

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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CITY OF LOS ANGELES
CALIFORNIA



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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

June 22, 2015

Council District: # 13

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

JOB ADDRESS: 5330 WEST LOMA LINDA AVENUE, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 5544-009-021

On October 21, 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: **5330 West Loma Linda Avenue, 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. The Department imposed non-compliance fee as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance Code Enforcement fee	\$ 550.00
Late Charge/Collection fee (250%)	1,375.00
Accumulated Interest (1%/month)	718.93
Title Report fee	42.00
Grand Total	\$ 2,685.93

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 **\$2,685.93** recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "City Council") designate the time and place protest can be heard concerning this matter, as set forth in Sections 7.35.3 and 7.35.5 of the Los Angeles Administrative Code.

It is further requested that the City Council instruct the Department to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$2,685.93** 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



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

Property Title Report

Work Order No. T11366
 Dated as of: 05/02/2015

Prepared for: City of Los Angeles

SCHEDULE A
 (Reported Property Information)

APN #: 5544-009-021

Property Address: 5330 W LOMA LINDA AVE ✓ **City:** Los Angeles **County:** Los Angeles

VESTING INFORMATION

Type of Document: Grant Deed

Grantee : Jacob Michelson and Hanna Michelson, as trustees of the Michelson Family Trust dated January_2009

Grantor : Jacob Michelson, a married man, as his sole and separate property

Deed Date : 1/21/2009

Recorded : 1/27/2009

Instr No. : 20090106652

MAILING ADDRESS : Jacob Michelson and Hanna Michelson, as trustees of the Michelson Family Trust
 229 S Mansfield Ave, Los Angeles, CA 90036

SCHEDULE B

LEGAL DESCRIPTION

The following described property:

Situated in the City of Los Angeles, County of Los Angeles, State of California : The East 61 feet of Lot 8 of Wakeman place, in the City of Los Angeles, County of Los Angeles, State of California. As per Map Recorded in Book 6, Page 117 of Maps, in the office of the County Recorder of said County

Assessor's Parcel No: 5544-009-021

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 : \$880,000.00

Dated : 9/18/2007

Trustor : Jacob Michelson

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. T11366

SCHEDULE B (Continued)

Trustee : California Reconveyance Company, a California Corp
Beneficiary : Washington Mutual Bank, FA
Recorded : 9/26/2007 **Instr No. :** 20072215708
Maturity Date is: 10/1/2037

MAILING ADDRESS : Washington Mutual Bank, FA, 2210 Enterprise DR , Florence, SC 29501

MAILING ADDRESS : California Reconveyance Company, a California Corp – None Shown

A Substitution of Trustee under said deed of trust which names as the substituted trustee, the following:

Trustee : Alaw
Recorded : 1/17/2014 **Instr No. :** 20140056318

MAILING ADDRESS : Alaw, 9200 Oakdale Ave. - 3rd Floor, Chatsworth, CA 91311

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 : 6/15/2012 **Instr No. :** 20120897421

MAILING ADDRESS: Jacod Michelson CO TR Michelson Fam,
229 Mansfield Ave, Los Angeles CA, 90036

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

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RECORDING REQUESTED BY:
Jacob Michelson

AND WHEN RECORDED MAIL TO:
Jacob and Hanna Michelson
229 S Mansfield Ave
Los Angeles, CA 90036

Assessor's Parcel No 5544-009-021

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$0 "This is a transfer by inter vivos gift to a trust and the grantor received nothing in return, R & T 11930." This is a transfer into a revocable trust excludable from reassessment under Rev & Tax Code § 62(d)

- () computed on full value of property conveyed
- () computed on full value less value of liens and () encumbrances remaining at time of sale
- () Unincorporated area (x) City of Los Angeles

FOR A FULL VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, JACOB MICHELSON, a married man, as his sole and separate property, hereby grants to JACOB MICHELSON and HANNA MICHELSON, as trustees of the MICHELSON FAMILY TRUST dated January __, 2009, the following described real property in the City of Los Angeles, County of Los Angeles, State of California

THE EAST 61 FEET OF LOT 8 OF WAKEMAN PLACE, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 6, PAGE 117 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

Property commonly known as 5330 Loma Linda Ave, Los Angeles, CA 90027-3609

Dated Jan. 21, 2009 [Signature]
JACOB MICHELSON

Dated Jan 21, 2009 [Signature]
HANNA MICHELSON

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS

On January 21 2009 before me, SHARI E LEVY, Notary Public, personally appeared **Jacob Michelson and Hanna Michelson** 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]



Mail Tax statements to Address as shown above

FIDELITY-VAN NUYS

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Recording Requested By:
WASHINGTON MUTUAL BANK FA

Return To:
WASHINGTON MUTUAL BANK FA
2210 ENTERPRISE DR
FLORENCE, SC 29501
DOC OPS M/S FSCE 440

09/26/07

20072215708

Prepared By:
TREVOR WILSON

19536317

[Space Above This Line For Recording Data]

18

ZCA1
M05

DEED OF TRUST

3014541241-868

5544-009-021

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

(A) "Security Instrument" means this document, which is dated SEPTEMBER 18, 2007, together with all Riders to this document.

(B) "Borrower" is JACOB MICHELSON A MARRIED MAN AS HIS SOLE AND SEPARAE PROPERTY

Borrower's address is 5330 LOMA LINDA AVENUE, LOS ANGELES, CA 90027. Borrower is the trustor under this Security Instrument.

(C) "Lender" is WASHINGTON MUTUAL BANK, FA

Lender is a FEDERAL SAVINGS BANK organized and existing under the laws of THE UNITED STATES OF AMERICA

CALIFORNIA - Single Family - Fannie Mae/Freddie Mac UNIFORM INSTRUMENT Form 3005 1/01

VMP-6(CA) (0207)

Page 1 of 15

Initials

JM

VMP MORTGAGE FORMS - (800)521-7291



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RECORDING REQUESTED BY
ALAW
AND WHEN RECORDED MAIL TO
ALAW
9200 OAKDALE AVE. - 3RD FLOOR
CHATSWORTH, CA 91311



Space above this line for recorder's use only

Trustee Sale No. 455303CA Loan No. 3014541241 Title Order No. I040352

SUBSTITUTION OF TRUSTEE

WHEREAS, JACOB MICHELSON A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY, was the original Trustor, CALIFORNIA RECONVEYANCE COMPANY, was the original Trustee, and Washington Mutual Bank, FA, was the original Beneficiary under that certain Deed of Trust dated 09-18-2007, Recorded 09-26-2007, Book N/A, Page N/A, Instrument 20072215708 of official records in the office of the Recorder of LOS ANGELES County, California, and

APN: 5544-009-021 Situs: 5330 LOMA LINDA AVENUE, , LOS ANGELES, CA 90027
WHEREAS, the undersigned, is the present Beneficiary under said Deed of Trust, and,
WHEREAS, the undersigned desires to substitute a new Trustee under said Deed of Trust in the place of and instead of said original Trustee thereunder.

Now, THEREFORE, the undersigned Beneficiary hereby substitutes ALAW, 9200 OAKDALE AVE. - 3RD FLOOR , CHATSWORTH, CA 91311, as Trustee of Said Deed of Trust.

Whenever the context hereof so requires, the masculine gender includes the feminine and/or neuter, and the singular number indicates the plural.

DATE: January 9, 2014
JPMorgan Chase Bank, National Association, as Attorney in Fact for the Federal Deposit Insurance Corporation as Receiver of Washington Mutual Bank F/K/A Washington Mutual Bank FA.

Susanna M. Froehlich Vice President

STATE OF Ohio
COUNTY OF Franklin

On JAN 09 2014 before me, Barbara J. Crowl, Notary Public personally appeared Susanna M. Froehlich, 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 Ohio that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature
Barbara J. Crowl



BARBARA J. CROWL
NOTARY PUBLIC, STATE OF OHIO
My Commission Expires 5/7/2017

TD

EXHIBIT B

ASSIGNED INSPECTOR: **CHRISTOPHER LEKO**

Date: **June 22, 2015**

JOB ADDRESS: **5330 WEST LOMA LINDA AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5544-009-021**

Last Full Title: **05/02/2015**

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

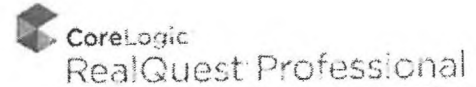
- 1). JACOB AND HANNA MICHELSON, TRUSTEES
THE MICHELSON FAMILY TRUST
229 S. MANSFIELD AVE.
LOS ANGELES, CA 90036 CAPACITY: OWNERS

- 2). WASHINGTON MUTUAL BANK, F.A.
2210 ENTERPRISE DR.
FLORENCE, SC 29501 CAPACITY: INTERESTED PARTIES

- 3). ALAW
9200 OAKDALE AVE., 3RD FLOOR
CHATSWORTH, CA 91311 CAPACITY: INTERESTED PARTIES

Property Detail Report

For Property Located At :
5330 LOMA LINDA AVE, LOS ANGELES, CA 90027-3609



Owner Information

Owner Name: MICHELSON JACOB (TE)
 Mailing Address: 229 S MANSFIELD AVE, LOS ANGELES CA 90036-3016 C054
 Vesting Codes: // TR

Location Information

Legal Description: WAKEMAN PLACE E 61 FT OF LOT 8
 County: LOS ANGELES, CA APN: 5544-009-021
 Census Tract / Block: 1904.02 / 1 Alternate APN:
 Township-Range-Sect: Subdivision: WAKEMAN PLACE
 Legal Book/Page: Map Reference: 34-E3 /
 Legal Lot: 8 Tract #: LOS ANGELES
 Legal Block: School District:
 Market Area: C20 School District Name:
 Neighbor Code: Munic/Township:

Owner Transfer Information

Recording/Sale Date: 01/27/2009 / 01/21/2009 Deed Type: GRANT DEED
 Sale Price: 1st Mtg Document #:
 Document #: 106652

Last Market Sale Information

Recording/Sale Date: 07/24/2002 / 07/03/2002 1st Mtg Amount/Type: \$431,250 / CONV
 Sale Price: \$575,000 1st Mtg Int. Rate/Type: 6.62 / ADJ
 Sale Type: FULL 1st Mtg Document #: 1721409
 Document #: 1721408 2nd Mtg Amount/Type: \$115,000 / CONV
 Deed Type: GRANT DEED 2nd Mtg Int. Rate/Type: / FIXED
 Transfer Document #: Price Per SqFt: \$248.70
 New Construction: Multi/Split Sale:
 Title Company: EQUITY TITLE CO.
 Lender: FIRST FRANKLIN FIN'L CORP
 Seller Name: ZHILOV LEONID

Prior Sale Information

Prior Rec/Sale Date: 02/16/2000 / 01/14/2000 Prior Lender: FIRST NATIONWIDE
 Prior Sale Price: \$253,000 Prior 1st Mtg Amt/Type: \$188,000 / CONV
 Prior Doc Number: 234974 Prior 1st Mtg Rate/Type: 5.75 / ADJ
 Prior Deed Type: GRANT DEED

Property Characteristics

Gross Area:		Parking Type:		Construction:	
Living Area:	2,312	Garage Area:		Heat Type:	CENTRAL
Tot Adj Area:		Garage Capacity:		Exterior wall:	SHINGLE SIDING
Above Grade:		Parking Spaces:		Porch Type:	
Total Rooms:	6	Basement Area:		Patio Type:	
Bedrooms:	4	Finish Bsmnt Area:		Pool:	
Bath(F/H):	3 /	Basement Type:		Air Cond:	CENTRAL
Year Built / Eff:	1909 / 1950	Roof Type:		Style:	CONVENTIONAL
Fireplace:	Y / 1	Foundation:	RAISED	Quality:	
# of Stories:	2.00	Roof Material:	COMPOSITION	Condition:	
			SHINGLE		

Other Improvements: FENCE

Site Information

Zoning:	LAR3	Acres:	0.22	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	9,612	Lot Width/Depth:	61 x 157	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$679,347	Assessed Year:	2014	Property Tax:	\$8,566.57
Land Value:	\$543,480	Improved %:	20%	Tax Area:	13
Improvement Value:	\$135,867	Tax Year:	2014	Tax Exemption:	
Total Taxable Value:	\$679,347				

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

5330 LOMA LINDA AVE, LOS ANGELES, CA 90027-3609**2 Comparable(s) Selected.**

Report Date: 06/22/2015

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$575,000	\$400,000	\$1,750,000	\$1,075,000
Bldg/Living Area	2,312	2,459	2,600	2,530
Price/Sqft	\$248.70	\$162.67	\$673.08	\$417.88
Year Built	1909	1907	1964	1935
Lot Area	9,612	7,174	11,001	9,088
Bedrooms	4	4	4	4
Bathrooms/Restrooms	3	2	3	2
Stories	2.00	2.00	2.00	2.00
Total Value	\$679,347	\$342,648	\$1,200,000	\$771,324
Distance From Subject	0.00	0.44	0.48	0.46

* = user supplied for search only

Comp #: 1		Distance From Subject: 0.44 (miles)	
Address: 5240 LOS ADORNOS WAY, LOS ANGELES, CA 90027-1719			
Owner Name: DING YINZHOU/ZHUO XIAOLING			
Seller Name: 5240 LOS ADORNOS TRUST			
APN: 5588-035-044	Map Reference: 34-E2 /	Living Area: 2,600	
County: LOS ANGELES, CA	Census Tract: 1893.00	Total Rooms: 8	
Subdivision: 27460	Zoning: LARE11	Bedrooms: 4	
Rec Date: 12/18/2014	Prior Rec Date: 11/22/2013	Bath(F/H): 3 /	
Sale Date: 12/11/2014	Prior Sale Date: 11/04/2013	Yr Built/Eff: 1964 / 1964	
Sale Price: \$1,750,000	Prior Sale Price: \$1,200,000	Air Cond:	
Sale Type: FULL	Prior Sale Type: FULL	Style: COLONIAL	
Document #: 1375158	Acres: 0.25	Fireplace: Y / 1	
1st Mtg Amt: \$1,000,000	Lot Area: 11,001	Pool:	
Total Value: \$1,200,000	# of Stories: 2.00	Roof Mat: WOOD SHAKE	
Land Use: SFR	Park Area/Cap#: / 3	Parking: PARKING AVAIL	

Comp #: 2		Distance From Subject: 0.48 (miles)	
Address: 1759 N KENMORE AVE, LOS ANGELES, CA 90027-4011			
Owner Name: LESZCZYNSKI ARTHUR C/LESZCZYNSKI MONICA J			
Seller Name: LESZCZYNSKI S D TRUST			
APN: 5589-033-018	Map Reference: 34-F3 /	Living Area: 2,459	
County: LOS ANGELES, CA	Census Tract: 1892.01	Total Rooms:	
Subdivision: 2	Zoning: LARD1.5	Bedrooms: 4	
Rec Date: 12/04/2014	Prior Rec Date: 06/16/1988	Bath(F/H): 2 /	
Sale Date: 06/27/2014	Prior Sale Date: 05/1988	Yr Built/Eff: 1907 / 1907	
Sale Price: \$400,000	Prior Sale Price: \$217,500	Air Cond:	
Sale Type: FULL	Prior Sale Type: FULL	Style:	
Document #: 1311037	Acres: 0.16	Fireplace: /	
1st Mtg Amt: \$460,000	Lot Area: 7,174	Pool:	
Total Value: \$342,648	# of Stories:	Roof Mat:	
Land Use: SFR	Park Area/Cap#: /	Parking:	

Foreclosure Activity Report

For Property Located At



CoreLogic

RealQuest Professional

5330 LOMA LINDA AVE, LOS ANGELES, CA 90027-3609

| The selected property does not contain active foreclosure information. |

EXHIBIT D

ASSIGNED INSPECTOR: **CHRISTOPHER LEKO**

Date: **June 22, 2015**

JOB ADDRESS: **5330 WEST LOMA LINDA AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5544-009-021**

CASE#: **428487**

ORDER NO: **A-2853517**

EFFECTIVE DATE OF ORDER TO COMPLY: **September 21, 2011**

COMPLIANCE EXPECTED DATE: **October 21, 2011**

DATE COMPLIANCE OBTAINED: **November 18, 2011**

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-2853517

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

MARSHA L. BROWN
PRESIDENT

HELENA JUBANY
VICE-PRESIDENT

VAN AMBATIELOS
VICTOR H. CUEVAS
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

MICHELSON, JACOB CO TR MICHELSON FAMILY TRUST
229 S MANSFIELD AVE
LOS ANGELES, CA 90036

CASE #: 428487
ORDER #: A-2853517
EFFECTIVE DATE: September 21, 2011
COMPLIANCE DATE: October 21, 2011

LPK

SEP 21 2011

OWNER OF
SITE ADDRESS: 5330 W LOMA LINDA AVE
ASSESSORS PARCEL NO.: 5544-009-021
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 \$ 356.16 (\$336 fee plus a six percent Systems Development Surcharge of \$20.16) 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. Rubbish, garbage, trash and debris on the premises.

- You are therefore ordered to: 1) Remove the rubbish, garbage, trash and debris from the premises. 2) Maintain the premises in a clean and sanitary condition.

Code Section(s) in Violation: 91.8104, 91.8104.2, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

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.

1010207201244254



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)252-3045.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: 

Date: September 19, 2011

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


REVIEWED BY