

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

August 12, 2019

Council District: # 8

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

JOB ADDRESS: **3701 SOUTH WESTERN AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5041-024-051**
Re: Invoice #750162-7

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: **3701 South Western Avenue, Los Angeles, CA**, (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

Following the Department's investigation an order or orders to comply were issued to the property owner and all interested parties. Pursuant to Section 98.0411(a) the order warned that "a proposed noncompliance fee may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or slight modification is filed within 15 days after the compliance date." The owners failed to comply within the time prescribed by ordinance. The Department imposed non-compliance fee as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance fee	660.00
Late Charge/Collection fee (250%)	1,650.00
Accumulated Interest (1%/month)	158.08
Title Report fee	38.00
Grand Total	\$ 2,506.08

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed that a lien for a total sum of **\$2,506.08** be recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "City Council") designate the time and place protest can be heard concerning this matter, as set forth in Sections 7.35.3 and 7.35.5 of the Los Angeles Administrative Code.

It is further requested that the City Council instruct the Department to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$2,506.08** 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
Steve Ongele
Chief, Resource Management Bureau

ATTEST: HOLLY WOLCOTT, CITY CLERK

Lien confirmed by
City Council on:

BY: _____
DEPUTY



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

Property Title Report

Work Order No. T15981
Dated as of: 06/06/2019

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 5041-024-051

Property Address: 3701 S WESTERN AVE

City: Los Angeles

County: Los Angeles

VESTING INFORMATION

Type of Document: QUITCLAIM DEED

Grantee : JOONG CHUNG

Grantor : YOUNG CHUNG

Deed Date : 05/18/2006

Recorded : 06/14/2006

Instr No. : 06-1312871

MAILING ADDRESS: JOONG CHUNG

1627 S NORTON AVE LOS ANGELES CA 90019

SCHEDULE B

LEGAL DESCRIPTION

Lot: 92,93 Tract No: 4014 Abbreviated Description: LOT:92,93 TR#:4014 TRACT NO 4014 (EX OF STS) LOT 92 AND N 24 FT (EX OF ST) OF LOT 93

MORTGAGES/LIENS

Type of Document: ASSIGNMENT OF DEED OF TRUST

Recording Date: 01/20/2016

Document #: 16-0061234

Loan Amount: \$328,500

Lender Name: BANK OF AMERICA NA

Borrowers Name: JOONG CHUNG; YOUNG CHUNG

MAILING ADDRESS: BANK OF AMERICA NA

1800 TAPO CANYON ROAD SIMI VALLEY, CA 93063

This page is part of your document - DO NOT DISCARD

06 1312871

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

12:21PM

JUN 14 2006

TITLE(S) :

DEED



LEAD SHEET

FEE

FEE \$10 UU
2

D.T.T.

NOTIFICATION SENT-\$4

CODE
20

CODE
19

CODE
9

Assessor's Identification Number (AIN)

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

Number of AIN's Shown

5041 - 024 - 051

001

THIS FORM IS NOT TO BE DUPLICATED

06 1312871

RECORDING REQUESTED BY
When Recorded Mail Document
And Tax Statement To

JOONG CHUNG
1627 S. NORTON AVE.
LOS ANGELES, CA 90019

Escrow No
Title Order No

SPACE ABOVE THIS LINE FOR RECORDER'S USE

APN 504-024-051

QUITCLAIM DEED

The undersigned grantor(s) declare(s)

Documentary transfer tax is \$0.00

- ☐ computed on full value of property conveyed, or
☐ computed on full value less value of liens or encumbrances remaining at time of sale,
☐ Unincorporated Area ☒ City of LOS ANGELES

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

YOUNG CHUNG, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY,

Hereby remise, release and forever quitclaim to

JOONG CHUNG, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY

The following described real property in the City of LOS ANGELES
County of LOS ANGELES

State of California

SEE EXHIBIT 'A' ATTACHED HERETO AND MADE A PART HEREOF

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

Dated MAY 18, 2006

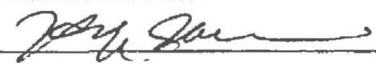
STATE OF CALIFORNIA
COUNTY OF Los Angeles

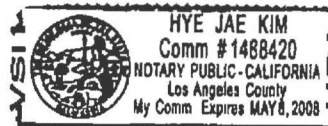
ON 5-19-06 before me,
Hye Jae Kim, Notary Public personally appeared
Young Chung


YOUNG CHUNG

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 



MAIL TAX STATEMENT AS DIRECTED ABOVE

QUITCLAIM DEED

LA119445

11/12/03

94311152

3

EXHIBIT "A"

LEGAL DESCRIPTION

The land referred to herein is situated in the State of California County of Los Angeles, described as follows:

Lot 92 and the Northerly 24 feet of Lot 93 of Tract No. 4014, in the City of Los Angeles, County of Los Angeles, State of California, as per Map recorded in Book 43, Pages 73 and 74 of Miscellaneous Maps, in the Office of the County Recorder of said County.

Excepting therefrom; all oil, oil rights, natural gas rights, mineral rights, and other hydrocarbon substances by whatever name known, together with appurtenant rights thereto, without, however, any right to enter upon the surface of said land nor any portion of the subsurface lying above a depth of 500 feet, as excepted or reserved in instruments of record.

End of Legal Description.

k

06 1312871

This page is part of your document - DO NOT DISCARD



20160061234



Pages:
0002

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

01/20/16 AT 08:40AM

FEES:	18.00
TAXES:	0.00
OTHER:	0.00
PAID:	18.00



LEADSHEET



201601202890024

00011602250



007327606

SEQ:
01

DAR - Mail (Intake)



THIS FORM IS NOT TO BE DUPLICATED

Recording Requested By:
Bank of America
Prepared By: Bank of America
1800 Tapo Canyon Road
Simi Valley, CA 93063
800-444-4302

When recorded mail to:
CoreLogic
Mail Stop: ASGN
P.O. Box 961006
Ft Worth, TX 76161-9836



DocID# 21087141383911324

Property Address:

3701 South Western Avenue
Los Angeles, CA 90018-4400

CA0-ADT34531166 12/30/2015 BK01

Document Number: 11602250



Batch Number: 7327606



This space for Recorder's use

ASSIGNMENT OF DEED OF TRUST

For Value Received, the undersigned holder of a Deed of Trust (herein "Assignor") whose address is C/O BAC, M/C: CA6-914-01-43, 1800 TAPO CANYON ROAD, SIMI VALLEY, CA 93063 does hereby grant, sell, assign, transfer and convey unto DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR THE HOLDERS OF MORGAN STANLEY ABS CAPITAL I INC. TRUST 2004-SD3, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-SD3 whose address is C/O BAC, M/C: CA6-914-01-43, 1800 TAPO CANYON ROAD, SIMI VALLEY, CA 93063 all beneficial interest under that certain Deed of Trust described below together with the note(s) and obligations therein described and the money due and to become due thereon with interest and all rights accrued or to accrue under said Deed of Trust.

Beneficiary: BANK OF AMERICA, N A
Original Borrower(s): YOUNG CHUNG, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY AND JOONG CHUNG, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY
Original Trustee: PRLAP, INC
Date of Deed of Trust: 10/27/2003
Original Loan Amount: \$328,500.00

Recorded in Los Angeles County, CA on: 11/12/2003, book N/A, page N/A and instrument number 03 3398905

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

1-4-16

BANK OF AMERICA, N.A.

By: Andrea N Gonzales
Andrea N Gonzales, Assistant Vice President

State of Arizona

County of MARICOPA

On 1-4-16, before me, GRACE E. PENA, Notary Public, personally appeared Andrea N Gonzales, Assistant Vice President of BANK OF AMERICA, N.A., whose identity was proven to me on the basis of satisfactory evidence to be the person who he or she claims to be and whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or entity upon behalf of which the person acted, executed the instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year last written.

Grace E. Pena
Notary Public: GRACE E. PENA

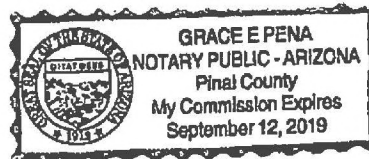


EXHIBIT B

ASSIGNED INSPECTOR: ENRIQUE PREZA

Date: June 14, 2019

JOB ADDRESS: 3701 SOUTH WESTERN AVENUE, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 5041-024-051

Last Full Title: 06/06/2019

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- | | |
|---|----------------------------|
| 1) JOONG CHUNG
1627 S NORTON AVE
LOS ANGELES CA 90019 | CAPACITY: OWNER |
| 2) BANK OF AMERICA NA
1800 TAPO CANYON ROAD
SIMI VALLEY, CA 93063 | CAPACITY: INTERESTED PARTY |

Property Detail Report

For Property Located At :

3701 S WESTERN AVE, LOS ANGELES, CA 90018-4400



RealQuest

Owner Information

Owner Name: CHUNG JOONG
 Mailing Address: 1627 S NORTON AVE, LOS ANGELES CA 90019-6053 C032
 Vesting Codes: MM // SE

Location Information

Legal Description: TRACT NO 4014 (EX OF STS) LOT 92 AND N 24 FT (EX OF ST) OF LOT 93
 County: LOS ANGELES, CA APN: 5041-024-051
 Census Tract / Block: 2220.02 / 3 Alternate APN:
 Township-Range-Sect: Subdivision: 4014
 Legal Book/Page: 43-73 Map Reference: 43-E6 /
 Legal Lot: 93 Tract #: 4014
 Legal Block: School District: LOS ANGELES
 Market Area: PHHT School District Name: LOS ANGELES
 Neighbor Code: Munic/Township:

Owner Transfer Information

Recording/Sale Date: / Deed Type:
 Sale Price: 1st Mtg Document #:

Last Market Sale Information

Recording/Sale Date: 11/12/2003 / 09/09/2003 1st Mtg Amount/Type: \$328,500 / CONV
 Sale Price: \$365,000 1st Mtg Int. Rate/Type: / FIXED
 Sale Type: FULL 1st Mtg Document #: 3398905
 Document #: 3398904 2nd Mtg Amount/Type: /
 Deed Type: GRANT DEED 2nd Mtg Int. Rate/Type: /
 Transfer Document #: Price Per SqFt: \$120.14
 New Construction: Multi/Split Sale:
 Title Company: STEWART TITLE
 Lender: BANK OF AMERICA
 Seller Name: HUD-HOUSING OF URBAN DEV

Prior Sale Information

Prior Rec/Sale Date: 08/18/2000 / 08/14/2000 Prior Lender:
 Prior Sale Price: \$310,379 Prior 1st Mtg Amt/Type: /
 Prior Doc Number: 1303522 Prior 1st Mtg Rate/Type: /
 Prior Deed Type: TRUSTEE DEED

Property Characteristics

Gross Area: Parking Type: Construction:
 Living Area: 3,038 Garage Area: Heat Type:
 Tot Adj Area: Garage Capacity: Exterior wall:
 Above Grade: Parking Spaces: Porch Type:
 Total Rooms: Basement Area: Patio Type:
 Bedrooms: 8 Finish Bsmnt Area: Pool:
 Bath(F/H): 6 / Basement Type: Air Cond: YES
 Year Built / Eff: 1983 / 1983 Roof Type: Style:
 Fireplace: / Foundation: Quality:
 # of Stories: Roof Material: Condition:

Other Improvements: Building Permit

Site Information

Zoning: LAC2 Acres: 0.14 County Use: MULTI-FAMILY 4-UNIT (0400)
 Lot Area: 6,152 Lot Width/Depth: x State Use:
 Land Use: QUADRUPLEX Res/Comm Units: 4 / Water Type:
 Site Influence: Sewer Type:

Tax Information

Total Value: \$603,361 Assessed Year: 2018 Property Tax: \$7,638.60
 Land Value: \$361,794 Improved %: 40% Tax Area: 67
 Improvement Value: \$241,567 Tax Year: 2018 Tax Exemption:
 Total Taxable Value: \$603,361

EXHIBIT D

ASSIGNED INSPECTOR: **ENRIQUE PREZA**

Date: **June 14, 2019**

JOB ADDRESS: **3701 SOUTH WESTERN AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5041-024-051**

CASE NO.: **711793**

ORDER NO.: **A-3996321**

EFFECTIVE DATE OF ORDER TO COMPLY: **February 26, 2016**

COMPLIANCE EXPECTED DATE: **March 27, 2016**

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

.....

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

VIOLATIONS:

SEE ATTACHED ORDER # A-3996321

1050016201615303

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
PRESIDENT

E. FELICIA BRANNON
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CALIFORNIA



ERIC GARCETTI

MAYOR

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

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

FRANK BUSH
EXECUTIVE OFFICER

SUBSTANDARD ORDER AND NOTICE OF FEE

CHUNG, JOONG
1627 S NORTON AVE
LOS ANGELES, CA 90019

CASE #: 711793
ORDER #: A-3996321
EFFECTIVE DATE: February 26, 2016
COMPLIANCE DATE: March 27, 2016

OWNER OF

SITE ADDRESS: 3701 S WESTERN AVE

ASSESSORS PARCEL NO.: 5041-024-051

ZONE: C2; Commercial 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. The invoice/notice will be sent to the owner as it appears on the last equalized assessment roll. Section 98.0421 L.A.M.C.

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

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

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

VIOLATION(S):

1. The building or premises is Substandard due to illegal occupancy.

You are therefore ordered to: 1) 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. 2) Demolish and remove all construction work performed and return the property to its permitted state.

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

2. The remodel/conversion of the commercial building into 4 residential units was/is constructed without the



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

required permits and approvals.

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

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

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

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

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

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

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

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

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

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

Code Section(s) in Violation: 94.103.1.1, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

NOTE: A certificate has been filed with the County Recorder noting the above substandard condition

NON-COMPLIANCE FEE WARNING:

YOU ARE IN VIOLATION OF THE L.A.M.C. IT IS YOUR RESPONSIBILITY TO CORRECT THE VIOLATION(S) AND CONTACT THE INSPECTOR LISTED BELOW TO ARRANGE FOR A COMPLIANCE INSPECTION BEFORE THE NON-COMPLIANCE FEE IS IMPOSED. Failure to correct the violations and arrange for the compliance inspection within 15 days from the Compliance Date, will result in imposition of the fee noted below.

In addition to the C.V.I.F. noted above, a proposed noncompliance fee in the amount of \$660.00 may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or request for slight modification is filed within 15 days of the compliance date.

If an appeal or request for slight modification is not filed within 15 days of the compliance date or extensions granted therefrom, the determination of the department to impose and collect a non-compliance fee shall be final. Section 98.0411 L.A.M.C.

NOTE: FAILURE TO PAY THE NON -COMPLIANCE FEE WITHIN 30 DAYS AFTER THE DATE OF MAILING THE INVOICE, MAY RESULT IN A LATE CHARGE OF TWO (2) TIMES THE NON-COMPLIANCE FEE PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$2,310.00.

Any person who fails to pay the non-compliance fee, late charge and collection fee shall also pay interest. Interest shall be calculated at the rate of one percent per month.

PENALTY WARNING:

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

INVESTIGATION FEE REQUIRED:

Whenever any work has been commenced without authorization by a permit or application for inspection and which violates provisions of Articles 1 through 8 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.), and if no order has been issued by the department or a court of law requiring said work to proceed, a special investigation fee which shall be double the amount charged for an application for inspection, license or permit fee, but not less than \$400.00, shall be collected on each permit, license or application for inspection. Section 98.0402 (a) L.A.M.C.

10501001020101010000

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.

TAX WARNING : THIS NOTICE AFFECTS OWNERS OF RENTAL HOUSING .

The Department of Building and Safety has determined by inspection that this building is substandard per Section 17274 and 24436.5 of the State Revenue and Taxation Code. These sections provide in part that a taxpayer who derives rental income from housing determined by the local regulatory agency to be substandard by reason of violation of state or local codes dealing with health safety or building, cannot deduct from state personal income tax and bank and corporation income tax deductions for interest, depreciation or taxes attributable to such substandard structure where the substandard conditions are not corrected within six(6) months after notice of violation by the regulatory agency. Please note that the effective date of this order marks the beginning of the six(6) month period referred to above. The department is required by law to notify the State Franchise Tax Board of failure to comply with these code sections.

NOTICE:

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

If you have any questions or require any additional information please feel free to contact me at (323)789-2786.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector :

A Alvarez

Date:

February 17, 2016

AGUSTIN ALVAREZ MORALES
8475 S. VERMONT AVE.
LOS ANGELES, CA 90044
(323)789-2786

Agustin.AlvarezMorales@lacity.


REVIEWED BY