

BOARD OF
BUILDING AND SAFETY
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CITY OF LOS ANGELES
CALIFORNIA



KAREN BASS
MAYOR

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

OSAMA YOUNAN, P.E.
GENERAL MANAGER
SUPERINTENDENT OF BUILDING

JOHN WEIGHT
EXECUTIVE OFFICER

September 30, 2025

Council District: # 10

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

JOB ADDRESS: **2229 SOUTH SPAULDING AVENUE, LOS ANGELES, CA**
AKA: **2225 SOUTH SPAULDING AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5064-028-020**
Re: Invoice #812068-3

Pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code, the Los Angeles Department of Building and Safety (LADBS) investigated and identified code violations at: **2229 South Spaulding Avenue, Los Angeles, CA (AKA:2225 South Spaulding Avenue, Los Angeles, CA)** ("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 on December 8, 2017 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)	686.74
Title Report fee	30.00
Grand Total	\$ 3,026.74

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 **\$3,026.74** be recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "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 Council instruct the LADBS to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$3,026.74** 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


Ana Mae Yutan
Chief, Resource Management Bureau

ATTEST: HOLLY WOLCOTT, CITY CLERK

Lien confirmed by
City Council on:

BY: _____
DEPUTY



1649 BUCKINGHAM RD.
LOS ANGELES, CA 90019
Phone 310-943-9235 latitle@in2-res.com

Property Title Report

Work Order No. T18407
Dated as of: 05/30/2025

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 5064-028-020

Property Address: 2229 S SPAULDING AVE City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: AFFIDAVIT – DEATH OF JOINT TENANT

Grantee : FRANCES LA CORA GATES

Grantor : ALBERT W. GATES, SR

Deed Date : 05/16/2000 Recorded : 05/17/2000

Instr No. : 00-0762103

MAILING ADDRESS: FRANCES LA CORA GATES
2225 S SPAULDING AVE, LOS ANGELES, CA 90016-1010

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 57 Tract No: 7129 Brief Description: TRACT # 7129 LOT 57

MORTGAGES/LIENS

Type of Document: DEED OF TRUST

Recording Date: 10/30/2000 Document #: 00-1699588

Loan Amount: \$17,906

Lender Name: RECORDS PROCESSING SERVICES

Borrowers Name: FRANCES LA CORA GATES

MAILING ADDRESS: RECORDS PROCESSING SERVICES
577 LAMONT ROAD ELMHURST, IL 60126



LEAD SHEET

00-0762103

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

2:41 PM MAY 17 2000

SPACE ABOVE THIS LINE FOR RECORDERS USE

TITLE(S)

FEE

FEE \$10	X
DAF \$2	
C-20	2

D.T.T.

CODE

20

CODE

19

CODE

9

Assessor's Identification Number (AIN)

To Be Completed By Examiner OR Title Company In Black Ink

Number of Parcels Shown

THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY:

00-0762103

2

When Recorded Mail Document
and Tax Statement To:

Frances L. Gates
2225 South Spaulding Avenue
Los Angeles, CA 90016

Escrow No.

Title Order No.

SPACE ABOVE THIS LINE FOR RECORDER'S USE

APN: 5064 - 028 - 020

AFFIDAVIT - DEATH OF JOINT TENANT

STATE OF CALIFORNIA,

COUNTY OF Los Angeles,

Frances La Cora Gates, of legal age,
being first duly sworn, and deposes and says:

That Albert W. Gates, Sr.
the decedent mentioned in the attached certified copy of Certificate of Death, is the same person as
Albert W. Gates, Sr. named as one of the parties in that certain
GRANT DEED dated December 22, 1994
executed by Albert W. Gates, Sr.

to Albert W. Gates, Sr. AND Frances La Cora Gates, FATHER AND DAUGHTER
as Joint Tenants,
recorded as Instrument No. 96-62186 on January 11, 1996, in Book
Page , of Official Records of Los Angeles County, California,
covering the following described property situated in the city of Los Angeles
County of Los Angeles, State of California.

Lot 57 of tract #7129, as per map recorded in book 79, Pages 67 - 78 of maps in the
Office of County Recorder of said County.

ALSO KNOWN AS: 2225 South Spaulding Avenue
Los Angeles, CA 90016

DATED: May 16, 2000

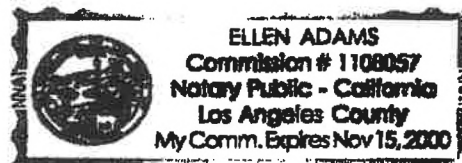
Frances La Cora Gates
Frances La Cora Gates

SUBSCRIBED AND SWORN TO before me

this 16th day of May, 192000

Signature

Ellen Adams



CERTIFICATE OF DEATH

00 0762103

STATE OF CALIFORNIA
USE BLACK INK ONLY/NO ERASURES, WHITEOUTS OR ALTERATIONS
VS-11 (REV. 7/93)

LOCAL REGISTRATION NUMBER

STATE FILE NUMBER

DECEDENT PERSONAL DATA	1. NAME OF DECEDENT—FIRST (GIVEN) Albert			2. MIDDLE William			3. LAST (FAMILY) Gates		
	4. DATE OF BIRTH MM/DD/CCYY 05/04/1919			5. AGE YRS. 76		6. SEX Male		7. DATE OF DEATH MM/DD/CCYY 12/25/1995	
	8. STATE OF BIRTH TN			10. SOCIAL SECURITY NO. 556-24-3453		11. MILITARY SERVICE 19__ TO 19__ <input type="checkbox"/> NONE		12. MARITAL STATUS Widowed	
	14. RACE Black			15. HISPANIC—SPECIFY <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		16. USUAL EMPLOYER City of Los Angeles		13. EDUCATION —YEARS COMPLETED 14	
USUAL RESIDENCE	17. OCCUPATION Licensed Animal Inspector								
	18. KIND OF BUSINESS Civil Service								
INFORMANT	20. RESIDENCE—STREET AND NUMBER OR LOCATION 2225 South Spaulding Avenue								
	21. CITY Los Angeles			22. COUNTY Los Angeles		23. ZIP CODE 90016		24. YRS IN COUNTY 76	
SPOUSE AND PARENT INFORMATION	26. NAME, RELATIONSHIP Frances L. Gates, Daughter								
	27. MAILING ADDRESS (STREET AND NUMBER OR RURAL ROUTE NUMBER, CITY OR TOWN, STATE, ZIP) 2225 South Spaulding Avenue, Los Angeles, CA 90016								
	28. NAME OF SURVIVING SPOUSE—FIRST —			29. MIDDLE —			30. LAST (MAIDEN NAME) —		
	31. NAME OF FATHER—FIRST Freeman			32. MIDDLE B.			33. LAST Gates		
DISPOSITION(S)	35. NAME OF MOTHER—FIRST Levonzell			36. MIDDLE —			37. LAST (MAIDEN) Robinson		
	39. DATE MM/DD/CCYY 01/03/1996			40. PLACE OF FINAL DISPOSITION Rose Hills Memorial Park, 3900 S. Workman Mill Rd, Whittier, CA 90601					
	41. TYPE OF DISPOSITION(S) BU			42. SIGNATURE OF EMERALMER <i>Alan Kula</i>			43. LICENSE NO. 8057		
	44. NAME OF FUNERAL DIRECTOR Rose Hills Mortuary			45. LICENSE NO. FD-970			46. SIGNATURE OF LOCAL REGISTRAR <i>Robert C. Matis</i>		
PLACE OF DEATH	101. PLACE OF DEATH Kaiser Foundation Hospital			102. IF HOSPITAL, SPECIFY ONE <input checked="" type="checkbox"/> IP <input type="checkbox"/> ER/OP <input type="checkbox"/> DOA			103. FACILITY OTHER THAN HOSPITAL: <input type="checkbox"/> CONV. <input type="checkbox"/> HOSP. <input type="checkbox"/> RES. <input type="checkbox"/> OTHER		
	104. COUNTY Los Angeles			105. STREET ADDRESS—STREET AND NUMBER OR LOCATION 4867 Sunset Blvd.					
CAUSE OF DEATH	107. DEATH WAS CAUSED BY: (ENTER ONLY ONE CAUSE PER LINE FOR A, B, C, AND D)						TIME INTERVAL BETWEEN ONSET AND DEATH		
	IMMEDIATE CAUSE (A) Cerebrovascular Accident						3 Weeks		
	DUE TO (B) Atherosclerosis						40 Years		
	DUE TO (C) —								
PHYSICIAN'S CERTIFICATION	112. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH BUT NOT RELATED TO CAUSE GIVEN IN 107 End Stage Renal Disease, Hypertension, Diabetes Mellitus						108. DEATH REPORTED TO CORONER <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		
	113. WAS OPERATION PERFORMED FOR ANY CONDITION IN ITEM 107 OR 112? IF YES, LIST TYPE OF OPERATION AND DATE. No						109. BIOPSY PERFORMED <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		
	114. I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE DEATH OCCURRED AT THE HOUR, DATE AND PLACE STATED FROM THE CAUSES STATED. DECEDENT ATTENDED SINCE MM/DD/CCYY 01/10/1985 DECEDENT LAST SEEN ALIVE MM/DD/CCYY 12/24/1995						110. AUTOPSY PERFORMED <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		
	115. SIGNATURE AND TITLE OF CERTIFIER <i>Mohamed Idroos M.D.</i>						111. USED IN DETERMINING CAUSE <input type="checkbox"/> YES <input type="checkbox"/> NO		
CORONER'S USE ONLY	116. TYPE ATTENDING PHYSICIAN'S NAME, MAILING ADDRESS + ZIP Mohamed Idroos M.D. 4700 Sunset Blvd. Los Angeles, CA. 90027						117. DATE MM/DD/CCYY 12/28/1995		
	118. MANNER OF DEATH <input type="checkbox"/> NATURAL <input type="checkbox"/> SUICIDE <input type="checkbox"/> HOMICIDE <input type="checkbox"/> ACCIDENT <input type="checkbox"/> PENDING INVESTIGATION <input type="checkbox"/> COULD NOT BE DETERMINED						119. INJURY AT WORK <input type="checkbox"/> YES <input type="checkbox"/> NO		
	120. INJURY DATE MM/DD/CCYY						121. INJURY DATE MM/DD/CCYY		
	122. HOUR						123. PLACE OF INJURY		
STATE REGISTRAR	124. DESCRIBE HOW INJURY OCCURRED (EVENTS WHICH RESULTED IN INJURY)								
	125. LOCATION (STREET AND NUMBER OR LOCATION AND CITY AND ZIP CODE)								
	126. SIGNATURE OF CORONER OR DEPUTY CORONER						127. DATE MM/DD/CCYY		
128. TYPED NAME, TITLE OF CORONER OR DEPUTY CORONER									
FAX AUTH. # 918-38350						CENSUS TRACT			

DEC 26 1995



LEAD SHEET

00-1699588

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

4:01 PM OCT 30 2000

SPACE ABOVE THIS LINE FOR RECORDERS USE

TITLE(S)

FEE

FEE \$ 35 BB

D.T.T.

CODE
20

DA. FEE Code 20

\$ 4.00

CODE
19

CODE
9

NOTIFICATION SET-4 ©

Assessor's Identification Number (AIN)

To Be Completed By Examiner OR Title Company In Black Ink

Number of Parcels Shown

THIS FORM IS NOT TO BE DUPLICATED

Recording Requested By

00-1699588

2

WHEN RECORDED MAIL TO

NAME **Records Processing Services**
STREET ADDRESS **577 Lamont Road**
CITY & STATE **Elmhurst, IL 60126**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

DEED OF TRUST

(Page 1 of 7)

210997

☐ If this box is checked, this Deed of Trust secures future advances.

THIS DEED OF TRUST is made this 4TH day of OCTOBER, 20 00, among the Trustor, FRANCES L. GATES A/K/A FRANCES LACORA GATES, AS JOINT TENANTS

whose address is 2225 SO SPAULDING AVE, LOS ANGELES, CA 90016
(herein "Borrower"), HOUSEKEY FINANCIAL CORPORATION, A CALIFORNIA CORPORATION
(herein "Trustee") and the Beneficiary, HOUSEHOLD FINANCE CORPORATION OF CALIFORNIA,
a corporation organized and existing under the laws of DELAWARE whose address is
P.O. BOX 438, WOOD DALE, IL 60191
(herein "Lender").

The following paragraph preceded by a checked box is applicable.

☒ WHEREAS, Borrower is indebted to Lender in the principal sum of \$ 17,906.87, evidenced by Borrower's Loan Agreement dated OCTOBER 4, 2000 and any extensions or renewals thereof (including those pursuant to any Renegotiable Rate Agreement) (herein "Note"), providing for monthly installments of principal and interest, including any adjustments to the amount of payments or the contract rate if that rate is variable, with the balance of the indebtedness, if not sooner paid, due and payable on APRIL 4, 2013;

☐ WHEREAS, Borrower is indebted to Lender in the principal sum of \$ _____, or so much thereof as may be advanced pursuant to Borrower's Revolving Loan Agreement dated _____ and extensions and renewals thereof (herein "Note"), providing for monthly installments, and interest at the rate and under the terms specified in the Note, including any adjustments in the interest rate if that rate is variable, and providing for a credit limit stated in the principal sum above and an initial advance of \$ _____;

TO SECURE to Lender the repayment of the indebtedness, including future advances, evidenced by the Note, with interest thereon at the applicable contract rate (including any adjustments to the amount of payment or the contract rate if that rate is variable) and other charges; the payment of all other sums, with interest thereon, advance in accordance herewith to protect the security of this Deed of Trust; and the performance of the covenants and agreements of Borrower herein contained, Borrower, in consideration of the indebtedness herein recited and the trust herein created, irrevocably grants and conveys to Trustee, in trust with power of sale, the following described property located in the County of LOS ANGELES State of California:

CONTINUED ON ATTACHED EXHIBIT A

which has the address of 2225 SO SPAULDING AVE, LOS ANGELES
(Street) (City)
California 90016 (herein "Property Address");
(Zip Code)

ORIGINAL



TOGETHER with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances and rents (subject however to the rights and authorities given herein to Lender to collect and apply such rents), all of which shall be deemed to be and remain a part of the property covered by this Deed of Trust; and all of the foregoing, together with said property (or the leasehold estate if this Deed of Trust is on a leasehold) are hereinafter referred to as the "Property;"

TO SECURE to Lender the repayment of (1) the indebtedness evidenced by the Note, with interest thereon, including any increases if the contract rate is variable; (2) all present and future advances under the Revolving Loan Agreement; (3) the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Deed of Trust; and (4) the performance of the covenants and agreements of Borrower herein contained; and (5) the payment of such further sums as the then record owner of the Property hereafter may borrow from Lender, when evidenced by another note (or notes) reciting it is so secured.

Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the right to grant and convey the Property, and that the Property is unencumbered except for encumbrances of record. Borrower covenants that Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to encumbrances of record.

COVENANTS. Borrower and Lender covenant and agree as follows:

1. Payment of Principal and Interest. Borrower shall promptly pay when due the principal and interest indebtedness evidenced by the Note and late charges as provided in the Note.

2. Funds for Taxes and Insurance. Subject to applicable law or written waiver by Lender, Borrower shall pay to Lender on the day monthly payments of principal and interest are payable under the Note, until the Note is paid in full, a sum (herein "Funds") equal to one-twelfth of the yearly taxes and assessments (including condominium and planned unit development assessments, if any) which may attain priority over this Deed of Trust, and ground rents on the Property, if any, plus one-twelfth of yearly premium installments for hazard insurance, plus one-twelfth of yearly premium installments for mortgage insurance, if any, all as reasonably estimated initially and from time to time by Lender on the basis of assessments and bills and reasonable estimates thereof. Borrower shall not be obligated to make such payments of Funds to Lender to the extent that Borrower makes such payments to the holder of a prior mortgage or deed of trust if such holder is an institutional lender.

If Borrower pays Funds to Lender, the Funds shall be held in an institution the deposits or accounts of which are insured or guaranteed by a Federal or state agency (including Lender if Lender is such an institution). Lender shall apply the Funds to pay said taxes, assessments, insurance premiums and ground rents. Lender may not charge for so holding and applying the Funds, analyzing said account or verifying and compiling said assessments and bills, unless Lender pays Borrower interest on the Funds and applicable law permits Lender to make such a charge. Borrower and Lender may agree in writing at the time of execution of this Deed of Trust that interest on the Funds shall be paid to Borrower, and unless such agreement is made or applicable law requires such interest to be paid, Lender shall not be required to pay Borrower any interest or earnings on the Funds. Lender shall give to Borrower, without charge, an annual accounting of the Funds showing credits and debits to the Funds and the purpose for which each debit to the Funds was made. The Funds are pledged as additional security for the sums secured by this Deed of Trust.

If the amount of the Funds held by Lender, together with the future monthly installments of Funds payable prior to the due dates of taxes, assessments, insurance premiums and ground rents, shall exceed the amount required to pay said taxes, assessments, insurance premiums and ground rents as they fall due, such excess shall be, at Borrower's option, either promptly repaid to Borrower or credited to Borrower on monthly installments of Funds. If the amount of the Funds held by Lender shall not be sufficient to pay taxes, assessments, insurance premiums and ground rents as they fall due, Borrower shall pay to Lender any amount necessary to make up the deficiency in one or more payments as Lender may require.

Upon payment in full of all sums secured by this Deed of Trust, Lender shall promptly refund to Borrower any funds held by Lender. If under paragraph 16 hereof the Property is sold or the Property is otherwise acquired by Lender, Lender shall apply, no later than immediately prior to the sale of the Property or its acquisition by Lender, any Funds held by Lender at the time of application as a credit against the sums secured by this Deed of Trust.

3. Application of Payments. Unless applicable law provides otherwise, all payments received by Lender under the Note and paragraphs 1 and 2 hereof shall be applied by Lender first in payment of amounts payable to Lender by Borrower under paragraph 2 hereof, then to interest payable on the Note, and then to the principal of the Note.



4. **Prior Mortgages and Deeds of Trust; Charges; Liens.** Borrower shall perform all of Borrower's obligations under any mortgage, deed of trust or other security agreement with a lien which has priority over this Deed of Trust, including Borrower's covenants to make payments when due. Borrower shall pay or cause to be paid all taxes, assessments and other charges, fines and impositions attributable to the Property which may attain a priority over this Deed of Trust, and leasehold payments or ground rents, if any.

5. **Hazard Insurance.** Borrower shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire, hazards included within the term "extended coverage," and such other hazards as Lender may require and in such amounts and for such periods as Lender may require.

The insurance carrier providing the insurance shall be chosen by the Borrower subject to approval by Lender; provided, that such approval shall not be unreasonably withheld. All insurance policies and renewals thereof shall be in a form acceptable to Lender and shall include a standard mortgage clause in favor of and in a form acceptable to Lender. Lender shall have the right to hold the policies and renewals thereof, subject to the terms of any mortgage, deed of trust or other security agreement with a lien which has priority over this Deed of Trust.

In the event of loss, Borrower shall give prompt notice to the insurance carrier and Lender. Lender may make proof of loss if not made promptly by Borrower.

If the Property is abandoned by Borrower, or if Borrower fails to respond to Lender within 30 days from the date notice is mailed by Lender to Borrower that the insurance carrier offers to settle a claim for insurance benefits, Lender is authorized to collect and apply the insurance proceeds at Lender's option either to restoration or repair of the Property or to the sums secured by this Deed of Trust.

6. **Preservation and Maintenance of Property; Leaseholds; Condominiums; Planned Unit Developments.** Borrower shall keep the Property in good repair and shall not commit waste or permit impairment or deterioration of the Property and shall comply with the provisions of any lease if this Deed of Trust is on a leasehold. If this Deed of Trust is on a unit in a condominium or a planned unit development, Borrower shall perform all of Borrower's obligations under the declaration or covenants creating or governing the condominium or planned unit development, the by-laws and regulations of the condominium or planned unit development, and constituent documents.

7. **Protection of Lender's Security.** If Borrower fails to perform the covenants and agreements contained in this Deed of Trust, or if any action or proceeding is commenced which materially affects Lender's interest in the Property, then Lender, at Lender's option, upon notice to Borrower, may make such appearances, disburse such sums, including reasonable attorneys' fees, and take such action as is necessary to protect Lender's interest. If Lender required mortgage insurance as a condition of making the loan secured by this Deed of Trust, Borrower shall pay the premiums required to maintain such insurance in effect until such time as the requirement for such insurance terminates in accordance with Borrower's and Lender's written agreement or applicable law.

Where the original principal amount of the Note then in effect is \$10,000 or more, any amounts disbursed by Lender pursuant to this paragraph 7, with interest thereon, at the Note rate, shall become additional indebtedness of Borrower secured by this Deed of Trust. Unless Borrower and Lender agree to other terms of payment, such amounts shall be payable upon notice from Lender to Borrower requesting payment thereof. Nothing contained in this paragraph 7 shall require Lender to incur any expense or take any action hereunder.

8. **Inspection.** Lender may make or cause to be made reasonable entries upon and inspections of the Property, provided that Lender shall give Borrower notice prior to any such inspection specifying reasonable cause therefor related to Lender's interest in the Property.

9. **Condemnation.** The proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of the Property, or part thereof, or for conveyance in lieu of condemnation, are hereby assigned and shall be paid to Lender, subject to the terms of any mortgage, deed of trust or other security agreement with a lien which has priority over this Deed of Trust.

10. **Borrower Not Released; Forbearance By Lender Not a Waiver.** Extension of the time for payment or modification of amortization of the sums secured by this Deed of Trust granted by Lender to any successor in interest of Borrower shall not operate to release, in any manner, the liability of the original Borrower and Borrower's successors in interest. Lender shall not be required to commence proceedings against such successor or refuse to extend time for payment or otherwise modify amortization of the sums secured by this Deed of Trust by reason of any demand made by the original Borrower and Borrower's successors in interest. Any forbearance by Lender in exercising any right or remedy hereunder, or otherwise afforded by applicable law, shall not be a waiver of or preclude the exercise of any such right or remedy.



11. Successors and Assigns Bound; Joint and Several Liability; Co-signers. The covenants and agreements herein contained shall bind, and the rights hereunder shall inure to, the respective successors and assigns of Lender and Borrower, subject to the provisions of paragraph 15 hereof. All covenants and agreements of Borrower shall be joint and several. Any Borrower who co-signs this Deed of Trust, but does not execute the Note, (a) is co-signing this Deed of Trust only to grant and convey that Borrower's interest in the Property to Trustee under the terms of this Deed of Trust, (b) is not personally liable on the Note or under this Deed of Trust, and (c) agrees that Lender and any other Borrower hereunder may agree to extend, modify, forbear, or make any other accommodations with regard to the terms of this Deed of Trust or the Note, without that Borrower's consent and without releasing that Borrower or modifying this Deed of Trust as to that Borrower's interest in the Property.

12. Notice. Except for any notice required under applicable law to be given in another manner, (a) any notice to Borrower provided for in this Deed of Trust shall be given by delivering it or by mailing such notice by certified mail addressed to Borrower at the Property Address or at such other address as Borrower may designate by notice to Lender as provided herein, and (b) any notice to Lender shall be given by certified mail to Lender's address stated herein or to such other address as Lender may designate by notice to Borrower as provided herein. Any notice provided for in this Deed of Trust shall be deemed to have been given to Borrower or Lender when given in the manner designated herein.

13. Governing Law; Severability. The state and local laws of the jurisdiction in which the Property is located shall be applicable to this Deed of Trust, except where such laws conflict with Federal law in which case Federal law shall apply. In the event that any provision or clause of this Deed of Trust or the Note conflicts with applicable law, such conflict shall not affect other provisions of this Deed of Trust or the Note which can be given effect without the conflicting provision, and to this end the provisions of this Deed of Trust and the Note are declared to be severable. As used herein, "costs," "expenses," and "attorneys' fees" include all sums to the extent not prohibited by applicable law or limited herein.

14. Rehabilitation Loan Agreement. Borrower shall fulfill all of Borrower's obligations under any home rehabilitation, improvement, repair, or other loan agreement which Borrower enters into with Lender. Lender, at Lender's option, may require Borrower to execute and deliver to Lender, in a form acceptable to Lender, an assignment of any rights, claims or defenses which Borrower may have against parties who supply labor, materials or services in connection with improvements made to the Property.

15. Transfer of the Property; Assumption. If Borrower sells or transfers all or any part of the Property or an interest therein, excluding (a) The creation of a lien or encumbrance subordinate to this Deed of Trust which does not relate to a transfer of rights of occupancy in the property; Provided, that such lien or encumbrance is not created pursuant to a contract for deed; (b) The creation of a purchase-money security interest for household appliances; (c) A transfer by devise, descent, or operation of law on the death of a joint tenant or tenant by the entirety; (d) the granting of a leasehold interest which has a term of three years or less and which does not contain an option to purchase; (e) A transfer, in which the transferee is a person who occupies or will occupy the property, which is: (A) a transfer to a relative resulting from the death of the Borrower; (B) a transfer where the spouse or child(ren) becomes an owner of the property; or (C) a transfer resulting from a decree of dissolution of marriage, legal separation agreement, or from an incidental property settlement agreement by which the spouse becomes an owner of the property; or (f) A transfer into an inter vivos trust in which the Borrower is a, and remains, the beneficiary and occupant of the property, unless, as a condition precedent to such transfer, the Borrower refuses to provide the Lender with reasonable means acceptable to the Lender by which the Lender will be assured of timely notice of any subsequent transfer of the beneficial interest or change in occupancy;

Lender may, at Lender's option, declare all sums secured by this Deed of Trust to be immediately due and payable. Lender shall have waived such option to accelerate if, prior to the sale or transfer, Lender and the person to whom the Property is sold or transferred reach an agreement in writing that the credit of such person is satisfactory to Lender and that the interest payable on the sums secured by this Deed of Trust shall be at such rate as Lender shall request. Borrower shall cause to be submitted information required by Lender to evaluate the transferee as if a new loan were being made to the transferee. If Lender exercises such option to accelerate, Lender shall mail Borrower notice of acceleration in accordance with paragraph 12 hereof. Such notice shall provide a period of not less than 30 days from the date the notice is mailed or delivered within which Borrower may pay the sums declared due. If Borrower fails to pay such sums prior to the expiration of such period, Lender may, without further notice or demand on Borrower, invoke any remedies permitted by Paragraph 16 hereof.

16. Acceleration; Remedies. Except as provided in paragraph 15 hereof, upon Borrower's breach of any covenant or agreement of Borrower in this Deed of Trust, including the covenants to pay when due any sums secured by this Deed of Trust, Lender at Lender's option, may declare all of the sums secured by this Deed of Trust to be immediately due and payable without further demand and may invoke the



power of sale and any other remedies permitted by applicable law. Lender shall be entitled to collect all reasonable costs and expenses incurred in pursuing the remedies provided in the paragraph 16 including, but not limited to, reasonable attorneys' fees.

If Lender invokes the power of sale, Lender shall execute or cause Trustee to execute a written notice of the occurrence of an event of default and of Lender's election to cause the Property to be sold and shall cause such notice to be recorded in each county in which the Property or some part thereof is located. Lender or Trustee shall mail copies of such notice in the manner prescribed by applicable law. Trustee shall give public notice of sale to the persons and in the manner prescribed by applicable law. After the lapse of such time as may be required by applicable law, Trustee, without demand on Borrower, shall sell the Property at public auction to the highest bidder at the time and place and under the terms designated in the notice of sale in one or more parcels and in such order as Trustee may determine. Trustee may postpone sale of all or any parcel of the Property by public announcement at the time and place of any previously scheduled sale. Lender or Lender's designee may purchase the Property at any sale.

Trustee shall deliver to the purchaser Trustee's deed conveying the Property so sold without any covenant or warranty, expressed or implied. The recitals in the Trustee's deed shall be prima facie evidence of the truth of the statement made therein. Trustee shall apply the proceeds of the sale in the following order: (a) to all reasonable costs and expenses of the sale, including, but not limited to, reasonable Trustee's and attorneys' fees and costs of title evidence; (b) to all sums secured by this Deed of Trust; and (c) the excess, if any, to the person or persons legally entitled thereto.

17. Borrower's Right to Reinstate. Notwithstanding Lender's acceleration of the sums secured by this Deed of Trust due to Borrower's breach, Borrower shall have the right to have any proceedings begun by Lender to enforce this Deed of Trust discontinued at any time within three months of the recording of default under this Deed of Trust or at any time prior to entry of a judgment enforcing this Deed of Trust if: (a) Borrower pays Lender all sums which would be then due under this Deed of Trust and the Note had no acceleration occurred; (b) Borrower cures all breaches of any other covenants or agreements of Borrower contained in this Deed of Trust; (c) Borrower pays all reasonable expenses incurred by Lender and Trustee in enforcing the covenants and agreements of Borrower contained in this Deed of Trust, and in enforcing Lender's and Trustee's remedies as provided in paragraph 16 hereof, including, but not limited to, reasonable attorneys' fees; and (d) Borrower takes such action as Lender may reasonably require to assure that the lien of this Deed of Trust, Lender's interest in the Property and Borrower's obligation to pay the sums secured by this Deed of Trust shall continue unimpaired. Upon such payment and cure by Borrower, this Deed of Trust and the obligations secured hereby shall remain in full force and effect as if no acceleration had occurred.

18. Assignment of Rents; Appointment of Receiver; Lender in Possession. As additional security hereunder, Borrower hereby assigns to Lender the rents of the Property, provided that Borrower shall, prior to acceleration under paragraph 16 hereof or abandonment of the Property, have the right to collect and retain such rents as they become due and payable.

Upon acceleration under paragraph 16 hereof or abandonment of the Property, Lender, in person, by agent or by judicially appointed receiver shall be entitled to enter upon, take possession of and manage the Property and to collect the rents of the Property including those past due. All rents collected by Lender or the receiver shall be applied first to payment of the costs of management of the Property and collection of rents, including, but not limited to, receiver's fees, premiums on receiver's bonds and reasonable attorneys' fees, and then to the sums secured by this Deed of Trust. Lender and the receiver shall be liable to account only for those rents actually received.

19. Reconveyance. Upon payment of all sums secured by this Deed of Trust, Lender shall request Trustee to reconvey the Property and shall surrender this Deed of Trust and all notes evidencing indebtedness secured by this Deed of Trust to Trustee. Trustee shall, upon payment of its fees, reconvey the Property without warranty to the person or persons legally entitled thereto.

20. Substitute Trustee. Lender, at Lender's option, may from time to time appoint a successor trustee to any Trustee appointed hereunder by an instrument executed and acknowledged by Lender and recorded in the office of the Recorder of the county where the Property is located. The instrument shall contain the name of the original Lender, Trustee and Borrower, the book and page where this Instrument is recorded and the name and address of the successor trustee. The successor trustee shall, without conveyance of the Property, succeed to all the title, powers and duties conferred upon the Trustee herein and by applicable law. This procedure for substitution of trustee shall govern to the exclusion of all other provisions for substitution.



21. Request for Notices. Borrower requests that copies of the notice of default and notice of sale be sent to Borrower's address which is the Property Address. Lender requests that copies of notices of foreclosure from the holder of any lien which has priority over this Deed of Trust be sent to Lender's address, as set forth on page one of this Deed of Trust, as provided by Section 2924b of the Civil Code of California.

22. Statement of Obligation. Lender may collect a fee not to exceed \$60 for furnishing the statement of obligation as provided by Section 2943 of the Civil Code of California.



**REQUEST FOR NOTICE OF DEFAULT
AND FORECLOSURE UNDER SUPERIOR
MORTGAGES OR DEEDS OF TRUST**

Borrower and Lender request the holder of any mortgage, deed of trust or other encumbrance with a lien which has priority over this Deed of Trust to give Notice to Lender, at Lender's address set forth on page one of this Deed of Trust, of any default under the superior encumbrance of any sale or other foreclosure action.

Frances L. Gates
FRANCES L. GATES - Borrower
Frances LaCora Gates
A/K/A FRANCES LACORA GATES - Borrower

STATE OF CALIFORNIA, LOS ANGELES County ss:

On this 12TH day of OCTOBER, in the year 2000, before me, the undersigned, a Notary Public in and for said State, personally appeared FRANCES L. GATES A/K/A FRANCES LACORA GATES, ☒ personally known to me, or ☐ proved to me on the basis of satisfactory evidence, to be the person(s) whose name(s) IS subscribed to the foregoing instrument, and acknowledged that she 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.
(Reserved for official seal)

Signature: *Anna Elena Cervantes*

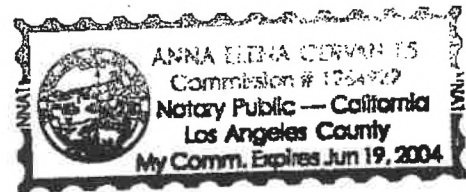
ANNA ELENA CERVANTES

Name (typed or printed)

My Commission expires:

Title Order No. 90-00670867

Escrow Loan or Loan No. JUNE 19, 2004



Deed of Trust
WITH POWER OF SALE
(LONG FORM)

**Housekey
Financial
Corporation**

AS TRUSTEE

DO NOT RECORD
FOR RECONVEYANCE OR FORECLOSURE SEND TO THE NEAREST
OFFICE OF HOUSEKEY FINANCIAL CORPORATION
REQUEST FOR FULL RECONVEYANCE

To be used only when note has been paid.

Dated _____

To HOUSEKEY FINANCIAL CORPORATION, Trustee:

The undersigned is the legal owner and holder of all indebtedness secured by the within Deed of Trust. All sums secured by said Deed of Trust have been fully paid and satisfied; and you are hereby requested and directed, on payment to of any sums owing to you under the terms of said Deed of Trust, to cancel all evidences of indebtedness, secured by said Deed of Trust, delivered to you herewith together with the said Deed of Trust, and to reconvey, without warranty, to the parties designated by the terms of said Deed of Trust, the estate now held by you under the same.

MAIL RECONVEYANCE TO:

(By) _____

(By) _____

Do not lose or destroy this Deed of Trust OR THE NOTE which it secures.
Both must be delivered to the Trustee for cancellation before reconveyance will be made.



EXHIBIT A (PAGE 1)

ALL THAT CERTAIN LOT OR PARCEL OF LAND SITUATED IN THE CITY
OF LOS ANGELES, COUNTY OF LOS ANGELES AND STATE OF
CALIFORNIA, DESCRIBED AS BEING LOT 57 OF TRACT #7129, AS PER
MAP RECORDED IN BOOK 79, PAGES 67-78 OF MAPS IN THE OFFICE
OF THE COUNTY RECORDER OF SAID COUNTY.



EXHIBIT B

ASSIGNED INSPECTOR: **WILLIAM MICHALAK**
JOB ADDRESS: **2229 SOUTH SPAULDING AVENUE, LOS ANGELES, CA**
AKA: **2225 SOUTH SPAULDING AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5064-028-020**

Date: September 30, 2025

Last Full Title: **05/30/2025**

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- | | |
|--|----------------------------|
| 1) FRANCES LA CORA GATES
2225 S. SPAULDING AVENUE
LOS ANGELES, CA 90016-1010 | CAPACITY: OWNER |
| 2) RECORDS PROCESSING SERVICES
577 LAMONT ROAD
ELMHURST, IL 60126 | CAPACITY: INTERESTED PARTY |

Property Detail Report

For Property Located At :

2225 S SPAULDING AVE, LOS ANGELES, CA 90016-1010

RealQuest

Owner Information

Owner Name: **GATES FRANCES L**
 Mailing Address: **2225 S SPAULDING AVE, LOS ANGELES CA 90016-1010 C005**
 Vesting Codes: **//**

Location Information

Legal Description:	TRACT # 7129 LOT 57	APN:	5064-028-020
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	2703.00 / 1	Subdivision:	7129
Township-Range-Sect:		Map Reference:	42-E4 /
Legal Book/Page:	79-67	Tract #:	7129
Legal Lot:	57	School District:	LOS ANGELES
Legal Block:		School District Name:	LOS ANGELES
Market Area:	C16	Munic/Township:	LOS ANGELES
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	05/17/2000 / 05/16/2000	Deed Type:	AFFIDAVIT
Sale Price:		1st Mtg Document #:	
Document #:	762103		

Last Market Sale Information

Recording/Sale Date:	/	1st Mtg Amount/Type:	/
Sale Price:		1st Mtg Int. Rate/Type:	/
Sale Type:		1st Mtg Document #:	
Document #:		2nd Mtg Amount/Type:	/
Deed Type:		2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	
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:	1,206	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:		Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:	6	Basement Area:		Patio Type:	
Bedrooms:	3	Finish Bsmnt Area:		Pool:	
Bath(F/H):	1 /	Basement Type:		Air Cond:	
Year Built / Eff:	1940 / 1940	Roof Type:		Style:	CONVENTIONAL
Fireplace:	/	Foundation:	RAISED	Quality:	
# of Stories:	1	Roof Material:	WOOD SHAKE	Condition:	
Other Improvements:	FENCE				

Site Information

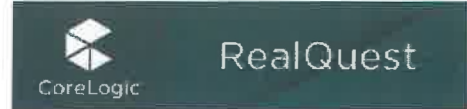
Zoning:	LARD1.5	Acres:	0.11	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	4,924	Lot Width/Depth:	44 x 112	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$70,046	Assessed Year:	2024	Property Tax:	\$1,052.13
Land Value:	\$22,318	Improved %:	68%	Tax Area:	67
Improvement Value:	\$47,728	Tax Year:	2024	Tax Exemption:	HOMEOWNER
Total Taxable Value:	\$63,046				

Comparable Sales Report

For Property Located At

**2225 S SPAULDING AVE, LOS ANGELES, CA 90016-1010****4 Comparable(s) Selected.**

Report Date: 06/05/2025

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$0	\$850,000	\$2,147,500	\$1,236,875
Bldg/Living Area	1,206	1,250	1,325	1,302
Price/Sqft	\$0.00	\$680.00	\$1,620.75	\$945.49
Year Built	1940	1921	1947	1933
Lot Area	4,924	3,202	6,514	5,216
Bedrooms	3	2	3	2
Bathrooms/Restrooms	1	1	2	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$70,046	\$65,316	\$1,100,000	\$378,654
Distance From Subject	0.00	0.45	0.48	0.46

*= user supplied for search only

Comp #1

Distance From Subject:0.45 (miles)

Address: **1748 S FAIRFAX AVE, LOS ANGELES, CA 90019-5043**Owner Name: **MIN AH**Seller Name: **HAY JOE V & DAISY L F/TR**APN: **5066-019-013**Map Reference: **42-E4 /**Living Area: **1,317**County: **LOS ANGELES, CA**Census Tract: **2169.01**Total Rooms: **5**Subdivision: **8012**Zoning: **LAR1**Bedrooms: **2**Rec Date: **11/05/2024**Prior Rec Date: **04/13/1994**Bath(F/H): **1 /**Sale Date: **10/19/2024**

Prior Sale Date:

Yr Built/Eff: **1947 / 1947**Sale Price: **\$950,000**

Prior Sale Price:

Air Cond:

Sale Type: **FULL**

Prior Sale Type:

Style: **CONVENTIONAL**Document #: **758655**Acres: **0.12**Fireplace: **Y / 1**1st Mtg Amt: **\$760,000**Lot Area: **5,064**

Pool:

Total Value: **\$65,316**# of Stories: **1**Roof Mat: **COMPOSITION**Land Use: **SFR**Park Area/Cap#: **/**Parking: **PARKING AVAIL****Comp #2**

Distance From Subject:0.46 (miles)

Address: **2635 CARMONA AVE, LOS ANGELES, CA 90016-2511**Owner Name: **ENGSTROM JARED R/MONAHAN BRIGITTE R**Seller Name: **RAYAMALHI ANIL**APN: **5048-029-013**Map Reference: **42-F5 /**Living Area: **1,250**County: **LOS ANGELES, CA**Census Tract: **2199.02**Total Rooms: **4**

Subdivision:	DU RAY PLACE	Zoning:	LARD2	Bedrooms:	2
Rec Date:	03/21/2025	Prior Rec Date:	01/23/2024	Bath(F/H):	2 /
Sale Date:	03/10/2025	Prior Sale Date:	12/29/2023	Yr Built/Eff:	1921 / 1935
Sale Price:	\$850,000	Prior Sale Price:	\$700,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	180174	Acres:	0.07	Fireplace:	/
1st Mtg Amt:	\$680,000	Lot Area:	3,202	Pool:	
Total Value:	\$134,380	# of Stories:	1	Roof Mat:	ROLL COMPOSITION
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:3 Distance From Subject:0.46 (miles)

Address: **2242 S RIDGELEY DR, LOS ANGELES, CA 90016-2026**

Owner Name: **2242 RIDGELEY LLC**

Seller Name: **RIVERA MARIO A**

APN:	5063-019-016	Map Reference:	42-F4 /	Living Area:	1,316
County:	LOS ANGELES, CA	Census Tract:	2184.00	Total Rooms:	6
Subdivision:	4187	Zoning:	LARD1.5	Bedrooms:	3
Rec Date:	05/22/2025	Prior Rec Date:	03/06/2001	Bath(F/H):	2 /
Sale Date:	04/09/2025	Prior Sale Date:	02/22/2001	Yr Built/Eff:	1924 / 1926
Sale Price:	\$1,000,000	Prior Sale Price:	\$145,500	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	UNKNOWN	Style:	CONVENTIONAL
Document #:	340202	Acres:	0.15	Fireplace:	/
1st Mtg Amt:	\$700,000	Lot Area:	6,514	Pool:	
Total Value:	\$214,921	# of Stories:	1	Roof Mat:	ROLL COMPOSITION
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:4 Distance From Subject:0.48 (miles)

Address: **1727 S ORANGE GROVE AVE, LOS ANGELES, CA 90019-5048**

Owner Name: **SANDOVAL HECTOR O D/ALAY GENAR R**

Seller Name: **ALFA 27 LLC**

APN:	5066-019-032	Map Reference:	42-E3 /	Living Area:	1,325
County:	LOS ANGELES, CA	Census Tract:	2169.01	Total Rooms:	5
Subdivision:	8012	Zoning:	LAR1	Bedrooms:	2
Rec Date:	09/26/2024	Prior Rec Date:	08/04/2023	Bath(F/H):	1 /
Sale Date:	09/05/2024	Prior Sale Date:	07/05/2023	Yr Built/Eff:	1940 / 1940
Sale Price:	\$2,147,500	Prior Sale Price:	\$1,100,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	658311	Acres:	0.14	Fireplace:	/
1st Mtg Amt:	\$1,647,500	Lot Area:	6,082	Pool:	
Total Value:	\$1,100,000	# of Stories:	1	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

EXHIBIT D

ASSIGNED INSPECTOR: **WILLIAM MICHALAK**
JOB ADDRESS: **2229 SOUTH SPAULDING AVENUE, LOS ANGELES, CA**
AKA: **2225 SOUTH SPAULDING AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5064-028-020**

Date: September 30, 2025

CASE NO.: 787205
ORDER NO.: A-4567173

EFFECTIVE DATE OF ORDER TO COMPLY: **December 8, 2017**
COMPLIANCE EXPECTED DATE: **January 7, 2018**
DATE COMPLIANCE OBTAINED: **No compliance to date**

.....

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

VIOLATIONS:

SEE ATTACHED ORDER # A-4567173

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

OSAMA YOUNAN, P.E.
EXECUTIVE OFFICER

ORDER TO COMPLY AND NOTICE OF FEE

GATES, FRANCES L
2225 S SPAULDING AVE
LOS ANGELES, CA 90016

CASE #: 787205
ORDER #: A-4567173
EFFECTIVE DATE: December 08, 2017
COMPLIANCE DATE: January 07, 2018

OWNER OF

SITE ADDRESS: 2229 S SPAULDING AVE

ASSESSORS PARCEL NO.: 5064-028-020

ZONE: RD1.5; Min. Per Unit 1,500

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. Maintenance and repair of existing building.

You are therefore ordered to: Maintain the existing building and/or premises in a safe and sanitary condition and good repair.

Code Section(s) in Violation: 91.8104, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

Comments: Garage is in need of maintenance.

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

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 (213)252-3925.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector :

Date: November 16, 2017


JAMES VORHIS
221 N. FIGUEROA ST. SUITE 1100
LOS ANGELES, CA 90012
(213)252-3925

JAMES.H.VORHIS@lacity.org


REVIEWED BY

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

DEC 01 2017

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

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
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www.ladbs.org