

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

FRANK M. BUSH
GENERAL MANAGER

OSAMA YOUNAN, P.E.
EXECUTIVE OFFICER

May 26, 2017

Council District: # 9

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

JOB ADDRESS: 1036 WEST 46TH STREET, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 5017-030-052

On June 15, 2015 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: **1036 West 46th Street, 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 May 21, 2015 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	\$ 660.00
Late Charge/Collection Fee (250%)	2,490.00
Code Violation Investigation Fee	336.00
System Development Surcharge	20.16
System Development Surcharge late Fee	50.40
Accumulated Interest (1%/month)	357.17
Title Report Fee	42.00
Grand Total	\$ 3,955.73

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 **\$3,955.73** 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 **\$3,955.73** 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

Lien confirmed by
City Council on:

ATTEST: HOLLY WOLCOTT, CITY CLERK

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. T14210
Dated as of: 04/19/2017

Prepared for: City of Los Angeles

SCHEDULE A (Reported Property Information)

APN #: 5017-030-052

Property Address: 1036 W 46TH ST ✓ City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: TRUSTEE'S DEED UPON SALE

Grantee : GMAC MORTGAGE LLC; GMAC MORTGAGE CORPORATION

Grantor : AUBREY MANUEL

Deed Date : 08/12/2010

Recorded : 08/17/2010

Instr No. : 10-1138828

MAILING ADDRESS: GMAC MORTGAGE LLC; GMAC MORTGAGE CORPORATION
1100 VIRGINIA DR FORT WASHINGTON PA 19034

SCHEDULE B

LEGAL DESCRIPTION

Lot: 20 Block: 9 Abbreviated Description: LOT:20 BLK:9 CITY:REGION/CLUSTER:
09/09178 SUBD:VERMONT AVENUE SQUARE VERMONT AVE SQUARE 1/2 VAC ALLEY
ADJ ON S AND LOT 20 BLK 9 City/Muni/Twp: REGION/CLUSTER: 09/09178

MORTGAGES/LIENS

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

RECORDING REQUESTED BY:
Executive Trustee Services, LLC dba ETS Services, LLC

AND WHEN RECORDED MAIL TO:
GMAC MORTGAGE, LLC FKA
GMAC MORTGAGE CORPORATION
1100 VIRGINIA DRIVE
FORT WASHINGTON, PA 19034



Forward Tax Statements to
the address given above

SPACE ABOVE LINE FOR RECORDER'S USE

TS # GM-199392-C
LOAN # 0307665089
TITLE ORDER # 090289095-CA-MSI

INVESTOR #. 000000000000

TRUSTEE'S DEED UPON SALE

APN 5017-030-052 TRANSFER TAX: \$00.00
THIS TRANSACTION IS EXEMPT FROM THE REQUIREMENTS OF THE REVENUE AND TAXATION CODE, SECTION 480.3
The Grantee Herein Was The Foreclosing Beneficiary.
The Amount Of The Unpaid Debt was \$456,488.25
The Amount Paid By The Grantee Was \$170,000.00
Said Property Is In The City Of LOS ANGELES, County of Los Angeles

"This instrument is being recorded as an
ACCOMMODATION ONLY, with no
Representation as to its effect upon title"

Executive Trustee Services, LLC dba ETS Services, LLC, as Trustee, (whereas so designated in the Deed of Trust hereunder more particularly described or as duly appointed Trustee) does hereby GRANT and CONVEY to

**GMAC MORTGAGE, LLC FKA
GMAC MORTGAGE CORPORATION**

(herein called Grantee) but without covenant or warranty, expressed or implied, all right title and interest conveyed to and now held by it as Trustee under the Deed of Trust in and to the property situated in the county of Los Angeles, State of California, described as follows:

See exhibit "A" attached hereto and made a part hereof

This conveyance is made in compliance with the terms and provisions of the Deed of Trust executed by AUBREY MANUEL, A SINGLE MAN as Trustor, dated 2/17/2006 of the Official Records in the office of the Recorder of Los Angeles, California under the authority and powers vested in the Trustee designated in the Deed of Trust or as the duly appointed Trustee, default having occurred under the Deed of Trust pursuant to the Notice of Default and Election to Sell under the Deed of Trust recorded on 2/24/2006, instrument number 08 0408263 (or Book, Page) of Official records. Trustee having complied with all applicable statutory requirements of the State of California and performed all duties required by the Deed of Trust including sending a Notice of Default and Election to Sell within ten days after its recording and a Notice of Sale at least twenty days prior to the Sale Date by certified mail, postage pre-paid to each person entitled to notice in compliance with California Civil Code 2924b.

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TRUSTEE'S DEED UPON SALE

Trustee's Deed
T.S.# **GM-199392-C**
Loan # **0307665089**
Title Order # **090289095-CA-MSI**

All requirements per California Statutes regarding the mailing, personal delivery and publication of copies of Notice of Default and Election to Sell under Deed of Trust and Notice of Trustee's Sale, and the posting of copies of Notice of Trustee's Sale have been complied with. Trustee, in compliance with said Notice of Trustee's sale and in exercise of its powers under said Deed of Trust sold said real property at public auction on **8/9/2010**. Grantee, being the highest bidder at said sale became the purchaser of said property for the amount bid, being **\$170,000.00**, in lawful money of the United States, in pro per, receipt there of is hereby acknowledged in full/partial satisfaction of the debt secured by said Deed of Trust.

In witness thereof, **Executive Trustee Services, LLC dba ETS Services, LLC**, as Trustee, has this day, caused its name to be hereunto affixed by its officer thereunto duly authorized by its corporation by-laws

Date: **8/12/2010**

LLC

Executive Trustee Services, LLC dba ETS Services,

By: *Kathleen Gowen*
Kathleen Gowen, Limited Signing Officer

State of California } S.S.
County of Los Angeles }

On **8/12/2010** before me, **Sally Beltran** Notary Public, personally appeared **Kathleen Gowen** 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 *Sally Beltran*
Sally Beltran

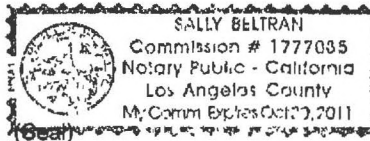


EXHIBIT B

ASSIGNED INSPECTOR: **MARIO CUEVAS**
JOB ADDRESS: **1036 WEST 46TH STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5017-030-052**

Date: May 26, 2017

Last Full Title: **04/19/2017**

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1). GMAC MORTGAGE LLC
GMAC MORTGAGE CORP
1100 VIRGINIA DR
FORT WASHINGTON, PA 19034-3204

CAPACITY: OWNER

Property Detail Report

For Property Located At :
1036 W 46TH ST, LOS ANGELES, CA 90037-2902



Owner Information

Owner Name: **GMAC MORTGAGE LLC**
 Mailing Address: **1100 VIRGINIA DR, FORT WASHINGTON PA 19034-3204 C008**
 Vesting Codes: **//**

Location Information

Legal Description: **VERMONT AVE SQUARE 1/2 VAC ALLEY ADJ ON S AND LOT 20 BLK 9**
 County: **LOS ANGELES, CA** APN: **5017-030-052**
 Census Tract / Block: **2322.00 / 1** Alternate APN:
 Township-Range-Sect: Subdivision: **VERMONT AVE SQUARE**
 Legal Book/Page: **5017-6** Map Reference: **51-F3 /**
 Legal Lot: **20** Tract #: **LOS ANGELES**
 Legal Block: **9** School District:
 Market Area: **C34** School District Name:
 Neighbor Code: Munic/Township:

Owner Transfer Information

Recording/Sale Date: **08/17/2010 / 08/09/2010** Deed Type: **TRUSTEE'S DEED**
 Sale Price: **\$170,000** 1st Mtg Document #:
 Document #: **1138828**

Last Market Sale Information

Recording/Sale Date: **01/26/1990 / 01/1990** 1st Mtg Amount/Type: **/**
 Sale Price: **\$46,000** 1st Mtg Int. Rate/Type: **/**
 Sale Type: **FULL** 1st Mtg Document #: **/**
 Document #: **149068** 2nd Mtg Amount/Type: **/**
 Deed Type: **GRANT DEED** 2nd Mtg Int. Rate/Type: **/**
 Transfer Document #: Price Per SqFt: **\$35.83**
 New Construction: Multi/Split Sale:
 Title Company:
 Lender:
 Seller Name: **MUNDY KAREN**

Prior Sale Information

Prior Rec/Sale Date: **01/26/1990 / 01/1990** Prior Lender:
 Prior Sale Price: **\$46,000** Prior 1st Mtg Amt/Type: **/**
 Prior Doc Number: **149067** Prior 1st Mtg Rate/Type: **/**
 Prior Deed Type: **GRANT DEED**

Property Characteristics

Gross Area: Parking Type: Construction:
 Living Area: **1,284** Garage Area: Heat Type: **HEATED**
 Tot Adj Area: Garage Capacity:
 Above Grade: Parking Spaces:
 Total Rooms: Basement Area:
 Bedrooms: **2** Finish Bsmnt Area:
 Bath(F/H): **1 /** Basement Type:
 Year Built / Eff: **1909 / 1909** Roof Type:
 Fireplace: **Y / 1** Foundation:
 # of Stories: **1.00** Roof Material: Air Cond: **YES**
 Other Improvements: Style:
 Quality:
 Condition:

Site Information

Zoning: **LAR1** Acres: **0.16** County Use: **SINGLE FAMILY RESID (0100)**
 Lot Area: **6,986** Lot Width/Depth: **45 x 147** State Use:
 Land Use: **SFR** Res/Comm Units: **/** Water Type:
 Site Influence: Sewer Type: **TYPE UNKNOWN**

Tax Information

Total Value: **\$291,125** Assessed Year: **2016** Property Tax: **\$3,662.70**
 Land Value: **\$232,685** Improved %: **20%** Tax Area: **212**
 Improvement Value: **\$58,440** Tax Year: **2016** Tax Exemption:
 Total Taxable Value: **\$291,125**

Comparable Summary

For Property Located At



1036 W 46TH ST, LOS ANGELES, CA 90037-2902

20 Comparable(s) found. (Click on the address to view more property information)

[View Report](#)

[Configure Display Fields](#)

[Modify Comparable Search Criteria](#)

Summary Statistics For Selected Properties: 20

	Subject Property	Low	High	Average
Sale Price	\$46,000	\$45,000	\$710,000	\$397,475
Bldg/Living Area	1,284	1,092	1,472	1,324
Price/Sqft	\$35.83	\$31.03	\$602.72	\$301.91
Year Built	1909	1905	1927	1912
Lot Area	6,986	3,091	8,100	5,993
Bedrooms	2	2	3	2
Bathrooms/Restrooms	1	1	2	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$291,125	\$28,314	\$352,079	\$174,925
Distance From Subject	0.00	0.08	0.49	0.33

*= user supplied for search only

<input checked="" type="checkbox"/>	#	F	Address	Sale Price	Yr	Bl	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
Subject Property												
			1036 W 46TH ST	\$46,000	1909		2	1	01/26/1990	1,284	6,986	0.0
Comparables												
<input checked="" type="checkbox"/>	1		1016 W 47TH ST	\$422,500	1927		3	1	03/01/2017	1,472	8,055	0.08
<input checked="" type="checkbox"/>	2		1031 W 48TH ST	\$490,000	1911		2	1	01/11/2017	1,421	6,707	0.1
<input checked="" type="checkbox"/>	3		950 W 46TH ST	\$325,000	1907		3	1	02/24/2017	1,273	6,663	0.16
<input checked="" type="checkbox"/>	4		1027 W 49TH ST	\$45,000	1909		2	1	03/16/2017	1,450	5,850	0.17
<input checked="" type="checkbox"/>	5		952 W 45TH ST	\$710,000	1907		3	1	11/07/2016	1,178	5,950	0.17
<input checked="" type="checkbox"/>	6		1245 W 45TH ST	\$395,000	1908		2	1	12/22/2016	1,320	7,387	0.29
<input checked="" type="checkbox"/>	7		910 W 50TH ST	\$659,000	1911		2	1	12/12/2016	1,380	5,173	0.32
<input checked="" type="checkbox"/>	8		4269 WALTON AVE	\$710,000	1919		2	1	09/20/2016	1,400	6,000	0.34
<input checked="" type="checkbox"/>	9		905 W 50TH PL	\$275,000	1912		3	1	12/05/2016	1,306	5,196	0.35
<input checked="" type="checkbox"/>	10		901 W 50TH PL	\$480,000	1911		3	2	12/01/2016	1,422	5,196	0.35
<input checked="" type="checkbox"/>	11		945 W 51ST PL	\$190,000	1911		2	1	12/02/2016	1,122	3,091	0.38
<input checked="" type="checkbox"/>	12		1307 W 50TH ST	\$305,000	1908		3	1	03/21/2017	1,363	5,720	0.39
<input checked="" type="checkbox"/>	13		1218 W 51ST ST	\$310,000	1916		2	1	03/20/2017	1,092	5,701	0.39
<input checked="" type="checkbox"/>	14		4300 S RAYMOND AVE	\$366,000	1922		3	1	09/30/2016	1,360	6,609	0.39
<input checked="" type="checkbox"/>	15		701 W 45TH ST	\$450,000	1906		3	1	05/15/2017	1,352	6,003	0.44
<input checked="" type="checkbox"/>	16		4313 KENWOOD AVE	\$387,000	1921		2	1	05/17/2017	1,142	6,757	0.45
<input checked="" type="checkbox"/>	17		1416 W 47TH ST	\$250,000	1912		3	1	04/20/2017	1,448	5,544	0.45
<input checked="" type="checkbox"/>	18		715 W 43RD ST	\$420,000	1905		2	1	05/03/2017	1,302	4,800	0.48
<input checked="" type="checkbox"/>	19		605 W 46TH ST	\$360,000	1921		2	1	09/19/2016	1,392	8,100	0.49
<input checked="" type="checkbox"/>	20		1139 W 53RD ST	\$400,000	1909		3	2	11/28/2016	1,276	5,361	0.49

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

1036 W 46TH ST, LOS ANGELES, CA 90037-2902**20 Comparable(s) Selected.**

Report Date: 05/23/2017

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$46,000	\$45,000	\$710,000	\$397,475
Bldg/Living Area	1,284	1,092	1,472	1,324
Price/Sqft	\$35.83	\$31.03	\$602.72	\$301.91
Year Built	1909	1905	1927	1912
Lot Area	6,986	3,091	8,100	5,993
Bedrooms	2	2	3	2
Bathrooms/Restrooms	1	1	2	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$291,125	\$28,314	\$352,079	\$174,925
Distance From Subject	0.00	0.08	0.49	0.33

* = user supplied for search only

Comp #:1 Distance From Subject:0.08 (miles)
 Address: **1016 W 47TH ST, LOS ANGELES, CA 90037-2914**
 Owner Name: **KANG TAEJUNG**
 Seller Name: **SANTAMARIA-MONTANO MARICELA**
 APN: **5017-029-041** Map Reference: **51-F3 /** Living Area: **1,472**
 County: **LOS ANGELES, CA** Census Tract: **2322.00** Total Rooms:
 Subdivision: **VERMONT SQUARE** Zoning: **LAR1** Bedrooms: **3**
 Rec Date: **03/01/2017** Prior Rec Date: **05/13/2014** Bath(F/H): **1 /**
 Sale Date: **01/03/2017** Prior Sale Date: **04/29/2014** Yr Built/Eff: **1927 / 1937**
 Sale Price: **\$422,500** Prior Sale Price: **\$340,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style:
 Document #: **242250** Acres: **0.18** Fireplace: **/**
 1st Mtg Amt: **\$390,500** Lot Area: **8,055** Pool:
 Total Value: **\$352,079** # of Stories:
 Land Use: **SFR** Park Area/Cap#: **/** Roof Mat:
 Parking:

Comp #:2 Distance From Subject:0.1 (miles)
 Address: **1031 W 48TH ST, LOS ANGELES, CA 90037-2919**
 Owner Name: **PINTAR INV CO RESIDL LP**
 Seller Name: **PINTAR INV CO RESIDL LP**
 APN: **5017-029-054** Map Reference: **/** Living Area: **1,421**
 County: **LOS ANGELES, CA** Census Tract: **2322.00** Total Rooms:
 Subdivision: **VERMONT SQUARE** Zoning: **LAR1** Bedrooms: **2**
 Rec Date: **01/11/2017** Prior Rec Date: **08/03/2016** Bath(F/H): **1 /**
 Sale Date: **12/30/2016** Prior Sale Date: **04/14/2016** Yr Built/Eff: **1911 / 1911**
 Sale Price: **\$490,000** Prior Sale Price: **\$345,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style:
 Document #: **42728** Acres: **0.15** Fireplace: **/**
 1st Mtg Amt: **\$392,000** Lot Area: **6,707** Pool:
 Total Value: **\$35,606** # of Stories:
 Land Use: **SFR** Park Area/Cap#: **/** Roof Mat:
 Parking:

Comp #:3 Distance From Subject:0.16 (miles)
 Address: **950 W 46TH ST, LOS ANGELES, CA 90037-3004**
 Owner Name: **DOUGLAS STEVEN**
 Seller Name: **JACKSON BRENDA L TRUST**
 APN: **5018-009-006** Map Reference: **51-F3 /** Living Area: **1,273**
 County: **LOS ANGELES, CA** Census Tract: **2321.10** Total Rooms:
 Subdivision: **VERMONT & VERNON AVE TR** Zoning: **LARD3** Bedrooms: **3**
 Rec Date: **02/24/2017** Prior Rec Date: **07/03/2000** Bath(F/H): **1 /**
 Sale Date: **06/13/2016** Prior Sale Date: Yr Built/Eff: **1907 / 1917**
 Sale Price: **\$325,000** Prior Sale Price: Air Cond: **YES**
 Sale Type: **FULL** Prior Sale Type: Style:
 Document #: **225087** Acres: **0.15** Fireplace: **Y / 1**
 1st Mtg Amt: **\$214,500** Lot Area: **6,663** Pool:
 Total Value: **\$32,301** # of Stories: **1.00** Roof Mat:
 Land Use: **SFR** Park Area/Cap#: **/** Parking:

Comp #:4 Distance From Subject:0.17 (miles)
 Address: **1027 W 49TH ST, LOS ANGELES, CA 90037-2921**
 Owner Name: **VIMA REDEVELOPMENT GROUP LLC**
 Seller Name: **NICHOLSON MELISSA**
 APN: **5017-028-008** Map Reference: **51-F3 /** Living Area: **1,450**
 County: **LOS ANGELES, CA** Census Tract: **2323.00** Total Rooms:
 Subdivision: **VERMONT AVE SQUARE** Zoning: **LAR1** Bedrooms: **2**
 Rec Date: **03/16/2017** Prior Rec Date: **04/12/2016** Bath(F/H): **1 /**
 Sale Date: **03/06/2017** Prior Sale Date: **03/17/2016** Yr Built/Eff: **1909 / 1909**
 Sale Price: **\$45,000** Prior Sale Price: **\$405,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style:
 Document #: **298736** Acres: **0.13** Fireplace: **Y / 1**
 1st Mtg Amt: Lot Area: **5,850** Pool:
 Total Value: **\$340,108** # of Stories: **1.00** Roof Mat:
 Land Use: **SFR** Park Area/Cap#: **/** Parking:

Comp #:**5** Distance From Subject:**0.17 (miles)**
 Address: **952 W 45TH ST, LOS ANGELES, CA 90037-3002**
 Owner Name: **SON JANG H & AMY**
 Seller Name: **OCEAN DEV INC**
 APN: **5018-008-004** Map Reference: **51-F2 /** Living Area: **1,178**
 County: **LOS ANGELES, CA** Census Tract: **2321.10** Total Rooms:
 Subdivision: **VERMONT & VERNON AVE** Zoning: **LARD3** Bedrooms: **3**
 TR Prior Rec Date: Bath(F/H): **1 /**
 Rec Date: **11/07/2016** Prior Sale Date: Yr Built/Eff: **1907 / 1908**
 Sale Date: **04/26/2016** Prior Sale Price: Air Cond: **YES**
 Sale Price: **\$710,000** Prior Sale Type: Style:
 Sale Type: **FULL** Acres: **0.14** Fireplace: **Y / 1**
 Document #: **1382638** Lot Area: **5,950** Pool:
 1st Mtg Amt: **\$532,500** # of Stories: **1.00** Roof Mat:
 Total Value: **\$29,774** Park Area/Cap#: **/** Parking:
 Land Use: **SFR**

Comp #:**6** Distance From Subject:**0.29 (miles)**
 Address: **1245 W 45TH ST, LOS ANGELES, CA 90037-2302**
 Owner Name: **BERRIOS ANNA E & DEBORAH**
 Seller Name: **MONTERROZA NORMA**
 APN: **5017-016-015** Map Reference: **51-F2 /** Living Area: **1,320**
 County: **LOS ANGELES, CA** Census Tract: **2322.00** Total Rooms: **6**
 Subdivision: **VERMONT AVE SQUARE** Zoning: **LAR1** Bedrooms: **2**
 Rec Date: **12/22/2016** Prior Rec Date: **07/30/2012** Bath(F/H): **1 /**
 Sale Date: **11/10/2016** Prior Sale Date: **06/25/2012** Yr Built/Eff: **1908 / 1908**
 Sale Price: **\$395,000** Prior Sale Price: **\$185,000** Air Cond: **YES**
 Sale Type: **FULL** Prior Sale Type: Style: **BUNGALOW**
 Document #: **1629230** Acres: **0.17** Fireplace: **Y / 1**
 1st Mtg Amt: **\$387,845** Lot Area: **7,387** Pool:
 Total Value: **\$192,440** # of Stories: **1.00** Roof Mat: **COMPOSITION**
 Land Use: **SFR** Park Area/Cap#: **/** Parking: **SHINGLE**
ATTACHED
GARAGE

Comp #:**7** Distance From Subject:**0.32 (miles)**
 Address: **910 W 50TH ST, LOS ANGELES, CA 90037-2938**
 Owner Name: **FIGUEROA DIEGO/CHAVEZ CARLA**
 Seller Name: **T & J MANAGEMENT LLC**
 APN: **5018-016-003** Map Reference: **51-F3 /** Living Area: **1,380**
 County: **LOS ANGELES, CA** Census Tract: **2321.10** Total Rooms: **6**
 Subdivision: **VERMONT PLACE** Zoning: **LARD2** Bedrooms: **2**
 Rec Date: **12/12/2016** Prior Rec Date: **02/24/2006** Bath(F/H): **1 /**
 Sale Date: **11/01/2016** Prior Sale Date: **11/20/2005** Yr Built/Eff: **1911 / 1912**
 Sale Price: **\$659,000** Prior Sale Price: **\$450,000** Air Cond: **YES**
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **1570196** Acres: **0.12** Fireplace: **Y / 1**
 1st Mtg Amt: **\$647,063** Lot Area: **5,173** Pool:
 Total Value: **\$137,933** # of Stories: **1.00** Roof Mat: **COMPOSITION**
 Land Use: **SFR** Park Area/Cap#: **/** Parking: **SHINGLE**

Comp #:**8** Distance From Subject:**0.34 (miles)**
 Address: **4269 WALTON AVE, LOS ANGELES, CA 90037-2427**
 Owner Name: **MARKOVITS IVELISE P**
 Seller Name: **OBSDIAN DEV LLC**
 APN: **5020-022-022** Map Reference: **51-F2 /** Living Area: **1,400**
 County: **LOS ANGELES, CA** Census Tract: **2316.00** Total Rooms:
 Subdivision: **465** Zoning: **LAR2** Bedrooms: **2**
 Rec Date: **09/20/2016** Prior Rec Date: Bath(F/H): **1 /**
 Sale Date: **08/04/2016** Prior Sale Date: Yr Built/Eff: **1919 / 1921**
 Sale Price: **\$710,000** Prior Sale Price: Air Cond:
 Sale Type: **FULL** Prior Sale Type: Style:
 Document #: **1140312** Acres: **0.14** Fireplace: **Y / 1**
 1st Mtg Amt: **\$498,750** Lot Area: **6,000** Pool:
 Total Value: **\$250,000** # of Stories: **1.00** Roof Mat:
 Land Use: **SFR** Park Area/Cap#: **/** Parking:

Comp #:**9** Distance From Subject:**0.35 (miles)**
 Address: **905 W 50TH PL, LOS ANGELES, CA 90037-2941**
 Owner Name: **SULAIMANKHIL ORZALLA**
 Seller Name: **GREEN EVA J**
 APN: **5018-016-028** Map Reference: **51-F3 /** Living Area: **1,306**
 County: **LOS ANGELES, CA** Census Tract: **2321.10** Total Rooms:
 Subdivision: **VERMONT PLACE** Zoning: **LARD2** Bedrooms: **3**
 Rec Date: **12/05/2016** Prior Rec Date: **02/26/2009** Bath(F/H): **1 /**
 Sale Date: **09/27/2016** Prior Sale Date: **02/17/2009** Yr Built/Eff: **1912 / 1917**
 Sale Price: **\$275,000** Prior Sale Price: **\$277,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style:
 Document #: **1528471** Acres: **0.12** Fireplace: **/**
 1st Mtg Amt: **\$220,000** Lot Area: **5,196** Pool:
 Total Value: **\$301,212** # of Stories: **1.00** Roof Mat:
 Land Use: **SFR** Park Area/Cap#: **/** Parking:

Comp #:**10** Distance From Subject:**0.35 (miles)**
 Address: **901 W 50TH PL, LOS ANGELES, CA 90037-2941**
 Owner Name: **CANELA MARISELA**
 Seller Name: **STANMORE CALIFORNIA PROPS LLC**
 APN: **5018-016-029** Map Reference: **51-F3 /** Living Area: **1,422**
 County: **LOS ANGELES, CA** Census Tract: **2321.10** Total Rooms: **6**
 Subdivision: **VERMONT PLACE** Zoning: **LARD2** Bedrooms: **3**
 Rec Date: **12/01/2016** Prior Rec Date: **02/26/2016** Bath(F/H): **2 /**
 Sale Date: **10/25/2016** Prior Sale Date: **01/21/2016** Yr Built/Eff: **1911 / 1914**
 Sale Price: **\$480,000** Prior Sale Price: **\$284,000** Air Cond: **CENTRAL**
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **1512275** Acres: **0.12** Fireplace: **Y / 1**
 1st Mtg Amt: **\$384,000** Lot Area: **5,196** Pool:
 Total Value: **\$28,314** # of Stories: **1.00** Roof Mat: **WOOD SHAKE**
 Land Use: **SFR** Park Area/Cap#: **/** Parking: **NONE**

Comp #:**11** Distance From Subject:**0.38 (miles)**
 Address: **945 W 51ST PL, LOS ANGELES, CA 90037-3606**
 Owner Name: **PEREZ TERESITA D**
 Seller Name: **ALVAREZ MARIA I**
 APN: **5001-001-010** Map Reference: **51-F3 /** Living Area: **1,122**
 County: **LOS ANGELES, CA** Census Tract: **2321.10** Total Rooms: **6**
 Subdivision: **BURCKS GOLDEN TR** Zoning: **LAR4** Bedrooms: **2**
 RESUB Prior Rec Date: **04/27/1992** Bath(F/H): **1 /**
 Rec Date: **12/02/2016** Prior Sale Date: **02/1992** Yr Built/Eff: **1911 / 1911**
 Sale Date: **10/17/2016** Prior Sale Price: Air Cond: **YES**
 Sale Price: **\$190,000** Prior Sale Type: Style:
 Sale Type: **FULL** Acres: **0.07** Fireplace: **Y / 1**
 Document #: **1519981** Lot Area: **3,091** Pool:
 1st Mtg Amt: **\$186,558** # of Stories: **1.00** Roof Mat: **COMPOSITION**
 Total Value: **\$141,887** Park Area/Cap#: **/** Parking: **SHINGLE**
 Land Use: **SFR** Parking: **GARAGE**

Comp #:**12** Distance From Subject:**0.39 (miles)**
 Address: **1307 W 50TH ST, LOS ANGELES, CA 90037-2825**
 Owner Name: **JEWEL PROPERTIES II**
 Seller Name: **TATUM SHAYNA**
 APN: **5017-006-015** Map Reference: **51-F3 /** Living Area: **1,363**
 County: **LOS ANGELES, CA** Census Tract: **2323.00** Total Rooms:
 Subdivision: **VERMONT AVE SQUARE** Zoning: **LAR1** Bedrooms: **3**
 Rec Date: **03/21/2017** Prior Rec Date: **06/26/2012** Bath(F/H): **1 /**
 Sale Date: **03/16/2017** Prior Sale Date: **04/02/2012** Yr Built/Eff: **1908 / 1908**
 Sale Price: **\$305,000** Prior Sale Price: **\$260,000** Air Cond: **YES**
 Sale Type: **FULL** Prior Sale Type: **FULL** Style:
 Document #: **317625** Acres: **0.13** Fireplace: **Y / 1**
 1st Mtg Amt: Lot Area: **5,720** Pool:
 Total Value: **\$275,867** # of Stories: **1.00** Roof Mat:
 Land Use: **SFR** Park Area/Cap#: **/** Parking:

Comp #:13 Distance From Subject:0.39 (miles)
 Address: 1218 W 51ST ST, LOS ANGELES, CA 90037-3419
 Owner Name: TITAN DEVS INC
 Seller Name: DAVIS BEVERLY J P
 APN: 5017-009-010 Map Reference: 51-F3 / Living Area: 1,092
 County: LOS ANGELES, CA Census Tract: 2323.00 Total Rooms: 6
 Subdivision: VERMONT AVE SQUARE Zoning: LAR1 Bedrooms: 2
 Rec Date: 03/20/2017 Prior Rec Date: 12/28/1990 Bath(F/H): 1 /
 Sale Date: 02/02/2017 Prior Sale Date: 12/1990 Yr Built/Eff: 1916 / 1916
 Sale Price: \$310,000 Prior Sale Price: Air Cond: YES
 Sale Type: FULL Prior Sale Type: Style: CONVENTIONAL
 Document #: 311433 Acres: 0.13 Fireplace: Y / 1
 1st Mtg Amt: \$232,500 Lot Area: 5,701 Pool:
 Total Value: \$32,049 # of Stories: 1.00 Roof Mat: COMPOSITION
 Land Use: SFR Park Area/Cap#: / Parking: GARAGE

Comp #:14 Distance From Subject:0.39 (miles)
 Address: 4300 S RAYMOND AVE, LOS ANGELES, CA 90037-2331
 Owner Name: SUPERIOR PROPERTY MANAGEMENT
 Seller Name: SAJ RETIREMENT TRUST
 APN: 5020-009-001 Map Reference: 51-F2 / Living Area: 1,360
 County: LOS ANGELES, CA Census Tract: 2316.00 Total Rooms: 3
 Subdivision: 465 Zoning: LAR2 Bedrooms: 3
 Rec Date: 09/30/2016 Prior Rec Date: 05/27/1997 Bath(F/H): 1 /
 Sale Date: 09/15/2016 Prior Sale Date: Yr Built/Eff: 1922 / 1929
 Sale Price: \$366,000 Prior Sale Price: Air Cond: YES
 Sale Type: FULL Prior Sale Type: Style:
 Document #: 1194784 Acres: 0.15 Fireplace: Y / 1
 1st Mtg Amt: \$360,000 Lot Area: 6,609 Pool:
 Total Value: \$38,271 # of Stories: 1.00 Roof Mat:
 Land Use: SFR Park Area/Cap#: / Parking:

Comp #:15 Distance From Subject:0.44 (miles)
 Address: 701 W 45TH ST, LOS ANGELES, CA 90037-3111
 Owner Name: CHOI EUN S
 Seller Name: CRUZ EILENE L
 APN: 5018-032-017 Map Reference: 52-A2 / Living Area: 1,352
 County: LOS ANGELES, CA Census Tract: 2321.20 Total Rooms:
 Subdivision: BRADFORD & ESPES Zoning: LARD2 Bedrooms: 3
 FIGUEROA & VERNON Prior Rec Date: 08/24/2010 Bath(F/H): 1 /
 Rec Date: 05/15/2017 Prior Sale Date: 08/04/2010 Yr Built/Eff: 1906 / 1910
 Sale Date: 04/21/2017 Prior Sale Price: \$200,000 Air Cond: YES
 Sale Price: \$450,000 Prior Sale Type: FULL Style:
 Sale Type: FULL Acres: 0.14 Fireplace: Y / 1
 Document #: 536624 Lot Area: 6,003 Pool:
 1st Mtg Amt: \$352,000 # of Stories: 1.00 Roof Mat:
 Total Value: \$216,450 Park Area/Cap#: / Parking:
 Land Use: SFR

Comp #:16 Distance From Subject:0.45 (miles)
 Address: 4313 KENWOOD AVE, LOS ANGELES, CA 90037-2322
 Owner Name: DEVSOH CONSTRUCTION LLC
 Seller Name: HATHAWAY JON H
 APN: 5020-007-035 Map Reference: 51-E2 / Living Area: 1,142
 County: LOS ANGELES, CA Census Tract: 2316.00 Total Rooms:
 Subdivision: 465 Zoning: LAR2 Bedrooms: 2
 Rec Date: 05/17/2017 Prior Rec Date: 02/17/2017 Bath(F/H): 1 /
 Sale Date: 05/09/2017 Prior Sale Date: 02/08/2017 Yr Built/Eff: 1921 / 1929
 Sale Price: \$387,000 Prior Sale Price: \$200,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style:
 Document #: 546098 Acres: 0.16 Fireplace: /
 1st Mtg Amt: Total Value: \$282,234 Lot Area: 6,757 Pool:
 Land Use: SFR Park Area/Cap#: / Parking:

Comp #:17 Distance From Subject:0.45 (miles)
 Address: 1416 W 47TH ST, LOS ANGELES, CA 90062-2015
 Owner Name: SANTIAGO RENE L/DE LUIS BRIGIDA B
 Seller Name: VASQUEZ FERMIN
 APN: 5016-020-025 Map Reference: 51-E3 / Living Area: 1,448
 County: LOS ANGELES, CA Census Tract: 2322.00 Total Rooms:
 Subdivision: VERMONT AVE SQUARE Zoning: LAR1 Bedrooms: 3
 Rec Date: 04/20/2017 Prior Rec Date: 05/25/2011 Bath(F/H): 1 /
 Sale Date: 03/15/2017 Prior Sale Date: 05/27/2011 Yr Built/Eff: 1912 / 1929
 Sale Price: \$250,000 Prior Sale Price: \$237,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style:
 Document #: 439502 Acres: 0.13 Fireplace: Y / 1
 1st Mtg Amt: \$235,000 Lot Area: 5,544 Pool:
 Total Value: \$205,899 # of Stories: 1.00 Roof Mat:
 Land Use: SFR Park Area/Cap#: / Parking:

Comp #:18 Distance From Subject:0.48 (miles)
 Address: 715 W 43RD ST, LOS ANGELES, CA 90037-2631
 Owner Name: JEON HYEONG C & JOUNG I
 Seller Name: ALLIUM PROPERTIES LLC
 APN: 5019-013-005 Map Reference: 52-A2 / Living Area: 1,302
 County: LOS ANGELES, CA Census Tract: 2317.20 Total Rooms:
 Subdivision: STRONG & DICKINSONS Zoning: LARD2 Bedrooms: 2
 FIGUEROA ST TR Prior Rec Date: 09/28/1992 Bath(F/H): 1 /
 Rec Date: 05/03/2017 Prior Sale Date: Yr Built/Eff: 1905 / 1905
 Sale Date: 03/16/2017 Prior Sale Price: Air Cond: YES
 Sale Price: \$420,000 Prior Sale Type: Style:
 Sale Type: FULL Acres: 0.11 Fireplace: Y / 1
 Document #: 493285 Lot Area: 4,800 Pool:
 1st Mtg Amt: \$378,000 # of Stories: 1.00 Roof Mat:
 Total Value: \$240,614 Park Area/Cap#: / Parking:
 Land Use: SFR

Comp #:19 Distance From Subject:0.49 (miles)
 Address: 605 W 46TH ST, LOS ANGELES, CA 90037-3115
 Owner Name: CASPIAN INVESTMENTS LLC
 Seller Name: SANCHEZ FREDDY
 APN: 5018-031-016 Map Reference: 52-A3 / Living Area: 1,392
 County: LOS ANGELES, CA Census Tract: 2321.20 Total Rooms:
 Subdivision: SOMERVILLE PLACE Zoning: LARD2 Bedrooms: 2
 Rec Date: 09/19/2016 Prior Rec Date: 11/01/2002 Bath(F/H): 1 /
 Sale Date: 09/01/2016 Prior Sale Date: 10/30/2002 Yr Built/Eff: 1921 / 1921
 Sale Price: \$360,000 Prior Sale Price: \$160,000 Air Cond:
 Sale Type: FULL Prior Sale Type: UNKNOWN Style:
 Document #: 1134123 Acres: 0.19 Fireplace: Y / 1
 1st Mtg Amt: Lot Area: 8,100 Pool:
 Total Value: \$325,000 # of Stories: 1.00 Roof Mat:
 Land Use: SFR Park Area/Cap#: / Parking:

Comp #:20 Distance From Subject:0.49 (miles)
 Address: 1139 W 53RD ST, LOS ANGELES, CA 90037-3519
 Owner Name: POLANCO JUAN C P/PENA DELMY
 Seller Name: CARDINAL DEV LLC
 APN: 5002-028-006 Map Reference: 51-F3 / Living Area: 1,276
 County: LOS ANGELES, CA Census Tract: 2326.00 Total Rooms:
 Subdivision: VERMONT AVE VILLA TR Zoning: LAR2 Bedrooms: 3
 Rec Date: 11/28/2016 Prior Rec Date: 08/10/2016 Bath(F/H): 2 /
 Sale Date: 10/07/2016 Prior Sale Date: 05/26/2016 Yr Built/Eff: 1909 / 1929
 Sale Price: \$400,000 Prior Sale Price: \$274,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style:
 Document #: 1482408 Acres: 0.12 Fireplace: Y / 1
 1st Mtg Amt: \$379,805 Lot Area: 5,361 Pool:
 Total Value: \$40,467 # of Stories: 1.00 Roof Mat:
 Land Use: SFR Park Area/Cap#: / Parking:

EXHIBIT D

ASSIGNED INSPECTOR: **MARIO CUEVAS**
JOB ADDRESS: **1036 WEST 46TH STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5017-030-052**

Date: **May 26, 2017**

CASE#: **683047**
ORDER NO: **A-3777475**

EFFECTIVE DATE OF ORDER TO COMPLY: **May 21, 2015**
COMPLIANCE EXPECTED DATE: **June 15, 2015**
DATE COMPLIANCE OBTAINED: **No Compliance to Date**

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3777475

1050204201605194

**BOARD OF
BUILDING AND SAFETY
COMMISSIONERS**

VAN AMBATIELOS
PRESIDENT

E. FELICIA BRANNON
VICE-PRESIDENT

JOSELYN GEAGA-ROSENTHAL

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JAVIER NUNEZ

**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

SUBSTANDARD ORDER AND NOTICE OF FEE

RICK KIASER, PROPERTY MANAGER, GMAC MORTGAGE LLC
1100 VIRGINIA DR
FORT WASHINGTON, PA 19034

CASE #: 683047
ORDER #: A-3777475
EFFECTIVE DATE: May 21, 2015
COMPLIANCE DATE: June 15, 2015

OWNER OF

SITE ADDRESS: **1036 W 46TH ST**

ASSESSORS PARCEL NO.: 5017-030-052

ZONE: R1; One-Family Zone

MAILED
5/22/15

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:

As a result of an inspection of the property (Site Address) listed above, this office has determined the building(s) to be **SUBSTANDARD** as pursuant to the provisions of Division 89 of Article 1 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.). You are therefore ordered to secure all required permits and begin the necessary work to eliminate the following code violations within 30 days from the effective date of this order. All necessary work shall be completed within 90 days from the effective date of this order. If the necessary permits are not obtained or the required work is not physically commenced within 45 days from the effective date of this order, the Department of Building and Safety may order the owner to cause the building(s) to be vacated.

VIOLATION(S):

1. Construction work is being performed without the required permits.

- You are therefore ordered to: 1) Stop all work being performed without the required permit(s).
- 2) Obtain all required permits and approvals prior to commencing any work.

Code Section(s) in Violation: 91.104.2.4, 91.106.1.1, 93.0310A, 94.102.2.3 and 95.108.5 of the L.A.M.C.

2. The approximate 10' x 25' construction of an addition to the rear of the home was/is constructed without the required permits and approvals.

- You are therefore ordered to: 1) Demolish and remove all construction work performed without the required permit(s). 2)



CODE ENFORCEMENT BUREAU
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www.ladbs.org

Restore the existing structure(s) to its originally approved condition, OR 3) Submit plans, obtain the required permits and expose the work for proper inspections.

Code Section(s) in Violation: 91.8105, 91.106.1.1, 91.106.1.2, 91.108.4, 91.106.3.2, 91.103.1, 93.0104, 94.103.1.1, 95.112.1, 91.5R106.1.1, 91.5R106.1.2, 91.5R108.4, 91.5R106.3.2, 91.5R103.1, 12.21A.1.(a) of the L.A.M.C.

3. The building or premises is Substandard due to inadequate sanitation caused by general dilapidation or improper maintenance.

You are therefore ordered to: Abate all Substandard conditions which are causing inadequate sanitation and maintain the building or premises in good repair.

Code Section(s) in Violation: 91.8902.1 #13 91.8902, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

4. The premises are Substandard due to an accumulation of weeds, vegetation, junk, dead organic matter, debris, garbage, offal, rat harborages, stagnant water, combustible materials and similar materials or conditions.

You are therefore ordered to: Abate all Substandard conditions noted above which constitute fire, health or safety hazards and maintain the premises in good repair.

Code Section(s) in Violation: 91.8902.10, 91.8902, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

5. The building or premises is Substandard due to inadequate maintenance.

You are therefore ordered to: Maintain the entire property in a safe and sanitary condition and good repair.

Code Section(s) in Violation: 91.8902.11, 91.8902, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

6. The building or premises is Substandard due to deteriorated or ineffective waterproofing of walls, roof, foundations or floors.

You are therefore ordered to: Repair or replace deteriorated weatherproofing of exterior walls, roof, foundations or floors, including broken windows or doors.

Code Section(s) in Violation: 91.8902.7#2, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

7. The recirculation and purification system of the swimming pool has not been operated and/or maintained so as to keep the water clean and of reasonable clarity.

You are therefore ordered to: Maintain or operate the recirculation and purification system so as to keep the pool water clean and of reasonable clarity.

Code Section(s) in Violation: 91.8118, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

NOTE: A certificate has been filed with the County Recorder noting the above substandard condition.

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.

