

Nicholas Brown
Administrator of the Estate of Peter Brown
17400 Raymer St.
Northridge CA, 91325
818 661 9684
Ndbrown@ucsb.edu

February 13, 2026

Office of the City Clerk
City of Los Angeles
200 N. Spring Street, Room 395
Los Angeles, CA 90012

Attn: Clerk of the Council

Re: Written Protest – Proposed Lien

Property: 17400 West Raymer Street, Los Angeles, CA
APN: 2787-023-011
Case No.: 928937
Order No.: A-5784478

To Whom It May Concern:

I submit this written protest regarding the proposed lien in the amount of \$1,276.56 scheduled for City Council consideration on February 25, 2026.

I am unable to appear in person at the hearing because I will be sitting for the California Bar Examination on those dates. I respectfully request that this written objection be included in the official record and considered in my absence.

The proposed lien reflects escalation of the original Code Violation Inspection Fee (C.V.I.F) due to nonpayment within the specified time period. However, the legally responsible party did not receive proper notice of the initial billing or subsequent enforcement correspondence.

The property owner of record, Peter Brown, passed away in April 2019. Probate proceedings were opened later that year, and I was appointed Administrator of the Estate. Since that time, the Estate has been the legally responsible party for matters concerning the property.

Despite this, notices related to this matter were addressed to:

- The deceased owner,
- An ex-spouse with no ownership interest or authority over the Estate, and
- Addresses no longer associated with the Estate.

RECEIVED,
CITY CLERK'S OFFICE
2026 FEB 25 PM 3:23
BY _____
CITY CLERK
DEPUTY _____

At no time were notices directed to me in my capacity as Administrator. As a result, the Estate did not receive timely notice of the initial C.V.I.F assessment and therefore did not have a meaningful opportunity to remit payment before late fees and collection add-ons were applied.

I do not dispute the City's authority to assess the original inspection fee. I am prepared to remit payment of the base C.V.I.F immediately upon confirmation of the correct amount. However, I respectfully request that the city waive the late fees, multipliers, and collection charges that arose due to defective notice and recalculate the amount due accordingly.

Additionally, I request that all future correspondence regarding this property be directed to me as Administrator of the Estate at the address listed above.

Thank you for your consideration.

Respectfully submitted,

Nicholas Brown
Administrator of the Estate of Peter Brown

Nicholas Brown

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, state bar number, and address): Alice A. Salvo, Esq. 103796 Law Offices of Alice A. Salvo 20350 Ventura Blvd., Suite 110 Woodland Hills, CA 91364 ATTORNEY FOR (Name): NICHOLAS D. BROWN		TELEPHONE AND FAX NOS.: (818) 887-3333 (818) 716-9275	FOR COURT USE ONLY FILED Superior Court of California County of Los Angeles OCT 15 2019 Sherri R. Carter, Executive Officer/Clerk of Court By <u>Michelle R. Clark</u> , Deputy Michelle Clark
SUPERIOR COURT OF CALIFORNIA, COUNTY OF Los Angeles STREET ADDRESS: 111 North Hill Street MAILING ADDRESS: 111 North Hill Street CITY AND ZIP CODE: Los Angeles, CA 90012 BRANCH NAME: Central			
ESTATE OF (Name): PETER BROWN, aka PETER T. BROWN and PETER THOMAS BROWN		DECEDENT	
LETTERS ☐ TESTAMENTARY ☐ OF ADMINISTRATION WITH WILL ANNEXED			CASE NUMBER: 19STPB08412
☒ OF ADMINISTRATION ☐ SPECIAL ADMINISTRATION			

LETTERS

- ☐ The last will of the decedent named above having been proved, the court appoints (name):
 - ☐ executor.
 - ☐ administrator with will annexed.
- ☒ The court appoints (name):
NICHOLAS D. BROWN
 - ☒ administrator of the decedent's estate.
 - ☐ special administrator of decedent's estate
 - ☐ with the special powers specified in the Order for Probate.
 - ☐ with the powers of a general administrator.
 - ☐ letters will expire on (date):
- ☒ The personal representative is authorized to administer the estate under the Independent Administration of Estates Act ☐ with full authority ☒ with limited authority (no authority, without court supervision, to (1) sell or exchange real property or (2) grant an option to purchase real property or (3) borrow money with the loan secured by an encumbrance upon real property).
- ☐ The personal representative is not authorized to take possession of money or any other property without a specific court order.

WITNESS, clerk of the court, with seal of the court affixed.



Date: OCT 15 2019

 Clerk, by
Michelle Clark
 (DEPUTY)
 Michelle Clark

AFFIRMATION

- ☐ PUBLIC ADMINISTRATOR: No affirmation required (Prob. Code, § 7621(c)).
- ☒ INDIVIDUAL: I solemnly affirm that I will perform the duties of personal representative according to law.
- ☐ INSTITUTIONAL FIDUCIARY (name):

I solemnly affirm that the institution will perform the duties of personal representative according to law. I make this affirmation for myself as an individual and on behalf of the institution as an officer.
 (Name and title):

- Executed on (date): 8/21/19
 at (place): Woodland Hills, CA, California.

Michael Brown
 (SIGNATURE)

CERTIFICATION

I certify that this document is a correct copy of the original on file in my office and the letters issued the personal representative appointed above have not been revoked, annulled, or set aside, and are still in full force and effect.


 Date: 7/13/2022
 Clerk, by
D. CASTILLO
 1018