

CITY OF LOS ANGELES
CALIFORNIA

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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



VAN AMBATELOS
PRESIDENT

E. FELICIA BRANNON
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JOSELYN GEAGA-ROSENTHAL
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MAYOR

FRANK M. BUSH
GENERAL MANAGER

OSAMA YOUNAN, P.E.
EXECUTIVE OFFICER

May 11, 2017

Council District: # 6

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

JOB ADDRESS: 14335 WEST LORNE STREET, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 2212-013-003

On June 14, 2016 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: **14335 West Lorne 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 30, 2016 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)	110.20
Title Report Fee	42.00
Grand Total	\$ 3,708.76

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 **\$3,708.76** 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 **\$3,708.76** 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. T14054
Dated as of: 03/08/2017

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 2212-013-003

Property Address: 14335 W LORNE ST ✓ City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: QUITCLAIM DEED

Grantee : CRESENCIA C CLOVER AND JORDAN R CLOVER

Grantor : JORDAN R CLOVER AND CRESENCIA C CLOVER

Deed Date : 06/19/2007

Recorded : 07/02/2007

Instr No. : 07-1577151

MAILING ADDRESS: CRESENCIA C CLOVER AND JORDAN R CLOVER
14335 LORNE ST PANORAMA CITY CA 91402

SCHEDULE B

LEGAL DESCRIPTION

Lot: 71 Tract No: 15425 Abbreviated Description: LOT:71 CITY:REGION/CLUSTER:

03/03130 TR#:15425 TRACT NO 15425 LOT 71 City/Muni/Twp: REGION/CLUSTER: 03/03130

MORTGAGES/LIENS

Type of Document: DEED OF TRUST

Recording Date: 07/02/2007

Document #: 07-1577152

Loan Amount: \$420,000

Lender Name: LEHMAN BROTHERS BANK FSB

Borrowers Name: CRESENCIA C CLOVER AND JORDAN R CLOVER

MAILING ADDRESS: AURORA LOAN SERVICES, LLC
601 5TH AVE, PO BOX 4000 SCOTTSBLUFF, NE 69363

RECORDING REQUESTED BY:
SOUTHLAND TITLE COMPANY

AND WHEN RECORDED MAIL TO:

Cresencia C. Clover and Jordan R. Clover
14335 Lome Street
Panorama City, Ca 91402-0000

A.P.N.: 2212-013-003
Order No.: 37355490
Escrow No.: SD63885-AM



20071577151

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE
QUITCLAIM DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)
DOCUMENTARY TRANSFER TAX IS \$0.00 CITY TAX IS \$0.00

- Computed on full value of property conveyed, or
- Computed on full value less value of liens or encumbrances remaining at time of sale
- Unincorporated area: City of Los Angeles

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged

Jordan R. Clover and Cresencia C. Clover, husband and wife as joint tenants hereby remise, release and forever quitclaim to

Cresencia C. Clover and Jordan R. Clover, wife and husband as joint tenants the following described property, in the County of Los Angeles, State of California.

Lot 71 of Tract No. 15425, in the City of Los Angeles, County of Los Angeles, state of California, as per map recorded in book 339 page(s) 14 to 19 inclusive of maps, in the Office of the County Recorder of Said County.

Dated: June 19, 2007

STATE OF CALIFORNIA }
COUNTY OF Los Angeles } ss.

On June 25, 2007 before me
Marla J. Miller

a Notary Public, personally appeared

Jordan R. Clover and
Cresencia C. Clover

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/his/ authorized capacity(ies) and that by his/her/his/ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s), acted, executed the instrument.

[Signature]
Jordan R. Clover

[Signature]
Cresencia C. Clover



WITNESS my hand and official seal.

Signature Marla J. Miller
Signature of Notary

(This Area for Notary Seal Only)

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

MAIL TAX STATEMENTS AS DIRECTED ABOVE

3

RECORDING REQUESTED BY
SOUTHLAND TITLE COMPANY

AND WHEN RECORDED MAIL TO:

Cresencia C. Clover and Jordan R. Clover
14335 Lorne Street
Panorama City, Ca 91402-0000

A.P.N.: 2212-013-003
Order No.: 37355490
Escrow No.: SD63665-AM



SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

QUITCLAIM DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)
DOCUMENTARY TRANSFER TAX IS \$0.00 CITY TAX IS \$0.00

- Computed on full value of property conveyed, or
- Computed on full value less value of liens or encumbrances remaining at time of sale
- Unincorporated area: City of Los Angeles

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged

Jordan R. Clover and Cresencia C. Clover, husband and wife as joint tenants
hereby remise, release and forever quitclaim to

Cresencia C. Clover and Jordan R. Clover, wife and husband as joint tenants
the following described property, in the County of Los Angeles, State of California.

Lot 71 of Tract No. 15425, in the City of Los Angeles, County of Los Angeles, state of California, as per map recorded in book 339 page(s)14 to 19 inclusive of maps, in the Office of the County Recorder of Said County.

Dated: **June 19, 2007**

STATE OF CALIFORNIA
COUNTY OF _____

} ss.

On _____ before me

a Notary Public, personally appeared

Jordan R. Clover

Cresencia C. Clover

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 _____
Signature of Notary

(This Area for Notary Seal Only)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

4

GOVERNMENT CODE 27361.7

I certify under penalty of perjury that the Notary Seal on the document to which this Statement is attached reads as follows:

NAME OF THE
NOTARY: _____
DATE COMMISSION
EXPIRES: _____
COUNTY WHERE BOND IS
FILED: _____
COMMISSION
NUMBER: _____ VENDOR#: _____

I certify under penalty of perjury and the laws of the State of California that the illegible portion of this document to which this statement is attached reads as follows:

* Personally know to me (or proved to me on the basis of satisfactory evidence) to be the person(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 entity upon behalf of which the person(s) acted, executed the instrument.

PLACE OF
EXECUTION: LOS ANGELES

DATE: 7-2-07

SIGNATURE: Peter Chu SPC

PETER CHU
AS AGENT

225

RECORDING REQUESTED BY:
SOUTHLAND TITLE OF SAN DIEGO

3

37355490

Recording Requested By:
SOUTHLAND TITLE ESCROW- GRANITE RIDGE
9665 GRANITE RIDGE DRIVE #300 , SAN DIEGO, CA 92123

Return To:
AURORA LOAN SERVICES, LLC
601 5th Ave, PO Box 4000
Scottsbluff, NE 69363

07/02/07



20071577152

Prepared By:
AIESEA SPIVEY
AURORA LOAN SERVICES
2530 S. PARKER ROAD, SUITE 601
AURORA, CO. 80014

[Space Above This Line For Recording Data]

DEED OF TRUST

MIN 100025440003889091

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 June 18, 2007 together with all Riders to this document.

(B) "Borrower" is CRESENCIA C CLOVER, ~~WIFE AND HUSBAND~~ cc J.C.

and Jordan R. Clover, husband and wife as joint tenants

Borrower's address is 14335 LORNE STREET
PANORAMA CITY AREA, CALIFORNIA 91402

(C) "Lender" is LEHMAN BROTHERS BANK, Borrower is the trustor under this Security Instrument.
FSB, A FEDERAL SAVINGS BANK

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

0046850483
CALIFORNIA -Single Family-Fannie Mae/Freddie Mac UNIFORM INSTRUMENT WITH MERS Form 3005 1/01

VMP -6A(CA) (02/07)

Page 1 of 16

Initial

cc J.C.

VMP MORTGAGE FORMS - (2007)021-7201



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Lender's address is 327 INVERNESS DRIVE SOUTH , ENGLEWOOD, CO 80112

(D) "Trustee" is Fidelity National Title Company, a California corporation

(E) "MERS" is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as a nominee for Lender and Lender's successors and assigns. MERS is the beneficiary under this Security Instrument. MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS.

(F) "Note" means the promissory note signed by Borrower and dated June 18, 2007

The Note states that Borrower owes Lender FOUR HUNDRED TWENTY THOUSAND & 00/100

(U.S \$ 420,000.00) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than July 1, 2037 Dollars

(G) "Property" means the property that is described below under the heading "Transfer of Rights in the Property"

(H) "Loan" means the debt evidenced by the Note, plus interest, any prepayment charges and late charges due under the Note, and all sums due under this Security Instrument, plus interest

(I) "Riders" means all Riders to this Security Instrument that are executed by Borrower. The following Riders are to be executed by Borrower [check box as applicable]:

- Adjustable Rate Rider
- Balloon Rider
- VA Rider
- Condominium Rider
- Planned Unit Development Rider
- Biweekly Payment Rider
- Second Home Rider
- 1-4 Family Rider
- Other(s) [specify] PRFPAY/

(J) "Applicable Law" means all controlling applicable federal, state and local statutes, regulations, ordinances and administrative rules and orders (that have the effect of law) as well as all applicable final, non-appealable judicial opinions.

(K) "Community Association Dues, Fees, and Assessments" means all dues, fees, assessments and other charges that are imposed on Borrower or the Property by a condominium association, homeowners association or similar organization.

(L) "Electronic Funds Transfer" means any transfer of funds, other than a transaction originated by check, draft, or similar paper instrument, which is initiated through an electronic terminal, telephonic instrument, computer, or magnetic tape so as to order, instruct, or authorize a financial institution to debit or credit an account. Such term includes, but is not limited to, point-of-sale transfers, automated teller machine transactions, transfers initiated by telephone, wire transfers, and automated clearinghouse transfers.

(M) "Escrow Items" means those items that are described in Section 3.

(N) "Miscellaneous Proceeds" means any compensation, settlement, award of damages, or proceeds paid by any third party (other than insurance proceeds paid under the coverages described in Section 5) for (i) damage to, or destruction of, the Property; (ii) condemnation or other taking of all or any part of the Property; (iii) conveyance in lieu of condemnation, or (iv) misrepresentations of, or omissions as to, the value and/or condition of the Property.

(O) "Mortgage Insurance" means insurance protecting Lender against the nonpayment of, or default on, the Loan.

(P) "Periodic Payment" means the regularly scheduled amount due for (i) principal and interest under the Note, plus (ii) any amounts under Section 3 of this Security Instrument.

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Page 2 of 15

cc / J.C. Form 3005 1/01

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(Q) "RESPA" means the Real Estate Settlement Procedures Act (12 U.S.C. Section 2601 et seq.) and its implementing regulation, Regulation X (24 C.F.R. Part 3500), as they might be amended from time to time, or any additional or successor legislation or regulation that governs the same subject matter. As used in this Security Instrument, "RESPA" refers to all requirements and restrictions that are imposed in regard to a "federally related mortgage loan" even if the Loan does not qualify as a "federally related mortgage loan" under RESPA.

(R) "Successor in Interest of Borrower" means any party that has taken title to the Property, whether or not that party has assumed Borrower's obligations under the Note and/or this Security Instrument.

TRANSFER OF RIGHTS IN THE PROPERTY

The beneficiary of this Security Instrument is MERS (solely as nominee for Lender and Lender's successors and assigns) and the successors and assigns of MERS. This Security Instrument secures to Lender: (i) the repayment of the Loan, and all renewals, extensions and modifications of the Note; and (ii) 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 the County of Los Angeles

[Type of Recording Jurisdiction] [Name of Recording Jurisdiction]
All that tract or parcel of land as shown on Schedule "A" attached hereto which is incorporated herein and made a part hereof.

Parcel ID Number
14335 LORNE STREET
PANORAMA CITY AREA
("Property Address"):

which currently has the address of
[Street]
[City], California 91402 [Zip Code]

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property." Borrower understands and agrees that MERS holds only legal title to the interests granted by Borrower in this Security Instrument, but, if necessary to comply with law or custom, MERS (as nominee for Lender and Lender's successors and assigns) has the right to exercise any or all of those interests, including, but not limited to, the right to foreclose and sell the Property; and to take any action required of Lender including, but not limited to, releasing and canceling this Security Instrument.

BORROWER COVENANTS that Borrower is lawfully seized of the estate hereby conveyed and has the right to grant and convey the Property and that the Property is unencumbered, except for encumbrances

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0046850483
① -8A(CA) 0207

cc / J.C.
Form 3005 1/01

07 1577152

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BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any Rider executed by Borrower and recorded with it.

Witnesses:

(Seal)
CRESENCIA C CLOVER
-Borrower

(Seal)
JORDAN R. CLOVER
-Borrower

(Seal)
-Borrower

(Seal)
-Borrower

(Seal)
-Borrower

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0046850483
2019-2A(CA) (2017)

07 1577152

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State of California
County of Los Angeles

} ss.

On June 25, 2007 before me, Marla J. Miller,
Notary Public, personally appeared

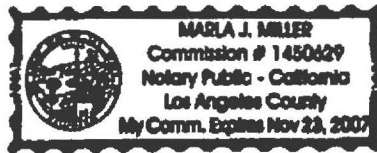
Crescencia C. Clover and
Jordan R. Clover

X X X X X X

, 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/his/authorized
capacity(ies), and that by his/her/his 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.

Marla J. Miller (Seal)



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-6A(CA) (2007)

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Initial cc/jrc Form 3005 1/01

07 1577152

Property Detail Report

EXHIBIT C

For Property Located At :
14335 LORNE ST, PANORAMA CITY, CA 91402-5207



Owner Information

Owner Name: **CLOVER CRESENCIA C & JORDAN R**
 Mailing Address: **14335 LORNE ST, PANORAMA CITY CA 91402-5207 C022**
 Vesting Codes: **//**

Location Information

Legal Description:	TRACT NO 15425 LOT 71	APN:	2212-013-003
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	1203.00 / 3	Subdivision:	15425
Township-Range-Sect:		Map Reference:	15-E2 /
Legal Book/Page:	339-14	Tract #:	15425
Legal Lot:	71	School District:	LOS ANGELES
Legal Block:		School District Name:	
Market Area:	PC	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	07/02/2007 / 06/19/2007	Deed Type:	QUIT CLAIM DEED
Sale Price:		1st Mtg Document #:	1577152
Document #:	1577151		

Last Market Sale Information

Recording/Sale Date:	08/28/1996 /	1st Mtg Amount/Type:	\$107,515 / FHA
Sale Price:	\$107,000	1st Mtg Int. Rate/Type:	/ FIXED
Sale Type:	FULL	1st Mtg Document #:	
Document #:	1409686	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$52.09
New Construction:		Multi/Split Sale:	
Title Company:	CALIFORNIA COUNTIES TITLE CO.		
Lender:	APEX MTG		
Seller Name:	SPRAGUE A		

Prior Sale Information

Prior Rec/Sale Date:	10/05/1995 /	Prior Lender:	PRIVATE INDIVIDUAL
Prior Sale Price:	\$208,630	Prior 1st Mtg Amt/Type:	\$55,000 / PRIVATE PARTY
Prior Doc Number:	1614748	Prior 1st Mtg Rate/Type:	/ FIX
Prior Deed Type:	GRANT DEED		

Property Characteristics

Gross Area:		Parking Type:	PARKING AVAIL	Construction:	
Living Area:	2,054	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:	1	Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	1	Porch Type:	
Total Rooms:	4	Basement Area:		Patio Type:	
Bedrooms:	4	Finish Bsmnt Area:		Pool:	
Bath(F/H):	3 /	Basement Type:		Air Cond:	
Year Built / Eff:	1949 / 1983	Roof Type:		Style:	CONVENTIONAL
Fireplace:	/	Foundation:	RAISED	Quality:	
# of Stories:	1.00	Roof Material:	COMPOSITION	Condition:	
Other Improvements:	FENCE		SHINGLE		

Site Information

Zoning:	LAR1	Acres:	0.12	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	5,400	Lot Width/Depth:	54 x 100	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$293,939	Assessed Year:	2016	Property Tax:	\$3,722.85
Land Value:	\$93,472	Improved %:	68%	Tax Area:	13
Improvement Value:	\$200,467	Tax Year:	2016	Tax Exemption:	
Total Taxable Value:	\$293,939				

EXHIBIT D

ASSIGNED INSPECTOR: **JEFFREY DIFIORE**
JOB ADDRESS: **14335 WEST LORNE STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2212-013-003**

Date: **May 11, 2017**

CASE#: **202742**
ORDER NO: **A-4070645**

EFFECTIVE DATE OF ORDER TO COMPLY: **May 30, 2016**
COMPLIANCE EXPECTED DATE: **June 14, 2016**
DATE COMPLIANCE OBTAINED: **November 8, 2016**

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-4070645

1050809201614677

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
PRESIDENT

E. FELICIA BRANNON
VICE-PRESIDENT

JOSELYN GEAGA-ROSENTHAL

GEORGE HOVAGUIMIAN

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

ORDER TO COMPLY-SUPPLEMENTAL AND NOTICE OF FEE

CLOVER, JORDAN R AND CRESENCIA C
14335 LORNE ST
PANORAMA CITY, CA 91402.

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

MAY 24 2016

CASE #: 202742
ORDER #: A-4070645
EFFECTIVE DATE: May 30, 2016
COMPLIANCE DATE: June 14, 2016

OWNER OF
SITE ADDRESS: 14335 W LORNE ST
ASSESSORS PARCEL NO.: 2212-013-003
ZONE: R1; One-Family Zone

To the address as shown on the
last equalized assessment roll.
Initialed by *[Signature]*

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:
This order is a supplement to any and all preceding orders issued by the Department of Building and Safety relative to the case number noted above. You are hereby required to comply with the terms of this and all preceding orders.

Further investigation of the property (Site Address) listed above has revealed that there are additional violations of the Los Angeles Municipal Code (L.A.M.C.). Following is a current list of violations:

VIOLATION(S):

- 1. The approximate 12' x 12' construction of a gazebo to the property is being 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) 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.

Location: Front yard



NON-COMPLIANCE FEE WARNING :

YOU ARE IN VIOLATION OF THE L.A.M.C. IT IS YOUR RESPONSIBILITY TO CORRECT THE VIOLATION (S) AND CONTACT THE INSPECTOR LISTED BELOW TO ARRANGE FOR A COMPLIANCE INSPECTION BEFORE THE NON-COMPLIANCE FEE IS IMPOSED. Failure to correct the violations and arrange for the compliance inspection within 15 days from the Compliance Date, will result in imposition of the fee noted below.

In addition to the C.V.I.F. noted above, a proposed noncompliance fee in the amount of **\$660.00** may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or request for slight modification is filed within 15 days of the compliance date.

If an appeal or request for slight modification is not filed within 15 days of the compliance date or extensions granted therefrom, the determination of the department to impose and collect a non-compliance fee shall be final. Section 98.0411 L.A.M.C.

NOTE: FAILURE TO PAY THE NON -COMPLIANCE FEE WITHIN 30 DAYS AFTER THE DATE OF MAILING THE INVOICE; MAY RESULT IN A LATE CHARGE OF TWO (2) TIMES THE NON-COMPLIANCE FEE PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF **\$2,310.00**.

Any person who fails to pay the non-compliance fee, late charge and collection fee shall also pay interest. Interest shall be calculated at the rate of one percent per month.

PENALTY WARNING :

Any person who violates or causes or permits another person to violate any provision of the Los Angeles Municipal Code (L.A.M.C.) is guilty of a misdemeanor which is punishable by a fine of not more than \$1000.00 and/or six (6) months imprisonment for each violation. Section 11.00 (m) L.A.M.C.

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 (818)374-9858. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: W. Ross WILLIE ROSS FIR Date: May 21, 2016

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