Date:	Yr Built/Eff: 1955 / 1955	
Sale Price: \$515,000	Prior Sale Price: \$12,000	Air Cond: EVAP COOLER	
Sale Type: FULL	Prior Sale Type: FULL	Style:	
Document #: 733164	Acres: 0.19	Fireplace: /	
1st Mtg Amt: \$495,522	Lot Area: 8,249	Pool: POOL	
Total Value: \$229,794	# of Stories: 1.00	Roof Mat: COMPOSITION SHINGLE	
Land Use: SFR	Park Area/Cap#: /	Parking: GARAGE	

Comp #7		Distance From Subject: 0.22 (miles)	
Address: 11151 HAYVENHURST AVE, GRANADA HILLS, CA 91344-5202			
Owner Name: DIAZ GLENDY/ALLUIN JUAN			
Seller Name: MARQUIS VALERIE J			
APN: 2682-015-008	Map Reference: 7-F1 /	Living Area: 1,352	
County: LOS ANGELES, CA	Census Tract: 1112.01	Total Rooms: 6	
Subdivision: 20465	Zoning: LARS	Bedrooms: 4	
Rec Date: 09/11/2017	Prior Rec Date: 06/29/1994	Bath(F/H): 2 /	
Sale Date: 08/15/2017	Prior Sale Date:	Yr Built/Eff: 1955 / 1955	
Sale Price: \$512,000	Prior Sale Price: \$130,000	Air Cond: WINDOW	
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL	
Document #: 1027124	Acres: 0.17	Fireplace: Y / 1	
1st Mtg Amt: \$424,000	Lot Area: 7,201	Pool:	
Total Value: \$190,367	# of Stories: 1.00	Roof Mat: GRAVEL & ROCK	
Land Use: SFR	Park Area/Cap#: / 2	Parking: DETACHED GARAGE	

Comp #8		Distance From Subject: 0.23 (miles)	
Address: 11204 GERALD AVE, GRANADA HILLS, CA 91344-4251			
Owner Name: AGUILAR EDWARD P & SAMANTHA B			
Seller Name: SAENZ ROQUE A & LILIA			
APN: 2682-014-002	Map Reference: 7-F1 /	Living Area: 1,485	
County: LOS ANGELES, CA	Census Tract: 1112.01	Total Rooms: 6	
Subdivision: 20465	Zoning: LARS	Bedrooms: 4	
Rec Date: 08/25/2017	Prior Rec Date: 07/07/1998	Bath(F/H): 2 /	
Sale Date: 07/25/2017	Prior Sale Date: 05/21/1998	Yr Built/Eff: 1955 / 1959	
Sale Price: \$530,000	Prior Sale Price: \$163,000	Air Cond: WALL	
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL	
Document #: 966922	Acres: 0.16	Fireplace: Y / 1	

1st Mtg Amt:	\$520,400	Lot Area:	6,850	Pool:	POOL
Total Value:	\$417,214	# of Stories:	1.00	Roof Mat:	GRAVEL & ROCK
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	ATTACHED GARAGE

Comp #:9		Distance From Subject:0.24 (miles)	
Address: 11433 SOPHIA AVE, GRANADA HILLS, CA 91344-3769			
Owner Name: MOVSISYAN GEVORG			
Seller Name: JETER CARLTON M & LAURA M			
APN:	2681-004-005	Map Reference:	2-A6 /
County:	LOS ANGELES, CA	Census Tract:	1066.45
Subdivision:	20986	Zoning:	LARS
Rec Date:	10/30/2017	Prior Rec Date:	10/27/1998
Sale Date:	09/12/2017	Prior Sale Date:	09/11/1998
Sale Price:	\$568,000	Prior Sale Price:	\$184,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1243024	Acres:	0.18
1st Mtg Amt:	\$454,400	Lot Area:	8,059
Total Value:	\$248,528	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
Living Area:	1,406	Total Rooms:	5
Bedrooms:	3	Bath(F/H):	2 /
Yr Built/Eff:	1956 / 1956	Air Cond:	EVAP COOLER
Style:	CONVENTIONAL	Fireplace:	Y / 1
Pool:		Roof Mat:	COMPOSITION SHINGLE
Parking:		Parking:	PARKING AVAIL

Comp #:10		Distance From Subject:0.25 (miles)	
Address: 11211 GERALD AVE, GRANADA HILLS, CA 91344-4252			
Owner Name: SERRATOS ADRIANA/GUTIERREZ LOUIS A			
Seller Name: KEMPES PROPERTIES LLC			
APN:	2682-017-016	Map Reference:	7-F1 /
County:	LOS ANGELES, CA	Census Tract:	1112.01
Subdivision:	20465	Zoning:	LARS
Rec Date:	10/20/2017	Prior Rec Date:	07/07/2017
Sale Date:	10/03/2017	Prior Sale Date:	06/26/2017
Sale Price:	\$585,000	Prior Sale Price:	\$431,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1205157	Acres:	0.18
1st Mtg Amt:	\$574,404	Lot Area:	7,812
Total Value:	\$91,317	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
Living Area:	1,346	Total Rooms:	6
Bedrooms:	4	Bath(F/H):	2 /
Yr Built/Eff:	1955 / 1955	Air Cond:	WALL
Style:	CONVENTIONAL	Fireplace:	Y / 1
Pool:		Roof Mat:	COMPOSITION SHINGLE
Parking:		Parking:	ATTACHED GARAGE

Comp #:11		Distance From Subject:0.25 (miles)	
Address: 16309 KALISHER ST, GRANADA HILLS, CA 91344-3742			
Owner Name: KAZARIANTS ARMEN			
Seller Name: BENNETT DONNA D			
APN:	2681-005-007	Map Reference:	2-A6 /
County:	LOS ANGELES, CA	Census Tract:	1066.45
Subdivision:	20986	Zoning:	LARS
Rec Date:	10/30/2017	Prior Rec Date:	06/17/1977
Sale Date:	09/05/2017	Prior Sale Date:	
Sale Price:	\$500,000	Prior Sale Price:	\$56,500
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1242893	Acres:	0.18
1st Mtg Amt:	\$375,000	Lot Area:	7,751
Total Value:	\$112,424	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
Living Area:	1,358	Total Rooms:	6
Bedrooms:	3	Bath(F/H):	2 /
Yr Built/Eff:	1956 / 1956	Air Cond:	EVAP COOLER
Style:	CONVENTIONAL	Fireplace:	/
Pool:		Roof Mat:	WOOD SHAKE
Parking:		Parking:	ATTACHED GARAGE

Comp #:12		Distance From Subject:0.26 (miles)	
Address: 11130 GERALD AVE, GRANADA HILLS, CA 91344-4207			
Owner Name: CAMARZARIAN CAROLINE/KAMARZARIAN EVLINE K			
Seller Name: FERNANDEZ JOSE F JR			
APN:	2682-015-002	Map Reference:	7-F1 /
County:	LOS ANGELES, CA	Census Tract:	1112.01
Subdivision:	20465	Zoning:	LARS
Rec Date:	10/30/2017	Prior Rec Date:	06/28/2011
Sale Date:	10/04/2017	Prior Sale Date:	05/20/2011
Sale Price:	\$575,000	Prior Sale Price:	\$359,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1239622	Acres:	0.17
1st Mtg Amt:	\$435,000	Lot Area:	7,192
Total Value:	\$396,298	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
Living Area:	1,352	Total Rooms:	6
Bedrooms:	4	Bath(F/H):	2 /
Yr Built/Eff:	1955 / 1955	Air Cond:	
Style:	CONVENTIONAL	Fireplace:	Y / 1
Pool:		Roof Mat:	GRAVEL & ROCK
Parking:		Parking:	PARKING AVAIL

Comp #:13		Distance From Subject:0.28 (miles)	
Address: 16654 MCKEEVER ST, GRANADA HILLS, CA 91344-4235			
Owner Name: SOTO CARLOS JR/VALLES ROSELLE O			
Seller Name: YU EDMOND W & KAREN			
APN:	2682-017-012	Map Reference:	7-F1 /
County:	LOS ANGELES, CA	Census Tract:	1112.01
Subdivision:	20465	Zoning:	LARS
Rec Date:	05/26/2017	Prior Rec Date:	02/19/2016
Sale Date:	04/24/2017	Prior Sale Date:	01/26/2016
Living Area:	1,352	Total Rooms:	6
Bedrooms:	4	Bath(F/H):	2 /
Yr Built/Eff:	1955 / 1955	Air Cond:	

Sale Price:	\$565,000	Prior Sale Price:	\$448,500	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	588214	Acres:	0.17	Fireplace:	Y / 1
1st Mtg Amt:	\$536,750	Lot Area:	7,499	Pool:	
Total Value:	\$457,470	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:14

Distance From Subject:0.33 (miles)

Address:11507 SOPHIA AVE, GRANADA HILLS, CA 91344-3042

Owner Name:CUEVA RAUL JR & NORMA J

Seller Name:PARK PARTHENIA LTD

APN:2605-023-026

Map Reference:2-A6 /

Living Area:1,673

County:LOS ANGELES, CA

Census Tract:1066.45

Total Rooms:6

Subdivision:23086

Zoning:LARS

Bedrooms:3

Rec Date:09/22/2017

Prior Rec Date:06/22/2007

Bath(F/H):2 /

Sale Date:09/08/2017

Prior Sale Date:06/06/2007

Yr Built/Eff:1958 / 1968

Sale Price:\$2,556,818

Prior Sale Price:\$525,000

Air Cond:CENTRAL

Sale Type:FULL

Prior Sale Type:FULL

Style:CONVENTIONAL

Document #:1089933

Acres:0.20

Fireplace:Y / 1

1st Mtg Amt:\$500,000

Lot Area:8,797

Pool:

Total Value:\$360,996

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: 16717 INDEX ST, GRANADA HILLS, CA 91344-3607					
Owner Name: HANDKE STEVE/DUONG TRINH					
Seller Name: STROUSE JANET					
APN: 2682-009-010		Map Reference: 7-F1 /		Living Area: 1,325	
County: LOS ANGELES, CA		Census Tract: 1112.01		Total Rooms: 6	
Subdivision: 20465		Zoning: LARS		Bedrooms: 4	
Rec Date: 06/29/2017		Prior Rec Date: 10/1978		Bath(F/H): 2 /	
Sale Date: 06/06/2017		Prior Sale Date:		Yr Built/Eff: 1955 / 1955	
Sale Price: \$535,000		Prior Sale Price: \$63,900		Air Cond:	
Sale Type: FULL		Prior Sale Type: FULL		Style: CONVENTIONAL	
Document #: 725892		Acres: 0.17		Fireplace: Y / 1	
1st Mtg Amt: \$395,000		Lot Area: 7,500		Pool:	
Total Value: \$110,950		# of Stories: 1.00		Roof Mat: COMPOSITION SHINGLE	
Land Use: SFR		Park Area/Cap#: / 2		Parking: ATTACHED GARAGE	

Comp #:**16**

Address:**11007 GOTHIC AVE, GRANADA HILLS, CA 91344-5235**

Owner Name:**PARTIDA SERVANDO JR & RICARDO**

Seller Name:**PERRY FAMILY LIVING TRUST**

APN:**2680-022-032**

County:**LOS ANGELES, CA**

Subdivision:**22354**

Rec Date:**06/28/2017**

Sale Date:**06/06/2017**

Sale Price:**\$560,000**

Sale Type:**FULL**

Document #:**718098**

1st Mtg Amt:**\$531,905**

Total Value:**\$303,813**

Land Use:**SFR**

Map Reference:**8-A1 /**

Census Tract:**1111.00**

Zoning:**LARS**

Prior Rec Date:**12/21/1990**

Prior Sale Date:**12/1990**

Prior Sale Price:**\$195,500**

Prior Sale Type:**FULL**

Acres:**0.20**

Lot Area:**8,496**

of Stories:**1.00**

Park Area/Cap#:**/ 2**

Living Area:**1,625**

Total Rooms:**6**

Bedrooms:**3**

Bath(F/H):**2 /**

Yr Built/Eff:**1960 / 1960**

Air Cond:**EVAP COOLER**

Style:**CONVENTIONAL**

Fireplace:**Y / 1**

Pool:

Roof Mat:**WOOD SHAKE**

Parking:**PARKING AVAIL**

Distance From Subject:**0.33 (miles)**

Comp #:				17		Distance From Subject:		0.36 (miles)			
Address:		11000 MONOGRAM AVE, GRANADA HILLS, CA 91344-5216									
Owner Name:		MANUKYAN GAYANE TRUST									
Seller Name:		SOMES ANN L FAMILY TRUST									
APN:		2680-010-020		Map Reference:		8-A1 /		Living Area:		1,398	
County:		LOS ANGELES, CA		Census Tract:		1111.00		Total Rooms:		6	
Subdivision:		15275		Zoning:		LARS		Bedrooms:		4	
Rec Date:		12/28/2017		Prior Rec Date:				Bath(F/H):		2 /	
Sale Date:		11/08/2017		Prior Sale Date:				Yr Built/Eff:		1955 / 1955	
Sale Price:		\$520,000		Prior Sale Price:				Air Cond:		EVAP COOLER	
Sale Type:		FULL		Prior Sale Type:				Style:		CONVENTIONAL	
Document #:		1506328		Acres:		0.18		Fireplace:		Y / 1	
1st Mtg Amt:				Lot Area:		7,749		Pool:			
Total Value:		\$56,668		# of Stories:		1.00		Roof Mat:		WOOD SHAKE	
Land Use:		SFR		Park Area/Cap#:		/ 2		Parking:		PARKING AVAIL	

Comp #: 18				Distance From Subject: 0.37 (miles)	
Address:	16641 LUDLOW ST, GRANADA HILLS, CA 91344-5134				
Owner Name:	TRUJILLO FIDELIA				
Seller Name:	MODICA DENNIS J				
APN:	2683-003-029	Map Reference:	7-F1 /	Living Area:	1,466
County:	LOS ANGELES, CA	Census Tract:	1111.00	Total Rooms:	6
Subdivision:	22512	Zoning:	LARS	Bedrooms:	3

Rec Date:	07/18/2017	Prior Rec Date:	12/30/1986	Bath(F/H):	2 /
Sale Date:	04/27/2017	Prior Sale Date:	10/1986	Yr Built/Eff:	1961 / 1961
Sale Price:	\$565,000	Prior Sale Price:	\$150,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	800204	Acres:	0.17	Fireplace:	Y / 1
1st Mtg Amt:	\$554,766	Lot Area:	7,440	Pool:	POOL
Total Value:	\$235,485	# of Stories:	1.00	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:19 Distance From Subject:0.37 (miles)

Address: 16738 MCKEEVER ST, GRANADA HILLS, CA 91344-4237

Owner Name: IZAKELIAN TAMAR/BARNHOUSE MATTHEW K

Seller Name: NOH SOON J & CHUN M

APN:	2682-017-004	Map Reference:	7-F1 /	Living Area:	1,325
County:	LOS ANGELES, CA	Census Tract:	1112.01	Total Rooms:	6
Subdivision:	20465	Zoning:	LARS	Bedrooms:	4
Rec Date:	10/13/2017	Prior Rec Date:	01/09/1998	Bath(F/H):	2 /
Sale Date:	09/20/2017	Prior Sale Date:		Yr Built/Eff:	1955 / 1955
Sale Price:	\$550,000	Prior Sale Price:	\$154,000	Air Cond:	EVAP COOLER
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	1176037	Acres:	0.17	Fireplace:	Y / 1
1st Mtg Amt:	\$522,500	Lot Area:	7,499	Pool:	
Total Value:	\$211,861	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:20 Distance From Subject:0.42 (miles)

Address: 11415 COLLETT AVE, GRANADA HILLS, CA 91344-3815

Owner Name: MATEO EDWARD N & SHAREN A

Seller Name: MOFFATT LAWRENCE

APN:	2666-002-008	Map Reference:	2-B6 /	Living Area:	1,665
County:	LOS ANGELES, CA	Census Tract:	1093.00	Total Rooms:	5
Subdivision:	18388	Zoning:	LARS	Bedrooms:	3
Rec Date:	10/20/2017	Prior Rec Date:	05/13/2004	Bath(F/H):	2 /
Sale Date:	09/29/2017	Prior Sale Date:	04/22/2004	Yr Built/Eff:	1958 / 1958
Sale Price:	\$525,000	Prior Sale Price:	\$430,000	Air Cond:	EVAP COOLER
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	1204409	Acres:	0.16	Fireplace:	Y / 1
1st Mtg Amt:	\$498,750	Lot Area:	6,900	Pool:	POOL
Total Value:	\$526,766	# of Stories:	1.00	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

EXHIBIT D

ASSIGNED INSPECTOR: **LINN MELVIN**

Date: **January 25, 2018**

JOB ADDRESS: **16440 WEST INDEX STREET, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2681-020-004**

CASE#: **732102**

ORDER NO: **A-4135927**

EFFECTIVE DATE OF ORDER TO COMPLY: **August 22, 2016**

COMPLIANCE EXPECTED DATE: **September 21, 2016**

DATE COMPLIANCE OBTAINED: **November 02, 2016**

.....

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-4135927

1050103201848499

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
PRESIDENT

E. FELICIA BRANNON
VICE-PRESIDENT

JOSELYN GEAGA-ROSENTHAL
GEORGE HOVAGUIMIAN

JAVIER NUNEZ

CITY OF LOS ANGELES

CALIFORNIA



ERIC GARCETTI
MAYOR

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

FRANK M. BUSH
GENERAL MANAGER

ORDER TO COMPLY AND NOTICE OF FEE

LEWIS, MONICA M
16440 INDEX ST
GRANADA HILLS, CA 91344

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

AUG 19 2016

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

CASE #: 732102

ORDER #: A-4135927

EFFECTIVE DATE: August 22, 2016

COMPLIANCE DATE: September 21, 2016

OWNER OF
SITE ADDRESS: 16440 W INDEX ST

ASSESSORS PARCEL NO.: 2681-020-004
ZONE: RS; Suburban Zone

INSPECTOR 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 10 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 of inoperable vehicles.

You are therefore ordered to: Discontinue the open storage of inoperable vehicle(s).

Code Section(s) in Violation: 12.21A.1.(a) and 12.21A.8.(b) of the L.A.M.C.

Location: Driveway and front yard

Comments: Discontinue the open storage of inoperable vehicle(s).

2. 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.

Location: Front yard and driveway

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.



CODE ENFORCEMENT BUREAU

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

www.ladbs.org

- Comments: 1) Remove the rubbish, garbage, trash and debris from the premises.
2) Maintain the premises in a clean and sanitary condition.

3. An access driveway is required.

You are therefore ordered to: Provide/maintain the required access driveway between each parking space or area and a street, or alley.

Code Section(s) in Violation: 12.21A.4.(h), 12.21A.1.(a) of the L.A.M.C.

Location: Driveway

Comments: Remove inoperable vehicles from the driveway.

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.

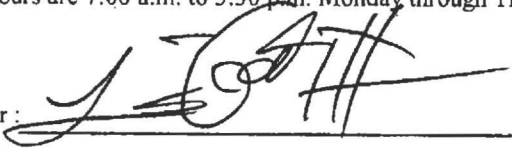
APPEAL PROCEDURES:

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:


LINN MELVIN
14410 SYLVAN STREET SUITE 105
LOS ANGELES, CA 91401
(818)374-9840

Trey.Melvin@lacity.org


REVIEWED BY

Date: August 12, 2016

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