

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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PRESIDENT

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CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

DEPARTMENT OF
BUILDING AND SAFETY
501 NORTH FIGUEROA STREET
LOS ANGELES, CA 90015

FRANK M. BUSH
GENERAL MANAGER

OSAMA YOUNAN, P.E.
EXECUTIVE OFFICER

July 17, 2017

Council District: # 14

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

JOB ADDRESS: **4985 EAST O'SULLIVAN DRIVE, LOS ANGELES, CALIFORNIA**
ASSESSORS PARCEL NO. (APN): **5223-007-027**
Re: Invoice # 646596-6

On February 12, 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: **4985 East O'Sullivan Drive, 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.

Pursuant to Section 98.0451, the property owner was issued an order on February 12, 2015 to pay a code violation inspection fee after violations were identified and verified upon inspection. The code violation inspection fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
System Development Surcharge late Fee	\$ 50.40
Late Charge/Collection Fee (250%)	840.00
Title Report Fee	42.00
Grand Total	\$ 932.40

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 **\$932.40** 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 **\$932.4** 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 L. WOLCOTT, CITY CLERK

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. T14193
Dated as of: 04/19/2017

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)

APN #: 5223-007-027

Property Address: 4985 E O'SULLIVAN DR ✓ **City:** Los Angeles **County:** Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : EILEEN ESQUIVEL

Grantor : WASHINGTON MUTUAL BANK FA

Deed Date : 06/14/1999

Recorded : 07/27/1999

Instr No. : 99-1391068

MAILING ADDRESS: EILEEN ESQUIVEL
4985 O SULLIVAN DR LOS ANGELES CA 90032

SCHEDULE B

LEGAL DESCRIPTION

Lot: 123 Tract No: 8289 Abbreviated Description: LOT:123 CITY:REGION/CLUSTER:
04/04425 TR#:8289 TRACT # 8289 LOT 123 City/Muni/Twp: REGION/CLUSTER: 04/04425

MORTGAGES/LIENS

Type of Document: SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS

Recording Date: 04/07/2017

Document #: 17-0385273

Loan Amount: \$38,500

Lender Name: JOHN TATSUI

Borrowers Name: EILEEN ESQUIVEL,

MAILING ADDRESS: JOHN TATSUI
11728 CAPRI DR. WHITTIER, CA 90601

99 1391068

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
JUL 27 1999
AT 8 AM

115. \$0 + 472.25

SPACE ABOVE THIS LINE RESERVED FOR RECORDER S USE

TITLE(S)

DEED

FEE CODE	N/A	N/A	0	20	9_	19	04	19
REC FEE	NO PAGES	NO TITLES	PCOR	D A FEE	SURVEY MON	NOTIF	INVOL LIEN	NON CONF

2

EXAMINER S INT

Assessor s Identification Number (AIN)
To Be Completed By Examiner Or Title Company In Black Ink

5223 - 007 - 027



Number of Parcels Shown

001

Revision Number

RECORDING REQUESTED BY
CHICAGO TITLE COMPANY
AND WHEN RECORDED MAIL TO

99 1391068

2

Eileen Esquivel
4985 O'Sullivan Drive
Los Angeles, CA 90032

FEE
\$7
D

Escrow No. 94037423
Order No. 94037423
REO Loan #9179605946

95071806-785

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

Assessor's Parcel No
522B-007-027

THE UNDERSIGNED GRANTOR(S) DECLARE(S)
DOCUMENTARY TRANSFER TAX IS \$115.50 (County) / \$472.05 (City)
 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,
Washington Mutual Bank, FA

NOTIFICATION SENT \$4.00

5223-007-007

hereby GRANT(S) to
Eileen Esquivel, a single woman

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

LOT 123 OF TRACT NO. 8289 IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 118 PAGES 10 THROUGH 14 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Dated June 14, 1999

Washington Mutual Bank, FA

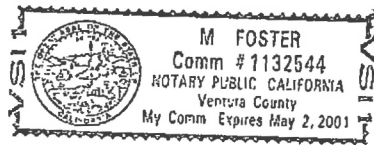
STATE OF California
COUNTY OF Los Angeles) SS
On 7/15/99 before me,
M. Foster

BY: Donna Gold A.U.P.

BY: [Signature] A.U.P.

a Notary Public in and for said County and State, personally appeared
Donna Gold and
Lynn [Signature]

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

5/2/11
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
same as above

Name Street Address City, State & Zip

This page is part of your document - DO NOT DISCARD



20170385273



Pages:
0002

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

04/07/17 AT 10:52AM

FEES:	43.00
TAXES:	0.00
OTHER:	0.00
PAID:	43.00



LEADSHEET



201704073250017

00013570843



008254799

SEQ:
01

DAR - Counter (Upfront Scan)



THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY:

AND WHEN RECORDED MAIL TO:

John Tatsui
11728 Capri Drive
Whittier, CA 90601

THIS SPACE FOR RECORDER'S USE ONLY:

SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS

THIS DEED OF TRUST, made April 6, 2017

A.P. #5223-007-027

Eileen Esquivel, a Single Woman, herein called Trustor,
whose address is 4985 O'Sullivan Drive, Los Angeles CA 90032 and

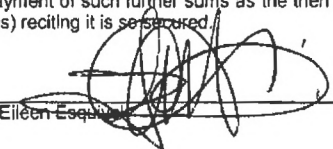
Chicago Title Company, a California Corporation, herein called Trustee, and John Tatsui, herein called BENEFICIARY,

WITNESSETH: That Trustor IRREVOCABLY GRANTS, TRANSFERS AND ASSIGNS TO TRUSTEE IN TRUST, WITH POWER OF SALE that Property in Los Angeles County, California, described as:
Lot 123 of Tract No. 8289, In the City of Los Angeles, County of Los Angeles, State of California, as per map recorded In Book 118, Pages 10 through 14 Inclusive of Maps, in the office of the County Recorder of said County.
Also Known as: 4985 O'Sullivan Drive, Los Angeles, CA 90032

"In the event the property described herein, or any part hereof, or any interest therein, is sole, conveyed, alienated, assigned or otherwise transferred by the Trustor, or by the operation of law or otherwise all obligations secured by this instrument, Irrespective of the maturity dates expressed therein, at the option of the Beneficiary thereof, and without demand or notice shall immediately become due and payable, except as prohibited by the California Civil Code, Section 2924.6, other applicable law."

TOGETHER WITH the rents, issues and profits thereof, **SUBJECT, HOWEVER,** to the right power and authority given to and conferred upon Beneficiary by paragraph (10) of the provisions incorporated herein by reference to collect and apply such rents, issues and profits. **For the Purpose of Securing:** 1. Performance of each agreement of Trustor incorporated by reference or contained herein. 2. Payment of the indebtedness evidenced by one promissory note of even date herewith, and any extensions or renewal thereof, in the principal sum of **\$38,500.00** executed by Trustor in favor of Beneficiary or order. 3. Payment of such further sums as the then record owner of said property may borrow from Beneficiary, when evidenced by another note (or notes) reciting it is so secured.

DATED April 6, 2017

Eileen Esquivel 

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF Los Angeles
On April 6, 2018
before me, DORA E. GIL
A Notary Public personally appeared
Eileen Esquivel

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/henr/their authorized capacity(ies); and that by his/henr/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 Dora E. Gil

(Seal)

EXHIBIT B

ASSIGNED INSPECTOR: **GARRIEL HERRERA**

Date: **July 17, 2017**

JOB ADDRESS: **4985 EAST O'SULLIVAN DRIVE, LOS ANGELES, CALIFORNIA**

ASSESSORS PARCEL NO. (APN): **5223-007-027**

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

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- 1). EILEEN ESQUIVEL
4985 EAST O'SULLIVAN DRIVE
LOS ANGELES, CA 90032
CAPACITY: OWNER

- 2). JOHN TATSUI
11728 CAPRI DRIVE
WHITTIER, CA 90601
CAPACITY: INTERESTED PARTY

Property Detail Report

For Property Located At :
4985 O SULLIVAN DR, LOS ANGELES, CA 90032-4020



Owner Information

Owner Name: **ESQUIVEL EILEEN**
 Mailing Address: **4985 O SULLIVAN DR, LOS ANGELES CA 90032-4020 C041**
 Vesting Codes: **SW / /**

Location Information

Legal Description:	TRACT # 8289 LOT 123	APN:	5223-007-027
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	2017.00 / 2	Subdivision:	8289
Township-Range-Sect:		Map Reference:	45-D1 /
Legal Book/Page:	118-10	Tract #:	8289
Legal Lot:	123	School District:	LOS ANGELES
Legal Block:		School District Name:	
Market Area:	621	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	/	Deed Type:	
Sale Price:		1st Mtg Document #:	
Document #:			

Last Market Sale Information

Recording/Sale Date:	07/27/1999 / 06/14/1999	1st Mtg Amount/Type:	\$104,738 / FHA
Sale Price:	\$105,000	1st Mtg Int. Rate/Type:	/ FIXED
Sale Type:	FULL	1st Mtg Document #:	1391069
Document #:	1391068	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$53.25
New Construction:		Multi/Split Sale:	
Title Company:	CHICAGO TITLE CO.		
Lender:	MORTGAGE ONE		
Seller Name:	WA MUT BK		

Prior Sale Information

Prior Rec/Sale Date:	11/16/1998 / 11/09/1998	Prior Lender:	
Prior Sale Price:	\$118,680	Prior 1st Mtg Amt/Type:	/
Prior Doc Number:	2087888	Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	TRUSTEE DEED		

Property Characteristics

Gross Area:	1,972	Parking Type:		Construction:	
Living Area:	1,972	Garage Area:		Heat Type:	
Tot Adj Area:		Garage Capacity:		Exterior wall:	
Above Grade:		Parking Spaces:		Porch Type:	
Total Rooms:		Basement Area:		Patio Type:	
Bedrooms:	4	Finish Bsmnt Area:		Pool:	
Bath(F/H):	2 /	Basement Type:		Air Cond:	YES
Year Built / Eff:	1951 / 1951	Roof Type:		Style:	
Fireplace:	/	Foundation:		Quality:	
# of Stories:		Roof Material:		Condition:	

Other Improvements:

Site Information

Zoning:	LAR1	Acres:	0.12	County Use:	DUPLEX (0200)
Lot Area:	5,425	Lot Width/Depth:	x	State Use:	
Land Use:	DUPLEX	Res/Comm Units:	2 /	Water Type:	
Site Influence:				Sewer Type:	

Tax Information

Total Value:	\$213,564	Assessed Year:	2016	Property Tax:	\$2,773.69
Land Value:	\$116,844	Improved %:	45%	Tax Area:	4
Improvement Value:	\$96,720	Tax Year:	2016	Tax Exemption:	
Total Taxable Value:	\$213,564				

Comparable Summary

For Property Located At



CoreLogic

RealQuest Professional

4985 O SULLIVAN DR, LOS ANGELES, CA 90032-4020

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	\$105,000	\$380,000	\$2,930,000	\$727,500
Bldg/Living Area	1,972	1,680	2,240	1,919
Price/Sqft	\$53.25	\$201.38	\$1,569.36	\$379.05
Year Built	1951	1907	1965	1938
Lot Area	5,425	2,513	15,764	6,835
Bedrooms	4	2	6	4
Bathrooms/Restrooms	2	2	3	2
Stories	0.00	1.00	1.00	1.00
Total Value	\$213,564	\$43,431	\$779,219	\$400,052
Distance From Subject	0.00	1.96	24.01	11.28

*= user supplied for search only

<input checked="" type="checkbox"/>	#	F Address	Sale Price	Yr Blt	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
Subject Property										
		4985 O SULLIVAN DR	\$105,000	1951	4	2	07/27/1999	1,972	5,425	0.0
Comparables										
<input checked="" type="checkbox"/>	1	1450 CARDIFF AVE	\$1,279,000	1925	4	2	03/24/2017	2,240	7,190	12.45
<input checked="" type="checkbox"/>	2	6791 DELTA AVE	\$535,000	1961	6	3	05/12/2017	1,974	5,141	13.22
<input checked="" type="checkbox"/>	3	3707 HOLLY AVE	\$520,000	1965	4	2	03/22/2017	1,960	7,771	12.29
<input checked="" type="checkbox"/>	4	708 E IMPERIAL HWY	\$420,000	1952	4	2	03/22/2017	1,750	4,970	10.68
<input checked="" type="checkbox"/>	5	215 W MONTANA ST	\$570,000	1925	4	3	03/08/2017	2,233	7,154	7.92
<input checked="" type="checkbox"/>	6	5170 S VAN NESS AVE	\$499,000	1923	4	2	03/20/2017	1,896	5,201	9.54
<input checked="" type="checkbox"/>	7	4220 W 135TH ST	\$700,000	1942	4	2	03/29/2017	1,798	8,715	14.78
<input checked="" type="checkbox"/>	8	1742 W 57TH ST	\$500,000	1923	2	2	05/18/2017	1,680	4,889	9.32
<input checked="" type="checkbox"/>	9	3145 E CADE ST	\$455,000	1954	5	3	02/15/2017	1,868	5,189	13.56
<input checked="" type="checkbox"/>	10	2463 MANHATTAN AVE	\$2,930,000	1938	3	2	02/01/2017	1,867	2,513	18.87
<input checked="" type="checkbox"/>	11	655 HAMILTON AVE	\$650,000	1947	3	2	03/02/2017	1,694	6,260	6.93
<input checked="" type="checkbox"/>	12	3031 DARWIN AVE	\$568,000	1924	3	2	03/02/2017	1,744	5,209	1.96
<input checked="" type="checkbox"/>	13	521 S ALTA VISTA AVE	\$650,000	1907			03/01/2017	2,052	8,308	10.98
<input checked="" type="checkbox"/>	14	9525 SAN JUAN AVE	\$380,000	1958	4	2	03/01/2017	1,887	4,834	8.42
<input checked="" type="checkbox"/>	15	1334 W 91ST ST A	\$480,000	1920	3	2	02/27/2017	1,724	5,469	10.61
<input checked="" type="checkbox"/>	16	444 W 13TH ST	\$485,000	1920	3	2	01/06/2017	2,188	5,003	24.01
<input checked="" type="checkbox"/>	17	1123 N WILMINGTON BLVD	\$415,000	1939	5	3	01/06/2017	1,903	7,507	20.34
<input checked="" type="checkbox"/>	18	1321 E ACACIA AVE	\$825,000	1926	4	2	01/06/2017	1,916	6,438	5.89
<input checked="" type="checkbox"/>	19	9322 PITKIN ST	\$675,000	1957	4	2	01/05/2017	1,930	15,764	6.46
	20	9717 CRAIGLEE ST	\$1,014,000	1962	5	3	03/24/2017	2,072	13,177	7.37

Comparable Sales Report

For Property Located At



4985 O SULLIVAN DR, LOS ANGELES, CA 90032-4020

20 Comparable(s) Selected.

Report Date: 07/12/2017

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$105,000	\$380,000	\$2,930,000	\$727,500
Bldg/Living Area	1,972	1,680	2,240	1,919
Price/Sqft	\$53.25	\$201.38	\$1,569.36	\$379.05
Year Built	1951	1907	1965	1938
Lot Area	5,425	2,513	15,764	6,835
Bedrooms	4	2	6	4
Bathrooms/Restrooms	2	2	3	2
Stories	0.00	1.00	1.00	1.00
Total Value	\$213,564	\$43,431	\$779,219	\$400,052
Distance From Subject	0.00	1.96	24.01	11.28

*= user supplied for search only

Comp #:1		Distance From Subject:12.45 (miles)	
Address: 1450 CARDIFF AVE, LOS ANGELES, CA 90035-3228			
Owner Name: TUCHMAN AVIV L & ARI I			
Seller Name: PEREA BARBARA M TRUST			
APN:	4306-005-015	Map Reference:	42-C3 /
County:	LOS ANGELES, CA	Census Tract:	2691.00
Subdivision:	7580	Zoning:	LAR2
Rec Date:	03/24/2017	Prior Rec Date:	12/17/1998
Sale Date:	03/17/2017	Prior Sale Date:	11/13/1998
Sale Price:	\$1,279,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	335488	Acre:	0.17
1st Mtg Amt:	\$650,000	Lot Area:	7,190
Total Value:	\$272,155	# of Stories:	
Land Use:	DUPLEX	Park Area/Cap#:	/
		Living Area:	2,240
		Total Rooms:	
		Bedrooms:	4
		Bath(F/H):	2 /
		Yr Built/Eff:	1925 / 1925
		Air Cond:	YES
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	
		Parking:	

Comp #:2		Distance From Subject:13.22 (miles)	
Address: 6791 DELTA AVE, LONG BEACH, CA 90805-2022			
Owner Name: TY LEANGHOK			
Seller Name: KHOL VAR J			
APN:	7304-014-031	Map Reference:	65-B5 /
County:	LOS ANGELES, CA	Census Tract:	5704.03
Subdivision:	6603	Zoning:	LBR1N
Rec Date:	05/12/2017	Prior Rec Date:	12/10/2010
Sale Date:	05/09/2017	Prior Sale Date:	11/02/2010
Sale Price:	\$535,000	Prior Sale Price:	\$338,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	531604	Acre:	0.12
1st Mtg Amt:	\$401,250	Lot Area:	5,141
Total Value:	\$365,584	# of Stories:	
Land Use:	DUPLEX	Park Area/Cap#:	/
		Living Area:	1,974
		Total Rooms:	
		Bedrooms:	6
		Bath(F/H):	3 /
		Yr Built/Eff:	1961 /
		Air Cond:	
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	
		Parking:	

Comp #:3 Distance From Subject:12.29 (miles)
 Address: **3707 HOLLY AVE, BALDWIN PARK, CA 91706-5329**
 Owner Name: **LI PIAO A & ZHI M**
 Seller Name: **BARNES FAMILY TRUST**
 APN: **8554-012-017** Map Reference: **39-E5 /** Living Area: **1,960**
 County: **LOS ANGELES, CA** Census Tract: **4052.02** Total Rooms:
 Subdivision: **962** Zoning: **BPRG*** Bedrooms: **4**
 Rec Date: **03/22/2017** Prior Rec Date: Bath(F/H): **2 /**
 Sale Date: **02/01/2017** Prior Sale Date: Yr Built/Eff: **1965 /**
 Sale Price: **\$520,000** Prior Sale Price: Air Cond:
 Sale Type: **FULL** Prior Sale Type: Style:
 Document #: **324642** Acres: **0.18** Fireplace: **/**
 1st Mtg Amt: **\$364,000** Lot Area: **7,771** Pool:
 Total Value: **\$91,321** # of Stories: Roof Mat:
 Land Use: **DUPLEX** Park Area/Cap#: **/** Parking:

Comp #:4 Distance From Subject:10.68 (miles)
 Address: **708 E IMPERIAL HWY, LOS ANGELES, CA 90059-2327**
 Owner Name: **JENKINS RON B**
 Seller Name: **ROSS ROLANDO L & LETICIA**
 APN: **6072-010-003** Map Reference: **58-C5 /** Living Area: **1,750**
 County: **LOS ANGELES, CA** Census Tract: **2410.01** Total Rooms:
 Subdivision: **3754** Zoning: **LARD2** Bedrooms: **4**
 Rec Date: **03/22/2017** Prior Rec Date: **11/04/2013** Bath(F/H): **2 /**
 Sale Date: **02/27/2017** Prior Sale Date: **09/03/2013** Yr Built/Eff: **1952 / 1952**
 Sale Price: **\$420,000** Prior Sale Price: **\$325,000** Air Cond: **YES**
 Sale Type: **FULL** Prior Sale Type: **FULL** Style:
 Document #: **324779** Acres: **0.11** Fireplace: **/**
 1st Mtg Amt: **\$412,392** Lot Area: **4,970** Pool:
 Total Value: **\$336,547** # of Stories: Roof Mat:
 Land Use: **DUPLEX** Park Area/Cap#: **/** Parking:

Comp #:5 Distance From Subject:7.92 (miles)
 Address: **215 W MONTANA ST, PASADENA, CA 91103-1434**
 Owner Name: **GD BRISTOL-LLC**
 Seller Name: **HARRIS SHANDRENA R**
 APN: **5825-005-003** Map Reference: **19-F6 /** Living Area: **2,233**
 County: **LOS ANGELES, CA** Census Tract: **4609.00** Total Rooms:
 Subdivision: **9087** Zoning: **PSR6** Bedrooms: **4**
 Rec Date: **03/08/2017** Prior Rec Date: Bath(F/H): **3 /**
 Sale Date: **02/24/2017** Prior Sale Date: Yr Built/Eff: **1925 /**
 Sale Price: **\$570,000** Prior Sale Price: Air Cond: **YES**
 Sale Type: **FULL** Prior Sale Type: Style:
 Document #: **270217** Acres: **0.16** Fireplace: **/**
 1st Mtg Amt: Lot Area: **7,154** Pool:
 Total Value: **\$435,124** # of Stories: Roof Mat:
 Land Use: **DUPLEX** Park Area/Cap#: **/** Parking:

Comp #:6 Distance From Subject:9.54 (miles)
 Address: **5170 S VAN NESS AVE, LOS ANGELES, CA 90062-2155**
 Owner Name: **TAYLOR DAVID M**
 Seller Name: **WEST DARRYL R JR**
 APN: **5015-021-014** Map Reference: **51-D3 /** Living Area: **1,896**
 County: **LOS ANGELES, CA** Census Tract: **2324.00** Total Rooms:
 Subdivision: **CHESTERFIELD SQUARE** Zoning: **LAR1** Bedrooms: **4**
 Rec Date: **03/20/2017** Prior Rec Date: **02/11/2015** Bath(F/H): **2 /**
 Sale Date: **02/08/2017** Prior Sale Date: **12/11/2014** Yr Built/Eff: **1923 / 1923**
 Sale Price: **\$499,000** Prior Sale Price: **\$340,000** Air Cond: **YES**
 Sale Type: **FULL** Prior Sale Type: **FULL** Style:
 Document #: **309407** Acres: **0.12** Fireplace: **/**
 1st Mtg Amt: **\$499,000** Lot Area: **5,201** Pool:
 Total Value: **\$345,185** # of Stories: **1.00** Roof Mat:
 Land Use: **DUPLEX** Park Area/Cap#: **/** Parking:

Comp #:7 Distance From Subject:14.78 (miles)
 Address: **4220 W 135TH ST, HAWTHORNE, CA 90250-6016**
 Owner Name: **SANCHEZ RODOLFO & ANGEL J**
 Seller Name: **HOLLYVALE RENTAL HOLDINGS LLC**
 APN: **4045-016-007** Map Reference: **63-A1 /** Living Area: **1,798**

County:	LOS ANGELES, CA	Census Tract:	6024.04	Total Rooms:	
Subdivision:	BURLEIGH	Zoning:	HAR1YY	Bedrooms:	4
Rec Date:	03/29/2017	Prior Rec Date:	12/07/2000	Bath(F/H):	2 /
Sale Date:	03/22/2017	Prior Sale Date:	11/29/2000	Yr Built/Eff:	1942 /
Sale Price:	\$700,000	Prior Sale Price:	\$239,000	Air Cond:	YES
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	344200	Acres:	0.20	Fireplace:	/
1st Mtg Amt:	\$687,321	Lot Area:	8,715	Pool:	
Total Value:	\$681,094	# of Stories:		Roof Mat:	
Land Use:	DUPLEX	Park Area/Cap#:	/	Parking:	

Comp #:**8** Distance From Subject:**9.32 (miles)**

Address: **1742 W 57TH ST, LOS ANGELES, CA 90062-2733**

Owner Name: **PATINO CHRISTOPHER/GURROLA SARA**

Seller Name: **ANGELENO HOMES LLC**

APN:	5003-029-009	Map Reference:	51-E4 /	Living Area:	1,680
County:	LOS ANGELES, CA	Census Tract:	2325.00	Total Rooms:	
Subdivision:	4373	Zoning:	LAR2	Bedrooms:	2
Rec Date:	05/18/2017	Prior Rec Date:	12/22/2015	Bath(F/H):	2 /
Sale Date:	04/18/2017	Prior Sale Date:	11/19/2015	Yr Built/Eff:	1923 / 1923
Sale Price:	\$500,000	Prior Sale Price:	\$258,500	Air Cond:	YES
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	553268	Acres:	0.11	Fireplace:	/
1st Mtg Amt:	\$490,943	Lot Area:	4,889	Pool:	
Total Value:	\$406,000	# of Stories:		Roof Mat:	
Land Use:	DUPLEX	Park Area/Cap#:	/	Parking:	

Comp #:**9** Distance From Subject:**13.56 (miles)**

Address: **3145 E CADE ST, LONG BEACH, CA 90805-3327**

Owner Name: **HOME LIFE REALTY LLC**

Seller Name: **PRUITT BRANDI N**

APN:	7120-007-030	Map Reference:	65-F5 /	Living Area:	1,868
County:	LOS ANGELES, CA	Census Tract:	5702.04	Total Rooms:	
Subdivision:	6807	Zoning:	LBR1N	Bedrooms:	5
Rec Date:	02/15/2017	Prior Rec Date:		Bath(F/H):	3 /
Sale Date:	02/02/2017	Prior Sale Date:		Yr Built/Eff:	1954 /
Sale Price:	\$455,000	Prior Sale Price:		Air Cond:	
Sale Type:	FULL	Prior Sale Type:		Style:	
Document #:	188835	Acres:	0.12	Fireplace:	/
1st Mtg Amt:	\$160,000	Lot Area:	5,189	Pool:	
Total Value:	\$358,880	# of Stories:		Roof Mat:	
Land Use:	DUPLEX	Park Area/Cap#:	/	Parking:	

Comp #:**10** Distance From Subject:**18.87 (miles)**

Address: **2463 MANHATTAN AVE, HERMOSA BEACH, CA 90254-2542**

Owner Name: **COSTELLO 1994 FAMILY TRUST/COSTELLO MICHAEL J**

Seller Name: **WILSON MARY D LIVING TRUST**

APN:	4182-011-013	Map Reference:	62-B5 /	Living Area:	1,867
County:	LOS ANGELES, CA	Census Tract:	6210.04	Total Rooms:	
Subdivisions:	FIRST ADD	Zoning:	HBR1YY	Bedrooms:	3
Rec Date:	02/01/2017	Prior Rec Date:	07/20/2016	Bath(F/H):	2 /
Sale Date:	01/05/2017	Prior Sale Date:	07/08/2016	Yr Built/Eff:	1938 / 1938
Sale Price:	\$2,930,000	Prior Sale Price:	\$2,700,000	Air Cond:	YES
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	134048	Acres:	0.06	Fireplace:	/
1st Mtg Amt:	\$1,550,000	Lot Area:	2,513	Pool:	
Total Value:	\$463,983	# of Stories:		Roof Mat:	
Land Use:	DUPLEX	Park Area/Cap#:	/	Parking:	

Comp #:**11** Distance From Subject:**6.93 (miles)**

Address: **655 HAMILTON AVE, PASADENA, CA 91106-1216**

Owner Name: **MARTINEZ ISAAC**

Seller Name: **NUEVO IRMA**

APN:	5749-012-006	Map Reference:	27-C3 /	Living Area:	1,694
County:	LOS ANGELES, CA	Census Tract:	4627.00	Total Rooms:	
Subdivision:	3928	Zoning:	PSR6	Bedrooms:	3
Rec Date:	03/02/2017	Prior Rec Date:	07/19/2005	Bath(F/H):	2 /
Sale Date:	02/24/2017	Prior Sale Date:	07/06/2005	Yr Built/Eff:	1947 /
Sale Price:	\$650,000	Prior Sale Price:	\$675,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	

Document #:	244767	Acres:	0.14	Fireplace:	/
1st Mtg Amt:	\$636,446	Lot Area:	6,260	Pool:	
Total Value:	\$779,219	# of Stories:		Roof Mat:	
Land Use:	DUPLEX	Park Area/Cap#:	/	Parking:	

Comp #:12			Distance From Subject:1.96 (miles)
Address:	3031 DARWIN AVE, LOS ANGELES, CA 90031-3409		
Owner Name:	CHING ELIZABETH L & LAI Y		
Seller Name:	TA ALBERT & CONNIE		
APN:	5210-022-001	Map Reference:	45-A1 /
County:	LOS ANGELES, CA	Census Tract:	1998.00
Subdivision:	S WHITES SUB	Zoning:	LARD3
Rec Date:	03/02/2017	Prior Rec Date:	06/03/2004
Sale Date:	02/27/2017	Prior Sale Date:	05/05/2004
Sale Price:	\$568,000	Prior Sale Price:	\$325,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	245096	Acres:	0.12
1st Mtg Amt:	\$448,000	Lot Area:	5,209
Total Value:	\$390,328	# of Stories:	
Land Use:	DUPLEX	Park Area/Cap#:	/
		Living Area:	1,744
		Total Rooms:	
		Bedrooms:	3
		Bath(F/H):	2 /
		Yr Built/Eff:	1924 /
		Air Cond:	YES
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	
		Parking:	

Comp #:13			Distance From Subject:10.98 (miles)
Address:	521 S ALTA VISTA AVE, MONROVIA, CA 91016-2705		
Owner Name:	DSC INVESTMENT GROUP LLC		
Seller Name:	KENSING DEV INC		
APN:	8505-006-018	Map Reference:	29-A4 /
County:	LOS ANGELES, CA	Census Tract:	4310.01
Subdivision:	E F SPENCES ADD	Zoning:	MORM*
Rec Date:	03/01/2017	Prior Rec Date:	09/09/2014
Sale Date:	02/09/2017	Prior Sale Date:	09/04/2014
Sale Price:	\$650,000	Prior Sale Price:	\$585,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	240320	Acres:	0.19
1st Mtg Amt:		Lot Area:	8,308
Total Value:	\$593,921	# of Stories:	
Land Use:	DUPLEX	Park Area/Cap#:	/
		Living Area:	2,052
		Total Rooms:	
		Bedrooms:	
		Bath(F/H):	/
		Yr Built/Eff:	1907 /
		Air Cond:	YES
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	
		Parking:	

Comp #:14			Distance From Subject:8.42 (miles)
Address:	9525 SAN JUAN AVE, SOUTH GATE, CA 90280-4735		
Owner Name:	HERRERA RODRIGUEZ WILFREDO & RODRIGUEZ NERY		
Seller Name:	ARIAS PAULA M		
APN:	6203-015-035	Map Reference:	59-B3 /
County:	LOS ANGELES, CA	Census Tract:	5358.04
Subdivision:	5280	Zoning:	SGR3YY
Rec Date:	03/01/2017	Prior Rec Date:	10/20/2004
Sale Date:	11/12/2016	Prior Sale Date:	09/08/2004
Sale Price:	\$380,000	Prior Sale Price:	\$410,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	241724	Acres:	0.11
1st Mtg Amt:	\$347,985	Lot Area:	4,834
Total Value:	\$450,000	# of Stories:	
Land Use:	DUPLEX	Park Area/Cap#:	/
		Living Area:	1,887
		Total Rooms:	
		Bedrooms:	4
		Bath(F/H):	2 /
		Yr Built/Eff:	1958 / 1958
		Air Cond:	
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	
		Parking:	

Comp #:15			Distance From Subject:10.61 (miles)
Address:	1334 W 91ST ST A, LOS ANGELES, CA 90044-2008		
Owner Name:	RAYMUNDO REY B/ELSABBAGH OMAR		
Seller Name:	NEHEMIAH ACQUISITIONS OF PROSPERI		
APN:	6047-018-008	Map Reference:	57-E2 /
County:	LOS ANGELES, CA	Census Tract:	6001.00
Subdivision:	GRIDER HAMILTON OSWALD COS SUB	Zoning:	LCR320U*
Rec Date:	02/27/2017	Prior Rec Date:	06/02/2016
Sale Date:	01/13/2017	Prior Sale Date:	05/27/2016
Sale Price:	\$480,000	Prior Sale Price:	\$340,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	227589	Acres:	0.13
1st Mtg Amt:	\$459,604	Lot Area:	5,469
Total Value:	\$357,000	# of Stories:	1.00
Land Use:	DUPLEX	Park Area/Cap#:	/
		Living Area:	1,724
		Total Rooms:	
		Bedrooms:	3
		Bath(F/H):	2 /
		Yr Built/Eff:	1920 / 1920
		Air Cond:	YES
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	
		Parking:	

Comp #:16 Distance From Subject:24.01 (miles)
 Address: **444 W 13TH ST, SAN PEDRO, CA 90731-4212**
 Owner Name: **ECHEVARRIA SUSANA**
 Seller Name: **UTHOFF ANTOINETTE F TRUST**
 APN: **7456-008-015** Map Reference: **79-A4 /** Living Area: **2,188**
 County: **LOS ANGELES, CA** Census Tract: **2971.10** Total Rooms:
 Subdivision: **EYRAUD FRERES SUB** Zoning: **LARD1.5** Bedrooms: **3**
 Rec Date: **01/06/2017** Prior Rec Date: Bath(F/H): **2 /**
 Sale Date: **12/19/2016** Prior Sale Date: Yr Built/Eff: **1920 /**
 Sale Price: **\$485,000** Prior Sale Price: Air Cond: **YES**
 Sale Type: **FULL** Prior Sale Type: Style:
 Document #: **22088** Acres: **0.11** Fireplace: **/**
 1st Mtg Amt: **\$458,943** Lot Area: **5,003** Pool:
 Total Value: **\$43,431** # of Stories: Roof Mat:
 Land Use: **DUPLEX** Park Area/Cap#: **/** Parking:

Comp #:17 Distance From Subject:20.34 (miles)
 Address: **1123 N WILMINGTON BLVD, WILMINGTON, CA 90744-3208**
 Owner Name: **CARRANZA MANUEL/DURAN FREDDY**
 Seller Name: **GARCIA DIOSELINA**
 APN: **7415-022-033** Map Reference: **74-B4 /** Living Area: **1,903**
 County: **LOS ANGELES, CA** Census Tract: **2943.02** Total Rooms:
 Subdivision: **576** Zoning: **LAC1.5** Bedrooms: **5**
 Rec Date: **01/06/2017** Prior Rec Date: **03/23/2001** Bath(F/H): **3 /**
 Sale Date: **12/01/2016** Prior Sale Date: **01/12/2001** Yr Built/Eff: **1939 /**
 Sale Price: **\$415,000** Prior Sale Price: **\$180,000** Air Cond: **YES**
 Sale Type: **FULL** Prior Sale Type: **FULL** Style:
 Document #: **18885** Acres: **0.17** Fireplace: **/**
 1st Mtg Amt: **\$407,483** Lot Area: **7,507** Pool:
 Total Value: **\$272,129** # of Stories: Roof Mat:
 Land Use: **DUPLEX** Park Area/Cap#: **/** Parking:

Comp #:18 Distance From Subject:5.89 (miles)
 Address: **1321 E ACACIA AVE, GLENDALE, CA 91205-3805**
 Owner Name: **JASIUKONIS DANA T/RAULINAITIS RIMA L**
 Seller Name: **WEBER-FLOWERS FAMILY TRUST**
 APN: **5679-002-006** Map Reference: **25-E5 /** Living Area: **1,916**
 County: **LOS ANGELES, CA** Census Tract: **3021.02** Total Rooms:
 Subdivision: **HILDA HEIGHTS** Zoning: **GLR4YY** Bedrooms: **4**
 Rec Date: **01/06/2017** Prior Rec Date: **05/03/2011** Bath(F/H): **2 /**
 Sale Date: **01/03/2017** Prior Sale Date: **04/26/2011** Yr Built/Eff: **1926 /**
 Sale Price: **\$825,000** Prior Sale Price: **\$460,000** Air Cond: **YES**
 Sale Type: **FULL** Prior Sale Type: **FULL** Style:
 Document #: **22720** Acres: **0.15** Fireplace: **/**
 1st Mtg Amt: Lot Area: **6,438** Pool:
 Total Value: **\$497,837** # of Stories: Roof Mat:
 Land Use: **DUPLEX** Park Area/Cap#: **/** Parking:

Comp #:19 Distance From Subject:6.46 (miles)
 Address: **9322 PITKIN ST, ROSEMEAD, CA 91770-1518**
 Owner Name: **NG WAI C**
 Seller Name: **JACOBS FAMILY TRUST**
 APN: **8592-014-026** Map Reference: **38-B4 /** Living Area: **1,930**
 County: **LOS ANGELES, CA** Census Tract: **4322.02** Total Rooms:
 Subdivision: **11282** Zoning: **RMR1*** Bedrooms: **4**
 Rec Date: **01/05/2017** Prior Rec Date: Bath(F/H): **2 /**
 Sale Date: **12/20/2016** Prior Sale Date: Yr Built/Eff: **1957 /**
 Sale Price: **\$675,000** Prior Sale Price: Air Cond:
 Sale Type: **FULL** Prior Sale Type: Style:
 Document #: **14505** Acres: **0.36** Fireplace: **/**
 1st Mtg Amt: Lot Area: **15,764** Pool:
 Total Value: **\$92,046** # of Stories: Roof Mat:
 Land Use: **DUPLEX** Park Area/Cap#: **/** Parking:

Comp #:20 Distance From Subject:7.37 (miles)
 Address: **9717 CRAIGLEE ST, TEMPLE CITY, CA 91780-1413**
 Owner Name: **OU FAMILY TRUST**
 Seller Name: **ZHANG QI**
 APN: **5383-018-013** Map Reference: **38-C1 /** Living Area: **2,072**

County:	LOS ANGELES, CA	Census Tract:	4318.00	Total Rooms:	
Subdivision:	SANTA ANITA LAND COMPANYS	Zoning:	TCR1*	Bedrooms:	5
Rec Date:	03/24/2017	Prior Rec Date:	02/03/2012	Bath(F/H):	3 /
Sale Date:	01/30/2017	Prior Sale Date:	07/28/2011	Yr Built/Eff:	1962 /
Sale Price:	\$1,014,000	Prior Sale Price:	\$725,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	335149	Acres:	0.30	Fireplace:	/
1st Mtg Amt:	\$543,000	Lot Area:	13,177	Pool:	
Total Value:	\$769,252	# of Stories:		Roof Mat:	
Land Use:	DUPLEX	Park Area/Cap#:	/	Parking:	

EXHIBIT D

ASSIGNED INSPECTOR: **GARRIEL HERRERA**

Date: **July 17, 2017**

JOB ADDRESS: **4985 EAST O'SULLIVAN DRIVE, LOS ANGELES, CALIFORNIA**

ASSESSORS PARCEL NO. (APN): **5223-007-027**

CASE#: **672657**

ORDER NO: **A-3697798**

EFFECTIVE DATE OF ORDER TO COMPLY: **February 12, 2015**

COMPLIANCE EXPECTED DATE: **March 14, 2015**

DATE COMPLIANCE OBTAINED: **No Compliance to Date**

.....

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3697798

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 AND NOTICE OF FEE

ESQUIVEL, EILEEN
4985 O SULLIVAN DR
LOS ANGELES, CA 90032

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

CASE #: 672657

ORDER #: A-3697798

EFFECTIVE DATE: February 12, 2015

COMPLIANCE DATE: March 14, 2015

FEB 06 2015

OWNER OF

SITE ADDRESS: 4985 E O'SULLIVAN DR

To the address as shown on the
last equalized assessment roll
Initialed by *AW*

ASSESSORS PARCEL NO.: 5223-007-027

ZONE: R1; One-Family 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, 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:

VIOLATION(S):

1. The occupancy or use has changed from R1 to R2 without obtaining the required Certificate of Occupancy.

You are therefore ordered to: Discontinue the unapproved occupancy or use as R2 (duplex) and/or obtain a Certificate of Occupancy for the change of occupancy or use to duplex(R2)

Code Section(s) in Violation: 91.8203, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Location: Basement (lower level)

Comments: Discontinue sleeping and cooking in the basement. The bathroom in the basement was permitted and okay to remain.

2. Unapproved use of the SFD as Duplex in the R1 zone.

You are therefore ordered to: 1) Discontinue the unapproved use of the SFD as Duplex.

Code Section(s) in Violation: 12.26E, and 12.21A.1.(a) of the L.A.M.C.

Location: Basement



CODE ENFORCEMENT BUREAU

For routine City business and non-emergency services: Call 3-1-1

www.ladbs.org

3. Electrical permit required.

You are therefore ordered to: Remove all electrical wiring and equipment which was installed without the required permits and return the electrical system to its original approved condition
OR
Obtain the required electrical permit, expose concealed work and call for required inspections.

Code Section(s) in Violation: 93.0201, 93.0104, 12.21A.1.(a) of the L.A.M.C.

Location: Basement

4. Plumbing permit is required for the kitchen improvement.

You are therefore ordered to: 1) Obtain the required plumbing permit for the kitchen improvement

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

Location: basement

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.

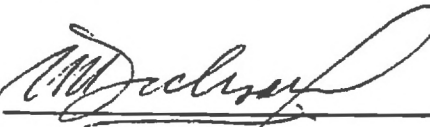
INVESTIGATION FEE REQUIRED:

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 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)252-3038.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: 

Date: February 03, 2015

MIKE DICKSON
3550 WILSHIRE BLVD. SUITE 1800
LOS ANGELES, CA 90010
(213)252-3038
Mike.Dickson@lacity.org


REVIEWED BY