

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

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

FRANK M. BUSH
GENERAL MANAGER

OSAMA YOUNAN, P.E.
EXECUTIVE OFFICER

June 19, 2018

Council District: # 12

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

JOB ADDRESS: **12350 NORTH JEREMY PLACE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2601-061-021**
Re: Invoice #714812-5, #743218-3

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: **12350 North Jeremy Place, 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 98.0421, the property owner was issued an order on February 28, 2017 & December 11, 2017, 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>
Code Violation Investigation Fee	\$ 672.00
System Development Surcharge	40.32
System Development Surcharge late Fee	100.80
Late Charge/Collection Fee (250%)	1,680.00
Title Report Fee	42.00
Grand Total	\$ 2,535.12

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed a lien for a total sum of **\$2,535.12** recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "City Council") designate the time and place protest can be heard concerning this matter, as set forth in Sections 7.35.3 and 7.35.5 of the Los Angeles Administrative Code.

It is further requested that the City Council instruct the Department to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$2,535.12** 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



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

Property Title Report

Work Order No. T15404
Dated as of: 05/30/2018

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)

APN #: 2601-061-021

Property Address: 12350 N JEREMY PL City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : MJ ENTERPRISES LLC

Grantor : CITY NATIONAL FINANCE

Deed Date : 05/16/2017

Recorded : 07/03/2017

Instr No. : 17-0738406

MAILING ADDRESS: MJ ENTERPRISES LLC
110 E 9TH ST STE A509 LOS ANGELES CA 90079

SCHEDULE B

LEGAL DESCRIPTION

Lot: 91 Tract No: 41512 Abbreviated Description: LOT:91 TR#:41512 TR=41512 EX OF ST AND TRAIL LOT 91

MORTGAGES/LIENS

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

This page is part of your document - DO NOT DISCARD



20170738406



Pages:
0002

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

07/03/17 AT 08:00AM

FEES :	22.00
TAXES :	0.00
OTHER :	0.00
PAID :	22.00



LEADSHEET



20170730180068

00013926734



008432678

SEQ:
01

SECURE - 8:00AM



THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY:

MAIL TAX STATEMENTS AND
WHEN RECORDED MAIL TO:

MJ ENTERPRISES
110 E 9TH STREET #A509
LOS ANGELES, CA 90079

Order No.:
Escrow No.:

APN: 2601-061-021

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S): DOCUMENTARY TRANSFER TAX IS \$ 0 CITY TAX \$ _____
The grantors and grantees in this conveyance are comprised of the same parties who continue to hold the same proportionate interest in the property R&T 11925(d)
_____ Computed on full value of property conveyed, or
_____ Computed on full value less liens and encumbrances remaining at time of sale.
_____ Unincorporated area X City of Granada Hills

For valuable consideration, receipt of which is hereby acknowledged, CITY NATIONAL FINANCE, a Nevada corporation hereby GRANT(S) to MJ ENTERPRISES LLC, a California Limited Liability Company, the real property situated in the County of Los Angeles, State of California, more particularly described as follows: 12350 Jeremy Place, Granada Hills, CA 91344.

LEGAL DESCRIPTION: Lot 91 of Tract No. 41512, in the City of Los Angeles, County of Los Angeles, State of California, as per Map recorded in Book 1122, Pages 78 through 88 inclusive of Maps, in the Office of the County Recorder of said County.

CITY NATIONAL FINANCE, A NEVADA CORPORATION

Dated: May 16, 2017

By:

[Signature]
John David, Authorized Agent

ACCOMODATION
This Document delivered to Recorder As an accomodation only at the Express request of the parties Hereby it has not been examined as its effect or validity

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

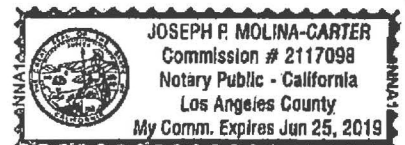
On 6.6.2017 before me, Joseph T. Molina-Carter)
appeared John David) SS. Notary Public, personally

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 [Signature]



MAIL TAX STATEMENTS AS DIRECTED ABOVE

EXHIBIT B

ASSIGNED INSPECTOR: LINN MELVIN

Date: June 19, 2018

JOB ADDRESS: 12350 NORTH JEREMY PLACE, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 2601-061-021

Last Full Title: 05/30/2018

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1). MJ ENTERPRISES LLC
110 E 9TH ST STE A509
LOS ANGELES, CA 90079
CAPACITY: OWNER
- 2). CITY NATIONAL FINANCE
P.O BOX 4192
GLENDAL, CA 91222
CAPACITY: OWNER

Property Detail Report

For Property Located At :
12350 JEREMY PL, GRANADA HILLS, CA 91344-1562

**Owner Information**

Owner Name: MJ ENTS LLC
 Mailing Address: 110 E 9TH ST #A509, LOS ANGELES CA 90079-1509 C006
 Vesting Codes: // CO

Location Information

Legal Description: TR=41512 EX OF ST AND TRAIL LOT 91
 County: LOS ANGELES, CA APN: 2601-061-021
 Census Tract / Block: 1066.43 / 1 Alternate APN:
 Township-Range-Sect: Subdivision: 41512
 Legal Book/Page: 112-- 78 Map Reference: /
 Legal Lot: 91 Tract #: 41512
 Legal Block: School District: LOS ANGELES
 Market Area: GH School District Name:
 Neighbor Code: Munic/Township:

Owner Transfer Information

Recording/Sale Date: 07/03/2017 / 05/16/2017 Deed Type: GRANT DEED
 Sale Price: 1st Mtg Document #:
 Document #: 738406

Last Market Sale Information

Recording/Sale Date: 08/29/2014 / 07/08/2014 1st Mtg Amount/Type: \$850,000 / CONV
 Sale Price: \$1,040,000 1st Mtg Int. Rate/Type: /
 Sale Type: FULL 1st Mtg Document #: 911613
 Document #: 911612 2nd Mtg Amount/Type: /
 Deed Type: GRANT DEED 2nd Mtg Int. Rate/Type: /
 Transfer Document #: Price Per SqFt: \$271.82
 New Construction: Multi/Split Sale:

Title Company: FIDELITY TITLE
 Lender: * OTHER INSTITUTIONAL
 LENDERS
 PATEL TRUST

Prior Sale Information

Prior Rec/Sale Date: 07/19/1990 / 02/1990 Prior Lender:
 Prior Sale Price: \$574,900 Prior 1st Mtg Amt/Type: \$468,900 / PRIVATE PARTY
 Prior Doc Number: 1259646 Prior 1st Mtg Rate/Type: / ADJ
 Prior Deed Type: DEED (REG)

Property Characteristics

Gross Area:		Parking Type:	Construction:
Living Area:	3,826	Garage Area:	Heat Type: CENTRAL
Tot Adj Area:		Garage Capacity:	Exterior wall:
Above Grade:		Parking Spaces:	Porch Type:
Total Rooms:		Basement Area:	Patio Type:
Bedrooms:	5	Finish Bsmnt Area:	Pool: POOL
Bath(F/H):	5 /	Basement Type:	Air Cond: CENTRAL
Year Built / Eff:	1990 / 1990	Roof Type:	Style:
Fireplace:	/	Foundation:	Quality:
# of Stories:		Roof Material:	Condition:
Other Improvements:			

Site Information

Zoning:	LARA	Acres:	0.63	County Use:	SINGLE FAMILY RESID (0101)
Lot Area:	27,483	Lot Width/Depth:	x	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	
Site Influence:	CORNER			Sewer Type:	

Tax Information

Total Value:	\$1,106,700	Assessed Year:	2017	Property Tax:	\$13,724.16
Land Value:	\$553,350	Improved %:	50%	Tax Area:	16
Improvement Value:	\$553,350	Tax Year:	2017	Tax Exemption:	
Total Taxable Value:	\$1,106,700				

Comp #:	4	Distance From Subject:	0.27 (miles)
Address:	17809 CANDIA CT, GRANADA HILLS, CA 91344-1560		
Owner Name:	ESMAEILI SAKO/GREGORIAN LINETTE		
Seller Name:	WILSON MARCIA A		
APN:	2601-050-035	Map Reference:	1-D4 /
County:	LOS ANGELES, CA	Census Tract:	1066.43
Subdivision:	41512	Zoning:	LARE11
Rec Date:	04/30/2018	Prior Rec Date:	12/24/2002
Sale Date:	03/16/2018	Prior Sale Date:	09/26/2002
Sale Price:	\$985,000	Prior Sale Price:	\$635,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	415936	Acres:	0.25
1st Mtg Amt:	\$661,375	Lot Area:	10,961
Total Value:	\$792,429	# of Stories:	
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	3,386
		Total Rooms:	
		Bedrooms:	5
		Bath(F/H):	4 /
		Yr Built/Eff:	1990 / 1990
		Air Cond:	CENTRAL
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	
		Parking:	

Comp #:	5	Distance From Subject:	0.33 (miles)
Address:	17823 ARVIDA DR, GRANADA HILLS, CA 91344-1358		
Owner Name:	CRAWFORD ALAN & SANDY		
Seller Name:	SARFF CASEY K & LAURA J		
APN:	2601-059-025	Map Reference:	/
County:	LOS ANGELES, CA	Census Tract:	1066.43
Subdivision:	41512	Zoning:	LARE11
Rec Date:	05/25/2018	Prior Rec Date:	03/26/1992
Sale Date:	04/25/2018	Prior Sale Date:	01/1992
Sale Price:	\$1,035,000	Prior Sale Price:	\$440,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	525957	Acres:	0.27
1st Mtg Amt:	\$828,000	Lot Area:	11,728
Total Value:	\$705,981	# of Stories:	
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	3,386
		Total Rooms:	
		Bedrooms:	5
		Bath(F/H):	4 /
		Yr Built/Eff:	1991 / 1991
		Air Cond:	CENTRAL
		Style:	
		Fireplace:	/
		Pool:	POOL
		Roof Mat:	
		Parking:	

Comp #:	6	Distance From Subject:	0.35 (miles)
Address:	18019 GAUGUIN LN, GRANADA HILLS, CA 91344-1947		
Owner Name:	THORNHILL MARK P & ANGELA D		
Seller Name:	BRODERICK RICHARD A & SETSUKO M		
APN:	2601-024-051	Map Reference:	1-D4 /
County:	LOS ANGELES, CA	Census Tract:	1066.43
Subdivision:	45348	Zoning:	LARA
Rec Date:	01/10/2018	Prior Rec Date:	03/03/1992
Sale Date:	12/13/2017	Prior Sale Date:	09/1991
Sale Price:	\$1,125,000	Prior Sale Price:	\$525,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	29070	Acres:	0.50
1st Mtg Amt:	\$900,000	Lot Area:	21,568
Total Value:	\$799,918	# of Stories:	
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	3,686
		Total Rooms:	
		Bedrooms:	4
		Bath(F/H):	3 /
		Yr Built/Eff:	1991 / 1991
		Air Cond:	CENTRAL
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	
		Parking:	

Comp #:	7	Distance From Subject:	0.36 (miles)
Address:	17842 ORNA DR, GRANADA HILLS, CA 91344-1333		
Owner Name:	VAREKYAN SHOTA		
Seller Name:	CLARK ANTHONY		
APN:	2601-059-012	Map Reference:	/
County:	LOS ANGELES, CA	Census Tract:	1066.43
Subdivision:	41512	Zoning:	LARE11
Rec Date:	05/17/2018	Prior Rec Date:	11/18/2013
Sale Date:	04/30/2018	Prior Sale Date:	09/19/2013
Sale Price:	\$845,000	Prior Sale Price:	\$419,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	488585	Acres:	0.27
1st Mtg Amt:	\$676,000	Lot Area:	11,968
Total Value:	\$442,564	# of Stories:	
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	3,386
		Total Rooms:	
		Bedrooms:	5
		Bath(F/H):	4 /
		Yr Built/Eff:	1991 / 1991
		Air Cond:	CENTRAL
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	
		Parking:	

Comp #:	8	Distance From Subject:	0.39 (miles)
Address:	17964 MONTAGUE CT, GRANADA HILLS, CA 91344-1944		
Owner Name:	PAPAZIAN KHACHATOUR C & GOHAR G		
Seller Name:	GASPARYAN GASPAR		
APN:	2601-063-025	Map Reference:	/
County:	LOS ANGELES, CA	Census Tract:	1066.43
Subdivision:	45348	Zoning:	LARA
Rec Date:	10/26/2017	Prior Rec Date:	11/19/2010
Sale Date:	09/13/2017	Prior Sale Date:	07/27/2010
Sale Price:	\$900,000	Prior Sale Price:	\$695,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1230699	Acres:	0.45
1st Mtg Amt:	\$630,000	Lot Area:	19,770
Total Value:	\$883,121	# of Stories:	
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	3,930
		Total Rooms:	
		Bedrooms:	4
		Bath(F/H):	3 /
		Yr Built/Eff:	1990 / 1990
		Air Cond:	CENTRAL
		Style:	
		Fireplace:	/
		Pool:	POOL
		Roof Mat:	
		Parking:	

Comp #:	9	Distance From Subject:	0.43 (miles)
Address:	17844 SIDWELL ST, GRANADA HILLS, CA 91344-1038		
Owner Name:	CHILINGARYAN NARINE		
Seller Name:	KANG OK H TRUST		
APN:	2601-071-027	Map Reference:	481-A5 /
County:	LOS ANGELES, CA	Census Tract:	1066.43
Subdivision:	50845	Zoning:	LARE11
Rec Date:	12/08/2017	Prior Rec Date:	12/28/1999
Sale Date:	11/06/2017	Prior Sale Date:	06/16/1999
Sale Price:	\$1,200,000	Prior Sale Price:	\$655,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1426344	Acres:	0.33
1st Mtg Amt:	\$750,000	Lot Area:	14,179
Total Value:	\$1,084,000	# of Stories:	/
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	4,250
		Total Rooms:	5
		Bedrooms:	5 /
		Bath(F/H):	1998 / 1998
		Yr Built/Eff:	CENTRAL
		Air Cond:	/
		Style:	POOL
		Fireplace:	/
		Pool:	POOL
		Roof Mat:	/
		Parking:	/

Comp #:	10	Distance From Subject:	0.48 (miles)
Address:	11950 SHOSHONE AVE, GRANADA HILLS, CA 91344-2234		
Owner Name:	KADIMYAN AYLIN		
Seller Name:	HIRANO TATSUO		
APN:	2601-051-006	Map Reference:	1-D5 /
County:	LOS ANGELES, CA	Census Tract:	1066.43
Subdivision:	40146	Zoning:	LARA
Rec Date:	12/13/2017	Prior Rec Date:	07/19/2013
Sale Date:	11/06/2017	Prior Sale Date:	06/21/2013
Sale Price:	\$914,000	Prior Sale Price:	\$880,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1444325	Acres:	0.40
1st Mtg Amt:	\$636,150	Lot Area:	17,476
Total Value:	\$929,493	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 3
		Living Area:	3,831
		Total Rooms:	10
		Bedrooms:	4
		Bath(F/H):	4 /
		Yr Built/Eff:	1984 / 1989
		Air Cond:	CENTRAL
		Style:	CONVENTIONAL
		Fireplace:	Y / 2
		Pool:	POOL
		Roof Mat:	TILE
		Parking:	PARKING AVAIL

EXHIBIT D

ASSIGNED INSPECTOR: **LINN MELVIN**

Date: **June 19, 2018**

JOB ADDRESS: **12350 NORTH JEREMY PLACE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2601-061-021**

CASE#: **797118**

ORDER NO: **A-4579768**

EFFECTIVE DATE OF ORDER TO COMPLY: **December 11, 2017**

COMPLIANCE EXPECTED DATE: **January 10, 2018**

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

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-4579768

1050320201853305

**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**

**FRANK M. BUSH
GENERAL MANAGER**

**OSAMA YOUNAN, P.E.
EXECUTIVE OFFICER**

SUBSTANDARD ORDER AND NOTICE OF FEE

**MJ ENTERPRISES LLC
110 E 9TH ST #A509
LOS ANGELES, CA 90079**

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

DEC 04 2017

CASE #: 797118

ORDER #: A-4579768

EFFECTIVE DATE: December 11, 2017

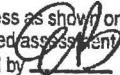
COMPLIANCE DATE: January 10, 2018

OWNER OF

SITE ADDRESS: 12350 N JEREMY PL

ASSESSORS PARCEL NO.: 2601-061-021

ZONE: RA; Suburban Zone

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

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 hazardous electrical wiring.**

You are therefore ordered to: Obtain required permits and make the electrical wiring comply with all provisions of the L.A.M.C.

Code Section(s) in Violation: 91.8902.4, 91.8902, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Location: Entire property, interior and exterior.

Comments: Obtain required permits and make the electrical wiring comply with all provisions of the

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

L.A.M.C.

2. A permit is required for the work performed.

You are therefore ordered to: Obtain all required building permits.

Code Section(s) in Violation: 91.106.1.1, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Location: Entire property

Comments: Obtain all the required permits and approvals for the construction of new structures, retaining walls, and interior remodeling being performed.

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: Entire property, interior and exterior

Comments: Obtain all the required permits and approvals for the alteration and additions to the electrical system being performed.

4. Plumbing permit is required for the new plumbing being performed.

You are therefore ordered to: 1) Obtain the required plumbing permit and approvals for the new waste and vent piping and new hot and cold water piping being installed.

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

Location: Entire property, interior and exterior.

Comments: Obtain the required permits and approvals for the alterations to the plumbing system or restore to its approved condition.

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

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

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

Location: Interior and exterior construction and remodeling

Comments: Stop all work being performed without permits and approvals and expose all work for inspection.

6. Grading was performed without first obtaining a permit.

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

Code Section(s) in Violation: 91.106.1.2, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Location: Side and rear of property

Comments: Obtain the required permits and approvals for the alteration to the slope.

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

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1050320201853366

7. Unapproved construction.

You are therefore ordered to: Demolish and remove the unapproved construction or make it conform to the provisions of this Code.

Code Section(s) in Violation: 91.8105, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

Location: Entire property, interior and exterior

Comments: Obtain all the required permits and approvals for the construction of patio covers, awnings, gazebo, block walls, detached buildings, and all other work being performed that required permits and approvals.

8. Storage of commercial vehicle(s) in the RA zone.

You are therefore ordered to: Discontinue the storage of the commercial vehicle(s) which have a registered net weight in excess of 5,600 lbs.

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

Location: Entire property

Comments: Discontinue the storage of the commercial vehicle(s) which have a registered net weight in excess of 5,600 lbs.

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

NON-COMPLIANCE FEE WARNING:

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

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

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

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

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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.

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 (818)374-9840. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector :  _____

Date: December 04, 2017

LINN MELVIN
14410 SYLVAN STREET SUITE 105
LOS ANGELES, CA 91401
(818)374-9840
Trey.Melvin@lacity.org


REVIEWED BY

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EXHIBIT D

ASSIGNED INSPECTOR: LINN MELVIN

Date: June 19, 2018

JOB ADDRESS: 12350 NORTH JEREMY PLACE, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 2601-061-021

CASE#: 754331

ORDER NO: A-4304610

EFFECTIVE DATE OF ORDER TO COMPLY: February 28, 2017

COMPLIANCE EXPECTED DATE: March 30, 2017

DATE COMPLIANCE OBTAINED: No Compliance to Date

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-4304610

1060623201737580

**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

FRANK M. BUSH
GENERAL MANAGER

OSAMA YOUNAN, P.E.
EXECUTIVE OFFICER

SUBSTANDARD ORDER AND NOTICE OF FEE

CITY NATIONAL FINANCE
PO BOX 4192
GLENDALE, CA 91222

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

FEB 22 2017

CASE #: 754331
ORDER #: A-4304610
EFFECTIVE DATE: February 28, 2017
COMPLIANCE DATE: March 30, 2017

OWNER OF

SITE ADDRESS: 12350 N JEREMY PL

ASSESSORS PARCEL NO.: 2601-061-021

ZONE: RA; Suburban Zone

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

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. Storage of commercial vehicle(s) in the RA zone.

You are therefore ordered to: Discontinue the storage of the commercial vehicle(s) which have a registered net weight in excess of 5,600 lbs.

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

Location: Entire property

Comments: Discontinue the storage of the commercial vehicle(s) which have a registered net weight in

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excess of 5,600 lbs.

2. A permit is required for the work performed.

You are therefore ordered to: Obtain all required building permits.

Code Section(s) in Violation: 91.106.1.1, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Location: Entire property

Comments: Obtain all required permits and approvals for the construction of new structures, retaining walls, and interior remodeling being performed.

3. Grading was performed without first obtaining a permit.

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

Code Section(s) in Violation: 91.106.1.2, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Location: Side and rear of property

Comments: Obtain the required permits and approvals for the alteration to the slope.

4. Unapproved construction.

You are therefore ordered to: Demolish and remove the unapproved construction or make it conform to the provisions of this Code.

Code Section(s) in Violation: 91.8105, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

Location: Entire property, interior and exterior.

Comments: Obtain all required permits and approvals for the construction of patio covers, awnings, Gazebo, block walls and all other work being performed that requires permits and approvals.

5. 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: Entire property, interior and exterior

Comments: Obtain all required permits and approvals for the alteration and additions to the electrical system being performed.

6. Plumbing permit is required for the new plumbing being performed.

You are therefore ordered to: 1) Obtain the required plumbing permit and approvals for the new waste and vent piping and new hot and cold water piping being installed.

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

Location: Entire property, interior and exterior.

Comments: Obtain all required permits and approvals for the alterations to the plumbing system or restore it to its approved condition.

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

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

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

Location: Interior and exterior construction and remodeling.

Comments: Stop all work being performed without permits and approvals and expose all work for inspection.

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

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

Inspector :  _____

Date: February 21, 2017

LINN MELVIN
14410 SYLVAN STREET SUITE 105
LOS ANGELES, CA 91401
(818)374-9840
Trey.Melvin@lacity.org


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