

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

CITY OF LOS ANGELES
CALIFORNIA

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



VAN AMBATIELOS
PRESIDENT

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VICE PRESIDENT

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GEORGE HOVAGUIMIAN
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FRANK M. BUSH
GENERAL MANAGER

OSAMA YOUNAN, P.E.
EXECUTIVE OFFICER

ERIC GARCETTI
MAYOR

June 5, 2018

Council District: # 1

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

JOB ADDRESS: **2126 NORTH DALY STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5204-009-005**
Re: Invoice #742105-9, #747405-3

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: **2126 North Daly 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. The Department imposed non-compliance fee as follows:

| <u>Description</u> | <u>Amount</u> |
|-----------------------------------|--------------------|
| Non-Compliance fee | 1,210.00 |
| Late Charge/Collection fee (250%) | 3,025.00 |
| Accumulated Interest (1%/month) | 98.49 |
| Title Report fee | 42.00 |
| Grand Total | \$ 4,375.49 |

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed a lien for a total sum of **\$4,375.49** recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "City Council") designate the time and place protest can be heard concerning this matter, as set forth in Sections 7.35.3 and 7.35.5 of the Los Angeles Administrative Code.

It is further requested that the City Council instruct the Department to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$4,375.49** 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



P.O. BOX 5152
CULVER CITY, CA 90231
Phone 310-943-9235 latitle@in2-res.com

Property Title Report

Work Order No. T15358
Dated as of: 05/16/2018

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 5204-009-005

Property Address: 2126 N DALY ST City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: INDIVIDUAL GRANT DEED

Grantee : SOCORRO TREVINO AND JOSEPH C VILLARRUEL

Grantor : SOCORRO TREVINO

Deed Date : 03/03/1993

Recorded : 04/07/1993

Instr No. : 93-0660283

**MAILING ADDRESS: SOCORRO TREVINO AND JOSEPH C VILLARRUEL
2126 DALY ST LOS ANGELES CA 90031**

SCHEDULE B

LEGAL DESCRIPTION

Lot: 5 Abbreviated Description: LOT:5 PHILLIPSON TRACT LOT 5

MORTGAGES/LIENS

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

RECORDING REQUESTED BY

93 660283

AND WHEN RECORDED MAIL TO:

Name Joseph C. Villarruel
Street Address 2126 Daly St.
City & State Los Angeles, CA., 90031

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA

31 MIN. PAST 3 P.M. APR 7 1993

FEE \$5

MAIL TAX STATEMENTS TO

Name Socorro Trevino
Street Address 2126 Daly St.
City & State Los Angeles, CA., 90031

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Individual Grant Deed

THIS FORM FURNISHED BY CALIFORNIA COUNTIES TITLE COMPANY

| | | | |
|-----|-----|--------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| ALL | PIN | 5204 009 000 | <p>"This is a Bonafide Gift and Grantor received nothing in return" R & T 11911". Documentary transfer tax is \$ <u>0</u> <input type="checkbox"/> computed on full value of property conveyed, or <input type="checkbox"/> computed on full value less value of liens and encumbrances remaining at time of sale. <input type="checkbox"/> Unincorporated area: () City of _____, and</p> <p>FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, SOCORRO TREVINO, who acquired title as Socorro Trevino, an Unmarried Woman hereby GRANT(S) to SOCORRO TREVINO, An Unmarried Woman as to an undivided 40% interest and JOSEPH C. VILLARRUEL, An Unmarried Man as to an undivided 60% interest—Both as Tenants in Common the following described real property in the City of Los Angeles County of Los Angeles, State of California: Lot 5 of the Phillipson Tract as per Map recorded in Book 15, Page 24 of Maps, in the office of the County Recorder of said County. More commonly known as: 2126 Daly St. Los Angeles, CA., 90031</p> <p>Dated: <u>March 3, 1993</u> STATE OF CALIFORNIA</p> <p><u>Socorro Trevino</u> SOCORRO TREVINO</p> |
| | | | |
| | | | |
| | | | |

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES } ss.

UNITED TITLE COMPANY
93 660283

On March 15, 1993 before me, the undersigned, a Notary Public in and for said State, personally appeared SOCORRO TREVINO

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 F. E. Chavez

FOR NOTARY SEAL OR STAMP



CCT - 207

This page is part of your document - DO NOT DISCARD



20151244107



Pages:
0003

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

10/07/15 AT 03:10PM

| | |
|--------|-------|
| FEES: | 28.00 |
| TAXES: | 0.00 |
| OTHER: | 0.00 |
| PAID: | 28.00 |



LEADSHEET



201510071890033

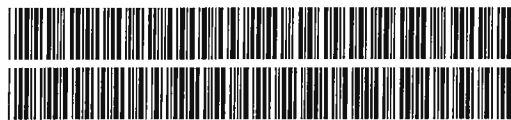
00011228358



007154598

SEQ:
01

DAR - Counter (Upfront Scan)



THIS FORM IS NOT TO BE DUPLICATED

RECORDED REQUESTED BY

WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENT

TO:

Name **Adonis Hampton**

Street Address **1317 N. San Fernando Blvd. Ste. 262**

City **Burbank, Ca. 91504**

State

Zip

Title Order No. N/A Escrow No. N/A

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

The undersigned Grantor(s) declares that the documentary Transfer Tax is \$ 0.00
City Tax is \$ 0.00 and is:

computed on full value of the interest or property conveyed, or is Conveyance given for no value (R&T 11911)

computed on full value less the value of liens and encumbrances remaining thereon at time of sale. The land tenements or realty is located in _____

unincorporated area: city of LOS ANGELES, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, LARISA HARUTYUNYAN

do (does) hereby remise, release and forever quitclaim to ADONIS HAMPTON, A SINGLE MAN

the following described real property in the County of LOS ANGELES
State of California: Lot(s) 3 of Tract No. 15075, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 397 Page(s) 26 of Maps, in the Office of the County Recorder of said County.
APN: 2340-028-032

Date JUNE 25, 2015

LARISA HARUTYUNYAN

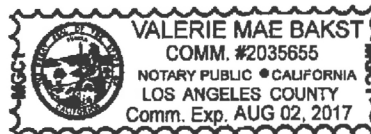
STATE OF CALIFORNIA
COUNTY OF LOS ANGELES SS.

On JUNE 25, 2015 before me, VALERIE MAE BAKST a Notary Public, personally appeared LARISA HARUTYUNYAN 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 Valerie Mae Bakst



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

ADONIS HAMPTON

1317 N. San Fernando Blvd. Ste. 262 Burbank, California

Name

Street Address

City and State

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 the document.

STATE OF CALIFORNIA

SS

COUNTY OF _____

On JUNE 25, ²⁰¹⁵, Before Me VALERIE MAE BAKST, Notary Public

(Insert Name of Notary Public and Title)

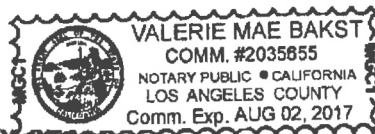
Personally appeared LARISSA HARUTYUNYAN who proved to me on the basis of satisfactory evidence, to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person 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.

Valerie Mae Bakst

(NOTARY SEAL)



Notary Signature

EXHIBIT B

ASSIGNED INSPECTOR: ARA HAGNAZARIAN
JOB ADDRESS: 2126 NORTH DALY STREET, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 5204-009-005

Date: June 5, 2018

Last Full Title: 05/16/2018

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

1). SOCORRO TREVINO
AND JOSEPH C. VILLARRUEL
2126 DALY ST
LOS ANGELES, CA

CAPACITY: OWNERS

Property Detail Report**EXHIBIT C**

For Property Located At :
2126 DALY ST, LOS ANGELES, CA 90031-2227



CoreLogic

RealQuest Professional

Owner Information

Owner Name: **TREVINO SOCORRO/VILLARRUEL JOSEPH C**
 Mailing Address: **2126 DALY ST, LOS ANGELES CA 90031-2227 C023**
 Vesting Codes: **/ A /**

Location Information

| | | | |
|-----------------------|-------------------------------|-----------------------|----------------------|
| Legal Description: | PHILLIPSON TRACT LOT 5 | APN: | 5204-009-005 |
| County: | LOS ANGELES, CA | Alternate APN: | |
| Census Tract / Block: | 1998.00 / 4 | Subdivision: | PHILLIPSON TR |
| Township-Range-Sect: | | Map Reference: | 45-A1 / |
| Legal Book/Page: | | Tract #: | |
| Legal Lot: | 5 | School District: | LOS ANGELES |
| Legal Block: | | School District Name: | |
| Market Area: | 677 | Munic/Township: | |
| Neighbor Code: | | | |

Owner Transfer Information

| | | | |
|----------------------|---------------------|---------------------|-------------------|
| Recording/Sale Date: | 04/07/1993 / | Deed Type: | GRANT DEED |
| Sale Price: | | 1st Mtg Document #: | |
| Document #: | 660283 | | |

Last Market Sale Information

| | | | |
|----------------------|------------------------|-------------------------|----------|
| Recording/Sale Date: | 01/13/1993 / | 1st Mtg Amount/Type: | / |
| Sale Price: | | 1st Mtg Int. Rate/Type: | / |
| Sale Type: | | 1st Mtg Document #: | |
| Document #: | 79484 | 2nd Mtg Amount/Type: | / |
| Deed Type: | QUIT CLAIM DEED | 2nd Mtg Int. Rate/Type: | / |
| Transfer Document #: | | Price Per SqFt: | |
| New Construction: | | Multi/Split Sale: | |

Title Company:
 Lender:
 Seller Name:

Prior Sale Information

| | | | |
|----------------------|----------|--------------------------|----------|
| Prior Rec/Sale Date: | / | Prior Lender: | |
| Prior Sale Price: | | Prior 1st Mtg Amt/Type: | / |
| Prior Doc Number: | | Prior 1st Mtg Rate/Type: | / |
| Prior Deed Type: | | | |

Property Characteristics

| | | | | | |
|---------------------|--------------------|--------------------|-------------------------|----------------|-----------------------|
| Gross Area: | | Parking Type: | | Construction: | |
| Living Area: | 1,124 | Garage Area: | | Heat Type: | HEATED |
| Tot Adj Area: | | Garage Capacity: | | Exterior wall: | SHINGLE SIDING |
| Above Grade: | | Parking Spaces: | | Porch Type: | |
| Total Rooms: | 5 | Basement Area: | | Patio Type: | |
| Bedrooms: | 2 | Finish Bsmnt Area: | | Pool: | |
| Bath(F/H): | 1 / | Basement Type: | | Air Cond: | |
| Year Built / Eff: | 1910 / 1910 | Roof Type: | | Style: | CONVENTIONAL |
| Fireplace: | / | Foundation: | RAISED | Quality: | |
| # of Stories: | 1.00 | Roof Material: | ROLL COMPOSITION | Condition: | |
| Other Improvements: | FENCE | | | | |

Site Information

| | | | | | |
|-----------------|----------------|------------------|----------------|-------------|-----------------------------------|
| Zoning: | LARD1.5 | Acres: | 0.09 | County Use: | SINGLE FAMILY RESID (0100) |
| Lot Area: | 3,734 | Lot Width/Depth: | 40 x 91 | State Use: | |
| Land Use: | SFR | Res/Comm Units: | / | Water Type: | |
| Site Influence: | | | | Sewer Type: | TYPE UNKNOWN |

Tax Information

| | | | | | |
|----------------------|------------------|----------------|-------------|----------------|-------------------|
| Total Value: | \$180,424 | Assessed Year: | 2017 | Property Tax: | \$2,369.77 |
| Land Value: | \$140,644 | Improved %: | 22% | Tax Area: | 4 |
| Improvement Value: | \$39,780 | Tax Year: | 2017 | Tax Exemption: | |
| Total Taxable Value: | \$180,424 | | | | |

EXHIBIT D

ASSIGNED INSPECTOR: **ARA HAGNAZARIAN**
JOB ADDRESS: **2126 NORTH DALY STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5204-009-005**

Date: **June 5, 2018**

CASE#: **607698**
ORDER NO: **A-4593735**

EFFECTIVE DATE OF ORDER TO COMPLY: **December 19, 2017**
COMPLIANCE EXPECTED DATE: **January 18, 2018**
DATE COMPLIANCE OBTAINED: **No Compliance to Date**

.....

LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-4593735

1050320201853424

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATELOS
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

FRANK M. BUSH
GENERAL MANAGER

OSAMA YOUNAN, P.E.
EXECUTIVE OFFICER

SUBSTANDARD ORDER-SUPPLEMENTAL

TREVINO,SOCORRO
2126 DALY ST
LOS ANGELES, CA 90031

CASE #: 607698
ORDER #: A-4593735
EFFECTIVE DATE: December 19, 2017
COMPLIANCE DATE: January 18, 2018

OWNER OF
SITE ADDRESS: 2126 N DALY ST

ASSESSORS PARCEL NO.: 5204-009-005
ZONE: RD1.5; Min. Per Unit 1,500

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.

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.

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. The building or premises is Substandard due to illegal occupancy of the single-family residence as a multi-family residence.

You are therefore ordered to: Discontinue the use and occupancy of all buildings or portions thereof occupied for living, sleeping, cooking or dining purposes which were not designed or intended to be used for such occupancies.

Code Section(s) in Violation: 91.8902.14, 91.8902, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

Comments: Single family dwelling converted to Two family dwelling

- 2. The exterior siding and windows are in need of general maintenance and repair.

You are therefore ordered to: 1) Repair, replace and or maintain the exterior siding and windows.

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

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.



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

Comments: Broken windows and missing siding

3. The remodel of the basement into habitable space 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) 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, 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.

4. The remodel of the balcony to a storage room 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) 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, 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 of dwelling

5. Electrical work has been done without the required permits and approvals.

You are therefore ordered to: Obtain all required electrical permits and approvals.

Code Section(s) in Violation: 93.0201, 93.0104, 91.103.1 12.21A.1.(a) of the L.A.M.C.

6. Plumbing work has been done without the required permits and approvals.

You are therefore ordered to: Obtain all required plumbing permits and approvals.

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

7. Maintenance and repair of existing building and premises.

You are therefore ordered to: Repair and maintain all walls and ceilings in a clean and sanitary condition.

Code Section(s) in Violation: 91.8104.4, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

Comments: Repair and maintain the water proofing of the roofing system.

8. Maintenance and repair of existing building.

You are therefore ordered to: Maintain the physical elements of the existing building by cleaning, painting, staining, refinishing or other restorative means, in a condition as close as reasonably feasible to their originally required and approved state.

Code Section(s) in Violation: 91.8104.1, 91.103.1, 91.5R103.1, 12.21A.1(a), 91.8902 of the L.A.M.C.

Comments: Wooden post, exterior siding rotted an dry rot/termite damage

9. Missing, inoperable or insufficiently sized emergency escape and rescue openings.

You are therefore ordered to: Provide or maintain emergency escape and rescue openings in all sleeping rooms.

Code Section(s) in Violation: 91.1029.1, 91.1029.2, 91.1029.5, 91.103.1, 12.21A.1(a) of the L.A.M.C.

Comments: some windows sealed shut and some with security bars with no escape mechanism

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.



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

1050320201853424

10. Security bars or grilles were installed on the required emergency escape and rescue openings without approved release mechanisms.

You are therefore ordered to: Provide approved release mechanisms for all bars, grilles, grates or similar devices which were placed over emergency escape and rescue openings. Such devices are required to be openable from the inside without the use of a key, tool or special knowledge.

Code Section(s) in Violation: 91.1029.4, 91.907.2.11, 91.103.1, 12.21.A.1(a) of the L.A.M.C.

11. Open storage within the required yards.

You are therefore ordered to: Discontinue the open storage of items in the required yard(s).

Code Section(s) in Violation: 12.03, 12.21A.1.(a) and 12.21C.1.(g) of the L.A.M.C.

12. Rubbish, garbage, trash and debris on the premises.

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

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

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.

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.

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.



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

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.

NOTICE:

Relocation assistance may be required if a tenant is evicted in order to comply with an order from a governmental agency. (LAMC 151.09.A.11 & 163.00 to 163.07) For information, call the Los Angeles Housing + Community Investment Department (HCIDLA) at (866) 557-RENT (7368) or go to: <http://hcidla.lacity.org>

If you have any questions or require any additional information please feel free to contact me at (213)252-3058. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: Javier Ramos

Date: December 19, 2017

JAVIER RAMOS
221 N. FIGUEROA ST. SUITE 1100
LOS ANGELES, CA 90012
(213)252-3058
Javier.Ramos@lacity.org



REVIEWED BY

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

DEC 26 2017

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

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.



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

EXHIBIT D

ASSIGNED INSPECTOR: **ARA HAGNAZARIAN**
JOB ADDRESS: **2126 NORTH DALY STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5204-009-005**

Date: **June 5, 2018**

CASE#: **607698**
ORDER NO: **A-3533285**

EFFECTIVE DATE OF ORDER TO COMPLY: **June 16, 2014**
COMPLIANCE EXPECTED DATE: **July 16, 2014**
DATE COMPLIANCE OBTAINED: **No Compliance to Date**

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3533285

1.050320201853408

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
PRESIDENT

E. FELICIA BRANNON
VICE-PRESIDENT

JOSELYN GEAGA-ROSENTHAL

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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

SUBSTANDARD ORDER AND NOTICE OF FEE

TREVINO,SOCORRO / VILLARRUEL JOSEPH C
2126 DALY ST
LOS ANGELES, CA 90031

CASE #: 607698
ORDER #: A-3533285
EFFECTIVE DATE: June 16, 2014
COMPLIANCE DATE: July 16, 2014

OWNER OF

SITE ADDRESS: 2126 N DALY ST

ASSESSORS PARCEL NO.: 5204-009-005

ZONE: RD1.5; Min. Per Unit 1,500

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. The building or premises is Substandard due to illegal occupancy of the single-family residence as a multi-family residence.

You are therefore ordered to: Discontinue the use and occupancy of all buildings or portions thereof occupied for living, sleeping, cooking or dining purposes which were not designed or intended to be used for such occupancies.

Code Section(s) in Violation: 91.8902.14, 91.8902, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

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Comments: Single family dwelling converted to Two family dwelling

2. The exterior siding and windows are in need of general maintenance and repair.

You are therefore ordered to: 1) Repair, replace and or maintain the exterior siding and windows.

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

Comments: Broken windows and missing siding

3. The remodel of the basement into habitable space 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) 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, 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.

4. The remodel of the balcony to a storage room 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) 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, 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 of dwelling

5. Electrical work has been done without the required permits and approvals.

You are therefore ordered to: Obtain all required electrical permits and approvals..

Code Section(s) in Violation: 93.0201, 93.0104, 91.103.1 12.21A.1.(a) of the L.A.M.C.

6. Plumbing work has been done without the required permits and approvals.

You are therefore ordered to: Obtain all required plumbing permits and approvals.

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

7. Maintenance and repair of existing building and premises.

You are therefore ordered to: Repair and maintain all walls and ceilings in a clean and sanitary condition.

Code Section(s) in Violation: 91.8104.4, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

Comments: Repair and maintain the water proofing of the roofing system.

8. Maintenance and repair of existing building.

You are therefore ordered to: Maintain the physical elements of the existing building by cleaning, painting, staining, refinishing or other restorative means, in a condition as close as reasonably feasible to their originally required and approved state.

Code Section(s) in Violation: 91.8104.1, 91.103.1, 91.5R103.1, 12.21A.1(a), 91.8902 of the L.A.M.C.

Comments: Wooden post, exterior siding rotted an dry rot/termite damage

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1:05:03 2020 1853409

9. Missing, inoperable or insufficiently sized emergency escape and rescue openings.

You are therefore ordered to: Provide or maintain emergency escape and rescue openings in all sleeping rooms.

Code Section(s) in Violation: 91.1029.1, 91.1029.2, 91.1029.5, 91.103.1, 12.21.A.1(a) of the L.A.M.C.

Comments: some windows sealed shut and some with security bars with no escape mechanism

10. Security bars or grilles were installed on the required emergency escape and rescue openings without approved release mechanisms.

You are therefore ordered to: Provide approved release mechanisms for all bars, grilles, grates or similar devices which were placed over emergency escape and rescue openings. Such devices are required to be openable from the inside without the use of a key, tool or special knowledge.

Code Section(s) in Violation: 91.1029.4, 91.907.2.11, 91.103.1, 12.21.A.1(a) of the L.A.M.C.

11. Open storage within the required yards.

You are therefore ordered to: Discontinue the open storage of items in the required yard(s).

Code Section(s) in Violation: 12.03, 12.21A.1.(a) and 12.21C.1.(g) of the L.A.M.C.

12. Rubbish, garbage, trash and debris on the premises.

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

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

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 **\$550.00** may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or request for slight modification is filed within 15 days of the compliance date.

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

NOTE: FAILURE TO PAY THE NON-COMPLIANCE FEE WITHIN 30 DAYS AFTER THE DATE OF MAILING THE INVOICE, MAY RESULT IN A LATE CHARGE OF TWO (2) TIMES THE NON-COMPLIANCE FEE PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$1,925.00.

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

PENALTY WARNING:

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

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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.

NOTICE:

Relocation assistance may be required if a tenant is evicted in order to comply with an order from a governmental agency. (LAMC 151.09.A.11 & 163.00 to 163.07) For information, call the Los Angeles Housing + Community Investment Department (HCIDLA) at (866) 557-RENT (7368) or go to: <http://hcidla.lacity.org>

If you have any questions or require any additional information please feel free to contact me at (213)252-3032. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector Javier Ramos FOR

Date: June 09, 2014

LUIS ALVAREZ
221 N. FIGUEROA ST. SUITE 1100
LOS ANGELES, CA 90012
(213)252-3032
Luis.Alvarez@lacity.org

JRC
REVIEWED BY

The undersigned hereby certifies that this notice
by regular mail postage prepaid,
to the addressee on this day,

JAN 04 2018

To the address as shown on the
last equalized assessment roll.
Initiated by PC

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