

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

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

FRANK BUSH  
EXECUTIVE OFFICER

July 1, 2015

Council District: # 4

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

JOB ADDRESS: **4455 WEST LOS FELIZ BLVD., #505, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **5588-026-054**

On April 18, 2011 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: **4455 West Los Feliz Blvd., #505, Los Angeles California**, (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

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.

In addition, pursuant to Section 98.0421, the property owner was issued an order March 19, 2011 to pay a code violation inspection fee after violations were identified and verified upon inspection. The non-compliance and code violation inspection fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance Code Enforcement fee	550.00
Late Charge/Collection fee (250%)	2,215.00
Code Violation Investigation fee	336.00
System Development Surcharge	20.16
System Development Surcharge late fee	50.40
Accumulated Interest (1%/month)	810.71
Title Report fee	<u>42.00</u>
<b>Grand Total</b>	<b>\$ 4,024.27</b>

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed a lien for a total sum of **\$4,024.27** 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 **\$4,024.27** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY

  
Steve Ongele  
Chief, Resource Management Bureau

ATTEST: HOLLY WOLCOTT, CITY CLERK

Lien confirmed by  
City Council on:

BY: \_\_\_\_\_  
DEPUTY

# EXHIBIT A



5711 W. SLAUSON AVE., SUITE 170  
CULVER CITY, CA 90230  
Phone 310-649-2020 310-649-0030 Fax

## Property Title Report

Work Order No. T11062  
Dated as of: 03/07/2015

Prepared for: City of Los Angeles

### SCHEDULE A

(Reported Property Information)

APN #: 5588-026-054

Property Address: 4455 W LOS FELIZ BLVD #505 ✓ City: Los Angeles County: Los Angeles

### VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : Louis J. Giovanini, an unmarried man

Grantor : Louis J. Giovanini, a married man as his sole and separate property

Deed Date : 12/27/2004

Recorded : 1/21/2005

Instr No. : 05 0155801

Mailing Address: Louis J. Giovanini,  
4455 Los Feliz Blvd No. 505, Los Angeles, CA 90027.

### SCHEDULE B

### LEGAL DESCRIPTION

The following described property: Situated in the City of Los Angeles, County of Los Angeles, State of California:

Parcel 1:

An undivided .445 percent interest in and to Lot 1 (the "common area") of Tract 34395, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 903, Pages 57 to 58 inclusive of Maps, in the Office of the County Recorder of Los Angeles County. Also except all Units as shown and described on that certain "Condominium Plan" recorded November 21, 1978 as Instrument No. 78-1295322, Official records of Los Angeles County (the "Condominium plan").

Parcel 2:

Unit 35 as shown and depicted on the Condominium Plan.

Parcel 3:

An exclusive easement appurtenant to Parallel 1 and 2 for Ingress, Egress, and exclusive use in, over, under and through that certain parking space designated as P-202 on the Condominium Plan.

Assessor's Parcel No: 5588-026-054

**INTUITIVE REAL ESTATE SOLUTIONS**  
5711 W. SLAUSON AVE., SUITE 170  
CULVER CITY, CA 90230  
Phone 310-649-2020 310-649-0030 Fax

**Work Order No. T11062**

**SCHEDULE B (Continued)**

**MORTGAGES/LIENS**

**Type of Document:** A deed of trust to secure an indebtedness in the amount shown below, and any other obligations secured thereby

**Amount :** \$625,500.00

**Dated :** 2/2/2009

**Trustor :** Louis J. Giovanini

**Trustee :** N/A

**Beneficiary :** Generation Mortgage Company

**Recorded :** 2/10/2009

**Instr No. :** 20090180279

**Mailing Address:** Generation Mortgage Company, 3565 Piedmont Road Suite 300, Atlanta, GA 30305.

Assignment of the above referenced security instrument is as follows:

**Assignee :** The Champion Mortgage Company (Nationstar Mortgage LLC, DBA)

**Recorded :** 1/6/2014

**Instr No. :** 20140011694

**Mailing Address:** The Champion Mortgage Company, 350 Highland Drive, Lewisville TX 75057.

**Type of Document:** A deed of trust to secure an indebtedness in the amount shown below, and any other obligations secured thereby

**Amount :** \$625,500.00

**Dated :** 2/2/2009

**Trustor :** Louis J. Giovanini

**Trustee :** Senior Official with Responsibility for Single Family Mortgage Insurance Programs in the Department of Housing and Urban Development Field Office with Jurisdiction

**Beneficiary :** The Secretary of Housing and Urban Development

**Recorded :** 2/10/2009

**Instr No. :** 20090180280

**Mailing Address:** The Secretary of Housing and Urban Development, 451 Seventh Street, S W Washington, DC 20410.

**Mailing Address:** Senior Official with Responsibility for Single Family Mortgage Insurance Programs in the Department of Housing and Urban Development Field Office with Jurisdiction – Not Shown.

**Type of Document:** A claim of lien for the amount shown and any other amounts due.

**Claimant :** Department of Building and Safety Financial Services Division

**Recorded :** 12/30/2011

**Instr No. :** 20111783676

**MAILING ADDRESS:** Giovanini Louis, 4455 Los Feliz Un 505, Los Angeles CA, 90019

**MAILING ADDRESS:** Department of Building and Safety Financial Services Division, 201 N Figueroa St., 9th Floor, Los Angeles, CA 90012

AND WHEN RECORDED MAIL TO

Name, [ LOUIS J. GIOVANINI, ]  
Street Address [ 4455 Los Feliz Boulevard, ]  
City & State [ Los Angeles, ]  
Zip [ California 90027-2116. ]

Title Order No. \_\_\_\_\_ Escrow No. \_\_\_\_\_

00-1279628

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO

Name [ LOUIS J. GIOVANINI, ]  
Street Address [ 4455 Los Feliz Boulevard, ]  
City & State [ Los Angeles, ]  
Zip [ California 90027-2116. ]

### Quitclaim Deed

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX IS \$ None

unincorporated area  City of \_\_\_\_\_

Parcel No. 5589-026-054

computed on full value of property conveyed, or

computed on full value less value of liens or encumbrances remaining at time of sale, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, None  
ANNA GIOVANINI

hereby REMISE, RELEASE AND FOREVER QUITCLAIM to LOUIS J. GIOVANINI (son, an individual)  
a married man, as his sole and separate property.

the following described real property in the

county of LOS ANGELES, state of California: A CONDOMINIUM COMPRISED OF

PARCEL 1: AN UNDIVIDED .445 PER CENT INTEREST IN AND TO LOT 1 (THE "COMMON AREA") OF TRACT NUMBER 34395, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 903, PAGES 57 TO 58 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY;

PARCEL 2: UNIT 35 AS SHOWN ON THE CONDOMINIUM PLAN;

ALSO, EXCEPT ALL UNITS AS SHOWN AND DESCRIBED ON THAT CERTAIN "CONDOMINIUM PLAN" RECORDED NOVEMBER 21, 1978 AS INSTRUMENT NUMBER 78-1295322, OFFICIAL RECORDS OF LOS ANGELES COUNTY, ( THE "CONDOMINIUM PLAN" ).

Dated APRIL 13, 1996

STATE OF CALIFORNIA }  
COUNTY OF LOS ANGELES } S.S.

On APRIL 13, 1996 before me,

MARY LAURITSEN  
a Notary Public in and for said County and State, personally appeared

Anna Giovanini

Anna Giovanini

ANNA GIOVANINI

4455 LOS FELIZ BOULEVARD, 505 W.,

LOS ANGELES, CALIFORNIA 90027-2116.

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 Mary Lauritsen



FOR NOTARY SEAL OR STAMP

1/21/05

RECORDING REQUESTED BY  
CHICAGO TITLE COMPANY  
AND WHEN RECORDED MAIL TO

05 0155801

2

Louis J. Giovanini  
4455 Los Feliz Blvd #505  
Los Angeles, CA 90027

Escrow No. 44039538  
Order No. 44039538

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**GRANT DEED**

Assessor's Parcel No:  
5588-026-054

THE UNDERSIGNED GRANTOR(S) DECLARE(S)  
DOCUMENTARY TRANSFER TAX IS \$-0-  
 unincorporated area  City of Los Angeles  
 computed on the full value of the interest or property conveyed, or is  
 computed on the full value less the value of liens or encumbrances remaining at time of sale, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
Louis J. Giovanini, a married man as his sole and separate property

**THIS CONVEYANCE CHANGES THE MANNER IN WHICH  
TITLE IS HELD, GRANTOR(S) AND GRANTEE(S) REMAIN  
THE SAME AND CONTINUE TO HOLD THE SAME  
PROPORTIONATE INTEREST, R & T 11911.**

hereby GRANT(S) to  
Louis J. Giovanini, an unmarried man

the following described real property in the City of Los Angeles  
County of Los Angeles, State of California:

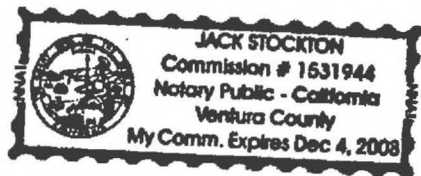
LEGAL DESCRIPTION PER EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated December 27, 2004

*Louis J. Giovanini*  
Louis J. Giovanini

STATE OF California  
COUNTY OF Los Angeles } SS.  
On January 14, 2005 before me,  
Jack Stockton, Notary Public  
a Notary Public in and for said County and State, personally appeared  
Louis J. Giovanini

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.

*Jack Stockton*  
Signature of Notary

Dec 4, 2008  
Date My Commission Expires

FOR NOTARY SEAL OR STAMP

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE: IF NO PARTY SO SHOWN, MAIL AS DIRECTED ABOVE

Name Street Address City, State & Zip

**NATIONS TITLE**

This Document Prepared By:  
GENERATION MORTGAGE COMPANY

3565 PIEDMONT ROAD SUITE 300

ATLANTA, GA 30305



2

When Recorded Mail To:  
GENERATION MORTGAGE COMPANY

3565 PIEDMONT ROAD SUITE300

ATLANTA, GA 30305

1310351

[Space Above This Line For Recording Data]

State of California

FHA Case No. 197-4125421-958  
Loan No 2010803459

**ADJUSTABLE RATE  
HOME EQUITY CONVERSION DEED OF TRUST  
THIS DEED OF TRUST SECURES A REVERSE MORTGAGE LOAN**

THIS DEED OF TRUST ("Security Instrument") is made on **FEBRUARY 02, 2009**. The trustor is  
**LOUIS J. GIOVANNI, AN UNMARRIED MAN**

whose address is **4455 LOS FELIZ BLVD.,  
LOS ANGELES, CALIFORNIA 90027-2188**

("Borrower"). The trustee is

("Trustee") The beneficiary is  
**GENERATION MORTGAGE COMPANY**

organized and existing under the laws of **CALIFORNIA**,  
**3565 PIEDMONT ROAD SUITE 300, ATLANTA, GA 30305**

, which is  
, and whose address is

("Lender").

Borrower has agreed to repay to Lender amounts which Lender is obligated to advance, including future advances, under the terms of a Home Equity Conversion Loan Agreement dated the same date as this Security Instrument ("Loan Agreement"). The agreement to repay is evidenced by Borrower's Note dated the same date as this Security Instrument ("Note"). This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest at a rate subject to adjustment (interest), and all renewals, extensions and modifications of the Note, up to a maximum principal amount of  
**SIX HUNDRED TWENTY FIVE THOUSAND FIVE HUNDRED AND 00/100** -----

(U.S. \$ **625,500.00**); (b) the payment of all other sums, with interest, advanced under Paragraph 5 to protect the security of this Security Instrument or otherwise due under the terms of this Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower irrevocably grants and conveys to Trustee, in trust, with power of sale, the following described property located in **LOS ANGELES** County, California:

9B

**RECORDING REQUESTED BY:**  
Generation Mortgage Company

Space above this line for recorder's use

**WHEN RECORDED, RETURN TO:**  
Generation Mortgage Company  
3 Piedmont Center  
3565 Piedmont Road, Ste. 300  
Atlanta, GA 30305-1538  
Attn: Mail Stop 300-1

**PREPARED BY:**  
Generation Mortgage Company  
3 Piedmont Center  
3565 Piedmont Road, Ste. 300  
Atlanta, GA 30305-1538

**FHA CASE NUMBER: 1974125421958**  
**GMC LOAN NUMBER: 2010803459**  
**FNMA LOAN NUMBER:**  
**6000582486**

## **CORPORATION ASSIGNMENT OF DEED OF TRUST**

For value received, Generation Mortgage Company (herein "Assignor"), whose address is 3 Piedmont Center, 3565 Piedmont Road NE, Ste. 300, Atlanta, GA 30305-1538, does hereby grant, sell, assign, transfer and convey, unto the Champion Mortgage Company (Nationstar Mortgage LLC, DBA), whose address is 350 Highland Drive, Lewisville TX 75067, (herein, "Assignee"), a certain Deed of Trust dated 2/2/2009, in the amount of \$625,500.00, and executed by Louis J. Giovanini, in favor of Generation Mortgage Company and recorded on 2/10/2009, in Book, Page, as Instrument or Document number 20090180279, County of LOS ANGELES, State of CA.

### **Legal Description Attached**

**TOGETHER** with the note or notes therein described or referred to, the money due and to become due thereon with interest, and all rights accrued or to accrue under said Deed of Trust. **IN WITNESS WHEREOF**, the undersigned Assignor has executed this Assignment of Deed of Trust on December 1, 2013.

Generation Mortgage Company

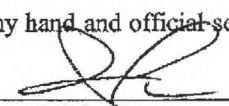
By: 

Mary Ann Rutledge, Vice President of Servicing

**STATE OF GEORGIA**  
**COUNTY OF FULTON**

On 12/1/2013, before me, Isiah Lester, a notary public in and for said State, personally appeared Mary Ann Rutledge, Vice President of Servicing of Generation Mortgage Company, 3 Piedmont Center, 3565 Piedmont Road, Ste. 300, Atlanta, GA 30305-1538, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person 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.

WITNESS my hand and official seal

Signature 

Notary: Isiah Lester

**Isiah Lester**  
**Clayton County, GEORGIA**  
**My Commission Expires**  
**August 22, 2017**  
**NOTARY PUBLIC**

# EXHIBIT B

ASSIGNED INSPECTOR: **DAVID MATSON**

Date: **July 1, 2015**

JOB ADDRESS: **4455 WEST LOS FELIZ BLVD., #505, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5588-026-054**

Last Full Title: **03/07/2015**

Last Update to Title:

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## LIST OF OWNERS AND INTERESTED PARTIES

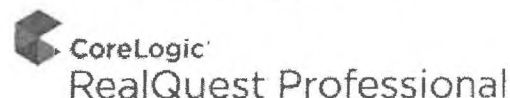
- 1). LOUIS J. GIOVANINI  
4455 LOS FELIZ BLVD., #505  
LOS ANGELES, CA. 90027-2188  
CAPACITY: OWNER
  
- 2). GENERATION MORTGAGE CO.  
3565 PIEDMONT RD., SUITE 300  
ATLANTA, GA. 30305  
CAPACITY: INTERESTED PARTIES
  
- 3). THE CHAMPION MORTGAGE CO.  
350 HIGHLAND DR.  
LEWISVILLE, TX. 75057  
CAPACITY: INTERESTED PARTIES
  
- 4). THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT  
451 SEVENTH ST. SW  
WASHINGTON, DC. 20410  
CAPACITY: INTERSETED PARTIES



# Property Detail Report

# EXHIBIT C

For Property Located At :  
**4455 LOS FELIZ BLVD 505, LOS ANGELES, CA 90027-2188**



## Owner Information

Owner Name: **GIOVANINI LOUIS J**  
 Mailing Address: **4455 LOS FELIZ BLVD #505, LOS ANGELES CA 90027-2188 C034**  
 Vesting Codes: **UM //**

## Location Information

Legal Description:	<b>TR=34395 CONDOMINIUM UNIT 35</b>	APN:	<b>5588-026-054</b>
County:	<b>LOS ANGELES, CA</b>	Alternate APN:	
Census Tract / Block:	<b>1891.02 / 1</b>	Subdivision:	<b>34395</b>
Township-Range-Sect:		Map Reference:	<b>35-A2 /</b>
Legal Book/Page:	<b>903-57</b>	Tract #:	<b>34395</b>
Legal Lot:	<b>1</b>	School District:	<b>LOS ANGELES</b>
Legal Block:		School District Name:	
Market Area:	<b>C22</b>	Munic/Township:	
Neighbor Code:			

## Owner Transfer Information

Recording/Sale Date:	<b>01/21/2005 / 12/27/2004</b>	Deed Type:	<b>GRANT DEED</b>
Sale Price:		1st Mtg Document #:	<b>155802</b>
Document #:	<b>155801</b>		

## Last Market Sale Information

Recording/Sale Date:	<b>12/14/1994 /</b>	1st Mtg Amount/Type:	<b>\$71,250 / CONV</b>
Sale Price:	<b>\$75,000</b>	1st Mtg Int. Rate/Type:	<b>/ ADJ</b>
Sale Type:	<b>FULL</b>	1st Mtg Document #:	
Document #:	<b>2216249</b>	2nd Mtg Amount/Type:	<b>/</b>
Deed Type:	<b>GRANT DEED</b>	2nd Mtg Int. Rate/Type:	<b>/</b>
Transfer Document #:		Price Per SqFt:	<b>\$92.36</b>
New Construction:		Multi/Split Sale:	
Title Company:	<b>GATEWAY TITLE CO.</b>		
Lender:	<b>WELLS FARGO BK</b>		
Seller Name:	<b>PNC MTG BK</b>		

## Prior Sale Information

Prior Rec/Sale Date:	<b>09/21/1994 /</b>	Prior Lender:	
Prior Sale Price:	<b>\$92,721</b>	Prior 1st Mtg Amt/Type:	<b>/</b>
Prior Doc Number:	<b>1741213</b>	Prior 1st Mtg Rate/Type:	<b>/</b>
Prior Deed Type:	<b>TRUSTEE DEED</b>		

## Property Characteristics

Gross Area:		Parking Type:	<b>BASEMENT</b>	Construction:	<b>CONCRETE</b>
Living Area:	<b>812</b>	Garage Area:		Heat Type:	<b>CENTRAL</b>
Tot Adj Area:		Garage Capacity:		Exterior wall:	<b>BLOCK</b>
Above Grade:		Parking Spaces:	<b>2</b>	Porch Type:	
Total Rooms:	<b>4</b>	Basement Area:		Patio Type:	
Bedrooms:	<b>1</b>	Finish Bsmnt Area:		Pool:	
Bath(F/H):	<b>1 /</b>	Basement Type:		Air Cond:	<b>CENTRAL</b>
Year Built / Eff:	<b>1966 / 1966</b>	Roof Type:		Style:	<b>CONTEMPORARY</b>
Fireplace:	<b>/</b>	Foundation:		Quality:	<b>GOOD</b>
# of Stories:	<b>1.00</b>	Roof Material:	<b>TAR &amp; GRAVEL</b>	Condition:	<b>GOOD</b>
Other Improvements:					

## Site Information

Zoning:	<b>LAR3</b>	Acres:	<b>2.14</b>	County Use:	<b>CONDOMINIUM (010E)</b>
Lot Area:	<b>93,210</b>	Lot Width/Depth:	<b>x</b>	State Use:	
Land Use:	<b>CONDOMINIUM</b>	Res/Comm Units:	<b>100 /</b>	Water Type:	<b>PUBLIC</b>
Site Influence:				Sewer Type:	<b>PUBLIC SERVICE</b>

## Tax Information

Total Value:	<b>\$137,003</b>	Assessed Year:	<b>2014</b>	Property Tax:	<b>\$1,671.55</b>
Land Value:	<b>\$27,393</b>	Improved %:	<b>80%</b>	Tax Area:	<b>13</b>
Improvement Value:	<b>\$109,610</b>	Tax Year:	<b>2014</b>	Tax Exemption:	<b>HOMEOWNER</b>
Total Taxable Value:	<b>\$130,003</b>				

## Comparable Sales Report

For Property Located At

**4455 LOS FELIZ BLVD 505, LOS ANGELES, CA 90027-2188**



9 Comparable(s) Selected.

Report Date: 06/29/2015

**Summary Statistics:**

	<b>Subject</b>	<b>Low</b>	<b>High</b>	<b>Average</b>
Sale Price	\$75,000	\$382,500	\$640,000	\$484,056
Bldg/Living Area	812	777	871	825
Price/Sqft	\$92.36	\$439.15	\$737.33	\$588.51
Year Built	1966	1957	1966	1965
Lot Area	93,210	8,759	93,210	83,827
Bedrooms	1	1	1	1
Bathrooms/Restrooms	1	1	1	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$137,003	\$142,159	\$471,000	\$321,983
Distance From Subject	0.00	0.01	0.34	0.09

\*= user supplied for search only

<b>Comp #:1</b>		<b>Distance From Subject:0.0 (miles)</b>	
Address:	<b>4455 LOS FELIZ BLVD 804, LOS ANGELES, CA 90027-2138</b>		
Owner Name:	<b>REM TATYANA L</b>		
Seller Name:	<b>CROCKER DAVID J</b>		
APN:	<b>5588-026-077</b>	Map Reference:	<b>35-A2 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1891.02</b>
Subdivision:	<b>34395</b>	Zoning:	<b>LAR3</b>
Rec Date:	<b>01/15/2015</b>	Prior Rec Date:	<b>08/14/2007</b>
Sale Date:	<b>12/12/2014</b>	Prior Sale Date:	<b>07/30/2007</b>
Sale Price:	<b>\$499,000</b>	Prior Sale Price:	<b>\$543,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>49769</b>	Acres:	<b>2.14</b>
1st Mtg Amt:	<b>\$299,400</b>	Lot Area:	<b>93,210</b>
Total Value:	<b>\$458,000</b>	# of Stories:	<b>1</b>
Land Use:	<b>CONDOMINIUM</b>	Park Area/Cap#:	<b>/</b>
		Living Area:	<b>777</b>
		Total Rooms:	<b>1</b>
		Bedrooms:	<b>1 /</b>
		Bath(F/H):	<b>1966 / 1966</b>
		Yr Built/Eff:	<b>1966 / 1966</b>
		Air Cond:	<b>/</b>
		Style:	<b>/</b>
		Fireplace:	<b>/</b>
		Pool:	<b>/</b>
		Roof Mat:	<b>/</b>
		Parking:	<b>/</b>

<b>Comp #:2</b>		<b>Distance From Subject:0.0 (miles)</b>	
Address:	<b>4455 LOS FELIZ BLVD 103, LOS ANGELES, CA 90027-2137</b>		
Owner Name:	<b>SEIDNER STEVEN &amp; CHRISTINE/SEIDNER MEGAN</b>		
Seller Name:	<b>WU CHARLYNE</b>		
APN:	<b>5588-026-021</b>	Map Reference:	<b>35-A2 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1891.02</b>
Subdivision:	<b>34395</b>	Zoning:	<b>LAR3</b>
Rec Date:	<b>02/13/2015</b>	Prior Rec Date:	<b>04/01/2003</b>
Sale Date:	<b>01/20/2015</b>	Prior Sale Date:	<b>03/05/2003</b>
Sale Price:	<b>\$440,500</b>	Prior Sale Price:	<b>\$230,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>165053</b>	Acres:	<b>2.14</b>
1st Mtg Amt:	<b>\$349,000</b>	Lot Area:	<b>93,210</b>
Total Value:	<b>\$271,731</b>	# of Stories:	<b>1.00</b>
Land Use:	<b>CONDOMINIUM</b>	Park Area/Cap#:	<b>/</b>
		Living Area:	<b>871</b>
		Total Rooms:	<b>4</b>
		Bedrooms:	<b>1 /</b>
		Bath(F/H):	<b>1966 / 1966</b>
		Yr Built/Eff:	<b>1966 / 1966</b>
		Air Cond:	<b>CENTRAL</b>
		Style:	<b>CONTEMPORARY</b>
		Fireplace:	<b>/</b>
		Pool:	<b>/</b>
		Roof Mat:	<b>TAR &amp; GRAVEL</b>
		Parking:	<b>BASEMENT</b>

<b>Comp #:3</b>		<b>Distance From Subject:0.0 (miles)</b>	
Address:	<b>4455 LOS FELIZ BLVD 506, LOS ANGELES, CA 90027-2138</b>		
Owner Name:	<b>LEE BENJAMIN</b>		
Seller Name:	<b>BATES FAMILY TRUST</b>		
APN:	<b>5588-026-055</b>	Map Reference:	<b>35-A2 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1891.02</b>
Subdivision:	<b>34395</b>	Zoning:	<b>LAR3</b>
Rec Date:	<b>04/08/2015</b>	Prior Rec Date:	<b>03/30/1979</b>
Sale Date:	<b>03/10/2015</b>	Prior Sale Date:	<b>/</b>
Sale Price:	<b>\$480,000</b>	Prior Sale Price:	<b>\$78,500</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>384954</b>	Acres:	<b>2.14</b>
1st Mtg Amt:	<b>\$142,159</b>	Lot Area:	<b>93,210</b>
Total Value:	<b>\$142,159</b>	# of Stories:	<b>1</b>
Land Use:	<b>CONDOMINIUM</b>	Park Area/Cap#:	<b>/</b>
		Living Area:	<b>835</b>
		Total Rooms:	<b>1</b>
		Bedrooms:	<b>1 /</b>
		Bath(F/H):	<b>1966 / 1966</b>
		Yr Built/Eff:	<b>1966 / 1966</b>
		Air Cond:	<b>/</b>
		Style:	<b>/</b>
		Fireplace:	<b>/</b>
		Pool:	<b>/</b>
		Roof Mat:	<b>/</b>
		Parking:	<b>/</b>

<b>Comp #:4</b>		<b>Distance From Subject:0.0 (miles)</b>	
Address:	<b>4455 LOS FELIZ BLVD 403, LOS ANGELES, CA 90027-2137</b>		
Owner Name:	<b>BECKER ALAN B/BECKER DAVID C</b>		
Seller Name:	<b>JLR PTSHH</b>		
APN:	<b>5588-026-044</b>	Map Reference:	<b>35-A2 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1891.02</b>
		Living Area:	<b>871</b>
		Total Rooms:	<b>/</b>

Subdivision:	<b>34395</b>	Zoning:	<b>LAR3</b>	Bedrooms:	<b>1</b>
Rec Date:	<b>11/03/2014</b>	Prior Rec Date:	<b>03/26/2004</b>	Bath(F/H):	<b>1 /</b>
Sale Date:	<b>05/19/2014</b>	Prior Sale Date:	<b>03/03/2004</b>	Yr Built/Eff:	<b>1966 / 1966</b>
Sale Price:	<b>\$382,500</b>	Prior Sale Price:	<b>\$300,000</b>	Air Cond:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>UNKNOWN</b>	Style:	
Document #:	<b>1162909</b>	Acres:	<b>2.14</b>	Fireplace:	<b>/</b>
1st Mtg Amt:	<b>\$344,200</b>	Lot Area:	<b>93,210</b>	Pool:	
Total Value:	<b>\$347,941</b>	# of Stories:		Roof Mat:	
Land Use:	<b>CONDOMINIUM</b>	Park Area/Cap#:	<b>/</b>	Parking:	

Comp #:	<b>5</b>	Distance From Subject:	<b>0.0 (miles)</b>
Address:	<b>4455 LOS FELIZ BLVD 904, LOS ANGELES, CA 90027-2138</b>		
Owner Name:	<b>ALTER STEPHEN L &amp; AMEETA</b>		
Seller Name:	<b>AUGER ARMAND LIVING TRUST</b>		
APN:	<b>5588-026-085</b>	Map Reference:	<b>35-A2 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1891.02</b>
Subdivision:	<b>34395</b>	Zoning:	<b>LAR3</b>
Rec Date:	<b>10/16/2014</b>	Prior Rec Date:	<b>03/30/1979</b>
Sale Date:	<b>09/29/2014</b>	Prior Sale Date:	
Sale Price:	<b>\$515,000</b>	Prior Sale Price:	<b>\$84,500</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>1095014</b>	Acres:	<b>2.14</b>
1st Mtg Amt:		Lot Area:	<b>93,210</b>
Total Value:	<b>\$153,032</b>	# of Stories:	
Land Use:	<b>CONDOMINIUM</b>	Park Area/Cap#:	<b>/</b>
Living Area:	<b>777</b>	Total Rooms:	
Bedrooms:	<b>1</b>	Bath(F/H):	<b>1 /</b>
Yr Built/Eff:	<b>1966 / 1966</b>	Air Cond:	
Style:		Fireplace:	<b>/</b>
Pool:		Roof Mat:	
Parking:		Parking:	

Comp #:	<b>6</b>	Distance From Subject:	<b>0.01 (miles)</b>
Address:	<b>4411 LOS FELIZ BLVD 703, LOS ANGELES, CA 90027-2142</b>		
Owner Name:	<b>SHEN SHUYANG</b>		
Seller Name:	<b>DURKAN MATTHEW M</b>		
APN:	<b>5588-026-166</b>	Map Reference:	<b>35-A2 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1891.02</b>
Subdivision:	<b>34395</b>	Zoning:	<b>LAR3</b>
Rec Date:	<b>04/16/2015</b>	Prior Rec Date:	<b>03/21/2002</b>
Sale Date:	<b>03/26/2015</b>	Prior Sale Date:	<b>03/07/2002</b>
Sale Price:	<b>\$640,000</b>	Prior Sale Price:	<b>\$235,000</b>
Sale Type:	<b>UNKNOWN</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>424728</b>	Acres:	<b>2.14</b>
1st Mtg Amt:		Lot Area:	<b>93,210</b>
Total Value:	<b>\$283,191</b>	# of Stories:	<b>1.00</b>
Land Use:	<b>CONDOMINIUM</b>	Park Area/Cap#:	<b>/</b>
Living Area:	<b>868</b>	Total Rooms:	<b>4</b>
Bedrooms:	<b>1</b>	Bath(F/H):	<b>1 /</b>
Yr Built/Eff:	<b>1966 / 1966</b>	Air Cond:	<b>CENTRAL</b>
Style:		Fireplace:	<b>/</b>
Pool:		Roof Mat:	<b>BUILT-UP</b>
Parking:		Parking:	<b>BASEMENT</b>

Comp #:	<b>7</b>	Distance From Subject:	<b>0.01 (miles)</b>
Address:	<b>4411 LOS FELIZ BLVD 1204, LOS ANGELES, CA 90027-2143</b>		
Owner Name:	<b>CARLIN ARTHUR M &amp; LIZA-MAE</b>		
Seller Name:	<b>SCHOLTEN R G F TRUST</b>		
APN:	<b>5588-026-207</b>	Map Reference:	<b>35-A2 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1891.02</b>
Subdivision:	<b>34395</b>	Zoning:	<b>LAR3</b>
Rec Date:	<b>01/08/2015</b>	Prior Rec Date:	<b>01/27/2004</b>
Sale Date:	<b>12/03/2014</b>	Prior Sale Date:	<b>01/15/2004</b>
Sale Price:	<b>\$490,000</b>	Prior Sale Price:	<b>\$346,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>25269</b>	Acres:	<b>2.14</b>
1st Mtg Amt:		Lot Area:	<b>93,210</b>
Total Value:	<b>\$401,291</b>	# of Stories:	<b>1.00</b>
Land Use:	<b>CONDOMINIUM</b>	Park Area/Cap#:	<b>/</b>
Living Area:	<b>778</b>	Total Rooms:	<b>3</b>
Bedrooms:	<b>1</b>	Bath(F/H):	<b>1 /</b>
Yr Built/Eff:	<b>1966 / 1966</b>	Air Cond:	<b>CENTRAL</b>
Style:		Fireplace:	<b>/</b>
Pool:		Roof Mat:	<b>TAR &amp; GRAVEL</b>
Parking:		Parking:	<b>BASEMENT</b>

Comp #:	<b>8</b>	Distance From Subject:	<b>0.01 (miles)</b>
Address:	<b>4411 LOS FELIZ BLVD 1103, LOS ANGELES, CA 90027-2143</b>		
Owner Name:	<b>NOWELL THOMAS H SR TRUST/NOWELL BURDICK N TRUST</b>		
Seller Name:	<b>WILSON CHRISTOPHER</b>		
APN:	<b>5588-026-198</b>	Map Reference:	<b>35-A2 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1891.02</b>
Subdivision:	<b>34395</b>	Zoning:	<b>LAR3</b>
Rec Date:	<b>10/09/2014</b>	Prior Rec Date:	<b>01/31/2007</b>
Sale Date:	<b>10/01/2014</b>	Prior Sale Date:	<b>12/22/2006</b>
Sale Price:	<b>\$477,500</b>	Prior Sale Price:	<b>\$550,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>1066215</b>	Acres:	<b>2.14</b>
1st Mtg Amt:	<b>\$475,000</b>	Lot Area:	<b>93,210</b>
Total Value:	<b>\$471,000</b>	# of Stories:	
Land Use:	<b>CONDOMINIUM</b>	Park Area/Cap#:	<b>/</b>
Living Area:	<b>868</b>	Total Rooms:	
Bedrooms:	<b>1</b>	Bath(F/H):	<b>1 /</b>
Yr Built/Eff:	<b>1966 / 1966</b>	Air Cond:	
Style:		Fireplace:	<b>/</b>
Pool:		Roof Mat:	
Parking:		Parking:	

Comp #:	<b>9</b>	Distance From Subject:	<b>0.34 (miles)</b>
Address:	<b>4507 FINLEY AVE 4, LOS ANGELES, CA 90027-2623</b>		
Owner Name:	<b>WU JENNIFER H</b>		
Seller Name:	<b>SANDHAUS LOUISE L</b>		
APN:	<b>5590-007-090</b>	Map Reference:	<b>/</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1891.02</b>
Subdivision:	<b>BROTHERTON PLACE</b>	Zoning:	<b>LAC4</b>
Living Area:	<b>779</b>	Total Rooms:	
Bedrooms:	<b>1</b>		

Rec Date:	03/25/2015	Prior Rec Date:	03/17/2006	Bath(F/H):	1 /
Sale Date:	02/17/2015	Prior Sale Date:	03/01/2006	Yr Built/Eff:	1957 / 1957
Sale Price:	\$432,000	Prior Sale Price:	\$399,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	319055	Acres:	0.20	Fireplace:	/
1st Mtg Amt:	\$220,000	Lot Area:	8,759	Pool:	
Total Value:	\$369,500	# of Stories:		Roof Mat:	
Land Use:	CONDOMINIUM	Park Area/Cap#:	/	Parking:	

# EXHIBIT D

ASSIGNED INSPECTOR: DAVID MATSON

Date: July 1, 2015

JOB ADDRESS: 4455 WEST LOS FELIZ BLVD., #505, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 5588-026-054

CASE#: 378818

ORDER NO: A-2719859

EFFECTIVE DATE OF ORDER TO COMPLY: March 19, 2011

COMPLIANCE EXPECTED DATE: April 18, 2011

DATE COMPLIANCE OBTAINED: August 17, 2011

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

### VIOLATIONS:

SEE ATTACHED ORDER # A-2719859

1010520201125304

**BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS**

**MARSHA L. BROWN  
PRESIDENT**

**VAN AMBATIELOS  
VICE-PRESIDENT**

**VICTOR H. CUEVAS  
HELENA JUBANY  
ELENORE A. WILLIAMS**

**CITY OF LOS ANGELES  
CALIFORNIA**



**ANTONIO R. VILLARAIGOSA  
MAYOR**

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

**ROBERT R. "Bud" OVROM  
GENERAL MANAGER**

**RAYMOND S. CHAN, C.E., S.E.  
EXECUTIVE OFFICER**

**ORDER TO COMPLY AND NOTICE OF FEE**

**MAR 22 2011**

**GIOVANINI, LOUIS J.  
4455 W. LOS FELIZ BLVD. #505  
LOS ANGELES, CA. 90027**

**EG**

**CASE #: 378818  
ORDER #: A-2719859  
EFFECTIVE DATE: March 19, 2011  
COMPLIANCE DATE: April 18, 2011**

**OWNER OF  
SITE ADDRESS: 4455 W LOS FELIZ BLVD UNIT #505  
ASSESSORS PARCEL NO.: 5588-026-\*\*\*  
ZONE: R3; Multiple Dwelling 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, YOU ARE ORDERED TO PAY THE CODE VIOLATION INSPECTION FEE (C.V.I.F) OF \$ 336.00 WHICH WILL BE BILLED TO YOU SEPARATELY. 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. Unapproved installation of a plumbing fixture without the required plans, permits and approvals.**

**You are therefore ordered to: 1) Obtain all required plumbing permits and approvals for the installation of the bathroom fixture (expansion/pressure tank) associated with the bathroom toilet.**

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

**Comments: RESEARCH SHOWS THAT AT NO TIME BETWEEN THIS BUILDINGS ORIGINAL CONSTRUCTION AND THE DATE OF THIS ORDER TO COMPLY, WAS A PLUMBING PERMIT EVER OBTAINED FOR UNIT #505. UNIT #505 IS FURTHER DESCRIBED AS APN: 5588-026-054.**

- 2. Unapproved construction of bathroom enclosure which occupies the unapproved expansion/pressure tank.**

**You are therefore ordered to: 1) Demolish and remove the unapproved installation of the expansion/pressure tank, which now sits in an unapproved location, or make it conform to the provisions of this Code.**

**Code Section(s) in Violation: 91.8105, 91.103.1, 12.21A.1.(a) of the L.A.M.C.**



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

Comments: IT SHALL BE NOTED THAT THE OWNER OF UNIT #505 EXPANDED THE UNAPPROVED CONSTRUCTION, AS MENTIONED ABOVE, BEYOND THE INSIDE WALLS. THE OWNERSHIP THE UNIT IS DESCRIBED AS THAT PORTION OF AREA THAT TERMINATES AT THE FINISH SIDE OF THE WALL. THE UNAPPROVED TANK LIES BEYOND SAID WALLS AND INTO THAT SPACE WHICH LIES OUTSIDE THE OWNER'S WALLS. THIS "SPACE" OR AREA IS OWNED BY THE LOS FELIZ TOWERS, HOA.

**3. Plans are required for plumbing work.**

You are therefore ordered to: 1) Discontinue the use of unapproved expansion/pressure tank, located behind the toilet in the bathroom or submit the required plans for the purpose of obtaining permits.

Code Section(s) in Violation: 94.101.3.1, 94.103.1.1, 12.21A.1.(a) of the L.A.M.C.

**4. Joint leaks.**

You are therefore ordered to: 1) Make all joints and connections in the plumbing system gastight and watertight for the pressures required by test. Restore the overflow devise back to its original condition, as being watertight.

Code Section(s) in Violation: 94.103.5.3.5, 94.103.1.1, 12.21A.1.(a) of the L.A.M.C.

Location: THE AREA IN QUESTION PERTAINS TO THAT AREA WHICH DIRECTLY DEALS WITH THE OVERFLOW DEVISE ON THE TUB WHICH IS LOCATED IN THE BATHROOM OF UNIT #505.

**5. Use of land.**

You are therefore ordered to: Discontinue the unapproved use of land which is not allowed in the R zone. No building, structure, or land shall be altered or maintained, nor shall any building, structure or land be used or designed to be used for any purpose other than is permitted in the zone in which such building, structure, or land is located.

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

**6. An investigation fee is required for work performed without the required permits.**

You are therefore ordered to: 1) Pay the required investigation fee.

Code Section(s) in Violation: 91.107.5.1, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

**7. Plumbing fixtures were installed not in accordance with approved low-consumption and water-saver standards.**

You are therefore ordered to: Obtain all required permits and replace plumbing fixtures with fixtures in accordance with approved low-consumption and water-saver standards.

Code Section(s) in Violation: 94.402, 94.103.1.1, 12.21A.1.(a) of the L.A.M.C.

**8. Approvals required.**

You are therefore ordered to: Provide a listed and approved toilet for a condominium unit.

Code Section(s) in Violation: of the L.A.M.C.

Comments: All materials, fixtures, or devices used or entering into the construction of plumbing systems, or parts thereof, shall be submitted to the Administrative Authority for approval and shall conform to approved applicable recognized standards and shall be free from defects. All pipe, pipe fittings, traps, fixtures, material, and devices used in a plumbing system shall be listed or labeled by a listing agency.

**9. Unapproved construction in connection with a fire-resistance-rated wall.**

10105202011R5304

You are therefore ordered to: 1) Demolish and remove the unapproved construction relating to the penetration of the fire-resistance-rated wall, and make it conform to the provisions of this Code.

Code Section(s) in Violation: 91.8105, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Comments: Shaft enclosures shall have a fire-resistance rating of not less than 2 hours where connecting four stories or more. Shafts are required to protect openings and penetrations through floor/ceiling and roof/ceiling assemblies 91.707.4, 91.707.1

**NON-COMPLIANCE FEE WARNING:**

In addition to the C.V.I.F. noted above, a proposed noncompliance fee in the amount of \$550.00 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 \$1,925.00.**

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.

**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.

If you have any questions or require any additional information please feel free to contact me at (213)252-3045. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: 

Date: March 07, 2011

RON KIDWELL  
3550 WILSHIRE BLVD. SUITE 1800  
LOS ANGELES, CA 90010  
(213)252-3045

  
REVIEWED BY

