BOARD OF
BUILDING AND SAFETY
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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

July 14, 2026

Council District: # 14

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

JOB ADDRESS: **3030 NORTH EVA TERRACE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5209-003-012**
Re: Invoice #915321-1

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: **3030 North Eva Terrace, Los Angeles, CA** ("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 October 17, 2023 to pay a code violation inspection fee after violations were identified and verified upon inspection. The code violation inspection fees imposed by the LADBS are as follows:

Description	Amount
Code Violation Investigation fee	336.00
System Development Surcharge	20.16
Late Charge/Collection fee (250%)	840.00
System Development Surcharge late fee	50.40
Title Report fee	35.00
Grand Total	**$ 1,281.56**

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 **$1,281.56** 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 LADBS to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **$1,281.56** 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, LADBS Resource Management Bureau

ATTEST: PATRICE LATTIMORE, CITY CLERK

Lien confirmed by
City Council on:

BY: _____
DEPUTY

EXHIBIT A

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

Property Title Report

Work Order No. T18974 ***Prepared for:*** *City of Los Angeles*
Dated as of: 04/22/2026

SCHEDULE A
(Reported Property Information)

APN #: 5209-003-012

Property Address*: 3030 N EVA TER* ***City:*** *Los Angeles* ***County:*** *Los Angeles*

VESTING INFORMATION
Type of Document: *GRANT DEED*
Grantee: *JOSE GUADALUPE ORTIZ*
Grantor: *JENNIFER BARNES TRUSTEE OF THE MIDNIGHT SUN ENTERPRISES TRUST*
Deed Date : *08/18/2014* ***Recorded :*** *08/22/2014*
Instr No. : *14-0883778*

MAILING ADDRESS: *JOSE GUADALUPE ORTIZ*
4156 HOOPER AVE, LOS ANGELES, CA 90011-3231

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 11 Block: R Brief Description: ELA HILLS TRACT LOT 11 BLK R

MORTGAGES/LIENS

We find no Open Mortgages/Deeds of Trust of Record.

This page is part of your document - DO NOT DISCARD

20140883778

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

08/22/14 AT 08:00AM

Pages:
0004

FEES:	28.00
TAXES:	151.20
OTHER:	0.00
PAID:	179.20

LEADSHEET

201408220110010

00009545570

006358902

SEQ:
18

DAR - Title Company (Hard Copy)

THIS FORM IS NOT TO BE DUPLICATED

t60

E249971

FATCOLA/RESALE

RECORDING REQUESTED BY:
FIRST AMERICAN TITLE COMPANY

AND WHEN RECORDED MAIL TO:

JOSE GUADALUPE ORTIZ
1035 Clement Street
Los Angeles, CA 90033

09/22/2014
20140883778

2

THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.: 4703725 Escrow No.: L-032303-MK

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)
DOCUMENTARY TRANSFER TAX is $29.70 (80) $121.50 (44) city
[X] computed on full value of property conveyed, or
[ ] computed on full value less value of liens or encumbrances remaining at time of sale.
[X] Unincorporated area [ ] City of **AND**

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

JENNIFER BARNES, TRUSTEE OF THE MIDNIGHT SUN ENTERPRISES TRUST, DATED NOVEMBER 1999

hereby GRANT(s) to:

JOSE GUADALUPE ORTIZ, a Single Man

the real property in the County of Los Angeles, State of California, described as:
LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF

Also Known as: Vacant Land APN # 5209-003-012, Los Angeles, CA

APN#: 5209-003-012

DATED August 18, 2014
STATE OF CALIFORNIA
COUNTY OF Los Angeles
On August 21, 2014
before me, Jennifer Barnes (by) Niki Y. Yi
A Notary Public personally appeared
Jennifer Barnes

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

JENNIFER BARNES, TRUSTEE OF THE MIDNIGHT SUN ENTERPRISES TRUST, DATED NOVEMBER 1999

BY: Jennifer Barnes, for MBE
Jennifer Barnes, Trustee

NRO1 NIKI Y. YI
COMM. #1982455
Notary Public - California
Los Angeles County
My Comm. Expires July 15, 2016 NRO1

(Seal)

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

18

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of Los Angeles }

On 8/21/2014 (Date) before me, Niki Y. Yi, notary public (Here Insert Name and Title of the Officer),

personally appeared Jennifer Barnes (Name(s) of Signer(s))

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.

NIKI Y. YI
COMM. #1982455
Notary Public - California
Los Angeles County
My Comm. Expires July 15, 2016

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 _____ (Signature of Notary Public)

Place Notary Seal Above

OPTIONAL

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

Description of Attached Document

Title or Type of Document: Grant Deed

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer's Name: _____
☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

©2007 National Notary Association • 9350 De Soto Ave., P.O. Box 2402 • Chatsworth, CA 91313-2402 • www.NationalNotary.org Item #5907 Reorder: Call Toll-Free 1-800-876-6827

4

Exhibit "A"

Legal Description

A.P.N.: 5209-003-012

Real property in the City of Los Angeles, County of Los Angeles, State of California, described as follows:

LOT 11 OF BLOCK "R" OF THE ELA HILLS TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 14, PAGES 3 AND 4, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXHIBIT B

ASSIGNED INSPECTOR: **PEDRO SIERRA** **Date: July 14, 2026**
JOB ADDRESS: **3030 NORTH EVA TERRACE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5209-003-012**

Last Full Title: **04/22/2026** Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

1) JOSE GUADALUPE ORTIZ
4156 HOOPER AVENUE
LOS ANGELES, CA 90011-3231 CAPACITY: OWNER

EXHIBIT C

Property Detail Report

For Property Located At :
,, CA

CoreLogic RealQuest Professional

Owner Information

Owner Name:	**ORTIZ JOSE G**
Mailing Address:	**4156 HOOPER AVE, LOS ANGELES CA 90011-3231 C002**
Vesting Codes:	/ /

Location Information

Legal Description:	**ELA HILLS TRACT LOT 11**		
County:	LOS ANGELES, CA	APN:	5209-003-012
Census Tract / Block:	/	Alternate APN:	
Township-Range-Sect:		Subdivision:	ELA HILLS
Legal Book/Page:	5209-3	Map Reference:	/
Legal Lot:	11	Tract #:	
Legal Block:	R	School District:	LOS ANGELES
Market Area:	677	School District Name:	LOS ANGELES
Neighbor Code:		Munic/Township:	LOS ANGELES

Owner Transfer Information

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

Last Market Sale Information

Recording/Sale Date:	08/22/2014 / 08/18/2014	1st Mtg Amount/Type:	/
Sale Price:	$27,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	
Document #:	883778	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	
New Construction:		Multi/Split Sale:	
Title Company:	FIRST AMERICAN TITLE/LOS ANGEL		
Lender:			
Seller Name:	MIDNIGHT SUN ENTS TRUST		

Prior Sale Information

Prior Rec/Sale Date:	01/30/2006 / 09/22/2005	Prior Lender:	CALIFORNIA WSTRN FIN'L INVS IN
Prior Sale Price:	$157,000	Prior 1st Mtg Amt/Type:	$190,000 / CONV
Prior Doc Number:	211678	Prior 1st Mtg Rate/Type:	/ FIXED RATE LOAN
Prior Deed Type:	GRANT DEED		

Property Characteristics

Year Built / Eff: /	Total Rooms/Offices	Garage Area:
Gross Area:	Total Restrooms:	Garage Capacity:
Building Area:	Roof Type:	Parking Spaces:
Tot Adj Area:	Roof Material:	Heat Type:
Above Grade:	Construction:	Air Cond:
# of Stories:	Foundation:	Pool:
Other Improvements:	Exterior wall:	Quality:
	Basement Area:	Condition:

Site Information

Zoning:	LAR1	Acres:	0.22	County Use:	VACANT RESIDENTIAL (010V)
Lot Area:	9,375	Lot Width/Depth:	x	State Use:	
Land Use:	RESIDENTIAL LOT	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	

Tax Information

Total Value:	$32,445	Assessed Year:	2025	Property Tax:	$467.62
Land Value:	$32,445	Improved %:		Tax Area:	4
Improvement Value:		Tax Year:	2025	Tax Exemption:	
Total Taxable Value:	$32,445				

EXHIBIT D

ASSIGNED INSPECTOR: **PEDRO SIERRA** **Date: July 14, 2026**
JOB ADDRESS: **3030 NORTH EVA TERRACE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5209-003-012**

CASE NO.: 994266
ORDER NO.: A-6085423

EFFECTIVE DATE OF ORDER TO COMPLY: **October 17, 2023**
COMPLIANCE EXPECTED DATE: **November 16, 2023**
DATE COMPLIANCE OBTAINED: **No Compliance to Date**

LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-6085423

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

JACOB STEVENS
PRESIDENT
NANCY YAP
VICE-PRESIDENT
CORISSA HERNANDEZ
JAVIER NUNEZ
MOISES ROSALES

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

ORDER TO COMPLY AND NOTICE OF FEE

ORTIZ,JOSE G
4156 HOOPER AVENUE
LOS ANGELES, CA 90011-3231

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

FEB 7 2025

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

CASE #: 994266
ORDER #: A-6085423
EFFECTIVE DATE: October 17, 2023
COMPLIANCE DATE: **November 16, 2023**

OWNER OF
SITE ADDRESS: **3030 N EVA TER**
ASSESSORS PARCEL NO.: 5209-003-012
ZONE: R1; One-Family Zone

An inspection has revealed that the property (Site Address) listed above is in violation of the Los Angeles Municipal Code (L.A.M.C.) sections listed below. You are hereby ordered to correct the violation(s) and contact the inspector listed in the signature block at the end of this document for a compliance inspection by the compliance date listed above.

FURTHER, THE CODE VIOLATION INSPECTION FEE (C.V.I.F) OF **$ 356.16** ($336 fee plus a six percent Systems Development Surcharge of $20.16) **WILL BE BILLED TO THE PROPERTY OWNER.** The invoice/notice will be sent to the owner as it appears on the last equalized assessment roll. Section 98.0421 L.A.M.C.

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

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

VIOLATION(S):

1. **Open storage 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: Entire property

2. **Open storage within the required yards.**

   You are therefore ordered to: Discontinue the open storage of inoperable vehicles and miscellaneous bulk items in the required yard(s).

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

   Location: Entire property

; 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, ll provide reasonable accommodation to ensure equal access to its programs, services and activities.

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 err or abuse of discretion, or requests for slight modification of the requirements contained in this order when appropriate fees have been paid. Section 98.0403.1 and 98.0403.2 L.A.M.C.

Any questions regarding invoices or how to pay fees should be directed to financial services at (213) 482-6890.
Any questions regarding the order to comply and compliance matters contact the inspector noted below at (213)887-6959.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: _____ Date: October 10, 2023

PEDRO SIERRA III
2130 E. 1ST STREET, SUITE 2100
LOS ANGELES, CA 90023
(213)887-6959
pedro.sierra@lacity.org

REVIEWED BY

; 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, ll provide reasonable accommodation to ensure equal access to its programs, services and activities.